Bridle Gate Project

SCH# 2019080071

Draft Environmental Impact Report

Prepared for

The City of Brentwood

THE CITY OF BRENTWOOD

HERITAGE • VISION • OPPORTUNITY

May 2020

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years

1501 Sports Drive, Suite A, Sacramento, CA 95834

Bridle Gate Project
Draft Environmental Impact Report

SCH# 2019080071

Lead Agency

City of Brentwood
Community Development Department
150 City Park Way
Brentwood, CA 94513

Debbie Hill
Senior Planner
dhill@brentwoodca.gov
(925) 516-5135

Prepared By

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

Contact:
Cindy Gnos
Senior Vice President

Rod Stinson
Division Manager

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1. Introduction

1. INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The Bridle Gate Project Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Pub. Res. Code §§ 21000-21177, as amended, and the Guidelines for Implementation of the California Environmental Quality Act, Cal. Code Regs. Title 14, §§ 15000-15387 (CEQA Guidelines). The City of Brentwood is the lead agency for the environmental review of the Bridle Gate Project (proposed project) evaluated herein and has the principal responsibility for approving the project. As required by Section 15121 of the CEQA Guidelines, this EIR will (a) inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives which reduce environmental effects. The public agency shall consider the information in the EIR along with other information that may be presented to the agency.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any discretionary project that may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the City has determined that the proposed development is a *project* within the definition of CEQA, which has the potential for resulting in significant environmental effects.

As the lead agency for this project, the City of Brentwood will consider the information in the EIR along with other available information in deciding whether to approve the application. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth-inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *project-level EIR* pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A *project-level EIR* focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project, including planning, construction, and operation.

An Initial Study was prepared for the proposed project (Appendix C). The Initial Study includes a detailed environmental checklist pursuant to the CEQA Guidelines. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as "no impact," "less than significant," "less than significant with mitigation incorporated," and "potentially significant."

Impacts identified in the Initial Study as less than significant with mitigation incorporated, less than significant or no impact are addressed in the Initial Study. The remaining issues identified in the Initial Study as potentially significant are discussed in the subsequent technical chapters of this EIR:

- Air Quality and Greenhouse Gas Emissions; and
- Transportation and Circulation.

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

"Responsible agency" means a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term responsible agency includes all public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project. The following agencies are identified as potential responsible agencies:

- Bay Area Air Quality Management District;
- California Department of Transportation (Caltrans);
- Central Valley Regional Water Quality Control Board (RWQCB);
- Contra Costa Transportation Authority; and
- East Contra Costa County Habitat Conservancy.

"Trustee agency" means a State agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. The only known possible trustee agency is the California Department of Fish and Wildlife (CDFW).

Although not subject to California law, and, thus, outside the definitions of responsible agency or trustee agency, the U.S. Army Corps of Engineers (USACE) and U.S. Fish and Wildlife Service (USFWS) will also be called upon to grant approvals under federal law necessary for the development of the project site. These agencies do not have duties under CEQA, but, rather, are governed by a variety of federal statutes, such as the Clean Water Act, which governs the dredging and filling of waters of the U.S. (e.g., intrastate wetlands), and the Endangered Species Act, which requires the USACE to consult with the USFWS as part of the review process for any wetland or fill permits that may be required.

1.3 PROJECT SUMMARY

The project site consists of approximately 137.3 acres located at the western terminus of Sand Creek Road, to the west of State Route (SR) 4 in the city of Brentwood, California. The site is identified by Assessor's Parcel Number (APN) 019-082-007 and a portion of APNs 019-110-050 and 019-110-051. Additionally, a smaller parcel consisting of approximately two acres is located at the far southeast corner of the site and is identified by APN 019-110-076.

The project site is bounded by Old Sand Creek Road to the north, SR 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. A small segment of existing San Jose Avenue bounds the project site at the site's farthest southeastern corner.

According to the City's General Plan, the project site is designated Regional Commercial (RC) north of the planned Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of

the site, and Park (P) along the west boundary of the site south of the Sand Creek Road alignment. The site is zoned Planned Development No. 36 (PD-36) and includes development standards for a mix of uses in accordance with a previous land use entitlement granted by the City Council in 2006. Sand Creek flows west to east through the northern portion of the project site and supports both native riparian vegetation and a variety of landscaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation. Implementation of the proposed project would require approval of several entitlements, including a General Plan amendment (GPA), a rezone (RZ), a vesting tentative subdivision map (VTSM), design reviews (DR) for the single-family and multi-family portions of the project site, and a Development Agreement (DA).

The proposed project would include subdivision of the site for development of 252 single-family homes and associated improvements on approximately 68 acres within the southern portion of the site. The single-family lot sizes would range from 4,500 square feet (sf) to 16,912 sf, resulting in a density of approximately 3.7 dwelling units per acre (du/ac). The proposed project also includes development of a 258-unit apartment complex on approximately 14 acres in the northwest portion of the site (18.45 du/ac), 19.59 acres of future commercial development, and dedication of 4.3 acres of land to the City of Brentwood for use as public parks.

The single-family residential area would be organized around an 11.35-acre elementary school site that would be sold to the Brentwood Union School District for development. In the event that the school site is not sold to the Brentwood Union School District and developed accordingly, the 11.35 acres would instead be subdivided for development for an additional 63 additional single-family homes, which would then result in a density of 4.64 du/ac for the single-family residential component. It should be noted that both the development of the elementary school scenario and single-family housing development scenario are analyzed throughout this EIR.

The proposed project would include two parcels to be dedicated to the City of Brentwood for use as public parks. The parks would include landscaping elements and provide recreational amenities for residents of the proposed single-family subdivision. It should be noted that all development, including the proposed parks, would be set back 75 feet from either side of Sand Creek.

Access to the site would be provided by way of extending the following three existing roadways: Sand Creek Road, San Jose Avenue, and St. Regis Avenue. Access to the apartment complex in the northern portion of the site would be provided by a right-in/right-out access from the Sand Creek Road extension, as well as a future access from the Sand Creek Road extension to the future commercial development adjacent to SR 4. Bridges would be installed at any future roadway that crosses Sand Creek. Pedestrian access would be provided in the form of sidewalks and trails throughout the proposed development.

The proposed project would include water, sewer, and stormwater utility improvements. Stormwater draining off impervious surfaces within the site would be directed to four bio-retention basins located throughout the project site. Water and sewer service for the proposed project would be provided by the City of Brentwood.

A fully detailed project description is provided in Chapter 3, Project Description, of this EIR.

1.4 EIR PROCESS

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an Initial Study. Once the decision is made to prepare an EIR, the lead agency sends a Notice of Preparation (NOP) to appropriate government agencies and, when required, to the State Clearinghouse (SCH) in the Office of Planning and Research (OPR), which will ensure that responsible and trustee State agencies reply within the required time. The SCH assigns an identification number to the project, which then becomes the identification number for all subsequent environmental documents analyzing the project. Commenting agencies have 30 days to respond to the NOP and provide information regarding alternatives and mitigation measures they wish to have explored in the Draft EIR and to provide notification regarding whether the agency will be a responsible agency or a trustee agency for the project. An NOP (see Appendix A) was prepared for the proposed project and circulated from August 2, 2019 to September 2, 2019. A public scoping meeting was held on August 20, 2019 for the purpose of informing the public and receiving comments on the scope of the environmental analysis to be prepared for the proposed project. See Section 1.7 below for a summary of comments received on the NOP.

As described above, an Initial Study was prepared for the proposed project, which includes a full analysis of environmental issues that are not included within the EIR (see Appendix C to this EIR).

As soon as the Draft EIR is completed, a Notice of Completion will be filed with the SCH and a public notice of availability will be published to inform interested parties that a Draft EIR is available for agency and public review. In addition, the notice provides information regarding the location of copies of the Draft EIR available for public review and any public meetings or hearings that are scheduled. The Draft EIR will be circulated for a period of 45 days, during which time reviewers may make comments. The lead agency must respond to comments in writing, describing the disposition of any significant environmental issues raised and explaining in detail the reasons for not accepting any specific comments concerning significant environmental issues. If significant new information, as defined in CEQA Guidelines section 15088.5, is added to an EIR after public notice of availability is given but before certification of the EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final EIR will be prepared, containing comments and responses to comments on the Draft EIR. The Final EIR will also include any changes to the Draft EIR text made as a result of public comment. Before approving a project, the lead agency is required to certify that the Final EIR has been completed in compliance with CEQA, and that the Final EIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the EIR. The lead agency is also required to certify that the Final EIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE EIR

This EIR, together with the appendices, constitutes a project-level analysis for the Bridle Gate Project and, pursuant to CEQA Guidelines Section 15161, covers "all phases of the project including planning, construction, and operation." State CEQA Guidelines § 15126.2(a) states, in pertinent part:

> An EIR shall identify and focus on the significant effects of the proposed project on the environment. In assessing the impact of a proposed project on the environment, the lead agency should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced.

Pursuant to the CEQA Guidelines, the scope of this EIR addresses specific issues and concerns identified as potentially significant in the Initial Study prepared for the proposed project.

Environmental Issues Addressed in this EIR

The sections of the CEQA Guidelines Appendix G Checklist identified for study in this EIR include the following:

- Air Quality and Greenhouse Gas Emissions; and
- Transportation and Circulation.

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4.1 and 4.2 of the EIR. Each chapter is divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. Impacts that are determined to be significant in Chapters 4.1 and 4.2, and for which feasible mitigation measures are not available to reduce those impacts to a less-than-significant level, are identified as *significant and unavoidable*. Chapter 5 presents a discussion of growth-inducing impacts, a summary of cumulative impacts, a discussion of energy related impacts, and significant irreversible environmental changes associated with the project, as well as significant unavoidable environmental changes associated with the project. Alternatives to the proposed project are discussed in Chapter 6 of the EIR.

1.6 NOTICE OF PREPARATION AND SCOPING

In accordance with CEQA Guidelines Section 15082, an NOP, included as Appendix A, was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day public and agency review period. The purpose of the NOP was to provide notification that an EIR for the proposed project was being prepared and to solicit public input on the scope and content of the document. In addition, pursuant to CEQA Guidelines Section 15082, the City of Brentwood held an NOP scoping meeting during the 30-day review period, on August 20, 2019, for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. Agencies and members of the public were invited to attend and provide input on the scope of the EIR. Several comment letters were received (see Appendix B to this EIR). All comments were taken into consideration during the preparation of this Draft EIR. A summary of the NOP comments received is provided in Section 1.7 below.

1.7 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

During the NOP public review period from August 2, 2019 to September 2, 2019, the City of Brentwood received four comment letters. Three additional letters were received after the close

of the public review period, for a total of seven comment letters. In addition, verbal comments were received at the public scoping meeting held on August 20, 2019. A copy of each letter submitted, as well as a summary of verbal comments from the public comment meeting, are provided in Appendix B of this EIR. The following letters and verbal comments were received regarding the NOP:

Public Agencies and Groups

- California Department of Toxic Substances Control – Ryan Ahrling;
- Chevron Corporation – Jay A. Cutshaw;
- Contra Costa County Flood Control & Water Conservation District – Joe Smithonic;
- Contra Costa Water District – Christine Schneider;
- Central Valley Regional Water Quality Control Board – Jordan Hensley;
- East Contra Costa Fire Protection District – Steve Aubert; and
- Native American Heritage Commission – Andrew Green.

Verbal Comments from Individuals at the NOP Scoping Meeting

- Sandra Meyers; and
- Steve Padgett.

The following list, categorized by issue, summarizes the concerns brought forth in the comment letters and verbal comments received on the scope of the EIR:

EIR: Transportation and Circulation	Concerns related to: • Increased traffic on local roadways associated with the proposed residential uses.
Initial Study: Aesthetics	Concerns related to: • The views of the project site and the scenic views from local hills.
Initial Study: Geology and Soils	Concerns related to: • The slope of the project site, noting the site could be too steep to accommodate development on certain portions of the site.
Initial Study: Hazards and Hazardous Materials	Concerns related to: • Hazards and hazardous materials pertaining to past, current, and future uses of the site. • The Chevron Pipeline that runs within 100-feet of the Union Pacific Railroad tracks; however, the commenter notes the project would not conflict with the pipeline.
Initial Study: Land Use and Planning	Concerns related to: • The allocated park space and location of the proposed parks. • The density of the proposed project and the number of units compared to the proposed commercial use. • The location of the commercial portion of the project.
Initial Study: Utilities and Service Systems	Concerns related to: • Conflicts with the utility systems that run through the project site.

Concerns related to Transportation and Circulation are addressed in this EIR. All other issues are discussed in the Initial Study (see Appendix C) prepared for the proposed project.

1.8 DRAFT EIR AND PUBLIC REVIEW

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the Lead Agency on the Draft EIR's accuracy and completeness. Release of the Draft EIR marks the beginning of a 45-day public review period pursuant to CEQA Guidelines Section 15105. The public can review the Draft EIR at the City's website at:

https://www.brentwoodca.gov/gov/cd/planning/ceqa.asp

Comments must be submitted in written form. All comments or questions regarding the Draft EIR should be addressed to:

Debbie Hill, Senior Planner
City of Brentwood Community Development Department
150 City Park Way
Brentwood, CA 94513
(925) 516-5135
fax (925) 516-5407
dhill@brentwoodca.gov

1.9 ORGANIZATION OF THE DRAFT EIR

The EIR is organized into the following sections:

Chapter 1 – Introduction

Provides an introduction and overview describing the intended use of the Draft EIR and the review and certification process, as well as summaries of the chapters included in the Draft EIR and summaries of the issues and concerns received from the public and public agencies during the NOP review period.

Chapter 2 – Executive Summary

Summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts after mitigation.

Chapter 3 – Project Description

Provides a detailed description of the proposed project, including the project's location, background information, objectives, and technical characteristics.

Chapter 4.0 – Environmental Setting, Impacts, and Mitigation

Contains a project-level and cumulative analysis of environmental issue areas associated with the proposed project. The section for each environmental issue contains an introduction and description of the setting of the project site, identifies impacts, and recommends appropriate mitigation measures.

Chapter 4.1 – Air Quality and Greenhouse Gas Emissions

The Air Quality and GHG Emissions chapter of the EIR describes the impacts of construction and operation of the proposed project related to air quality and global climate change. The chapter

was prepared using methodologies and assumptions recommended within the CEQA Air Quality Handbook of the Bay Area Air Quality Management District.

Chapter 4.2 – Transportation and Circulation

The Transportation and Circulation chapter of the EIR discusses existing transportation and circulation conditions within the project area and the effects to the roadway network as a result of the proposed project and future, projected growth. The analysis includes consideration of automobile traffic impacts on roadway capacity, transit impacts, bicycle impacts, and pedestrian impacts.

Chapter 5 – Statutorily Required Sections

The Statutorily Required Sections chapter of the EIR provides discussions required by CEQA regarding impacts that would result from the proposed project, including a summary of cumulative impacts, potential growth-inducing impacts, significant and unavoidable impacts, and significant irreversible changes to the environment.

Chapter 6 – Alternatives Analysis

The Alternatives Analysis chapter of the EIR describes and evaluates the alternatives to the proposed project. It should be noted that the alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow for a meaningful comparison of impacts.

Chapter 7 – EIR Authors and Persons Consulted

The EIR Authors and Persons Consulted chapter of the EIR lists EIR and technical report authors who provided technical assistance in the preparation and review of the EIR, as well as a list of individuals consulted for the purpose of gathering data for inclusion in the EIR.

Chapter 8 – References

The References chapter of the EIR provides bibliographic information for all references and resources cited.

Appendices

The Appendices include the NOP, comments received during the NOP comment period, the Initial Study, and all technical reports prepared for the proposed project.

2. Executive Summary

2. EXECUTIVE SUMMARY

2.1 INTRODUCTION

The Executive Summary chapter of the EIR provides an overview of the Bridle Gate Project (proposed project) and summarizes the conclusions of the environmental analysis provided in Chapters 4.1 and 4.2. In addition, the chapter outlines the mitigation monitoring plan, summarizes the alternatives to the proposed project that are described in the Alternatives Analysis chapter, identifies the Environmentally Superior Alternative, and discusses areas of controversy and issues to be resolved. Table 2-1, found at the end of this chapter, provides a summary of the environmental effects of the proposed project, as identified in each technical section of the EIR and the Initial Study prepared for the project (see Appendix C). Table 2-1 also contains the potential environmental impacts associated with the proposed project, the significance of the impacts, the proposed mitigation measures for the impacts, and the significance of the impacts after implementation of the mitigation measures.

2.2 SUMMARY DESCRIPTION OF THE PROPOSED PROJECT

The project site consists of approximately 137.3 acres located at the western terminus of Sand Creek Road, to the west of State Route (SR) 4 in the city of Brentwood, California. The site is identified by Assessor's Parcel Number (APN) 019-082-007, and a portion of APNs 019-110-050 and 019-110-051. Additionally, a smaller parcel consisting of approximately two acres is located at the far southeast corner of site and is identified by APN 019-110-076.

Sand Creek flows west to east through the northern portion of the project site and supports both native riparian vegetation and a variety of landscaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation. The project site previously contained eight active oil production wells and an oil tank farm that facilitated oil production and waste treatment. In addition, the site previously contained 24 active groundwater monitoring wells. The oil wells, tank farm, groundwater monitoring wells, and associated facilities have been properly abandoned under the oversight of the California Regional Water Quality Control Board (CRWQCB). Development of the proposed project would require the provision of appropriate setbacks from abandoned oil wells as dictated by Chapter 17.680 (Oil and Gas Production) of the Brentwood Municipal Code. According to the City's General Plan, the project site is designated Regional Commercial (RC) north of the planned Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) along the west boundary of the site south of the Sand Creek Road alignment. The site is zoned Planned Development No. 36 (PD-36) and includes development standards for a mix of uses in accordance with a previous land use entitlement granted by the City Council in 2006.

The proposed project would include subdivision of the site for development of 252 single-family homes and associated improvements within the southern portion of the site, as well as a 258-unit apartment complex in the northwest portion of the site, 19.59 acres of future commercial development north of the Sand Creek Road portion of the site, and dedication of 4.3 acres of land to the City of Brentwood for use as public parks. In addition, the project includes an 11.35-acre section of the site to be developed as an elementary school, or, alternatively if the school

development does not proceed, as a residential development with 63 single-family units. The proposed project would also include water, sewer, and stormwater utility improvements. In particular, stormwater draining off impervious surfaces would be directed to four bio-retention basins located throughout the project site. Water and sewer service for the proposed project would be provided by the City of Brentwood.

The proposed project would require City approval of the following:

- A General Plan amendment to (1) change the land use designation for the northwesterly 13.98 acres of the site from Regional Commercial (RC) to Planned Development (PD) for up to 258 multi-family units, as well as to change the land use designation for 4.3 acres of the site south of the Sand Creek Road alignment to Park (P) for two public parks associated with the single-family units; and (2) to modify the Circulation Element changing the alignment of the proposed San Jose Avenue extension to terminate at a new intersection with Sand Creek Road, which itself is being extended and will terminate at a temporary turnaround at the western project site boundary, ultimately to be extended westerly into Antioch by others in the future;
- A rezone to modify the existing development standards for PD-36 to accommodate the single-family and multi-family portions of the site;
- A vesting tentative subdivision map to subdivide the approximately 137.3-acre project site into 4.3 acres for public parks, 13.98 acres for up to 258 multi-family units, approximately 28.35 acres for permanent open space, 252 single-family units, an 11.35-acre elementary school site (or, alternatively, a residential overlay that could accommodate an additional 63 single-family units if development of the school does not occur), and 19.59 acres for future commercial development;
- A design review for the single-family and multi-family portions of the site; and
- A Development Agreement between the City of Brentwood and the project applicant.

Please refer to Chapter 3, Project Description, of this EIR for a detailed description of the proposed project and entitlements, as well as a full list of the project objectives.

2.3 ENVIRONMENTAL IMPACTS AND PROPOSED AND RECOMMENDED MITIGATION

Under CEQA, a significant effect on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, mineral, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Mitigation measures must be implemented as part of the proposed project to reduce potential adverse impacts to a less-than-significant level. Such mitigation measures are noted in this EIR and are found in the following technical chapters: Air Quality and Greenhouse Gas Emissions, and Transportation and Circulation, as well as in the Initial Study. The mitigation measures presented in the EIR, including the Initial Study, will form the basis of the Mitigation Monitoring and Reporting Program. Any impact that remains significant after implementation of mitigation measures is considered a significant and unavoidable impact.

A summary of the identified impacts in the technical chapters of the EIR and the Initial Study is presented in Table 2-1. In addition, Table 2-1 includes the level of significance of each impact, any mitigation measures required for each impact, and the resulting level of significance after implementation of mitigation measures for each impact.

2.4 SUMMARY OF PROJECT ALTERNATIVES

The following section presents a summary of the evaluation of the alternatives considered for the proposed project, which include the following:

- No Project (No Build) Alternative;
- Buildout Pursuant to Existing Land Use Designations Alternative; and
- Reduced Intensity Alternative.

For a more thorough discussion of project alternatives, refer to Chapter 6, Alternatives Analysis, of this EIR.

No Project (No Build) Alternative

The No Project (No Build) Alternative assumes that the proposed project site would remain in its current condition and would not be developed. As described in this EIR, the project site consists primarily of ruderal grasses and is absent of structures. The Alternative would not require grading of the hills on the project site, and because development of the site would not occur, potential impacts from the proposed project would not occur. However, the No Project (No Build) Alternative would not meet any of the project objectives nor fulfill the goals in the City's General Plan.

Buildout Pursuant to Existing Land Use Designations Alternative

The Buildout Pursuant to Existing Land Use Designations Alternative would consist of buildout of the project site per the current City of Brentwood General Plan land use designations at the mid-range densities permitted. The current land use designations for the site include: Regional Commercial (RC) north of the Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P).

Under the proposed project, 19.59 acres of the northern portion of the site would be developed as RC, while 13.98 acres would be developed as multi-family residential; the Buildout Pursuant to Existing Land Use Designations Alternative would not include development of any multi-family uses and would instead involve development of a total of 38 acres of commercial uses in the northern portion of the site. In addition, a total of 64.77 acres would be developed as R-LD, a decrease of 14.69 acres compared to the proposed project (with the residential overlay in Parcel H). Furthermore, this Alternative would designate approximately 20.48 acres of P-OS, a decrease of 7.77 acres compared to the proposed project. Lastly, this alternative would designate approximately 5.02 acres of P, an increase of approximately 0.72 acres compared to the proposed project. In total, the Alternative would allow for development of 102.77 acres for residential and commercial uses and would result in less land designated as P-OS. Table 6-1 in the Alternatives Chapter provides a comparison of the development acreages between the Alternative and the proposed project.

Similar to the proposed project, the Alternative considers development of the site with and without the elementary school; however, buildout of the site with the elementary school would generally result in greater impacts under the Alternative. Nonetheless, the Alternative considers development of the site with and without the elementary school, and draws conclusions based on the more conservative option.

Roadway improvements, including those associated with the Sand Creek crossing, required under the Buildout Pursuant to Existing Land Use Designations Alternative, would be similar to that of the proposed project. Because the Buildout Pursuant to Existing Land Use Designations Alternative would include development of the project site with residential and commercial uses, consistent with the City's General Plan, Objective 4 would be met. Most of the remaining project objectives could be partially met, as the Alternative would provide for a range of single-family residential lot sizes and would minimize encroachment into the sensitive environmental habitat associated with the wetland in the western portion of the site. However, the Buildout Pursuant to Existing Land Use Designations Alternative would result in a greater amount of commercial development, and would not include the multi-family portion of the proposed project. Additionally, the proposed elementary school site area would be developed with residences rather than a school to be part of the Brentwood Union School District. Because the Alternative would not include the future multi-family development or the future elementary school site, Objectives 1 and 2 would not be met.

This Alternative would not include development in the wetland areas in the southwestern portion of the project site.

Due to the increased development intensity, development of the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts related to Air Quality and Transportation and Circulation compared to the proposed project. The Alternative would result in an increase of 10.19 acres of development and, thus, impacts regarding aesthetics would be greater. In addition, because the Alternative would result in a greater disturbance area, impacts related to agriculture and forest resources, land use and planning, mineral resources, and wildfire would be greater than the proposed project. Impacts to cultural and tribal cultural resources, geology and soils, and hydrology and water quality would be greater than the proposed project. Although the Alternative would include fewer single-family residences, the Alternative would result in greater commercial development. As such, impacts related to energy, population, public services, recreation, and utilities and service systems would be similar to the proposed project. Impacts related to hazards and hazardous materials and noise would be similar to that of the proposed project. This Alternative would result in fewer impacts to biological resources.

Reduced Intensity Alternative

The Reduced Intensity Alternative would be designed to reduce the total amount of proposed development square footage. Additionally, the Reduced Intensity Alternative would include approximately 25.5 acres to be designated as a greenbelt park. The greenbelt park would be located within the western portion of the site, which is currently designated P-OS and P by the City's General Plan. For the proposed project, this EIR assumes the total development area would be approximately 124.38 acres. Under the Reduced Intensity Alternative, the total development area would be reduced by approximately 50 percent, with the exception of the elementary school site. As such, the total amount of area that would be developed would be approximately 66.51 acres.

Under the Reduced Intensity Alternative, 9.80 acres would be developed as RC, compared to 19.59 acres for the proposed project. The multi-family development would be constructed on 6.99 acres rather than 13.98 acres. In addition, the Alternative would include approximately 39.73 acres of residential development, compared to 68 acres for the proposed project. Finally, the elementary school site would include approximately 10 acres of development, rather than 11.35 acres considered for the proposed project. Because most schools located within the district are

located on a site that ranges from 10 acres to 20 acres, the Alternative assumes that the school site would be at least 10 acres. All other aspects would be similar under the Reduced Intensity Alternative. Table 6-7 in the Alternatives Chapter provides a comparison of the development acreages between the Alternative and the proposed project.

The reduced development area included in the Reduced Intensity Alternative would curtail the ability of the Reduced Intensity Alternative to meet the objectives for the proposed project. For instance, Objective 1 refers specifically to development of approximately 252 single-family residences, 20 acres of commercial land, and 14 acres of multi-family development. The Alternative would only involve development of approximately 66.51 acres.

The Alternative would not meet Objective 1, and would fully or partially meet Objectives 2 through 4. Because the Reduced Intensity Alternative would involve development of the site for employment type uses, the Reduced Intensity Alternative could partially fulfill the mixed commercial and residential focused vision for the site.

The Reduced Intensity Alternative would be designed to avoid any disturbance of the wetlands in the southwestern portion of the site. Furthermore, the Reduced Intensity Alternative would also be designed to limit the number of vehicle trips and emissions associated with the development on-site. The conceptual design of the Alternative would result in fewer impacts related to air quality and greenhouse gases, but could still conflict with AB 32 and SB 32 and result in a potentially significant impact. However, similar to the proposed project, implementation of the mitigation measures included in Chapter 4.1 would reduce the impact to less than cumulatively considerable levels. Thus, impacts to air quality and greenhouse gases under the Reduced Intensity Alternative would remain similar to the proposed project.

The Alternative would reduce the overall building square footage and, thus, impacts to aesthetics, biological resources would be fewer. Because the Alternative would result in less disturbance area, impacts related to agriculture and forest resources, land use and planning, mineral resources, and wildfire would be fewer than the proposed project. In addition, the Alternative would result in fewer residential units and less commercial development. As such, impacts related to energy, population, public services, recreation, and utilities and service systems would be fewer than the proposed project. Impacts related to cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise would be similar to the proposed project.

Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126.6(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, “If the environmentally superior alternative is the ‘no project’ alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives.” The No Project (No Build) Alternative would be considered the environmentally superior alternative, because the project site is assumed to remain in its current condition under the alternative. Consequently, the impacts resulting from the proposed project would not occur under the Alternative.

However, as noted above, the No Project (No Build) Alternative would not meet any of the project objectives. The Buildout Pursuant to Existing Land Use Designations Alternative would fully meet

2 of the project objectives and partially meet 2 of the objectives. The Reduced Intensity Alternative would fully meet 4 of the project objectives and partially meet 1 of the objectives.

As discussed throughout the Alternatives chapter, the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts related to Air Quality and Greenhouse Gas Emissions and Transportation and Circulation, as well as greater impacts related to aesthetics, agriculture and forest resources, cultural and tribal cultural resources, geology and soils, hydrology and water quality, land use and planning, mineral resources, and wildfire. However, impacts related to energy, hazards and hazardous materials, noise, population, public services, recreation, and utilities and service systems would be similar to the proposed project, and this Alternative would result in fewer impacts to biological resources.

The Reduced Intensity Alternative would result in fewer impacts than the proposed project related to Air Quality and Greenhouse Gas Emissions and Transportation and Circulation. Under this Alternative, impacts related to cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise would be similar to the proposed project. In addition, impacts related to aesthetics, agriculture and forest resources, biological resources, energy, land use and planning, mineral resources, population, public services, recreation, utilities and service systems, and wildfire would be fewer than the proposed project.

Thus, based on the above, fewer impacts would occur under the Reduced Intensity Alternative compared to the Buildout Pursuant to Existing Land Use Designations Alternative.

The development of the Reduced Intensity Alternative would partially satisfy the project objectives and would result in fewer impacts compared to the proposed project. In addition, the significant impact related to operational emissions and cumulative emissions of criteria pollutants associated with the Reduced Intensity Alternative would be below the BAAQMD's thresholds of significance without the need for implementation of mitigation. Furthermore, although the Reduced Intensity Alternative would still require implementation of mitigation to reduce GHG emission levels, emission of GHGs as compared to the proposed project would ultimately be fewer.

Because fewer vehicle trips would be generated by the Reduced Intensity Alternative, the intensity of traffic-related impacts, including impacts to study intersections, would be reduced compared to the proposed project. However, because the Alternative would still result in a substantial amount of new vehicle trips, a detailed traffic study would be required to evaluate potential impacts on the surrounding roadways. Because a conclusive determination cannot be reached without a quantitative analysis, the impacts to study intersections under Existing Plus Approved Projects Plus Project and Cumulative Plus Project conditions would be anticipated to remain significant and unavoidable. Mitigation Measures 4.2-4(a) through 4.2-4(d) and 4.2-8(a) through 4.2-8(e) would likely still be required. Nonetheless, the Reduced Intensity Alternative would still result in fewer vehicle trips, and, thus, result in fewer impacts than that of the proposed project.

Overall, because the Reduced Intensity Alternative would result in fewer impacts related to Air Quality and Greenhouse Gas Emissions and Transportation and Circulation, as well as aesthetics, agriculture and forest resources, biological resources, energy, land use and planning, mineral resources, population, public services, recreation, utilities and service systems, and wildfire, the Reduced Intensity Alternative would be considered the environmentally superior alternative to the proposed project.



2.5 AREAS OF CONTROVERSY

The CEQA Guidelines, Section 15123(b), require that this EIR consider areas of controversy known to the lead agency, including issues raised by agencies and the public. Areas of controversy that were identified in NOP comment letters and verbal comments received at the public scoping meeting held on August 20, 2019 should be considered, as well. The areas of known controversy for the project site relate to the following:

- The views of the project site and the scenic views from local hills;
- The slope of the project site, noting the site could be too steep to accommodate development on certain portions of the site;
- Hazards and hazardous materials pertaining to past, current, and future uses of the site;
- The allocated park space and location of the proposed parks;
- The density of the proposed project and the number of units compared to the proposed commercial use;
- The location of the commercial portion of the project;
- Increased traffic on local roadways associated with the proposed residential uses; and
- Conflicts with the utility systems that run through the project site.

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.1. Air Quality and Greenhouse Gas Emissions			
4.1-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction. Based on the analysis below, the impact is less than significant.	LS	None required.	N/A
4.1-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation. Based on the analysis below and despite implementation of all feasible mitigation measures, the impact is significant and unavoidable.	S	4.1-2 Prior to approval of improvement plans for the proposed project, the project applicant shall demonstrate via project design presented on improvement plans and/or notation included on project design that the following conditions shall be met: • All development within the project site shall include provision of bicycle and pedestrian facilities in compliance with all applicable City standards. Such facilities shall include, but are not limited to, pedestrian sidewalks or multi-use paths along all rights-of-way, bicycle lanes or sharrows along all roadways, and bicycle parking in all commercial and multi-family portions of the project site (in compliance with the City's zoning code); • All development within the project site shall include installation of traffic calming devices on 25 percent of all intersections and roadways. Examples of traffic calming devices include roundabouts, traffic circles, chicanes, raised cross-walks, protected bicycle lanes, and signalized crosswalks; and	SU

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• All structures within the project site shall be developed with water heating and space heating systems that do not result in the emission of NO_X. No NO_X systems are typically all-electric. Conformance of project improvement plans with the foregoing requirements shall be confirmed through review and approval of project improvement plans by the City of Brentwood Community Development Department.	
4.1-3 Expose sensitive receptors to substantial pollutant concentrations. Based on the analysis below, the impact is less than significant.	LS	None required.	N/A
4.1-4 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Based on the analysis below and despite implementation of mitigation, the project's incremental contribution to this significant cumulative	S	4.1-4 Implement Mitigation Measure 4.1-2.	SU

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
impact is cumulatively considerable and significant and unavoidable.			
4.1-5 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Based on the analysis below and despite implementation of mitigation measures, the proposed project's incremental contribution to this significant cumulative impact is cumulatively considerable and significant and unavoidable.	S	4.1-5(a) Implement Mitigation Measure 4.1-2. 4.1-5(b) Prior to issuance of the first building permit for development of the multi-family residences, the project applicant shall demonstrate that all on-site multi-family residential developments would incorporate renewable energy systems sufficient to meet 100 percent of the energy demand from the multi-family portion of the project. The proposed renewable energy systems shall be reviewed and approved by the City Engineer. 4.1-5(c) Prior to issuance of the first building permit for any individual development within the project site, the developer shall submit a GHG Reduction Plan to the City of Brentwood that demonstrates a fair-share reduction of GHG emissions to the satisfaction of the City towards project-wide emissions reduction goals through incorporation of on-site or off-site emissions reductions measures. The GHG Reduction Plan shall present quantification of the efficacy of all proposed emissions reductions measures, as a means of demonstrating project-wide GHG emissions reductions by 6,050.37 $MTCO_2e$/yr if Parcel H is developed as a school site or 5,494.75 $MTCO_2e$/yr if Parcel H is developed as residences. A fair-share reduction is to be made based on the total acreage proposed for development in any	SU

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		given tentative map or project subject to Design Review, as compared to the entire area of development proposed within the project site as a whole. For the purposes of this mitigation measure, areas not anticipated for development, such as parks and open spaces, are not included in the total development acreage. Therefore, the total development area is considered to be approximately 99 acres (assuming that 34.97 acres would be used for park or open space uses). Examples of measures that may be incorporated into the GHG Reduction Plan(s) prepared for on-site development may include, but are not limited to, the following: • Orient buildings to maximize passive solar heating; • Use renewable diesel to fuel construction fleets; • Use construction fleets that are lower emitting than any current emission standard; • Utilize grid power for electric energy rather than operating temporary gasoline/diesel powered generators; • Divert and recycle construction and demolition waste, and use locally-sourced building materials with a high recycled material content; • Promote ridesharing, transit, bicycling, and walking for work trips through dedication of preferential parking spaces, provision of on-site bicycle parking,	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		provision of end-of-trip facilities such as bicycle lockers and on-site showers; • Dedicate on-site parking for shared vehicles; • Incorporate short- and long-term bicycle parking infrastructure in the multi-family residential, commercial, and school portions of the project. • Include cool parking surface treatments; • Design all on-site development to achieve Zero Net Energy; • Achieve third-party green building certifications, such as the GreenPoint Rated program, LEED rating system, the Living Building Challenge, or equivalent programs; • Implement an urban forestry plan for the project site; • Implement a project-specific or participate in an existing Transportation Management Association intended to reduce single-passenger vehicle trips to and from the project site; • Limit installation of natural gas infrastructure within developments of the project site, or design structures with the infrastructure necessary to allow for the conversion of all natural gas appliances to all-electric equivalents; • Should Parcel H be developed as a school site, incorporate design features to provide a safe route to school for area students, such design features may include protected bicycle lanes, lighted pedestrian crosswalks, raised crosswalks, and other traffic calming devices;	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Traffic calming devices such as those required in Mitigation Measure 4.1-2; • Subsidize transit passes for employees of the proposed commercial uses; • Install electric vehicle charging infrastructure in excess of existing CBSC requirements; • Provide charging stations and preferential parking spots for electric vehicles; • Install energy star or equivalent appliances in all residences; • Install solar water heating; • Install on-site renewable energy systems in excess of state or local standards or for commercial portions of the project; • Install dedicated electrical outlets sufficient to provide power to any truck mounted refrigerated units accessing the loading docks, at all proposed loading docks and loading areas; • All loading docks and loading areas within the commercial portion of the project shall be equipped with signage stating the following: "State regulations prohibit engine idling in excess of five minutes"; • Use water efficient landscapes and native/drought-tolerant vegetation; • Provide outdoor electrical outlets to allow for use of electrically powered landscaping equipment at all residences and commercial developments within the project site;	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Construct on-site or fund off-site carbon sequestration projects (such as tree plantings or reforestation projects); and • Purchase carbon credits to offset project annual emissions. Carbon offset credits shall be verified and registered with The Climate Registry, the Climate Action Reserve, or another source approved by CARB, BAAQMD, or the City of Brentwood. If off-site mitigation measures are proposed, the applicant must be able to show that the emission reductions from identified projects are real, permanent through the duration of the project, enforceable, and are equal to the pollutant type and amount of the project impact being offset. In addition, any off-site measures shall be subject to review and approval by the City of Brentwood Planning Department. BAAQMD recommends that off-site mitigation projects occur within the nine-county Bay Area in order to reduce localized impacts and capture potential co-benefits. If BAAQMD has established an off-site mitigation program at the time a development application is submitted, as an off-site mitigation measure, the applicant may choose to enter into an agreement with BAAQMD and pay into the established off-site mitigation program fund, where BAAQMD would commit to reducing the type and amount of emissions identified in the agreement.	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
4.1-6	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Based on the analysis below and despite implementation of mitigation measures, the proposed project's incremental contribution to this significant cumulative impact is cumulatively considerable and significant and unavoidable.	S	4.1-6(a)	Implement Mitigation Measures 4.1-2, 4.1-5(b) and 4.1-5(c). 4.1-6(b) The GHG Reduction Plan implemented as part of Mitigation Measure 4.1-5(c) shall include suggested Local Actions from the 2017 Scoping Plan to the satisfaction of the City.	SU
4.2. Transportation and Circulation					
4.2-1	Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities. Based on the analysis below and with implementation of mitigation, the impact is less than significant.	S	4.2-1	Prior to grading permit issuance, the project applicant shall prepare a Construction Traffic Management Plan for review and approval by the City Engineer. The plan shall include the following: • A project staging plan to maximize on-site storage of materials and equipment; • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes; • Provisions for maintaining adequate emergency access to the project site; • Permitted construction hours, per City of Brentwood standards;	LS

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		• Designated locations for construction staging areas; • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and • Provisions for street sweeping to remove construction-related debris on public streets.	
4.2-2 Conflict with a program, plan, ordinance or policy addressing study intersections under Existing Plus Project conditions. Based on the analysis below and with implementation of mitigation, the impact is less-than-significant.	S	4.2-2(a) Prior to issuance of the first building permit, the project applicant shall engage a licensed transportation engineer to calculate the retiming at the Fairview/San Jose Avenue intersection (Intersection #14) to increase the cycle length for the northbound and southbound through movements, and coordinate traffic signal timings on Fairview Avenue. Such retiming and coordination shall achieve acceptable levels of service per City standards, to the satisfaction of the Director of Public Works/City Engineer. 4.2-2(b) Prior to issuance of the first building permit, the project applicant shall pay a fair-share contribution towards the addition of a third westbound left-turn lane on Balfour Road, at the American Avenue/West Country Club intersection. In addition, under Development Scenario 2, signage shall be placed along Balfour Road and on the signal gantry to improve lane utilization and access to the school site on Parcel H prior to the issuance of a building permit. Completion of the improvements shall be verified by the Director of Public Works/City Engineer.	LS
4.2-3 Conflict with a program, plan, ordinance or policy addressing	LS	None required.	N/A

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Table 2-1
Summary of Impacts and Mitigation Measures

	Impact	Level of Significance Prior to Mitigation		Mitigation Measures	Level of Significance After Mitigation
	study freeway segments under Existing Plus Project conditions. Based on the analysis below, the impact is less than significant.				
4.2-4	Conflict with a program, plan, ordinance or policy addressing study intersections under Existing Plus Approved Projects Plus Project conditions. Based on the analysis below and the lack of feasible mitigation, the impact is significant and unavoidable.	S	4.2-4(a)	Prior to issuance of the first building permit, the project applicant shall make a good faith effort to work with Caltrans to provide for the installation of a second eastbound right-turn lane at the Lone Tree Way/SR 4 SB Ramps intersection and restripe the southbound approach to provide a right-turn lane, shared right and left-turn lane, and left-turn lane. Completion of the improvements shall be verified by the Director of Public Works/City Engineer. If Caltrans is unwilling to issue the approvals or permits required to effectuate the foregoing improvements, applicant shall cause design plans for said improvements to be completed and pay the Project's fair share of construction costs toward such improvements, as such amount may be determined by the Director of Public Works/City Engineer.	SU
			4.2-4(b)	Prior to issuance of the first building permit, the project applicant shall restripe the southbound approach at the Sand Creek Road/Fairview Avenue intersection to provide a left-turn lane, a through lane, and a shared through and right-turn lane. In addition, the applicant shall ensure that the signal timing at the intersection is adjusted to increase the cycle length for the eastbound and westbound through movements. Completion of the	

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		improvements shall be verified by the Director of Public Works/City Engineer. 4.2-4(c) Implement Mitigation Measure 4.2-2(a). 4.2-4(d) Implement Mitigation Measure 4.2-2(b)	
4.2-5 Conflict with a program, plan, ordinance or policy addressing study freeway segments under Existing Plus Approved Projects Plus Project conditions. Based on the analysis below, the impact is less than significant.	LS	None required.	N/A
4.2-6 Conflict with a program, plan, ordinance or policy addressing transit, bicycle and pedestrian facilities. Based on the analysis below, the impact is less than significant.	LS	None required.	N/A
4.2-7 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access. Based on the analysis below, the impact is less than significant.	LS	None required.	N/A

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Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
4.2-8 Conflict with a program, plan, ordinance or policy addressing study intersections under Cumulative Plus Project conditions. Based on the analysis below and the lack of feasible mitigation, the impact is significant and unavoidable.	S	4.2-8(a) Implement Mitigation Measure 4.2-4(a). 4.2-8(b) Prior to issuance of the first building permit, the project applicant shall make a good faith effort to work with Caltrans to provide for the restriping of the southbound approach to the Sand Creek Road/SR 4 SB Ramps intersection to provide a right shared left-turn lane and two left-turn lanes. Completion of the improvements shall be verified by the Director of Public Works/City Engineer. If Caltrans is unwilling to issue the approvals or permits required to effectuate the foregoing improvements, applicant shall cause design plans for said improvements to be completed and pay the Project's fair share of construction costs toward such improvements, as such amount may be determined by the Director of Public Works/City Engineer. 4.2-8(c) Implement Mitigation Measure 4.2-4(b). 4.2-8(d) Implement Mitigation Measure 4.2-2(a). 4.2-8(e) Implement Mitigation Measure 4.2-2(b)	SU
Initial Study Impacts Requiring Mitigation			
I-d Would the create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	S	I-1. To minimize the potential adverse impact associated with light and glare, prior to the issuance of any building permits for any future residential, or commercial use, applicant shall submit an exterior lighting control plan, which must be reviewed and approved by the Community Development Department.	LS

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		The applicant shall design and install all permanent exterior lighting and all temporary construction lighting such that: (a) lamps and reflectors are not directly visible from beyond the project site, as is feasible; (b) lighting does not cause excessive reflected glare; (c) direct lighting does not illuminate the nighttime sky; (d) illumination of the project and its immediate vicinity is minimized; and (e) the lighting mitigation plan complies with all relevant local policies and ordinances. The exterior lighting control plan shall include the following: • A photometric study that demonstrates spillover horizontal footcandle (fc) levels do not exceed 1.0 fc at the project site boundary; • Identification of the location and direction of light fixtures that take the lighting control requirements into account; • Lighting design that considers setbacks of project features from the site boundary to aid in satisfying the lighting control requirements; • Lighting design that incorporates fixture hoods/shielding, with light directed downward or toward the area to be illuminated; • Light fixtures that are visible from beyond the project boundary shall have cutoff angles that are sufficient to prevent lamps and reflectors from being visible beyond the project boundary, except where necessary for security;	

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Summary of Impacts and Mitigation Measures

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				• All lighting shall be of minimum necessary brightness consistent with operational safety and security; and • Lights in high illumination areas not occupied on a continuous basis shall have (in addition to hoods) switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.	
II-a II-e	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	S	II-1.	Prior to recordation of any final map or issuance of any grading permit, the developer shall comply with Chapter 17.730 (Agricultural Preservation Program) of the Brentwood Municipal Code in order to mitigate the project's conversion of agricultural land, as defined in Section 17.730.020, by granting an agricultural conservation easement or paying the current agricultural conservation City fee in effect at that time to provide funds to purchase conservation easements to mitigate the loss of farmland.	LS
IV-a	Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate,	S	IV-1.	The developer shall pay the development fee set forth in and comply with all terms of the Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement, dated January 6, 2020.	LS

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sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		White-Tailed Kite IV-2. Prior to any ground disturbance related activities that occur during the nesting season (March 15-August 31), a qualified biologist shall conduct a preconstruction survey no more than one month prior to construction to establish whether white-tailed kite is nesting in on-site trees. In the event active nests are found, an initial 300-foot buffer shall be established around the nest tree. Ground disturbance related to covered activities within the buffer shall either be delayed until a qualified biologist determines nesting is complete, or until the applicant consults with the City of Brentwood and the California Department of Fish and Wildlife (CDFW) and implements CDFW-approved measures to minimize potential disturbance. If no active nests are found, further mitigation is not necessary. Nesting Raptors and Migratory Birds IV-3. Prior to any ground disturbance related to covered activities during the nesting season (March 15 to September 15), a qualified biologist shall conduct a preconstruction survey no more than two weeks prior to construction in order to establish whether occupied migratory bird and/or raptor nests are located within 250 feet of the project site. A written summary of the survey results shall be submitted to the City of Brentwood Community Development Department. In the event active nests are found, the applicant shall consult with	

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
		CDFW for further guidance. If occupied nests are not found, further mitigation is not necessary.	
IV-b Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? IV-c Would the project 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?	S	IV-4. Prior to initiation of any ground disturbance activities affecting the bed, bank, or associated riparian vegetation along Sand Creek, a Notification pursuant to Section 1602 of Fish and Game Code shall be submitted to the California Department of Fish and Wildlife (CDFW). If required, the developer shall enter in to a Streambed Alteration Agreement (SAA) with CDFW in developing appropriate mitigation, and shall abide by the conditions of the SAA. A copy of the executed SAA shall be submitted to the Brentwood Community Development Department. IV-5. Prior to initiation of any ground disturbance activities along the Sand Creek corridor or associated with construction of the C.3. basin along the west edge of the project site, the applicant shall submit proof to the Community Development Department that the wetland delineation for the project site has been verified by the USACE. IV-6 Prior to the initiation of ground disturbance activities associated with construction of the C.3. basin along the west edge of the site, the developer shall obtain an appropriate Section 404 permit from the USACE and Section 401 water quality certification from the California Regional Water Quality Control Board (RWCQB).	LS

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		Developer shall abide by the conditions of any 404 and 401 permits. IV-7. If the "clear-span" bridge is not feasible for the proposed Sand Creek crossing, and final bridge design and construction would require fill within jurisdictional Waters of the U.S., the developer shall also obtain an appropriate Section 404 permit from the USACE prior to initiation of ground disturbance activities associated with bridge construction. Developer shall also obtain a Section 404 permit prior to the construction of any stormwater outfalls, if applicable. Section 401 water quality certification or waiver from the California RWQCB will also be required prior to the initiation prior to the initiation of any ground disturbance activities associated with the construction of the bridge or stormwater outfalls. Developer shall abide by the conditions of any 404 and 401 permits. IV-8. Prior to the initiation of ground disturbance activities along the Sand Creek corridor or associated with construction of the C.3. basin along the west edge of the site the developer shall pay the Wetland mitigation fee determined for the project to the East Contra Costa County Habitat Conservancy. The Wetland mitigation fee amount applicable to the affected development project shall be the Wetland mitigation fee amount in effect at the time of grading or construction permit issuance.	

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IV-e	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	S	IV-9.	Prior to issuance of a grading permit or construction permit associated with the proposed bridge crossing and development on Parcel A, the project improvement plans shall identify all native trees within the disturbance area. If the disturbance area contains native trees greater than six inches in diameter at 48" above grade, an arborist survey shall be conducted. If feasible, all trees identified by the survey to be in at least "good" condition shall be identified on the grading plan and protected from damage. Appropriate protective measures shall be taken to ensure preservation during grading activity. Any native tree in at least "good" condition, as determined by a certified arborist, that cannot be preserved in place shall be relocated or replaced at the following ratios, pursuant to General Plan Policies and/or Ordinances regarding tree preservation and replacement: • Trees 6"-18" in diameter, as measured 48" above grade: 1:1 replacement shall be required. • Trees 18"-24" in diameter, as measured 48" above grade: 2:1 replacement shall be required. • Trees 24"-32" in diameter, as measured 48" above grade: 3:1 replacement shall be required. • Trees over 32" in diameter, as measured 48" above grade: 4:1 replacement shall be required.	LS
V-b	Would the project cause a substantial adverse change in the significance of a unique	S	V-1.	A qualified archaeologist shall conduct a Cultural Resources Worker Environmental Awareness Program (WEAP) training for all personnel involved in ground-disturbing, site preparation construction activities on the	LS

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Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
archaeological resource pursuant to Section 15064.5? V-c Would the project disturb any human remains, including those interred outside of dedicated cemeteries?		project site prior to construction and ground-disturbing activities. The training shall include basic information about the types of artifacts that might be encountered during construction activities, and procedures to follow in the event of a discovery. The training shall be provided for any additional personnel added to the project even after the initiation of construction and ground disturbing activities. V-2. If historic and/or cultural resources are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department of the discovery. In such case, a qualified archaeological monitor shall be retained by the applicant and shall evaluate any potentially important discovery. Significance determinations shall be measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852[a]), and the definition of tribal cultural resources set forth in Public Resources Code Section 21074. The archaeologist shall be required to submit to the Community Development Department and the Wilton Rancheria for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred. V-3. If human remains, or remains that are potentially human, are found during construction, a professional	

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		archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Contra Costa County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate,	

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				determine that the treatment measures have been completed to their satisfaction.	
VII-a	Would the project Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: iii Seismic-related ground failure, including liquefaction? iv Landslides? VII-c 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 landslide, lateral spreading, subsidence, liquefaction or collapse?	S	VII-1.	During construction, the project contractor shall completely remove and recompact any existing non-engineered fill on-site under the supervision of a registered geotechnical engineer, according to the recommendations presented in the Geotechnical Exploration Report and to the satisfaction of City. A written summary of the operations shall be submitted to the Director of Public Works/City Engineer.	LS
VII-d	Would the project be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	S	VII-2.	All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer, or through the state approval process for the school, prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the	LS

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Impact		Level of Significance Prior to Mitigation	Mitigation Measures		Level of Significance After Mitigation
				geotechnical report are properly incorporated and utilized in the project design. In addition, prior to issuance of a building permit for any lot, except the school, the applicant shall submit to the City a letter from a qualified Geotechnical Engineer and Civil Engineer stating that the lot has been constructed in conformance with the approved Grading Plan and recommendations in the Geotechnical Exploration Report. The Geotechnical Report provides feasible measures including, but not limited to: demolition and stripping design grades be cleaned to a firm undisturbed soil surface; specification of backfill materials and procedure; slope gradient guidelines; creek bank and bed protection proper foundation design; reinforced structural mat foundations; and post-tensioned slabs.	
VII-f	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	S	VII-3.	Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has	LS

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	Impact	Level of Significance Prior to Mitigation		Mitigation Measures	Level of Significance After Mitigation
				occurred. The language of this mitigation shall be included via notation on the project improvement plans.	
IX-b	Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	S	IX-1.	Prior to recordation of any final map for the proposed project, including any future residential, school, or commercial use, the applicant shall submit proof to the satisfaction of the Director of Public Works/City Engineer that all planned development on-site is at least 10 feet (10') from any abandoned oil wells. Precise locations of all oil well sites shall be depicted on the final map. If abandoned oil/gas well infrastructure is encountered during grading, grading shall cease and the well shall be removed to the satisfaction of City prior to resuming any grading. The project geotechnical consultant shall be consulted and the soil surrounding the abandoned infrastructure area shall be sampled by a qualified Phase II/Site Characterization Specialist to determine whether there is a need for removal and disposal. If removal and disposal is recommended, it shall be completed in accordance with applicable regulations and to the satisfaction of City. IX-2. Prior to the first building permit issuance for the proposed project, including any future residential, school, or commercial use, the applicant shall confirm, to the satisfaction of the Director of Public Works/City Engineer and the Community Development Director, the lot locations of all on-site oil wells, and shall confirm that subject oil well locations are incorporated into all subject	LS

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		lot deeds, and shall confirm that all proposed development on the project site is at least 10 feet from any abandoned oil well locations. IX-3 Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional to prepare and submit to the City a Phase II Environmental Site Assessment for the project site. The Phase II ESA shall use methods and procedures consistent with the nationally recognized standard, ASTM E1527-13, and with Environmental Protection Agency All Appropriate Inquiry regulations. The Phase II ESA shall evaluate potential contamination issues associated with former oil and gas well facilities and include a topographic survey of Well 36-10 (see Figure 2 of the Phase I ESA). If the Phase II ESA does not identify any Recognized Environmental Conditions (RECs) associated with the project site, further action is not required. If the Phase II ESA identifies any RECs that would pose a risk to the proposed development, the project applicant shall ensure that the recommendations of the report are fully implemented, to the satisfaction of the City's Community Development Department. In the event that on-site soils are determined to be contaminated, potential methods for remediation may include, but would not necessarily be limited to, preparation of a Soil Management plan, excavation of the soils, and off-haul to an appropriate disposal facility by a licensed contractor. The Soil	

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		Management Plan shall outline procedures and guidelines for handling unanticipated impact material associated with former oil site use. If indicators of apparent soil contamination are encountered at the project site, specifically in the vicinity of abandoned oil wells or during removal of abandoned oil pipelines, the impacted area shall be isolated from surrounding, non-impacts areas. The project environmental professional shall obtain samples of the potentially impacted soils for analysis of the contaminants of concern and comparison with current applicable regulatory screening levels. Measures for cleanup of soils shall be determined in coordination with the City's Community Development Department and the Contra Costa County Department of Environmental Health. IX-4. Prior to issuance of a grading permit, including any future residential, school, or commercial use, Division of Oil, Gas, and Geothermal Resources (DOGGR) shall be consulted to determine if the abandoned wells shall require modification in casing height, if grading is proposed proximate to these well locations. IX-5. During construction activities, including any future residential, school, or commercial use, any abandoned oil pipelines within the project site shall be removed in consultation with the Contra Costa County Environmental Health Department. Proof of removal shall be provided to the City Community Development Department and City Engineer.	

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X-c 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: i Result in substantial erosion or siltation on- or off-site; ii Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or 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.	S	X-1. In conjunction with submittal of a site development plan for project Parcels A and C and, if developed, the 63-unit single family overlay, the applicant shall submit a Stormwater Control Plan to the Director of Public Works/City Engineer for review and approval. If the school site is developed as an elementary school, the development shall comply with all state stormwater standards and requirements. Each Stormwater Control Plan shall identify the water quality treatment and source control measures needed to ensure that stormwater runoff from the respective parcel is adequately treated and peak flows do not exceed the capacity of the receiving storm drainage system. X-2. Prior to the completion of construction activities, the applicant shall prepare and submit, for the Director of Public Works/City Engineer's review and approval, a Stormwater Control Operation and Maintenance Plan. In addition, prior to the sale, transfer, or permanent occupancy of any portion of the site, other than the school site if developed as a school, the applicant shall be responsible for paying for the long-term maintenance of treatment facilities, and executing a Stormwater Management Facilities Operation and Maintenance Agreement and Right of Entry in the form provided by the City of Brentwood. The applicant shall accept the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity with the approval of the City.	LS

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		Typical routine maintenance consists of the following: • Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary. • Replace and amend plants and soils as necessary to ensure the planters are effective and attractive. Plants must remain healthy and trimmed if overgrown. Soils must be maintained to efficiently filter the storm water. • Visually inspect for ponding water to ensure that filtration is occurring. • After all major storm events remove trash, inspect drain pipes and bubble-up risers for obstructions and remove if necessary. • Continue general landscape maintenance, including pruning and cleanup throughout the year. • Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive. • Excavate, clean and/or replace filter media (sand, gravel, topsoil) to ensure adequate infiltration rate (annually or as needed). X-3. Contra Costa County Flood Control & Water Conservation District drainage fees for the Drainage Areas shall be paid by the applicant prior to issuance of building permits.	

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XIII-a	Would the project 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?	S	XIII-1.	Construction activities shall be limited to the hours set forth below: Monday-Friday 7:00 AM to 6:00 PM Saturday 8:00 AM to 5:00 PM Construction shall be prohibited on Sundays and City holidays. These criteria shall be included in the grading plan and project improvement plans submitted by the applicant/developer for review and approval of the Community Development Director prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.	LS
			XIII-2.	The project contractor shall ensure that the following construction noise BMPs are met on-site during all phases of construction: • All equipment driven by internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.	

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		• All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity. • The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. • At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. • Unnecessary idling of internal combustion engines shall be prohibited. • Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible. • Construction site and access road speed limits shall be established and enforced during the construction period. • The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. • Project-related public address or music systems shall not be audible at any adjacent receptor.	

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		• Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing. • The construction contractor shall designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. Construction noise BMPs shall be included in the grading plan and project improvement plans submitted by the developer for review and approval by the Community Development Director prior to grading permit issuance. XIII-3. Prior to approval of project improvement plans, the improvement plans for the proposed project shall show that lots 3 through 42 shall be shielded from SR 4 through the use of sound walls, built to dimensions sufficient to achieve compliance with City noise standards, as verified by an acoustical engineer, and subject to the approval of the City Engineer. The approximate locations of the barriers are shown on **Error! Reference source not found.** of this IS/MND.	

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XV	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: d Parks? e Other Public Facilities?	S	XV-1.	Prior to recordation of any final map, the City Community Development Department shall determine the methods by which the project applicant shall comply with Section 16.150, Dedication, Park Land or Fees-in-Lieu, of the City's Municipal Code. Available methods include on-site park land dedication, payment of in-lieu fees, or a combination of both. To the extent the on-site park land that applicant proposes to be dedicated for these purposes is insufficient to satisfy applicant's entire obligation under Section 16.150, applicant shall be allowed to pay a fee in lieu of dedicating any further park land. Any future park land dedication, or in-lieu fee calculations, shall account for any surplus park land acreage provided within the residential area south of the extension of Sand Creek Road.	LS
XVIII	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	S	XVIII-1.	Implement Mitigation Measures V-1, V-2, and V-3.	LS

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Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
California Native American Tribe, and that is: a Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). b A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant*; SU = *Significant and Unavoidable*

Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation
XIX Would the project: a Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? 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?	S	XIX-1. Prior to approval of construction plans, the applicant shall submit design calculations, subject to review and approval by the City Engineer to verify that the increased water and wastewater demand from the proposed project can be accommodated in the planned infrastructure improvements identified in the City's Water and Sewer Master Plan. To the extent that the demand from the project exceeds the capacity of the planned improvements, the project applicant shall pay the incremental costs to design and construct any additional improvements need beyond those identified in the Water and Sewer Master Plan. The payment, if any, is in addition to the payment of impact fees.	LS

NI = *No Impact*; N/A = *Not Applicable*; LS = *Less-than-Significant*; S = *Significant*; SU = *Significant and Unavoidable*

3. Project Description

3. PROJECT DESCRIPTION

3.1 INTRODUCTION

The Project Description chapter of the EIR provides a comprehensive description of the Bridle Gate Project (proposed project) in accordance with CEQA Guidelines Section 15124. A detailed description of the project location, project setting and surrounding uses, project objectives, project background, project components, and project approvals is presented below.

3.2 PROJECT LOCATION

The project site consists of approximately 137.3 acres in the city of Brentwood (see Figure 3-1 and Figure 3-2) and is identified by the Contra Costa County Assessor as Assessor's Parcel Number (APN) 019-082-007 and a portion of APNs 019-110-050 and 019-110-051. The site also includes one smaller parcel of approximately two acres located at the far southeastern corner. This parcel is identified as APN 019-110-076.

3.3 PROJECT BACKGROUND

On June 6, 2006, the City of Brentwood Planning Commission approved the first version of the Bridle Gate subdivision map. Concurrently with that approval, an IS/MND was adopted, which identified that all impacts resulting from the project could be reduced to a less-than-significant level with implementation of mitigation measures.

The currently proposed version of the project includes a number of substantial differences from the original application. This required the preparation of an updated Initial Study. Based on the Initial Study, an EIR was deemed necessary in order to address potential impacts, including air quality, greenhouse gas (GHG) emissions, and transportation and circulation.

3.4 PROJECT SETTING AND SURROUNDING LAND USES

Section 15125 of the CEQA Guidelines requires an EIR to include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Per CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project and its alternatives.

The following sections describe the existing setting of the project site and the surrounding land uses in the project vicinity. Please note that detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125 are included in the two technical chapters of this EIR.

Existing Setting

Sand Creek flows west to east through the northern portion of the project site and supports both native riparian vegetation and a variety of landscaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation. Approximately 4.99 acres of wetlands have been delineated on-site.

Figure 3-1
Regional Location

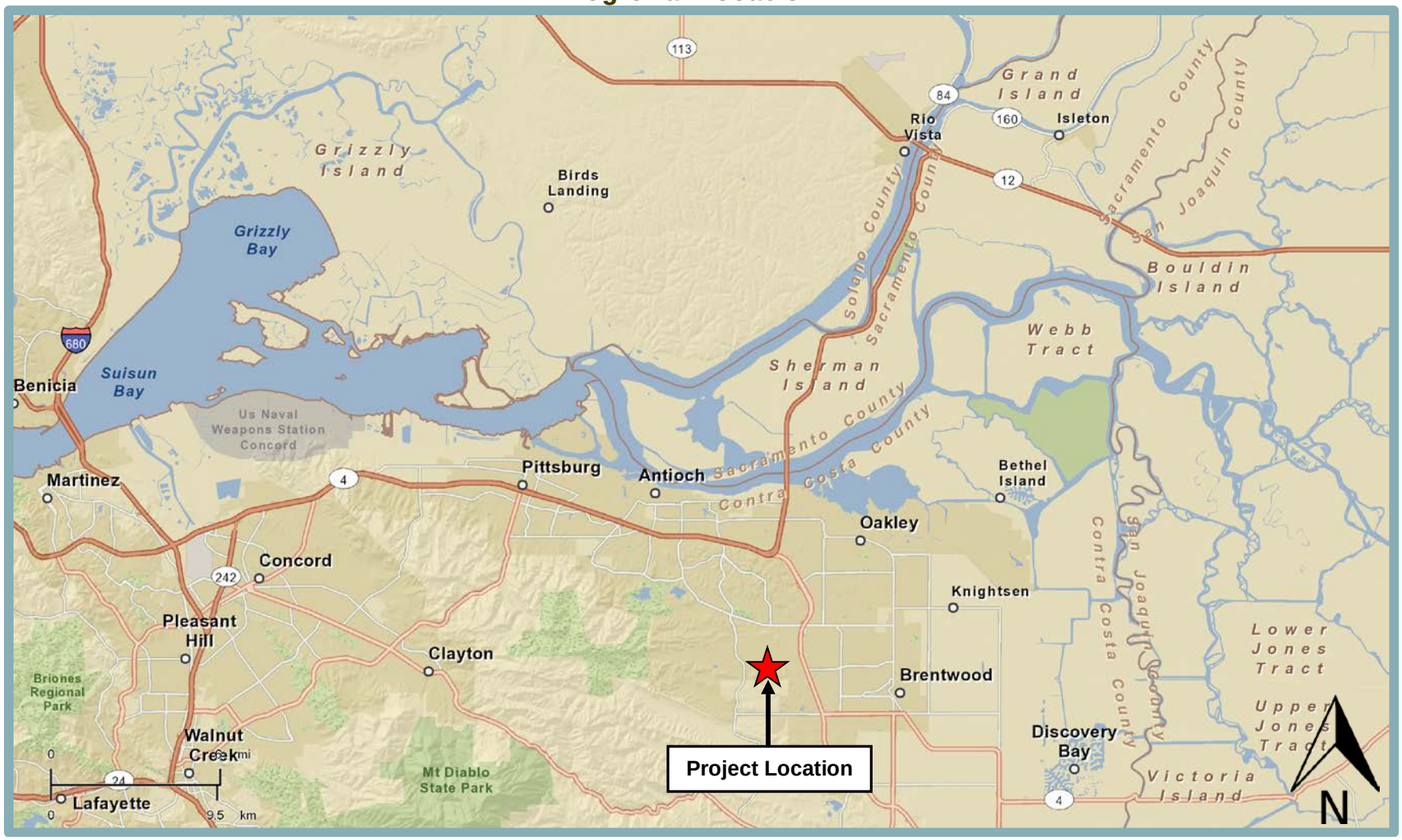


Figure 3-2
Project Vicinity Map



According to the United States Geological Survey Brentwood Quadrangle, the project site is located within the Brentwood Oil and Gas Field. Based on a Phase I Environmental Site Assessment prepared for the proposed project, the site previously contained eight active oil production wells and an oil tank farm that facilitated oil production and waste treatment. In addition, the site previously contained 24 active groundwater monitoring wells. The oil wells, tank farm, groundwater monitoring wells, and associated facilities have been properly abandoned under the oversight of the California Regional Water Quality Control Board, Central Valley Region (CRWQCB). Development of the proposed project would require the provision of appropriate setbacks from abandoned oil wells as dictated by Chapter 17.680 of the Brentwood Municipal Code.

The central and western portions of the project site contain moderately sloping hillsides along a northwesterly trending ridge. The northeastern and eastern portions of the site consist of gently easterly sloping topography ranging in elevation from approximately 120 feet above mean sea level (msl) to approximately 160 feet above msl. The highest elevation at the site is along the ridge in the southwestern portion of the site, at an approximate elevation of 230 feet above msl.

According to the City's General Plan, the project site is designated Regional Commercial (RC) north of the planned Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) along the west boundary of the site south of the Sand Creek Road alignment (see Figure 3-3). The site is zoned Planned Development No. 36 (PD-36) and includes development standards for a mix of uses in accordance with a previous land use entitlement granted by the City Council in 2006.

Surrounding Land Uses

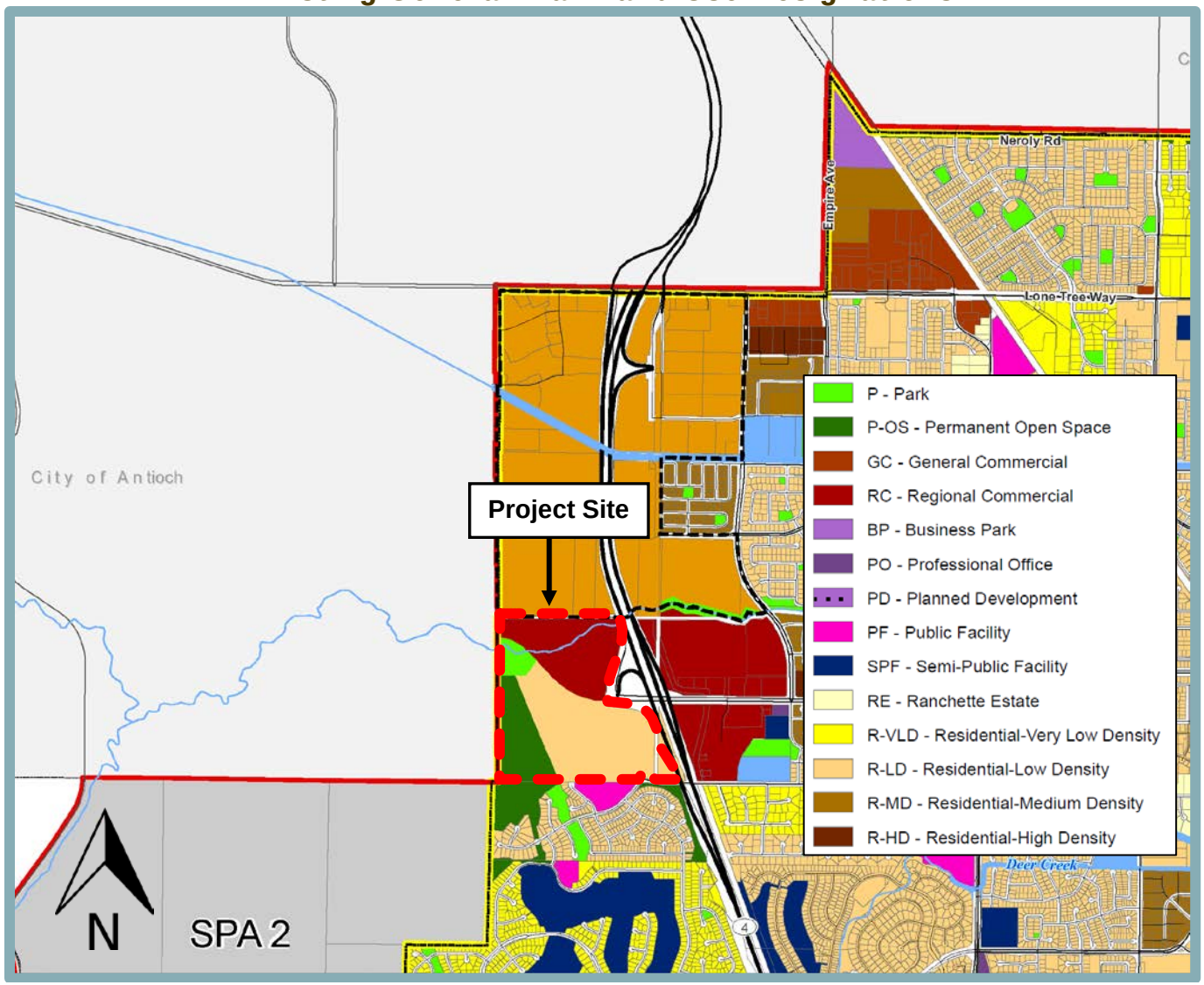
The project site is bounded by Old Sand Creek Road and Priority Area 1 to the north, State Route (SR) 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. A small segment of existing San Jose Avenue bounds the project site at the site's farthest southeastern corner. The western terminus of Sand Creek Road (not to be confused with Old Sand Creek Road) is located adjacent to the eastern site boundary.

3.5 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Maximize development of much-needed housing in the City of Brentwood, providing for a diversity of housing types to suit the demands of homebuyers with different socioeconomic statuses.
2. Provide commercial opportunities, parks, and open space for residences in the region, in close proximity to project housing in order to minimize vehicle mile trips and associated air emissions.
3. Facilitate the extension of Sand Creek Road to the western city limits, which is a critical need for the City of Brentwood and the region and Planning Area 1 to the north of the site.
4. Provide residential and commercial uses that are consistent with the uses of Planning Area 1.
5. Provide a new school site to the area and benefit the City of Brentwood and Brentwood Union School District.

Figure 3-3
Existing General Plan Land Use Designations



3.6 PROJECT COMPONENTS

The proposed project would include the development of 252 single-family homes and an apartment complex comprised of 258 units. The single-family homes would be organized around an 11.35-acre parcel to be sold to the Brentwood Union School District for development as an elementary school or, alternatively in the event the school construction does not proceed, development with an additional 63 single-family homes. The project would also include one parcel designated for Regional Commercial development and two parcels dedicated to the City of Brentwood for use as public parks. Implementation of the proposed project would require approval of several entitlements, including a General Plan amendment (GPA), a rezone (RZ), a vesting tentative subdivision map (VTSM), design reviews (DR) for the single-family and multi-family portions of the site, and a Development Agreement (DA).

For the purposes of analysis, the City has considered two scenarios for the proposed project. One would include development of an elementary school on Parcel H and the other would be development of 63 single-family homes on the parcel if the school development does not proceed. The following includes a detailed description of the proposed project components and the discretionary actions required for the project.

Construction and Phasing

The proposed project is anticipated to be developed in five phases subject to market demand, over a continuous five-year period. Construction activity would involve the disturbance of approximately 108 acres. According to the project applicant, project construction is not anticipated to include soil import or export. In addition, all equipment would be staged within the site during construction activities per best management practices.

General Plan Amendment and Rezone

As noted above, the proposed project would require a change to the land use designation for the northwesterly 13.98 acres of the site from Regional Commercial (RC) to Planned Development (PD) for up to 258 multi-family units, as well as to change the land use designation for 4.3 acres of the site south of the Sand Creek Road alignment to Park (P) for two public parks associated with the single-family units. In addition, an amendment to the City's Circulation Element is needed to allow the proposed San Jose Avenue extension to terminate at a new intersection with Sand Creek Road, which itself is being extended and will terminate at a temporary turnaround at the western project site boundary, ultimately to be extended westerly into Antioch by others in the future. The project site is currently zoned PD-36. The proposed project would include a text amendment to PD-36 to modify the existing development standards for PD-36 to accommodate the single-family and multi-family portions of the site.

Vesting Tentative Subdivision Map

The proposed project would include the development of 252 single-family homes and an apartment complex with 258 units (see Figure 3-4 and Figure 3-5). Sand Creek Road would be extended westward into the project site, and would provide primary access to a new on-site circulation system, including the extension of both San Jose Avenue and St. Regis Avenue in the southeast portion of the site. Sand Creek Road will be extended across Sand Creek and terminate at the City's western boundary in conjunction with project improvements.

Figure 3-4
Vesting Tentative Subdivision Map

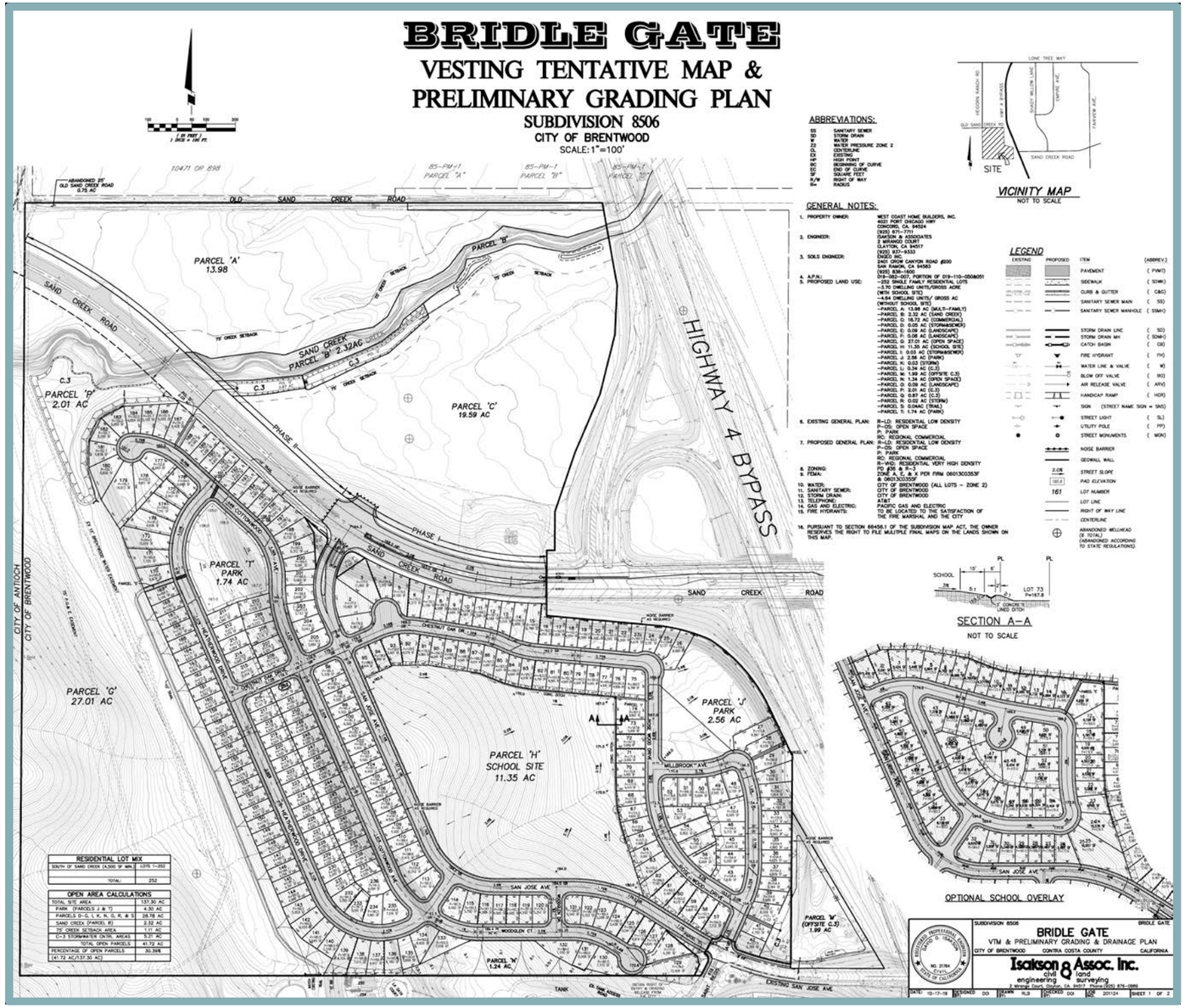
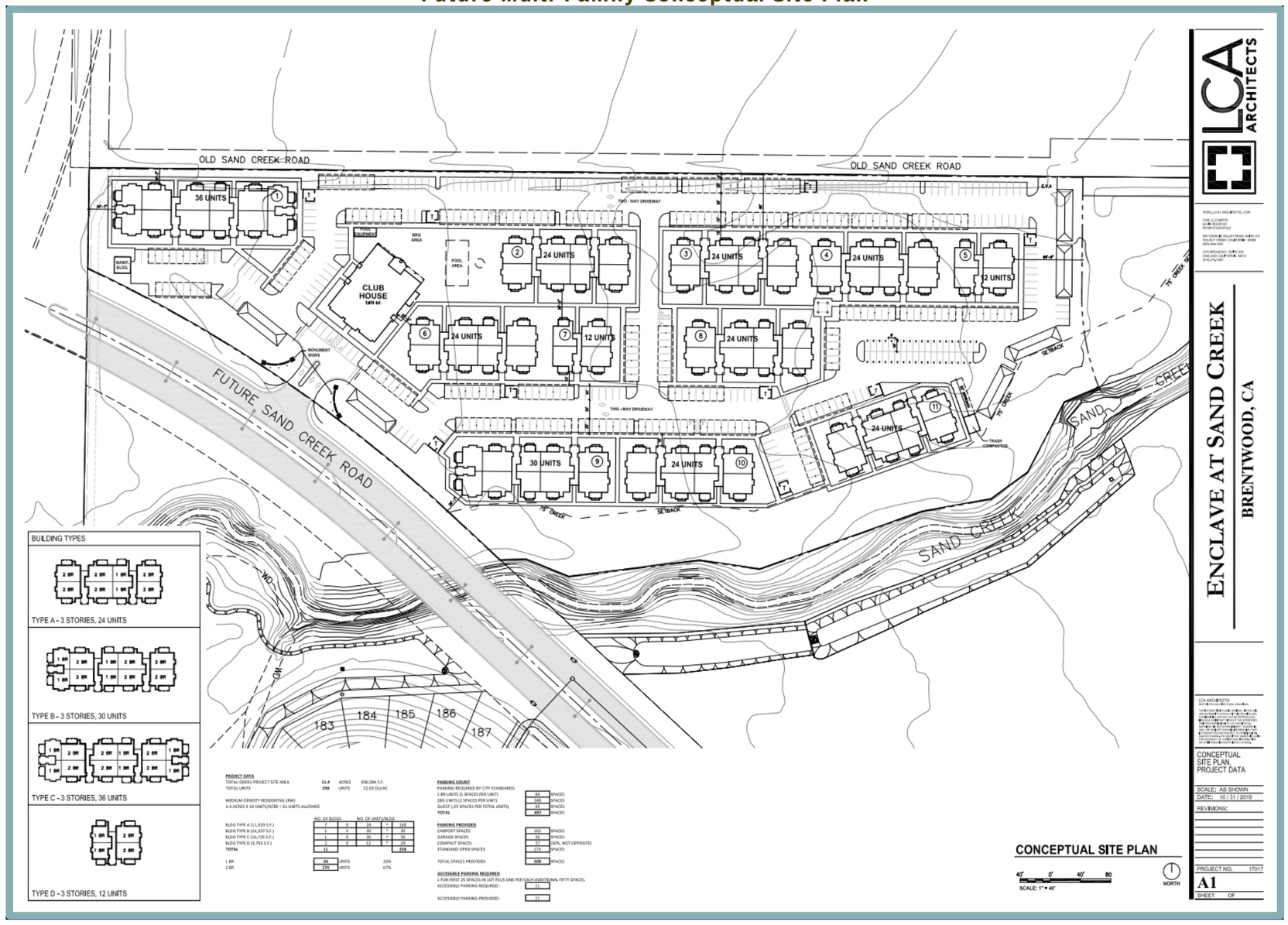


Figure 3-5
Future Multi-Family Conceptual Site Plan



In addition, the VTSM prepared for the proposed project includes a number of miscellaneous parcels designated for future regional commercial development, an elementary school site with an optional overlay for another 63 single-family homes, and public parks. Each component of the VTSM is discussed in further detail below.

Single-Family Development/School Site

The proposed project would include subdivision of the project site to construct 252 single-family homes in the southern portion of the site, south of the proposed extension of Sand Creek Road.

Lot sizes would range from 4,500 square feet (sf) to 16,912 sf. Buildout of the single-family residential area would result in a density of approximately 3.7 dwelling units per gross acre (du/ac).

The single-family residential area would be organized around an 11.35-acre area identified as Parcel H (see Figure 3-4). The 11.35-acre Parcel H is anticipated to be an elementary school site that would be sold to the Brentwood Union School District for development. In the event that the school site is not sold to the Brentwood Union School District and developed accordingly, the applicant is proposing that Parcel H would instead be subdivided for development of an additional 63 additional single-family homes, which would then result in an overall density of 4.64 du/ac. If the site is developed as an elementary school, the School District will be required to meet all applicable state requirements, such as review and approval by the California Department of Education per California Code of Regulations, Title 5, as well as through the Division of the State Architect.

Future Multi-Family Development

Approximately 13.98 acres in the northwest portion of the project site (see Figure 3-5, “Parcel A”) is proposed to be developed with a multi-family residential apartment complex and an associated circulation system. The multi-family development would be limited to a maximum of 258 units. In addition, the multi-family development would include a total of 508 parking spaces comprised of 262 carport spaces, 36 garage spaces, 37 compact spaces, and 173 standard spaces. Parcel A would be bounded by Old Sand Creek Road to the north, Sand Creek to the south, and the extension of Sand Creek Road to the west. The extension of Sand Creek Road would provide primary, right-in and right-out access to the multi-family development.

Future Commercial Parcel Development

The proposed project would include two parcels to the north of the proposed Sand Creek Road extension (see Figure 3-4, “Parcel C”). Parcel C comprises 19.59 acres and is currently designated RC per the City’s General Plan. The parcel is set back approximately 75 feet from the edge of Sand Creek to the north. This parcel is anticipated for future development and would not be constructed at the same time as the remainder of the proposed project. Consistent with the proposed PD-36 standards, and in order to provide a conservative estimate of the project’s potential impacts, this EIR analyzes future buildout of the parcel at the maximum allowable development intensity per the existing General Plan land use designation and proposed zoning designation. Specifically, buildout is assumed to include approximately 199,940 sf of commercial uses.

Parks and Open Space

Two parcels totaling 2.56 acres and 1.74 acres, respectively, would be dedicated to the City of Brentwood for use as public parks (see Figure 3-4, “Parcel I” and “Parcel J”). The parks would

provide a recreational amenity for residents of the proposed single-family subdivision. Landscaping elements would be provided throughout the proposed park areas and all other developed portions of the site consistent with City requirements.

As discussed previously, Sand Creek currently flows from west to east through the northern portion of the project site. The proposed project would limit encroachment on the creek by providing a 75-foot buffer on either side of the creek banks. In addition, the area to the west of the proposed single-family residential subdivision would be retained as 27.01 acres of open space and would not be developed (see Figure 3-4, "Parcel G"). A 1.24-acre parcel to the south of the subdivision would similarly be retained as open space (see Figure 3-4, "Parcel N"). It should be noted that Parcel G is currently designated P and P-OS per the City's General Plan.

Stormwater Systems

Stormwater draining off impervious areas such as roofs, parking areas, and streets within the project site would be transported through storm drains to four bio-retention basins identified as Parcels P, Q, R, and M located throughout the project site (see Figure 3-4). Within the northern portion of the project site, runoff would flow to the bio-retention areas within Parcels P and Q located along the south edge of Sand Creek, whereas runoff from the southern portion of the site would be captured by two bio-retention basins located to the north of the existing San Jose Avenue within Parcels R and M.

Water and Sewer Infrastructure

Water and sewer service for the proposed project would be provided by the City of Brentwood. As part of the recent SR 4 construction, the SR 4 contractor extended a 10-inch sewer line within the Sand Creek Road alignment to the eastern edge of the project site. The sewer line improvement was reviewed and approved by the City's Public Works Department.

The 10-inch sewer line would be extended westerly along the proposed Sand Creek Road extension for approximately 2,200 lineal feet, with additional lines constructed within internal streets to serve the proposed development areas. Additional sewer lines would be extended as the remaining parcels, north of Sand Creek Road, are built out. Similarly, the SR 4 contractor extended an existing 16-inch water line within the Sand Creek Road alignment to the eastern edge of the Bridle Gate property. The 16-inch water line would be extended westerly along the proposed Sand Creek Road extension for approximately 2,200 lineal feet. From the 16-inch water line, a looped water system would be constructed within the streets of the residential area. Additional water lines would be extended as the remaining parcels, north of Sand Creek Road, are built out.

Access and Circulation

Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road; 2) the westward extension of San Jose Avenue; and 3) the northerly extension of St. Regis Avenue. Access to the multi-family apartment complex would be provided by the westerly extension of Sand Creek Road via a right-in and right-out turning movement. A clear-span bridge would be installed at the Sand Creek crossing. The bridge would be designed to avoid encroachment on the Sand Creek area. The design of the clear-span bridge would include an arching over the creek to rest on abutments that would be constructed entirely above the ordinary high-water mark (OHWM).

An internal circulation system would be provided throughout the proposed single-family residential subdivision. Each internal road would be designed to meet current City standards and would include an attached sidewalk on both sides of the roadway. As shown in Figure 3-5, the multi-family apartment complex area would include a driveway from the proposed Sand Creek Road extension. The site would include drive aisles to allow circulation of the multi-family apartment complex. In addition, the multi-family apartment complex would include a total of 508 parking spaces to serve future residents.

The proposed multi-family project would include the construction of a 20-foot emergency vehicle access (EVA) connection to Old Sand Creek Road at the northeastern end of the proposed development. The portions of Old Sand Creek Road that are to be relied upon for the EVA would be reconstructed as part of the proposed project to accommodate emergency vehicles. Pedestrian access would be provided in the form of sidewalks and trails throughout the proposed development, in conformance with City standards. In conjunction with development of the proposed project, the proposed extension of Sand Creek Road would terminate at a new turnaround at the western project site boundary. However, the City anticipates that Sand Creek Road will ultimately extend further west to connect with Heidorn Ranch Road and Hillcrest Avenue (within the City of Antioch). The connection with Heidorn Ranch Road is anticipated to occur in approximately three to five years.

Off-Site Improvements

The project would also include a new 10-foot trail with connection to an existing trail in the Brentwood Hills development to the south of the project site. The trail would extend along the western boundary of the proposed single-family homes and extend through the designated open space, along the north side of Sand Creek (beneath SR 4) to the commercial properties east of the project site. The trail would then connect to the site's internal circulation system and connect to Sand Creek Road. In addition, if the future school is developed on Parcel H within the project site, the proposed project would require off-site widening of the existing segment of San Jose Avenue to the south of the site in order to accommodate school traffic. The San Jose Avenue widening would occur within the existing San Jose Avenue right-of-way.

Design Review

In accordance with Chapter 17.820 (Design and Site Development Review) of the City's Municipal Code, all proposed structures are subject to design review approval, which may be given by the City Council, if accompanied by legislative approval, to foster a good design character through consideration of aesthetic and functional relationships to surrounding development.

Development Agreement

The proposed project would include a DA between the City and the developer, which would provide vested rights to the proposed project. The parties are negotiating terms regarding, among other things, the proposed school site, fire and medical support contributions, and a trail connection beneath SR 4 to the commercial developments to the east.

3.7 PROJECT APPROVALS

The proposed project would require City approval of the following:

- Certification of the Environmental Impact Report, including adoption of Findings of Fact and a Statement of Overriding Considerations;
- Adoption of the Mitigation Monitoring and Reporting Program;

- A General Plan amendment to (1) change the land use designation for the northwesterly 13.98 acres of the site from Regional Commercial (RC) to Planned Development (PD) for up to 258 multi-family units, (2) change the land use designation for 4.3 acres of the site south of the Sand Creek Road alignment to Park (P) for two public parks associated with the single-family units, and (3) revise the planned alignment of the proposed San Jose Avenue extension in the Circulation Element;
- A rezone of the site to modify the existing development standards for PD-36 to accommodate the single-family and multi-family portions of the site;
- A vesting tentative subdivision map to subdivide the approximately 137.3-acre project site into 4.3 acres for public parks, 13.98 acres for up to 258 multi-family units, approximately 28.35 acres for permanent open space, 252 single-family units, an 11.35-acre elementary school site (or alternatively, a residential overlay that could accommodate an additional 63 single-family units if development of the school is not constructed), and 19.59 acres for future commercial development;
- A design review for the single-family and multi-family portions of the site; and
- A Development Agreement between the City of Brentwood and the project applicant.

4.0 Introduction to the Analysis

4.0 INTRODUCTION TO THE ANALYSIS

4.0.1 INTRODUCTION

The technical chapters of the EIR analyze the potential impacts of buildout of the proposed project on a range of environmental issue areas. Chapters 4.1 and 4.2 of the EIR include the following: the environmental setting as the setting relates to the specific issue; standards of significance; method of analysis; and project-specific impacts and mitigation measures. Additionally, Chapters 4.1 and 4.2 describe the cumulative impacts of the project combined with past, present, and reasonably probable future projects for each issue area. The format of each of the technical chapters is described at the end of this chapter. It should be noted that all technical reports are attached to this EIR.

4.0.2 DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse change in the environment (Public Resources Code § 21068). The Guidelines implementing CEQA direct that this determination be based on scientific and factual data. The specific criteria for determining the significance of a particular impact are identified within the impact discussion in each chapter and are consistent with significance criteria set forth in the CEQA Guidelines.

4.0.3 ENVIRONMENTAL ISSUES ADDRESSED IN THE INITIAL STUDY

The Initial Study prepared for the proposed project (Appendix C) includes a detailed environmental checklist addressing a range of technical environmental issues. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as "no impact," "less than significant," "less than significant with mitigation incorporated," and "potentially significant." It should be noted that impacts associated with population growth in the area related to the environmental impact areas addressed in the Initial Study are summarized below.

Impacts identified in the Initial Study as less than significant with mitigation incorporated, less than significant, or no impact are presented below. All remaining issues identified in the Initial Study as potentially significant are discussed in the subsequent technical chapters of this EIR.

- *Aesthetics (All Sections):* The proposed project is located near State Route (SR) 4, which has been designated as an Eligible State Scenic Highway and a local scenic route due to the panoramic vistas of the Diablo Range and Mount Diablo afforded to drivers on the highway. The proposed grading activities would reduce the elevation of the higher portions of the project site and build up the lower portions such that the required cut and fill soils would balance across the project site. While the project applicant would be required to refrain from unnecessary leveling or grading through compliance with General Plan Policy COS 7-2 ("Preserve the topography of Brentwood's hills by discouraging unnecessary leveling/grading activities prior to site-building on hillsides where development is permitted."), the proposed onsite grading cuts are necessary to avoid hauling soils to the site. In addition, because the site has been anticipated for development in the General Plan, some level of grading has been anticipated to occur at the project site. In addition,

portions of the project site are currently designated for buildout with residential and commercial uses per the General Plan, and associated impacts related to scenic vistas and scenic resources were analyzed in the General Plan EIR. Thus, the proposed project under either development scenario would not have a substantial adverse effect on a scenic vista and would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.

The implementation of the proposed project would change the existing visual setting from open grazing land to a suburban area consisting of a single-family residential subdivision, a multi-family apartment complex, future commercial uses, and associated improvements. Public views in the project vicinity would consist primarily of views seen by motorists traveling on SR 4 and motorists, bicyclists, and pedestrians traveling on local roadways to the south of the project site, including La Sata Drive, St. Regis Avenue, and San Jose Avenue and Old Sand Creek Road to the north. As discussed throughout the Initial Study, with the exception of the proposed multi-family development area, which is currently designated RC per the General Plan, the proposed project would be consistent with the project site's existing General Plan land use designations. In addition, the project would be subject to design review approval, which would ensure that the proposed project would be compatible with other facilities in the immediate area and with the overall setting of the area as viewed from key vantage points in the community, as well as designed in compliance with the City's established Design Guidelines. As such, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings beyond what has been previously evaluated in the General Plan EIR. Furthermore, the proposed project would introduce new sources of light and glare to the site; however, with implementation of the mitigation provided in the Initial Study, the increase in light and glare would not adversely affect day or nighttime views in the area. Overall, the proposed project would result in *less-than-significant* impacts related to aesthetics.

- *Agriculture and Forest Resources (All Sections):* The project site is not zoned for agricultural use, forest land, timberland, or Timberland Production, and is not under a Williamson Act Contract. Thus, *no impact* related to any conflicts with such would occur. The project site is identified by the California Department of Conservation Farmland Mapping and Monitoring Program as Farmland of Local Importance; however, the site is currently designated by the General Plan for residential and commercial uses and, thus, conversion of Farmland associated with buildout of the project site has been previously analyzed in the General Plan EIR. Furthermore, the Initial Study includes mitigation to ensure that the proposed project would comply with Chapter 17.730 (Agricultural Preservation Program) of the Brentwood Municipal Code. Therefore, overall, the proposed project would result in *less-than-significant* impacts to agriculture and forest resources.

- *Air Quality (d):* Typical sources of objectionable odor include wastewater treatment plants, landfills, and composting facilities, which are not proposed as part of the project, nor are such uses located near the project site. Diesel fumes from construction equipment and delivery trucks can be found to be objectionable; however, future construction of the project site would be temporary, and permanent sources of odor are not proposed on the project site. With respect to dust, the proposed project would be required to comply with Bay Area Air Quality Management District measures that would ensure construction activities would not result in substantial emissions of dust. Operations would not involve sources of dust. Therefore, construction and operation of the proposed project would not

result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a *less-than-significant* impact would occur.

- *Biological Resources (All Sections):* Due to the disturbed nature of the project site's annual grassland cover type, suitable habitat does not exist to support special-status plant species known to occur within the annual grassland cover type of East Contra Costa County. While the presence of special-status wildlife species is relatively unlikely, based upon the current land cover types found on-site, in accordance with the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP), the Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement would require the project applicant to dedicate land and pay a development impact fee for any potential impacts to biological resources. Compliance with the terms of this agreement would satisfy the requirements of the ECCC HCP/NCCP and any species mitigation requirements. In addition, Sand Creek may currently serve as a limited migration corridor for wildlife; however, Mitigation Measures IV-4 through IV-8 would ensure impacts related to Sand Creek are reduced to less-than-significant levels. Thus, the project would not obstruct any wildlife movement within Sand Creek. In addition, the majority of the on-site wetland swale, located within the 27.01-acre open space parcel in the southwestern corner of the project site, would not be developed and would provide connectivity to the Sand Creek corridor. The possibility exists that existing trees would require removal during construction; thus, the Initial Study includes mitigation to ensure compliance with General Plan policies protecting trees. As noted previously, the Multi-Party Agreement is intended to address compliance with the ECCC HCP/NCCP and the developer is required to comply with the terms of this agreement per Mitigation Measure IV-1. As such, the proposed project would not conflict with the provisions of the ECCC HCP/NCCP. In addition, it should be noted that the white-tailed kite, other raptors, and migratory birds are not on the ECCC HCP/NCCP list of 28 "Covered Species." However, implementation of Mitigation Measures IV-2 and IV-3 would reduce any impacts to a less-than-significant level. With the proposed mitigation, the project would result in a *less-than-significant* impact to biological resources.

- *Cultural Resources (All Sections).* According to the Updated Cultural Resources Report prepared for the proposed project, the project site does not contain any historical resources. However, unknown archaeological resources, including human remains, and/or historic resources have the potential to exist on-site, and, thus, ground-disturbing activity related to project construction could encounter such resources. The Initial Study includes mitigation sufficient to ensure that, in the event resources are encountered during construction, impacts would be reduced to a *less-than-significant* level.

- *Energy (All Sections):* The proposed project is anticipated to result in increased energy usage during construction and operation of the project. However, the energy usage would not be considered a wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, the proposed project would result in a *less-than-significant* impact related to energy.

- *Geology and Soils (All Sections):* The proposed residences would be properly engineered in accordance with the California Building Standards Code, which includes engineering standards appropriate for the seismic area in which the project site is located. Compliance with such would help to reduce potential impacts related to seismic effects and other

geological hazards such as expansive soils. However, the Initial Study includes mitigation to further ensure adequate measures are implemented to reduce impacts related to subsidence or collapse and expansive soils. In addition, the proposed Brentwood Union School District would be required to comply with the regulations established California Environmental Protection Agency (CalEPA) related to school siting and geotechnical hazards. Although the proposed project would not have the potential to result in the destruction of unique geologic features, previously unknown paleontological resources could exist within the project site. Thus, ground-disturbing activity could have the potential to disturb or destroy such resources. The Initial Study includes mitigation sufficient to ensure that, in the event such resources are encountered during construction, impacts would be reduced. Overall, impacts related to geology and soils would be *less than significant*.

- *Hazards and Hazardous Materials (All Sections):* The proposed project would not involve the routine transport, use, or disposal of hazardous materials. However, the Initial Study includes mitigation to require preparation of the Phase II Environmental Site Assessment and to ensure compliance with the City's Municipal Code, specifically related to the abandoned oil and gas wells, water supply wells, and septic tanks on the project site. In addition, the proposed school and Brentwood Union School District would be required to comply with the regulations established by Department of Toxic Substances Control (DTSC) and CalEPA related to school siting. The project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Development of the project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The proposed project would not expose people or structures to the risk of loss, injury, or death involving wildland fires. The project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Overall, the proposed project would result in *no* or *less-than-significant impacts* related to hazards and hazardous materials.

- *Hydrology and Water Quality (All Sections):* A Stormwater Control Plan has been prepared for the single-family residential portion of the project, demonstrating how this portion of the project will comply with C.3 standards and adequately treat and detain stormwater runoff. Further, Stormwater Control Plans will be required to be submitted for the remaining parcels. In addition, a long-term maintenance plan is needed to ensure that all proposed stormwater treatment and control BMPs function properly. Thus, the Initial Study includes mitigation sufficient to ensure impacts related to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff are reduced to a less-than-significant level. The proposed project would be required to comply with the applicable State Water Resources Control Board regulations, including coverage under the State's General Construction Permit. The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge and would not conflict with an applicable groundwater management plan or water quality control plan. Grading and/or placement of permanent supports within the 100-year flood plain would not be required, and impedance or redirection of flood flows would not occur. With the mitigation set forth in the Initial Study, impacts related to tsunamis, seiches, or mudflows would not occur. Overall, impacts related to hydrology and water quality would be *less than significant*.

- *Land Use and Planning (All Sections):* The proposed project would not physically divide an established community. In addition, the proposed project would be consistent with the land use type and intensity typical of Planned Development designated areas. Furthermore, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect and the project would be consistent with nearby urban development. As such, the proposed project would result in a *less-than-significant* impact.

- *Mineral Resources (All Sections):* The project site has been previously disturbed and does not constitute a likely source of minerals. Mineral resource recovery and/or extraction is not a component of the City's long-term plans for the site. Because the project would not result in the loss of availability of a known mineral resource or locally important recovery site, a *less-than-significant* impact would occur.

- *Noise (All Sections):* The proposed project would not result in a substantial permanent increase in noise levels in the vicinity of the project. While construction noise is temporary in nature and the City has applicable standards to regulate construction noise, if construction does not adhere to the regulations, temporary noise could exceed the standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Additionally, while beyond the CEQA review of impacts of the project on the environment, noise levels at the proposed residences and outdoor commercial areas could exceed the City's interior and exterior noise standards. Thus, the Initial Study includes mitigation to ensure compliance with the applicable standards. Vibration generated by construction activities associated with implementation of the proposed project would fall below the threshold established by Caltrans for annoyance to sensitive receptors and structural damage to nearby residences. Furthermore, the project site is not located within an airport land use plan or in the vicinity of a private airstrip. Overall, the proposed project would result in *no* or *less-than-significant impacts* related to noise.

- *Population and Housing (b):* The project site is currently vacant and void of any habitable structures. As such, the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Therefore, *no impact* would occur related to the displacement of existing people or housing. It should be noted that impacts to Population and Housing related to Air Quality, Greenhouse Gas Emissions and Transportation and Circulation under Impact (a) are discussed in Chapter 4.1, Air Quality and Greenhouse Gas Emissions, Chapter 4.2, Transportation and Circulation, and Section 5.2, Growth-Inducing Impacts, of Chapter 5, Statutorily Required Sections.

- *Public Services (All Sections):* The project would be required to comply with General Plan policies and to pay development fees that support emergency police and fire services. The project applicant has agreed to provide the East Contra Costa Fire Protection District with additional funding in order to address the funding shortfall for personnel. The project's impacts to fire service would be fully mitigated by the agreement to: (a) pay a fire impact fee or other such amount necessary to fund developer's proportionate share of fire capital assets, and (b) participate in a Community Facilities District, which shall be established by the Fire District and will include annual assessments in an amount sufficient to cover the service costs associated with the new residences. In addition, the project would be required to pay applicable fees to the Liberty Union High School District and the

Brentwood Union School District. The proposed project would potentially also include development of an elementary school, which would increase the student enrollment capacity within the District's boundaries. Because the proposed project would not include an amount of parkland for the estimated number of residents in compliance with the City's parkland dedication requirements, the Initial Study includes mitigation to ensure the applicant complies with the City's parkland requirements. Overall, the proposed project would result in a *less-than-significant* impact related to public services.

- *Recreation (All Sections):* The proposed project would be required to comply with the City's parkland requirements. While the project would include the construction of new park facilities within the project site, the physical effects associated with construction of such facilities has been evaluated throughout the Initial Study and this EIR. Overall, a *less-than-significant* impact would occur related to recreation.

- *Tribal Cultural Resources (All Sections):* Based on the history of disturbance at the project site as a result of past development and agricultural uses, as well as the lack of identified tribal cultural resources at the site, known tribal cultural resources are not expected to occur within the site. Nevertheless, the possibility exists that development of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. The Initial Study includes mitigation, in the event that tribal cultural resources are discovered on the site during construction, sufficient to reduce any potential impacts to a *less-than-significant* level.

- *Utilities and Service Systems (All Sections):* The proposed project would include utility improvements to water, storm drainage, and sewer infrastructure, which would be adequately sized to meet demands from the proposed development. In addition, per the City's Water and Sewer Master Plan's, pipes and other infrastructure in the project area are planned to accommodate buildout of the General Plan. Specifically, a non-potable water line is planned to be constructed in Sand Creek, near the project site. The Master Plan anticipated development of the project site. As such, the existing and planned infrastructure in the project area is anticipated to have adequate capacity to serve the proposed project. However, the City requires that design calculations be reviewed and approved by the City Engineer as part of the development process to ensure the water and wastewater demand can be accommodated. With the mitigation set forth in the Initial Study, sufficient capacity of existing and planned infrastructure would be available to adequately serve the proposed project. Overall, the proposed project would result in a *less-than-significant* impact related to utilities and service systems.

- *Wildfire (All Sections):* According to the California Department of Forestry and Fire Protection, the Fire and Resource Assessment Program indicates that the project site is not located within or adjacent to a Very High Fire Hazard Severity Zone. In addition, the existing development in the surrounding area would act as fire breaks, reducing the potential for fire to spread to the project site. Development of the proposed project would include the installation of fire suppression systems (e.g., fire hydrants, fire sprinklers, smoke detectors) and would be designed in accordance with the latest requirements of the California Fire Code. In accordance with State standards, the project would be required to maintain defensible space to provide a fire break that would prevent the spread of ground fires and protect on-site structures. The proposed project would also be subject to fire safety requirements of the Contra Costa County Fire Protection District and the East

Contra Costa Fire Protection District. Compliance with such would ensure that the potential hazards associated with wildland fires to the proposed buildings and structures would be reduced. Therefore, a *less-than-significant* impact would occur.

4.0.4 ENVIRONMENTAL ISSUES ADDRESSED IN THIS EIR

The EIR provides the analysis necessary to address the technical environmental impacts of the proposed project. The following environmental issues are addressed in this EIR:

- Air Quality and Greenhouse Gas Emissions; and
- Transportation and Circulation.

See Chapter 5, Section 5.3, for additional information on the scope of the cumulative impact analysis for each environmental issue addressed in the EIR. It should be noted that physical environmental effects due to population growth associated with the proposed project (i.e., increased traffic, utility demands, effects on public services, etc.) have been evaluated both in this EIR and in the Initial Study prepared for the proposed project.

4.0.5 CHAPTER FORMAT

Each technical chapter addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impact and mitigation** discussion includes impact statements prefaced by a number in bold-faced type (for both project-level and cumulative analyses). An explanation of each impact and an analysis of the impact's significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below.

Project-Specific Impacts and Mitigation Measures

The following discussion of impacts is based on the implementation of the proposed project in comparison with the standards of significance.

4.x-1 Statement of Project-Specific Impact

Discussion of impact for the proposed project in paragraph format.

Statement of ***level of significance*** of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR: less than significant, significant, or significant and unavoidable. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-1(a) *Required mitigation measure(s) presented in italics and listed in consecutive order.*

4.x-1(b) *Required additional mitigation measure, if necessary.*

Cumulative Impacts and Mitigation Measures

The following discussion of cumulative impacts is based on implementation of the proposed project in combination with cumulative development within the applicable area or region.

4.x-2 Statement of Cumulative Impact

Discussion of cumulative impacts for the proposed project in paragraph format.

As discussed in detail in Chapter 5, Statutorily Required Sections, of the EIR, the cumulative setting for the proposed project is generally considered to be development anticipated to occur upon buildout of the Brentwood General Plan within Brentwood City limits, as well as buildout of a number of approved or reasonably foreseeable projects within the project region.

Statement of ***level of significance*** of cumulative impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR for cumulative impacts: less than significant, less than cumulatively considerable, cumulatively considerable, or significant and unavoidable. If an impact is determined to be cumulatively considerable, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures.

4.x-2(a) *Required mitigation measure(s) presented in italics and listed in consecutive order.*

4.x-2(b) *Required additional mitigation measure, if necessary.*

4.1 Air Quality and Greenhouse Gas Emissions

4.1. AIR QUALITY AND GREENHOUSE GAS EMISSIONS

4.1.1 INTRODUCTION

The Air Quality and Greenhouse Gas Emissions chapter of the EIR describes the potential impacts of the proposed project on local and regional air quality. The chapter includes a discussion of the existing air quality and greenhouse gas (GHG) setting, construction-related air quality impacts resulting from grading and equipment emissions, direct and indirect emissions associated with the project, the impacts of these emissions on both the local and regional scale, and mitigation measures warranted to reduce or eliminate any identified significant impacts. This chapter is based on the City of Brentwood General Plan,[1] and the General Plan EIR,[2] the California Emissions Estimator Model (CalEEMod) version 2016.3.2,[3] and is primarily based on information, guidance, and analysis protocol provided by the Bay Area Air Quality Management District (BAAQMD).

4.1.2 EXISTING ENVIRONMENTAL SETTING

The following information provides an overview of the existing environmental setting in relation to air quality within the proposed project area. Air basin characteristics, ambient air quality standards (AAQS), attainment status and regional air quality plans, local air quality monitoring, odors, sensitive receptors, and greenhouse gases are discussed.

Air Basin Characteristics

The project site is located in the eastern portion of the nine-county San Francisco Bay Area Air Basin (SFBAAB), and is within the jurisdictional boundaries of the BAAQMD. The SFBAAB consists of coastal mountain ranges, inland valleys, and bays. The project site is located within the City of Brentwood, which is located south of the San Joaquin-Sacramento River Delta, and would be considered to be within the Carquinez Strait region of the SFBAAB. Being located between the greater Bay Area and the Central Valley has great influence on the climate and air quality of the area. During the summer and fall months, marine air is drawn eastward through the Carquinez Strait, with common wind speeds of 15 to 20 miles per hour throughout the region.

The general westerly flow of the winds in the straits tends to move pollutants east. Thus, the winds dilute pollutants and transport them away from the area, so that emissions released in the project area have more influence on air quality in the Sacramento and San Joaquin Valleys than locally. However, stationary sources located in upwind cities and the City's location downwind of the greater Bay Area also means that pollutants from other areas are transported to the City.

Average daily maximum temperatures (in degrees Fahrenheit) can reach the 90s in summer, and drop to the 30s in winter. Rainfall amounts in the region vary, with an average of 15 inches annually in Brentwood.

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1 City of Brentwood. *General Plan*. July 22, 2014.
2 City of Brentwood. *Final Environmental Impact Report for the 2014 Brentwood General Plan Update*. June 2014
3 ENVIRON International Corporation and the California Air Districts. *California Emissions Estimator Model User's Guide Version 2016.3.2*. November 2017.

Ambient Air Quality Standards

Both the U.S. Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established AAQS for common pollutants. The federal standards are divided into primary standards, which are designed to protect the public health, and secondary standards, which are designed to protect the public welfare. The ambient air quality standards for each contaminant represent safe levels that avoid specific adverse health effects. Pollutants for which air quality standards have been established are called "criteria" pollutants. Table 4.1-1 identifies the major pollutants, characteristics, health effects and typical sources. The federal and California ambient air quality standards (NAAQS and CAAQS, respectively) are summarized in Table 4.1-2. The NAAQS and CAAQS were developed independently with differing purposes and methods. As a result, the federal and State standards differ in some cases. In general, the State of California standards are more stringent than the federal standards, particularly for ozone and particulate matter (PM).

A description of each criteria pollutant and its potential health effects is provided in the following section.

Ozone

Ozone is a reactive gas consisting of three oxygen atoms. In the troposphere, ozone is a product of the photochemical process involving the sun's energy, and is a secondary pollutant formed as a result of a complex chemical reaction between reactive organic gases (ROG) and oxides of nitrogen (NO_X) emissions in the presence of sunlight. As such, unlike other pollutants, ozone is not released directly into the atmosphere from any sources. In the stratosphere, ozone exists naturally and shields Earth from harmful incoming ultraviolet radiation. The primary source of ozone precursors is mobile sources, including cars, trucks, buses, construction equipment, and agricultural equipment. Ground-level ozone reaches the highest level during the afternoon and early evening hours. High levels occur most often during the summer months. Ground-level ozone is a strong irritant that could cause constriction of the airways, forcing the respiratory system to work harder in order to provide oxygen. Ozone at the Earth's surface causes numerous adverse health effects and is a major component of smog. High concentrations of ground level ozone can adversely affect the human respiratory system and aggravate cardiovascular disease and many respiratory ailments.

Reactive Organic Gas

Reactive Organic Gas (ROG) is a reactive chemical gas composed of hydrocarbon compounds typically found in paints and solvents that contributes to the formation of smog and ozone by involvement in atmospheric chemical reactions. A separate health standard does not exist for ROG. However, some compounds that make up ROG are toxic, such as the carcinogen benzene.

Oxides of Nitrogen

Oxides of Nitrogen (NO_X) are a family of gaseous nitrogen compounds and are precursors to the formation of ozone and particulate matter. The major component of NO_X, nitrogen dioxide (NO_2), is a reddish-brown gas that discolors the air and is toxic at high concentrations.

Table 4.1-1
Summary of Criteria Pollutants

Pollutant	Characteristics	Health Effects	Major Sources
Ozone	A highly reactive gas produced by the photochemical process involving a chemical reaction between the sun's energy and other pollutant emissions. Often called photochemical smog.	• Eye irritation • Wheezing, chest pain, dry throat, headache, or nausea • Aggravated respiratory disease such as emphysema, bronchitis, and asthma	Combustion sources such as factories, automobiles, and evaporation of solvents and fuels.
Carbon Monoxide	An odorless, colorless, highly toxic gas that is formed by the incomplete combustion of fuels.	• Impairment of oxygen transport in the bloodstream • Impaired vision, reduced alertness, chest pain, and headaches • Can be fatal in the case of very high concentrations	Automobile exhaust, combustion of fuels, and combustion of wood in woodstoves and fireplaces.
Nitrogen Dioxide	A reddish-brown gas that discolors the air and is formed during combustion of fossil fuels under high temperature and pressure.	• Lung irrigation and damage • Increased risk of acute and chronic respiratory disease	Automobile and diesel truck exhaust, industrial processes, and fossil-fueled power plants.
Sulfur Dioxide	A colorless, irritating gas with a rotten egg odor formed by combustion of sulfur-containing fossil fuels.	• Aggravation of chronic obstruction lung disease • Increased risk of acute and chronic respiratory disease	Diesel vehicle exhaust, oil-powered power plants, and industrial processes.
Particulate Matter (PM_{10} and $PM_{2.5}$)	A complex mixture of extremely small particles and liquid droplets that can easily pass through the throat and nose and enter the lungs.	• Aggravation of chronic respiratory disease • Heart and lung disease • Coughing • Bronchitis • Chronic respiratory disease in children • Irregular heartbeat • Nonfatal heart attacks	Combustion sources such as automobiles, power generation, industrial processes, and wood burning. Also from unpaved roads, farming activities, and fugitive windblown dust.
Lead	A metal found naturally in the environment as well as in manufactured products.	• Loss of appetite, weakness, apathy, and miscarriage • Lesions of the neuromuscular system, circulatory system, brain, and gastrointestinal tract	Industrial sources and combustion of leaded aviation gasoline.

Sources:

- ***California Air Resources Board. California Ambient Air Quality Standards (CAAQS). Available at: http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm. Accessed May 2020.***
- ***Sacramento Metropolitan, El Dorado, Feather River, Placer, and Yolo-Solano Air Districts, Spare the Air website. Air Quality Information for the Sacramento Region. Available at: http://www.sparetheair.com/health.cfm?page=healthoverall. Accessed May 2020.***
- ***California Air Resources Board. Glossary of Air Pollution Terms. Available at: http://www.arb.ca.gov/html/gloss.htm. Accessed May 2020.***

Table 4.1-2
Ambient Air Quality Standards

Pollutant	Averaging Time	CAAQS	NAAQS	
			Primary	Secondary
Ozone	1 Hour	0.09 ppm	-	Same as primary
	8 Hour	0.070 ppm	0.070 ppm	
Carbon Monoxide	8 Hour	9 ppm	9 ppm	-
	1 Hour	20 ppm	35 ppm	
Nitrogen Dioxide	Annual Mean	0.030 ppm	53 ppb	Same as primary
	1 Hour	0.18 ppm	100 ppb	-
Sulfur Dioxide	24 Hour	0.04 ppm	-	-
	3 Hour	-	-	0.5 ppm
	1 Hour	0.25 ppm	75 ppb	-
Respirable Particulate Matter (PM_{10})	Annual Mean	20 ug/m^3	-	Same as primary
	24 Hour	50 ug/m^3	150 ug/m^3	
Fine Particulate Matter ($PM_{2.5}$)	Annual Mean	12 ug/m^3	12 ug/m^3	15 ug/m^3
	24 Hour	-	35 ug/m^3	Same as primary
Lead	30 Day Average	1.5 ug/m^3	-	-
	Calendar Quarter	-	1.5 ug/m^3	Same as primary
Sulfates	24 Hour	25 ug/m^3	-	-
Hydrogen Sulfide	1 Hour	0.03 ppm	-	-
Vinyl Chloride	24 Hour	0.010 ppm	-	-
Visibility Reducing Particles[1]	8 Hour	see note below	-	-

ppm = parts per million
ppb = parts per billion
µg/m^3 = micrograms per cubic meter

1. Statewide Visibility Reducing Particle Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70 percent. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

- ***Source: California Air Resources Board. California Ambient Air Quality Standards (CAAQS). Available at: http://www.arb.ca.gov/research/aaqs/caaqs/caaqs.htm. Accessed May 2020.***

NO_X results primarily from the combustion of fossil fuels under high temperature and pressure. On-road and off-road motor vehicles and fuel combustion are the major sources of NO_X. NO_X reacts with ROG to form smog, which could result in adverse impacts to human health, damage the environment, and cause poor visibility. Additionally, NO_X emissions are a major component of acid rain. Health effects related to NO_X include lung irritation and lung damage and can cause increased risk of acute and chronic respiratory disease.

Carbon Monoxide

Carbon monoxide (CO) is a colorless, odorless, poisonous gas produced by incomplete burning of carbon-based fuels such as gasoline, oil, and wood. When CO enters the body, the CO combines with chemicals in the body, which prevents blood from carrying oxygen to cells, tissues, and organs. Symptoms of exposure to CO can include problems with vision, reduced alertness, and general reduction in mental and physical functions. Exposure to CO can result in chest pain, headaches, reduced mental alertness, and death at high concentrations.

Sulfur Dioxide

Sulfur Dioxide (SO_2) is a colorless, irritating gas with a rotten egg odor formed primarily by the combustion of sulfur-containing fossil fuels from mobile sources, such as locomotives, ships, and off-road diesel equipment. SO_2 is also emitted from several industrial processes, such as petroleum refining and metal processing. Similar to airborne NO_X, suspended sulfur oxide particles contribute to poor visibility. The sulfur oxide particles are also a component of particulate matter, discussed below.

Particulate Matter

Particulate matter, also known as particle pollution or PM, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health impacts. The USEPA is concerned about particles that are 10 micrometers in diameter or smaller (PM_{10}) because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, the particles could affect the heart and lungs and cause serious health effects. USEPA groups particle pollution into three categories based on their size and where they are deposited:

- "Inhalable coarse particles ($PM_{2.5-10}$)," which are found near roadways and dusty industries, are between 2.5 and 10 micrometers in diameter. $PM_{2.5-10}$ is deposited in the thoracic region of the lungs.
- "Fine particles ($PM_{2.5}$)," which are found in smoke and haze, are 2.5 micrometers in diameter and smaller. $PM_{2.5}$ particles could be directly emitted from sources such as forest fires, or could form when gases emitted from power plants, industries, and automobiles react in the air. They penetrate deeply into the thoracic and alveolar regions of the lungs.
- “Ultrafine particles (UFP),” are very, very small particles (less than 0.1 micrometers in diameter) largely resulting from the combustion of fossil fuels, meat, wood, and other hydrocarbons. While UFP mass is a small portion of $PM_{2.5}$, their high surface area, deep lung penetration, and transfer into the bloodstream could result in disproportionate health impacts relative to their mass. UFP is not currently regulated separately, but is analyzed as part of $PM_{2.5}$.

PM_{10}, $PM_{2.5}$, and UFP include primary pollutants, which are emitted directly to the atmosphere and secondary pollutants, which are formed in the atmosphere by chemical reactions among precursors. Generally speaking, $PM_{2.5}$ and UFP are emitted by combustion sources like vehicles, power generation, industrial processes, and wood burning, while PM_{10} sources include the same sources plus roads and farming activities. Fugitive windblown dust and other area sources also represent a source of airborne dust. Long-term PM pollution, especially fine particles, could result in significant health problems including, but not limited to, the following: increased respiratory symptoms, such as irritation of the airways, coughing or difficulty breathing; decreased lung function; aggravated asthma; development of chronic respiratory disease in children; development of chronic bronchitis or obstructive lung disease; irregular heartbeat; heart attacks; and increased blood pressure.

Lead

Lead is a relatively soft and chemically resistant metal that is a natural constituent of air, water, and the biosphere. Lead is neither created nor destroyed in the environment, and, thus, essentially persists forever. Lead forms compounds with both organic and inorganic substances. As an air pollutant, lead is present in small particles. Sources of lead emissions in California

include a variety of industrial activities. Gasoline-powered automobile engines were a major source of airborne lead through the use of leaded fuels. The use of leaded fuel has been mostly phased out, with the result that ambient concentrations of lead have dropped dramatically. However, because lead was emitted in large amounts from vehicles when leaded gasoline was used, lead is present in many soils (especially urban soils) as a result of airborne dispersion and could become re-suspended into the air.

Because lead is only slowly excreted by the human body, exposures to small amounts of lead from a variety of sources could accumulate to harmful levels. Effects from inhalation of lead above the level of the ambient air quality standard may include impaired blood formation and nerve conduction. Lead can adversely affect the nervous, reproductive, digestive, immune, and blood-forming systems. Symptoms could include fatigue, anxiety, short-term memory loss, depression, weakness in the extremities, and learning disabilities in children. Lead also causes cancer.

Sulfates

Sulfates are the fully oxidized ionic form of sulfur and are colorless gases. Sulfates occur in combination with metal and/or hydrogen ions. In California, emissions of sulfur compounds occur primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. The sulfur is oxidized to SO_2 during the combustion process and subsequently converted to sulfate compounds in the atmosphere. The conversion of SO_2 to sulfates takes place comparatively rapidly and completely in urban areas of California due to regional meteorological features.

The sulfates standard established by CARB is designed to prevent aggravation of respiratory symptoms. Effects of sulfate exposure at levels above the standard include a decrease in ventilatory function, aggravation of asthmatic symptoms, and an increased risk of cardio-pulmonary disease. Sulfates are particularly effective in degrading visibility, and, because they are usually acidic, can harm ecosystems and damage materials and property.

Hydrogen Sulfide

Hydrogen Sulfide (H_2S) is associated with geothermal activity, oil and gas production, refining, sewage treatment plants, and confined animal feeding operations. Hydrogen sulfide is extremely hazardous in high concentrations, especially in enclosed spaces (800 ppm can cause death).

Vinyl Chloride

Vinyl Chloride (C_2H_3Cl, also known as VCM) is a colorless gas that does not occur naturally, but is formed when other substances such as trichloroethane, trichloroethylene, and tetrachloro-ethylene are broken down. Vinyl chloride is used to make polyvinyl chloride (PVC) which is used to make a variety of plastic products, including pipes, wire and cable coatings, and packaging materials.

Visibility Reducing Particles

Visibility Reducing Particles are a mixture of suspended particulate matter consisting of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. The standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Toxic Air Contaminants

In addition to the criteria pollutants discussed above, Toxic Air Contaminants (TACs) are also a category of environmental concern. TACs are present in many types of emissions with varying degrees of toxicity. Public exposure to TACs can result from emissions from normal operations, as well as accidental releases. Common stationary sources of TACs include gasoline stations, dry cleaners, and diesel backup generators, which are subject to BAAQMD stationary source permit requirements. The other, often more significant, common source type is on-road motor vehicles, such as cars and trucks, on freeways and roads, and off-road sources such as construction equipment, ships, and trains.

Fossil fueled combustion engines, including those used in cars, trucks, and some pieces of construction equipment, release at least 40 different TACs. In terms of health risks, the most volatile contaminants are diesel particulate matter (DPM), benzene, formaldehyde, 1,3-butadiene, toluene, xylenes, and acetaldehyde. Gasoline vapors contain several TACs, including benzene, toluene, and xylenes. Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material. The solid material in diesel exhaust, DPM, is composed of carbon particles and numerous organic compounds, including over 40 known cancer-causing organic substances. Examples of such chemicals include polycyclic aromatic hydrocarbons, benzene, formaldehyde, acetaldehyde, acrolein, and 1,3-butadiene. Diesel exhaust also contains gaseous pollutants, including volatile organic compounds and NO_X. Due to the published evidence of a relationship between diesel exhaust exposure and lung cancer and other adverse health effects, the California Air Resources Board (CARB) has identified DPM from diesel-fueled engines as a TAC. Although a variety of TACs are emitted by fossil fueled combustion engines, the cancer risk due to DPM exposure represents a more significant risk than the other TACs discussed above.[4]

More than 90 percent of DPM is less than one micrometer in diameter, and, thus, DPM is a subset of $PM_{2.5}$. As a California statewide average, DPM comprises about eight percent of $PM_{2.5}$ in outdoor air, although DPM levels vary regionally due to the non-uniform distribution of sources throughout the State. Most major sources of diesel emissions, such as ships, trains, and trucks, operate in and around ports, rail yards, and heavily-traveled roadways. Such areas are often located near highly populated areas. Accordingly, elevated DPM levels are mainly an urban problem, with large numbers of people exposed to higher DPM concentrations, resulting in greater health consequences compared to rural areas.

Due to the high levels of diesel activity, high volume freeways, stationary diesel engines, rail yards and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Construction-related activities also have the potential to generate concentrations of DPM from on-road haul trucks and off-road equipment exhaust emissions.

The size of diesel particulates that are of the greatest health concern are fine particles (i.e., $PM_{2.5}$) and ultrafine particles (UFPs), which are a subset of $PM_{2.5}$. UFPs, which can originate from diesel combustion and other sources, have a small diameter (on the order of 0.1 micrometers).[5] The small diameter of UFPs imparts the particulates with unique attributes, such as high surface areas and the ability to penetrate deeply into lungs. Once UFPs have been deposited in lungs, the small diameter allows the UFPs to be transferred to the bloodstream. The high surface area of the UFPs also allows for a greater adsorption of other chemicals, which are transported along with the UFPs

[4] California Air Resources Board. *Reducing Toxic Air Pollutants in California's Communities*. February 6, 2002.
[5] South Coast Air Quality Management District. *Final 2012 Air Quality Management Plan*. December 2012.

into the bloodstream of the inhaler, where the chemicals can eventually reach critical organs,[6] including the brain.[7] The penetration capability of UFPs may contribute to adverse health effects related to heart, lung, and other organ health.[8] The majority of UFPs originate from internal combustion engines, including on-road vehicles, off-road equipment, and stationary sources.[9] Thus, UFPs form a subset of DPM, as well as a subset of $PM_{2.5}$, and estimations of either concentrations or emissions of $PM_{2.5}$ or DPM include UFPs. UFPs are relatively short-lived pollutants, as compared to pollutants such as $PM_{2.5}$, which can persist for several weeks. Furthermore, UFPs rapidly agglomerate (stick together) and form larger particles (e.g. $PM_{2.5}$). As a result, the concentration of UFPs declines exponentially with increased distance from the source.[10]

Health risks from TACs are a function of both the concentration of emissions and the duration of exposure, which typically are associated with long-term exposure and the associated risk of contracting cancer. Health effects of exposure to TACs other than cancer include birth defects, neurological damage, and death. Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, State, and federal level. The identification, regulation, and monitoring of TACs is relatively new compared to criteria air pollutants that have established AAQS. TACs are regulated or evaluated on the basis of risk to human health rather than comparison to an AAQS or emission-based threshold.

Attainment Status and Regional Air Quality Plans

Areas not meeting the NAAQS presented in Table 4.1-2 above are designated by the USEPA as nonattainment. Further classifications of nonattainment areas are based on the severity of the nonattainment problem, with marginal, moderate, serious, severe, and extreme nonattainment classifications for ozone. Nonattainment classifications for PM range from marginal to serious. The Federal Clean Air Act (FCAA) requires areas violating the NAAQS to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the NAAQS. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. The USEPA reviews SIPs to determine if they conform to the mandates of the FCAA amendments and would achieve air quality goals when implemented.

The CARB is the agency responsible for coordination and oversight of State and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA) of 1988. The CCAA classifies ozone nonattainment areas as moderate, serious, severe, and extreme based on severity of violations of the CAAQS. For each nonattainment area classification, the CCAA specifies air quality management strategies that must be adopted. For all nonattainment areas, attainment plans are required to demonstrate a five-percent-per-year reduction in nonattainment air pollutants or their precursors, averaged every consecutive three-year period, unless an approved alternative measure of progress is developed. Air districts with air quality that

6 Health Effects Institute. *Understanding the Health Effects of Ambient Ultrafine Particles*. January 2013.
7 Weichenthal, Schott; Olaniyan, Toyib; Christidis, Tanya; Lavigne, Eric; Hatzopoiloi, Marianne; Van Ryswyk, Keith; Tjepkema, Michael; Burnett, Rick. *Within-City Spatial Variations in Ambient Ultrafine Particule Concentrations and Incident Brain Tumors in Adults*. Epidemiology: November 6, 2019. Doi: 1 0.1097/EDE.0000000000001137.
8 South Coast Air Quality Management District. *Final 2012 Air Quality Management Plan*. December 2012.
9 Bay Area Air Quality Management District. *Ultrafine Particulate Matter Study in the San Francisco Bay Area Part I: Study Plan*. August 23, 2010.
10 *Ibid*.

is in violation of CAAQS are required to prepare an air quality attainment plan that lays out a program to attain the CCAA mandates.

Table 4.1-3 presents the current attainment status of the SFBAAB, including Contra Costa County. As shown in the table, the area is currently designated as a nonattainment area for the State and federal ozone, State and federal $PM_{2.5}$, and State PM_{10} standards. The SFBAAB is designated attainment or unclassified for all other AAQS.

Table 4.1-3
Contra Costa County Attainment Status Designations

Pollutant	Averaging Time	California Standards	Federal Standards
Ozone	1 Hour	**Nonattainment**	Revoked in 2005
	8 Hour	**Nonattainment**	**Nonattainment**
Carbon Monoxide	8 Hour	Attainment	Attainment
	1 Hour	Attainment	Attainment
Nitrogen Dioxide	Annual Mean	-	Attainment
	1 Hour	Attainment	Unclassified
Sulfur Dioxide	Annual Mean	Attainment	Attainment
	24 Hour	Attainment	Attainment
	3 Hour	-	Unclassified
	1 Hour	Attainment	Attainment
Respirable Particulate Matter (PM_{10})	Annual Mean	**Nonattainment**	-
	24 Hour	**Nonattainment**	Unclassified
Fine Particulate Matter ($PM_{2.5}$)	Annual Mean	**Nonattainment**	Attainment
	24 Hour	-	**Nonattainment**
Lead	30 Day Average	-	-
	Calendar Quarter	-	Attainment
	Rolling 3-Month Average	-	Attainment
Sulfates	24 Hour	Attainment	-
Hydrogen Sulfide	1 Hour	Unclassified	-
Visibility Reducing Particles	8 Hour	Unclassified	-

Source: Bay Area Air Quality Management District. Air Quality Standards and Attainment Status. Available at: http://www.baaqmd.gov/research-and-data/air-quality-standards-and-attainment-status. Accessed March 2020.

In compliance with the FCAA and CCAA, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans were prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which is a proposed revision to the Bay Area part of the SIP to achieve the federal ozone standard.[11] The plan was adopted on October 24, 2001 and approved by the CARB on November 1, 2001.

[11] Bay Area Air Quality Management District. *Air Quality Plans*. Available at: http://www.baaqmd.gov/Divisions/Planning-and-Research/Plans.aspx. Accessed March 2020.

The most recent State ozone plan is the 2017 Clean Air Plan (CAP), adopted on April 19, 2017.[12] The 2017 CAP was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, TACs, and GHGs. The control strategies included in the 2017 CAP serve as the backbone of the 2017 CAP, and build upon existing regional, state, and national programs for emissions reductions. The 2017 CAP includes 85 control measures, which provide an integrative approach to reducing ozone, PM, TAC, and GHG emissions.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal standards within the SFBAAB. The plans are based on population and employment projections provided by local governments, usually developed as part of the General Plan update process.

Local Air Quality Monitoring

Air quality is monitored by BAAQMD and CARB at various locations in the region that provide information on ambient concentrations of criteria air pollutants and TACs to help determine which air quality standards are being violated, and to direct the BAAQMD emission reduction efforts, such as developing attainment plans and rules, incentive programs, etc. The nearest monitoring station to the project site is the Bethel Island Road monitoring site, which is located approximately seven miles northeast of the project site at 5551 Bethel Island Road. Data for $PM_{2.5}$, was not available for the Bethel Island Road monitoring site; thus, such data was obtained from the next nearest monitoring site, which is the Concord monitoring site located approximately 14 miles west of the project site at 2975 Treat Boulevard. Table 4.1-4 shows historical occurrences of pollutant levels exceeding the State and federal AAQS for the three-year period from 2016 to 2018. The number of days that each standard was exceeded is presented in the tables as well. As shown in the table, the CAAQS and the federal 8-hour AAQS for ozone were exceeded. In addition, the State PM_{10} and State and federal $PM_{2.5}$ AAQS were exceeded. All other State and federal AAQS were met in the area.

Table 4.1-4
Air Quality Data Summary for the Bethel Island Road Air Quality Monitoring Site (2016-2018)

Pollutant	Standard	Days Standard Was Exceeded		
		2016	2017	2018
1-Hour Ozone	State	0	0	0
	Federal	0	0	0
8-Hour Ozone	State	2	2	1
	Federal	2	1	1
24-Hour PM_{10}	State	0	1	2
	Federal	0	0	0
24-Hour $PM_{2.5}$*	Federal	0	6	14
1-Hour Nitrogen Dioxide	State	0	0	0
	Federal	0	0	0

*Data obtained from the Concord monitoring site.

***Source:** California Air Resources Board, Aerometric Data Analysis and Management (iADAM) System, http://www.arb.ca.gov/adam/topfour/topfour1.php. Accessed March 2020.*

[12] *Ibid.*

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, day care centers, playgrounds, and medical facilities. A residential development exists immediately to the south of the project site. The nearest residences are considered to be the existing residences adjacent to the southern boundary of the project site.

Greenhouse Gases

GHGs are gases that absorb and emit radiation within the thermal infrared range, trapping heat in the earth's atmosphere. Some GHGs occur naturally and are emitted into the atmosphere through both natural processes and human activities. Other GHGs are created and emitted solely through human activities. The principal GHGs that enter the atmosphere due to human activities are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated carbons. Other common GHGs include water vapor, ozone, and aerosols. Since the beginning of the Industrial Revolution, global atmospheric concentrations of GHGs have increased due to human activities such as the burning of fossil fuels, clearing of forests and other activities. The increase in atmospheric concentrations of GHG due to human activities has resulted in more heat being held within the atmosphere, which is the accepted explanation for global climate change.[13]

The primary GHG emitted by human activities is CO_2, with the next largest components being CH_4 and N_2O. The primary sources of CH_4 emissions include domestic livestock sources, decomposition of wastes in landfills, releases from natural gas systems, coal mine seepage, and manure management. The main human activities producing N_2O are agricultural soil management, fuel combustion in motor vehicles, nitric acid production, manure management, and stationary fuel combustion. Emissions of GHG by economic sector indicate that energy-related activities account for the majority of U.S. emissions. Electricity generation is the largest single-source of GHG emissions, and transportation is the second largest source, followed by industrial activities. The agricultural, commercial, and residential sectors account for the remainder of GHG emission sources.[14] Emissions of GHG are partially offset by uptake of carbon and sequestration in forests, trees in urban areas, agricultural soils, landfilled yard trimmings and food scraps, and absorption of CO_2 by the earth's oceans; however, the rate of emissions of GHGs currently outpaces the rate of uptake, thus causing global atmospheric concentrations to increase.[15] Attainment concentration standards for GHGs have not been established by the federal or State government.

Global Warming Potential

Global Warming Potential (GWP) is one type of simplified index (based upon radiative properties) that can be used to estimate the potential future impacts of emissions of various gases. According to the USEPA, the global warming potential of a gas, or aerosol, to trap heat in the atmosphere is the "cumulative radiative forcing effects of a gas over a specified time horizon resulting from

[13] U.S. Environmental Protection Agency. *Climate Change Indicators: Atmospheric Concentrations of Greenhouse Gases*. Available at: https://www.epa.gov/climate-indicators/climate-change-indicators-atmospheric-concentrations-greenhouse-gases. Accessed March 2020.

[14] U.S. Environmental Protection Agency. *Sources of Greenhouse Gas Emissions*. Available at: https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions. Accessed March 2020.

[15] U.S. Environmental Protection Agency. *Climate Change Indicators: Atmospheric Concentrations of Greenhouse Gases.* Available at: https://www.epa.gov/climate-indicators/climate-change-indicators-atmospheric-concentrations-greenhouse-gases. Accessed March 2020.

the emission of a unit mass of gas relative to a reference gas." The reference gas for comparison is CO_2. GWP is based on a number of factors, including the heat-absorbing ability of each gas relative to that of CO_2, as well as the decay rate of each gas relative to that of CO_2. Each gas's GWP is determined by comparing the radiative forcing associated with emissions of that gas versus the radiative forcing associated with emissions of the same mass of CO_2, for which the GWP is set at one. Methane gas, for example, is estimated by the USEPA to have a comparative global warming potential 25 times greater than that of CO_2, as shown in Table 4.1-5.

Table 4.1-5
Global Warming Potentials and Atmospheric Lifetimes of Select GHGs

Gas	Atmospheric Lifetime (years)	Global Warming Potential (100 year time horizon)
Carbon Dioxide (CO_2)	50-200[1]	1
Methane (CH_4)	12	25
Nitrous Oxide (N_2O)	114	298
HFC-23	270	14,800
HFC-134a	14	1,430
HFC-152a	1.4	124
PFC: Tetrafluoromethane (CF_4)	50,000	7,390
PFC: Hexafluoroethane (C_2F_6)	10,000	12,200
Sulfur Hexafluoride (SF_6)	3,200	22,800

1. For a given amount of carbon dioxide emitted, some fraction of the atmospheric increase in concentration is quickly absorbed by the oceans and terrestrial vegetation, some fraction of the atmospheric increase will only slowly decrease over a number of years, and a small portion of the increase will remain for many centuries or more.

Source: USEPA. Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2013. April 15, 2017.

As shown in the table, at the extreme end of the scale, sulfur hexafluoride is estimated to have a comparative GWP 22,800 times that of CO_2. The "specified time horizon" is related to the atmospheric lifetimes of such GHGs, which are estimated by the USEPA to vary from 50 to 200 years for CO_2, to 50,000 years for tetrafluoromethane. Longer atmospheric lifetimes allow GHG to buildup in the atmosphere; therefore, longer lifetimes correlate with the global warming potential of a gas. The common indicator for GHG is expressed in terms of metric tons of CO_2 equivalents ($MTCO_2e$).

Effects of Global Climate Change

Uncertainties exist as to exactly what the climate changes will be in various local areas of the Earth. According to the Intergovernmental Panel on Climate Change's Working Group II Report, *Climate Change 2007: Impacts, Adaptation and Vulnerability*,[16] as well as the California Natural Resources Agency's report *Safeguarding California: Reducing Climate Risk*[17] climate change impacts to California may include:

16 Intergovernmental Panel on Climate Change. *Climate Change 2007: Impacts, Adaptation, and Vulnerability.* 2007.
17 California Natural Resources Agency. *Safeguarding California: Reducing Climate Risk*. July 2014.

- Increasing evaporation;
- Rearrangement of ecosystems as species and ecosystems shift northward and to higher elevations;
- Increased frequency, duration, and intensity of conditions conducive to air pollution formation (particularly ozone);
- Reduced precipitation, changes to precipitation and runoff patterns, reduced snowfall (precipitation occurring as rain instead of snow), earlier snowmelt, decreased snowpack, and increased agricultural demand for water;
- Increased experiences of heat waves;
- Increased growing season and increased growth rates of weeds, insect pests and pathogens;
- Inundation by sea level rise, and exacerbated shoreline erosion; and
- Increased incidents and severity of wildfire events and expansion of the range and increased frequency of pest outbreaks.

4.1.3 REGULATORY CONTEXT

Air quality is monitored through the efforts of various international regulations and federal, State, regional, and local government agencies. The agencies work jointly and individually to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for regulating and improving the air quality and GHG emissions within the city of Brentwood area are discussed below.

Federal Regulations

The most prominent federal regulation is the FCAA, which is implemented and enforced by the USEPA.

FCAA and USEPA

The FCAA requires the USEPA to set NAAQS and designate areas with air quality not meeting NAAQS as nonattainment. The USEPA is responsible for enforcement of NAAQS for atmospheric pollutants and regulates emission sources that are under the exclusive authority of the federal government including emissions of greenhouse gases (GHGs). The USEPA's air quality mandates are drawn primarily from the FCAA, which was signed into law in 1970. Congress substantially amended the FCAA in 1977 and again in 1990. The USEPA has adopted policies consistent with FCAA requirements demanding states to prepare SIPs that demonstrate attainment and maintenance of the NAAQS.

State Regulations

California has adopted a variety of regulations aimed at reducing air pollution emissions. Only the most prominent and applicable California air quality-related legislation is included below; however, an exhaustive list and extensive details of California air quality legislation can be found at the CARB website (http://www.arb.ca.gov/html/lawsregs.htm).

CCAA and CARB

The CARB is the agency responsible for coordination and oversight of State and local air pollution control programs in California and for implementing the CCAA. The CCAA requires that air quality plans be prepared for areas of the State that have not met the CAAQS for ozone, CO, NO_X, and SO_2. Among other requirements of the CCAA, the plans must include a wide range of implementable control measures, which often include transportation control measures and

performance standards. In order to implement the transportation-related provisions of the CCAA, local air pollution control districts have been granted explicit authority to adopt and implement transportation controls. The CARB, California's air quality management agency, regulates and oversees the activities of county air pollution control districts and regional air quality management districts. The CARB regulates local air quality indirectly using State standards and vehicle emission standards, by conducting research activities, and through planning and coordinating activities. In addition, the CARB has primary responsibility in California to develop and implement air pollution control plans designed to achieve and maintain the NAAQS established by the USEPA. Furthermore, the CARB is charged with developing rules and regulations to cap and reduce GHG emissions.

Air Quality and Land Use Handbook

CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (CARB Handbook) addresses the importance of considering health risk issues when siting sensitive land uses, including residential development, in the vicinity of intensive air pollutant emission sources including freeways or high-traffic roads, distribution centers, ports, petroleum refineries, chrome plating operations, dry cleaners, and gasoline dispensing facilities.[18] The CARB Handbook draws upon studies evaluating the health effects of traffic traveling on major interstate highways in metropolitan California centers within Los Angeles (I-405 and I-710), the San Francisco Bay, and San Diego areas. The recommendations identified by CARB, including siting residential uses a minimum distance of 500 feet from freeways or other high-traffic roadways, are consistent with those adopted by the State of California for location of new schools. Specifically, the CARB Handbook recommends, "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" (CARB 2005).

Importantly, the Introduction chapter of the CARB Handbook clarifies that the guidelines are strictly advisory, recognizing that: "[l]and use decisions are a local government responsibility. The Air Resources Board Handbook is advisory and these recommendations do not establish regulatory standards of any kind." CARB recognizes that there may be land use objectives as well as meteorological and other site-specific conditions that need to be considered by a governmental jurisdiction relative to the general recommended setbacks, specifically stating, "[t]hese recommendations are advisory. Land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues" (CARB 2005).

Assembly Bill 1807

Assembly Bill (AB) 1807, enacted in September 1983, sets forth a procedure for the identification and control of TACs in California. CARB is responsible for the identification and control of TACs, except pesticide use, which is regulated by the California Department of Pesticide Regulation.

AB 2588

The Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588), California Health and Safety Code Section 44300 et seq., provides for the regulation of over 200 TACs, including DPM, and is the primary air contaminant legislation in California. Under the act, local air districts may request that a facility account for its TAC emissions. Local air districts then prioritize facilities on the

[18] California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

basis of emissions, and high priority designated facilities are required to submit a health risk assessment and communicate the results to the affected public.

Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations

In 2002, the Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (Title 17, Section 93105, of the California Code of Regulations) went into effect, which requires each air pollution control and air quality management district to implement and enforce the requirements of Section 93105 and propose their own asbestos ATCM as provided in Health and Safety Code section 39666(d).[19]

Senate Bill 656

In 2003, the Legislature passed Senate Bill (SB) 656 to reduce public exposure to PM_{10} and $PM_{2.5}$ above the State CAAQS. The legislation requires the CARB, in consultation with local air pollution control and air quality management districts, to adopt a list of the most readily available, feasible, and cost-effective control measures that could be implemented by air districts to reduce PM_{10} and $PM_{2.5}$ emissions. The CARB list is based on California rules and regulations existing as of January 1, 2004, and was adopted by CARB in November 2004. Categories addressed by SB 656 include measures for reduction of emissions associated with residential wood combustion and outdoor greenwaste burning, fugitive dust sources such as paved and unpaved roads and construction, combustion sources such as boilers, heaters, and charbroiling, solvents and coatings, and product manufacturing. Some of the measures include, but are not limited to, the following:

- Reduce or eliminate wood-burning devices allowed;
- Prohibit residential open burning;
- Permit and provide performance standards for controlled burns;
- Require water or chemical stabilizers/dust suppressants during grading activities;
- Limit visible dust emissions beyond the project boundary during construction;
- Require paving/curbing of roadway shoulder areas; and
- Require street sweeping.

Under SB 656, each air district is required to prioritize the measures identified by CARB, based on the cost effectiveness of the measures and their effect on public health, air quality, and emission reductions. Per SB 656 requirements, the BAAQMD amended the existing public awareness project to provide additional outreach and educational resources, enhanced the existing wood-burning ordinance, and amended the existing program aimed at the voluntary curtailment of wood burning by adjusting the “Spare the Air Tonight” thresholds.

Heavy-Duty Vehicle Idling Emission Reduction Program

On October 20, 2005, CARB approved a regulatory measure to reduce emissions of toxics and criteria pollutants by limiting idling of new and in-use sleeper berth equipped diesel trucks.[20] The regulation consists of new engine and in-use truck requirements and emission performance requirements for technologies used as alternatives to idling the truck’s main engine. For example,

[19] California Air Resources Board. *2002-07-29 Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations*. Available at: http://www.arb.ca.gov/toxics/atcm/asb2atcm.htm. Accessed March 2020.

[20] California Air Resources Board. *Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling*. October 24, 2013. Available at: http://www.arb.ca.gov/msprog/truck-idling/truck-idling.htm. Accessed March 2020.

the regulation requires 2008 and newer model year heavy-duty diesel engines to be equipped with a non-programmable engine shutdown system that automatically shuts down the engine after five minutes of idling, or optionally meet a stringent NO_X emission standard. The regulation also requires operators of both in-state and out-of-state registered sleeper berth equipped trucks to manually shut down their engine when idling more than five minutes at any location within California beginning in 2008. Emission producing alternative technologies such as diesel-fueled auxiliary power systems and fuel-fired heaters are also required to meet emission performance requirements that ensure emissions are not exceeding the emissions of a truck engine operating at idle.

In-Use Off-Road Diesel Vehicle Regulation

On July 26, 2007, CARB adopted a regulation to reduce DPM and NO_X emissions from in-use (existing), off-road, heavy-duty diesel vehicles in California.[21] Such vehicles are used in construction, mining, and industrial operations. The regulation is designed to reduce harmful emissions from vehicles by subjecting fleet owners to retrofit or accelerated replacement/repower requirements, imposing idling limitations on owners, operators, renters, or lessees of off-road diesel vehicles. The idling limits require operators of applicable off-road vehicles (self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on-road) to limit idling to less than five minutes. The idling requirements are specified in Title 13 of the California Code of Regulations.

State Regulations Related to Greenhouse Gases

The following regulations address GHG and climate change within California.

AB 1493

California AB 1493 (Stats. 2002, ch. 200) (Health & Safety Code §§42823, 43018.5), known as Pavley I, was enacted on July 22, 2002. AB 1493 requires that the CARB develop and adopt regulations that achieve "the maximum feasible reduction of GHGs emitted by passenger vehicles and light-duty truck and other vehicles determined by the CARB to be vehicles whose primary use is noncommercial personal transportation in the state." On June 30, 2009, the USEPA granted a waiver of CAA preemption to California for the State's GHG emission standards for motor vehicles, beginning with the 2009 model year. Pursuant to the CAA, the waiver allows for the State to have special authority to enact stricter air pollution standards for motor vehicles than the federal government's. On September 24, 2009, the CARB adopted amendments to the Pavley regulations (Pavley I) that reduce GHG emissions in new passenger vehicles from 2009 through 2016. The second phase of the Pavley regulations (Pavley II) affected model year vehicles from 2016 through 2020. The CARB estimates that the regulation would reduce GHG emissions from the light-duty passenger vehicle fleet by an estimated 18 percent in 2020 and by 27 percent in 2030.

On September 19, 2019, the federal government revoked the 2013 California Clean Air Act Waiver, which prevents the state from setting vehicle emissions standards. As a separate action, the USEPA has proposed amendments to the corporate average fuel economy (CAFE) standards that would weaken the previously approved fuel economy standards. Both actions by the federal government have been legally challenged by California, as well as various other states, cities, and the District of Columbia. Although the fate of judicial proceedings regarding California's waiver and the CAFE standards are currently unknown, should the federal government's actions

[21] California Air Resources Board. *In-Use Off-Road Diesel Vehicle Regulation*. December 10, 2014. Available at: http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm. Accessed March 2020.

be allowed to take effect, ambient air quality could degrade throughout the state, including in the project area.

Methodologies for analyzing air pollution resulting from vehicle use within California are predicated on the implementation of the Pavley standards, as well as the more stringent CAFE. Consequently, in revoking California's 2013 California Clean Air Act Waiver, and with the potential amendment to weaken CAFE standards, the federal government has invalidated the CARB's mobile source emissions factor (EMFAC) model, which is used extensively within the State to estimate mobile emissions. Further discussion of the implications of the invalidation of the EMFAC model is provided in the method of analysis section below.

Renewable Portfolio Standard (RPS)

Established in 2002 under SB 1078, accelerated in 2006 under SB 107, and expanded in 2011 under SB 2, California's Renewables Portfolio Standard (RPS) is one of the most ambitious renewable energy standards in the country. The RPS program requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020.

Executive Order S-03-05

On June 1, 2005, then-Governor Schwarzenegger signed Executive Order S-03-05, which established total GHG emission targets. Specifically, emissions are to be reduced to year 2000 levels by 2010, 1990 levels by 2020, and to 80 percent below 1990 levels by 2050. The Executive Order directed the Secretary of the California Environmental Protection Agency (Cal-EPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. The Secretary is also directed to submit biannual reports to the governor and state legislature describing: (1) progress made toward reaching the emission targets; (2) impacts of global warming on California's resources; and (3) mitigation and adaptation plans to combat these impacts.

To comply with the Executive Order, the Secretary of the Cal-EPA created a Climate Act Team (CAT) made up of members from various State agencies and commissions. In March 2006, CAT released their first report. In addition, the CAT has released several "white papers" addressing issues pertaining to the potential impacts of climate change on California.

AB 32

In September 2006, AB 32, the California Climate Solutions Act of 2006, was enacted (Stats. 2006, ch. 488) (Health & Saf. Code §38500, et seq.). AB 32 delegated the authority for its implementation to the CARB and directs CARB to enforce the State-wide cap. Among other requirements, AB 32 required CARB to (1) identify the State-wide level of GHG emissions in 1990 to serve as the emissions limit to be achieved by 2020, and (2) develop and implement a Scoping Plan. Accordingly, the CARB has prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008 and updated in 2014.[22] The 2008 Scoping Plan identified GHG reduction measures that would be necessary to reduce statewide emissions as required by AB 32. Many of the GHG reduction measures identified in the 2008 Scoping Plan have been adopted, such as the Low Carbon Fuel Standard, Pavley, Advanced Clean Car standards, Renewable Portfolio Standard (RPS), and the State's Cap-and-Trade system.

[22] California Air Resources Board. *First Update to the Climate Change Scoping Plan*. May 22, 2014.

Building upon the 2008 Scoping plan, the 2013 Scoping Plan Update introduced new strategies and recommendations to continue GHG emissions reductions. The 2013 Scoping Plan Update created a framework for achievement of 2020 GHG reduction goals and identified actions that may be built upon to continue GHG reductions past 2020, as required by AB 32. A second update to the Scoping Plan was subsequently prepared and was adopted by CARB on December 14, 2017.[23]

California GHG Cap-and-Trade Program

The AB 32 Scoping Plan identifies a cap-and-trade program as one of the strategies California will employ to reduce the GHG emissions that cause climate change.[24] The program will help put California on the path to meet the GHG emission reduction goal of 1990 levels by the year 2020, and ultimately achieving an 80 percent reduction from 1990 levels by 2050. Under cap-and-trade, an overall limit on GHG emissions from capped sectors would be established by the cap-and-trade program and facilities subject to the cap would be able to trade permits (allowances) to emit GHGs. The CARB has designed a California cap-and-trade program that is enforceable and meets the requirements of AB 32. The program started on January 1, 2012, with an enforceable compliance obligation beginning with the 2013 GHG emissions. On January 1, 2014 California linked the state's cap-and-trade plan with Quebec's, and on January 1, 2015 the program expanded to include transportation and natural gas fuel suppliers.

Executive Order S-01-07

On January 18, 2007, then-Governor Schwarzenegger signed Executive Order S-01-07, which mandates that a State-wide goal be established to reduce carbon intensity of California's transportation fuels by at least 10 percent by 2020. The Order also requires that a Low Carbon Fuel Standard (LCFS) for transportation fuels be established for California.

SB 97

As amended, SB 97, signed in August 2007, acknowledges that climate change is an important environmental issue that requires analysis under CEQA. The bill directed the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. As directed by SB 97, the OPR amended the CEQA Guidelines to provide guidance to public agencies regarding the analysis and mitigation of GHG emissions and the effects of GHG emissions in CEQA documents. The amendments included revisions to the *Appendix G Initial Study Checklist* that incorporated a new subdivision to address project-generated GHG emissions and contribution to climate change. The new subdivision emphasizes that the effects of GHG emissions are cumulative, and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis. Under the revised CEQA Appendix G checklist, an agency should consider whether a project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and whether a project conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing emission of GHGs.

Further guidance based on SB 97 suggests that the lead agency make a good-faith effort, based on available information, to describe, calculate, or estimate the amount of GHG emissions resulting from a project. When assessing the significance of impacts from GHG emissions on the environment, lead agencies should consider the extent to which the project may increase or

[23] California Air Resources Board. *California's 2017 Climate Change Scoping Plan*. November 2017.
[24] California Air Resources Board. *AB 32 Scoping Plan*. Available at: https://www.arb.ca.gov/cc/scopingplan/scopingplan.htm. Accessed March 2020.

reduce GHG, as compared to the existing environmental setting, whether the project emissions exceed a threshold of significance determined applicable to the project, and/or the extent to which the project complies with adopted regulations or requirements to implement a state wide, regional, or local plan for the reduction or mitigation of GHG emissions. Feasible mitigation under SB 97 includes on-site and off-site measures, such as GHG emission-reducing design features and GHG sequestration.

SB 375

In September 2008, SB 375, known as the Sustainable Communities and Climate Protection Act of 2008, was enacted, which is intended to build on AB 32 by attempting to control GHG emissions by curbing sprawl. SB 375 enhances CARB's ability to reach goals set by AB 32 by directing CARB to develop regional GHG emission reduction targets to be achieved by the State's 18 metropolitan planning organizations (MPOs), including the Association of Bay Area Governments (ABAG). Under SB 375, MPOs must align regional transportation, housing, and land-use plans and prepare a "Sustainable Communities Strategy" (SCS) to reduce the amount of vehicle miles traveled in their respective regions and demonstrate the region's ability to attain its greenhouse gas reduction targets. SB 375 provides incentives for creating walkable and sustainable communities and revitalizing existing communities, and allows home builders to get relief from certain environmental reviews under CEQA if they build projects consistent with the new sustainable community strategies. Furthermore, SB 375 encourages the development of alternative transportation options, which will reduce traffic congestion.

Executive Order S-13-08

Then-Governor Arnold Schwarzenegger issued Executive Order S-13-08 on November 14, 2008. The Executive Order is intended to hasten California's response to the impacts of global climate change, particularly sea level rise, and directs state agencies to take specified actions to assess and plan for such impacts, including requesting the National Academy of Sciences to prepare a Sea Level Rise Assessment Report, directing the Business, Transportation, and Housing Agency to assess the vulnerability of the State's transportation systems to sea level rise, and requiring the Office of Planning and Research and the Natural Resources Agency to provide land use planning guidance related to sea level rise and other climate change impacts.

The order also required State agencies to develop adaptation strategies to respond to the impacts of global climate change that are predicted to occur over the next 50 to 100 years. The adaption strategies report summarizes key climate change impacts to the State for the following areas: public health; ocean and coastal resources; water supply and flood protection; agriculture; forestry; biodiversity and habitat; and transportation and energy infrastructure. The report recommends strategies and specific responsibilities related to water supply, planning and land use, public health, fire protection, and energy conservation.

AB 197 and SB 32

On September 8, 2016, AB 197 and SB 32 were enacted with the goal of providing further control over GHG emissions in the State. SB 32 built on previous GHG reduction goals by requiring that the CARB ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by the year 2030. Achieving a 40 percent reduction of statewide GHG emissions by 2030 represents a critical milestone on the path to reducing statewide GHG Emissions by 80 percent by 2050, as required by Executive Order S-03-05. Additionally, SB 32 emphasizes the critical role that reducing GHG emissions would play in protecting disadvantaged communities and public health from adverse impacts of climate change. Enactment of SB 32 was predicated on the



enactment of AB 197, which seeks to make the achievement of SB 32's mandated GHG emission reductions more transparent to the public and responsive to the Legislature. Transparency to the public is achieved by AB 197 through the publication of an online inventory of GHG and TAC emissions from facilities required to report such emissions pursuant to Section 38530 of California's Health and Safety Code. AB 197 further established a six-member Joint Legislative Committee on Climate Change Policies, which is intended to provide oversight and accountability of the CARB, while also adding two new legislatively-appointed, non-voting members to the CARB. Additionally, AB 197 directs the CARB to consider the "social costs" of emission reduction rules and regulations, with particular focus on how such measures may impact disadvantaged communities.

The CARB has recently prepared an update to the State's Climate Change Scoping Plan in accordance with the 2030 GHG emissions targets codified by SB 32, which was adopted by CARB on December 14, 2017.

California Building Standards Code

California's building codes (California Code of Regulations [CCR], Title 24) are published on a triennial basis, and contain standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The California Building Standards Commission is responsible for the administration and implementation of each cycle of the California Building Standards Code (CBSC), which includes the proposal, review, and adoption process. Supplements and errata are issued throughout the cycle to make necessary mid-term corrections. The 2019 code has been prepared and became effective January 1, 2020. The California building code standards apply State-wide; however, a local jurisdiction may amend a building code standard if the jurisdiction makes a finding that the amendment is reasonably necessary due to local climatic, geological, or topographical conditions.

California Green Building Standards Code

The 2019 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the CBSC, which will become effective with the rest of the CBSC on January 1, 2020. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California.

The CALGreen Code encourages local governments to adopt more stringent voluntary provisions, known as Tier 1 and Tier 2 provisions, to further reduce emissions, improve energy efficiency, and conserve natural resources. If a local government adopts one of the tiers, the provisions become mandates for all new construction within that jurisdiction.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards is a portion of the CBSC (CCR Title 24, Parts 6 and 11) expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a seven percent reduction in energy consumption from the 2016 standards for commercial structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of

high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.

Local Regulations

The following are the regulatory agencies and regulations pertinent to the proposed project on a local level.

Plan Bay Area 2040

Plan Bay Area 2040 is a long-range integrated transportation and land use/housing strategy through 2040 for the San Francisco Bay Area, designed to reduce GHG emissions from cars and light-duty trucks. On July 18, 2013, the Plan was jointly approved by the MTC and the ABAG. Pursuant to SB 375, the Plan includes the region's Sustainable Communities Strategy (SCS) and 2040 Regional Transportation Plan. Plan Bay Area 2040 provides a strategy for meeting 80 percent of the region's future housing needs in Priority Development Areas (PDAs). While intended to accommodate the region's housing needs, as a SCS, the Plan Bay Area 2040 is required to comply with regional targets for reducing GHG emissions through the integration of transportation and land use planning.[25]

Plan Bay Area 2040 anticipates that from 2010 to 2040, Contra Costa County is projected to experience 12 percent of the total regional housing growth, or an estimated 93,390 additional households. The County will also take 11 percent of the region's job growth, or 70,300 new jobs, the majority of which will be in PDAs. Both job and housing growth will cluster along San Pablo Avenue in the western part of the County, including Richmond, as well as in the suburbs of Antioch, Pittsburg, Walnut Creek, and San Ramon. The project site is not located within a PDA.

The plan assists jurisdictions seeking to implement the plan at the local level by providing funding for PDA planning and transportation projects. Plan Bay Area also provides jurisdictions with the option of increasing the efficiency of the development process for projects consistent with the plan and other criteria included in SB 375.

Bay Area Air Quality Management District

The BAAQMD is the public agency entrusted with regulating stationary sources of air pollution in the nine counties that surround San Francisco Bay: Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, southwestern Solano, and southern Sonoma counties. The BAAQMD has prepared their own *CEQA Air Quality Guidelines* (May 2017), which is intended to be used for assistance with CEQA review. The BAAQMD CEQA Air Quality Guidelines include thresholds of significance and project screening levels for criteria air pollutants (ROG, NO_X, PM_{10}, and $PM_{2.5}$), GHGs, TACs, CO, and odors, as well as methods to assess and mitigate project-level and plan-level impacts.

Regional Air Quality Plans

As discussed above, the 2001 Ozone Attainment Plan was prepared as a revision to the Bay Area part of the SIP to achieve the federal ozone standard. The plan was adopted on October 24, 2001, approved by the CARB on November 1, 2001, and was submitted to the USEPA on November 30, 2001 for review and approval as a revision to the SIP. In addition, in order to fulfill federal air

[25] Association of Bay Area Governments and Metropolitan Transportation Commission. *Plan Bay Area 2040: Final.* Available at: http://2040.planbayarea.org/reports. Accessed March 2020.

quality planning requirements, the BAAQMD adopted a $PM_{2.5}$ emissions inventory for the year 2010, which was submitted to the USEPA on January 14, 2013 for inclusion in the SIP.

The most recent State ozone plan is the 2017 CAP, adopted on April 19, 2017. The 2017 CAP was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, TACs, and GHGs. Although the CCAA does not require the region to submit a plan for achieving the State PM_{10} standard, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 CAP. It should be noted that on January 9, 2013, the USEPA issued a final rule to determine that the San Francisco Bay Area has attained the 24-hour $PM_{2.5}$ federal standard, which suspends federal SIP planning requirements for the Bay Area.

The aforementioned applicable air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal standards within the SFBAAB. The plans are based on population and employment projections provided by local governments, usually developed as part of the General Plan update process.

Rules and Regulations

All projects under the jurisdiction of the BAAQMD are required to comply with all applicable BAAQMD rules and regulations. Applicable BAAQMD's regulations and rules include, but are not limited to, the following:

- Regulation 2: Permits
  - Rule 5: New Source Review of Toxic Air Contaminates
- Regulation 6: Particulate Matter and Visible Emissions
  - Rule 2: Commercial Cooking Equipment
  - Rule 3: Wood-burning Devices
- Regulation 7: Odorous Substances
- Regulation 8: Organic Compounds
  - Rule 3: Architectural Coatings
- Regulation 11: Hazardous Pollutants
  - Rule 2: Asbestos Demolition, Renovation and Manufacturing

City of Brentwood General Plan

The following goals and policies related to air quality and GHG emissions are from the City of Brentwood General Plan:

Circulation

The Circulation element of the Brentwood General Plan includes the following goals related to air quality and GHG emissions.

Goal CIR 2 Proactively support and encourage travel by non-automobile modes by maintaining and expanding safe and efficient pedestrian, bicycle, equestrian, and transit networks.

Goal CIR 3 Coordinate circulation facilities with land use and development patterns to create an environment that encourages walking, bicycling, and transit use.

Conservation and Open Space

The Conservation and Open Space element of the Brentwood General Plan includes the following goals related to air quality and GHG emissions.

Goal COS 8 Reduce air pollutants and greenhouse gas (GHG) emissions.

Policy COS 8-1: Improve air quality through continuing to require a development pattern that focuses growth in and around existing urbanized areas, locating new housing near places of employment, encouraging alternative modes of transportation, and requiring projects to mitigate significant air quality impacts.

Policy COS 8-2: Minimize exposure of sensitive receptors to concentrations of air pollutant emissions and toxic air contaminants.

Policy COS 8-3: Require discretionary projects involving sensitive receptors such as children, the elderly, or people with illnesses that are proposed within 500 feet of the State Route 4 corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels.

Policy COS 8-4: Encourage new development or significant remodels to install fireplaces, wood stoves, and/or heaters which meet Bay Area Air Quality Management District (BAAQMD) standards.

Policy COS 8-5: Continue to require all construction projects and ground disturbing activities to implement BAAQMD dust control and abatement measures.

Policy COS 8-6: Support the development and implementation of a GHG reduction plan, or Climate Action Plan, that addresses and reduces GHG emissions associated with community operations, including but not limited to, mobile sources (vehicle traffic), energy consumption, and solid waste.

Policy COS 8-7: Coordinate with Contra Costa County and nearby cities to implement regional GHG reduction plans and consolidate efforts to reduce GHGs throughout the county.

Policy COS 8-9: Preserve, protect, and enhance, as appropriate, the City's carbon sequestration resources, also referred to as "carbon sinks," to improve air quality and reduce net carbon emissions.

Policy COS 8-10: Encourage public transit, ridesharing and van pooling, shortened and combined motor vehicle trips to work and services, use of bicycles, and walking. Minimize single passenger motor vehicle use.

Policy COS 8-11: Encourage new construction to incorporate passive solar features.

Goal COS 9: Promote conservation of energy and other natural resources.

Policy COS 9-1: Require all new public and privately constructed buildings to meet and comply with the most current "green" development standards in the California Code of Regulations (CCR), Title 24.

Policy COS 9-2: Support innovative and green building best management practices including, but not limited to, LEED certification for all new development, and encourage project applicants to exceed the most current "green" development standards in the California Code of Regulations (CCR), Title 24, if feasible.

Policy COS 9-3: Promote the use of alternative energy sources in new development.

Policy COS 9-4: Incorporate innovative green building techniques and best management practices in the site design, construction, and renovation of all public projects.

Policy COS 9-5: Promote water conservation among water users.

Policy COS 9-6: Continue to require new development to incorporate water efficient fixtures into design and construction.

Policy COS 9-7: Promote the use of reclaimed water and other non-potable water sources.

Policy COS 9-8: Encourage large-scale developments and golf course developments to incorporate dual water systems.

Policy COS 9-9: Encourage and support the use of drought-tolerant and regionally native plants in landscaping.

Policy COS 9-10: Ensure that the layout and design of new development and significant remodels encourages the use of transportation modes other than automobiles and trucks.

Policy COS 9-11: Continue the citywide recycling program and actively encourage recycling.

Policy COS 9-12: Continue efforts to reduce solid waste generation throughout the life of the General Plan.

Policy COS 9-13: Continue to encourage and support the use of bicycles as an alternative means of transportation.

4.1.4 IMPACTS AND MITIGATION MEASURES

This section describes the standards of significance and methodology used to analyze and determine the proposed project's potential impacts related to air quality and GHG emissions. A discussion of the project's impacts, as well as mitigation measures where necessary, is also presented.

Standards of Significance

Based on the recommendations of BAAQMD, City of Brentwood standards, and consistent with Appendix G of the CEQA Guidelines, the proposed project would result in a significant impact related to air quality and GHG emissions if the project would result in any of the following:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in 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;
- Expose sensitive receptors to substantial pollutant concentrations;
- Result in other emissions (such as those leading to odors) affecting a substantial number of people;
- 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.

Further discussion of the above thresholds, except as noted in Issues Not Discussed Further, is provided below.

Issues Not Discussed Further

The Initial Study prepared for the proposed project (see Appendix C) determined that development of the proposed project would result in a less-than-significant impact related to the following:

- Result in other emissions (such as those leading to odors) affecting a substantial number of people;

For the reasons cited in the Initial Study, the impacts discussed above are not analyzed further in this EIR.

Criteria Pollutant Emissions

The air quality and GHG emissions analysis in this EIR uses the thresholds for criteria pollutants, localized CO, TAC emissions, and GHG emissions as discussed below.

The BAAQMD thresholds of significance for ozone precursor and PM emissions are presented in Table 4.1-6 and are expressed in pounds per day (lbs/day) for construction and operational average daily emissions and tons per year (tons/year) for maximum annual operational emissions. In addition to the thresholds of significance presented below for criteria air pollutants of particular concern for the Bay Area, BAAQMD has developed thresholds for GHG emissions, localized CO emissions, and TACs. Pursuant to CEQA Guidelines Section 15064.4(b)(2), the lead agency is charged with determining a threshold of significance that is applicable to the project. Although the

City has not formally adopted BAAQMD's recommended thresholds, the thresholds are uniformly applied to all new developments within the City, and, as such, the BAAQMD's thresholds are used in the analysis presented within this EIR as well.

Table 4.1-6
BAAQMD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual 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

Source: BAAQMD, CEQA Guidelines, May 2017.

Localized CO Emissions

If a project would cause localized CO emissions to exceed the 1-hour and 8-hour CAAQS of 20.0 parts per million (ppm) and 9.0 ppm, respectively, BAAQMD would consider the project to result in a significant impact to air quality. In order to provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, the BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a project would result in a less-than-significant impact related to localized CO emission concentrations if the following screening criteria are met:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

TAC Emissions

According to BAAQMD, a significant impact related to TACs would occur if a new source would cause any of the following:

- An increase in cancer risk levels of more than 10 persons in one million;
- A non-cancer (chronic or acute) hazard index greater than 1.0; or
- An annual average $PM_{2.5}$ concentration of 0.3 micrograms per cubic meter ($\mu g/m^3$) or greater.

An impact associated with TACs would also 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;

- A chronic non-cancer hazard index (from all local sources) greater than 10.0; or
- An annual average $PM_{2.5}$ concentration (from all local sources) of 0.8 µg/m^3 or greater.

The foregoing risk thresholds are intended for use in analyzing potential impacts related to the siting of a new source of emissions. The proposed project involves development of the project site for residential and commercial uses, with the potential for development of on-site educational uses as well. The proposed uses are not anticipated to involve any substantial stationary sources of TACs. Thus, the BAAQMD thresholds presented above would not directly apply to the proposed uses.

However, the project site is located in proximity to State Route (SR) 4. According to the CARB's Handbook, high-volume roadways can be considered a significant source of TAC emissions when vehicle traffic equals or exceeds 100,000 vehicles per day. The section of SR 4 in proximity to the project site experiences daily roadway volumes in excess of 100,000 vehicles per day,[26] and, thus, is considered a high-volume roadway. Although SR 4 is considered a high-volume roadway in proximity to the project site, the California Supreme Court decision in the case of *California Building Industry Association v. Bay Area Air Quality Management District (2015) 62 Cal. 4th 369* clarified that CEQA does not require lead agencies to analyze the impact of existing environmental conditions on a project's future users or residents unless the project will exacerbate the existing environmental hazards or conditions. This limits the CEQA analysis of impacts from existing sources that emit odors and TACs on new receptors from a proposed development project, unless the situation is specifically required to be analyzed by statute (such as a school). While existing sources that emit odors and TACs may not be considered a CEQA impact, local jurisdictions have the authority to protect the public health, safety, and welfare of their communities through their police powers.[27]

In the case of the proposed project, Parcel H is a potential location for future development of a school site. CEQA Guidelines Section 15186 specifies that health risk assessments (HRAs) should be conducted for school sites located within 500 feet of high-volume roadways. Parcel H is located at least 600 feet away from SR 4; thus, under Section 15186, an HRA need not be prepared for the school site. Furthermore, the project includes the option to develop Parcel H with single-family homes if the school is not developed. Considering the distance between Parcel H and SR 4, the project does not meet the requirements for preparation of an HRA under CEQA.

While not required pursuant to CEQA, in order to address potential public health impacts, the City of Brentwood, as lead agency, has nonetheless chosen to prepare a full HRA to evaluate the health risks posed to future students as a result of ongoing freeway operations. Detailed analysis and modeling results related to emissions from nearby sources of TACs are discussed in a separate HRA Report, which is included as Appendix D to this EIR.

GHG Emissions

The BAAQMD developed a threshold of significance for project-level GHG emissions in 2009. The District's approach to developing the threshold was to identify a threshold level of GHG emissions for which a project would not be expected to substantially conflict with existing

[26] California Department of transportation. *2017 Traffic Volumes: Route 2-4*. Available at: https://dot.ca.gov/programs/traffic-operations/census/traffic-volumes/2017/route-2-4. Accessed Mach 2020.

[27] California Constitution, Article XI, Section 7. Available at: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=CONS&sectionNum=SEC.%207.&article=XI. Accessed March 2020.

California legislation. At the time that the thresholds were developed, the foremost legislation regarding GHG emissions was AB 32, which established an emissions reductions goal of reducing statewide emissions to 1990 levels by 2020.[28] If a project would generate GHG emissions above the threshold level, the project would be considered to generate significant GHG emissions and conflict with AB 32. The GHG emissions thresholds of significance recommended by BAAQMD to determine compliance with AB 32 are as follows:

- 1,100 $MTCO_2e$/yr; or
- 4.6 $MTCO_2e$/SP/yr, where "SP" equates to service population, which is the total residents plus employees.

Because BAAQMD emissions thresholds include both a mass emissions threshold (i.e., 1,100 $MTCO_2e$/yr), and an emissions efficiency threshold (i.e., 4.6 $MTCO_2e$/SP/yr), a project may result in operational emissions in excess of 1,100 $MTCO_2e$/yr, but still avoid a significant impact by resulting in emissions below the 4.6 $MTCO_2e$/SP/yr efficiency threshold, or vice versa. It should be noted that the foregoing thresholds are intended for use in assessing operational GHG emissions only. However, construction of a proposed project would result in GHG emissions over a short-period of time. To capture the construction-related GHG emissions due to buildout of the proposed project, such emissions are amortized over the duration of the construction period and added to the operational GHG emissions. Given that construction-related GHG emissions would not occur concurrently with operational emissions and would cease upon completion of construction activities, combining the two emissions sources represents a conservative estimate of total project GHG emissions.

Since the adoption of BAAQMD's GHG thresholds of significance, the State legislature has passed AB 197 and SB 32, which builds off of AB 32 and establishes a statewide GHG reduction target of 40 percent below 1990 levels by 2030. Considering the legislative progress that has occurred regarding statewide reduction goals since the adoption of BAAQMD's standards, the emissions thresholds presented above would determine whether a proposed project would be in compliance with the 2020 emissions reductions goals of AB 32, but would not demonstrate whether a project would be in compliance with SB 32. In accordance with the changing legislative environment, the BAAQMD has begun the process of updating the District's CEQA Guidelines; however, updated thresholds of significance have not yet been adopted. In the absence of BAAQMD-adopted thresholds to assess a project's compliance with SB 32, the City has chosen to consider additional GHG emissions thresholds.

The BAAQMD has determined that projects with operational emissions equal to or less than 1,100 $MTCO_2e$/yr or 4.6 $MTCO_2e$/SP/yr would comply with the emission reductions target of 1990 levels by 2020 set forth by AB 32. SB 32 requires that by 2030, statewide emissions be reduced by 40 percent beyond the 2020 reduction target set by AB 32; therefore, in the absence of specific guidance from BAAQMD or the CARB, the City assumes that in order to meet the reduction targets of SB 32, a proposed project would be required to reduce emissions by an additional 40 percent beyond the emissions reductions currently required by BAAQMD for compliance with AB 32. Assuming a 40 percent reduction from current BAAQMD targets would be in compliance with SB 32, a proposed project would be in compliance with SB 32 if the project's emissions did not exceed the following thresholds:

[28] Bay Area Air Quality Management District. *California Environmental Quality Act Guidelines Update: Proposed Thresholds of Significance*. December 7, 2009.

- 660 $MTCO_2e$/yr; or
- 2.76 $MTCO_2e$/SP/yr.
-

In addition to the quantitative thresholds described above, the City has also determined that a qualitative analysis assessing the project's compliance with the CARB's 2017 Scoping Plan and the Plan Bay Area 2040 is warranted. The CARB's 2017 Scoping Plan establishes a strategy to meet California's 2030 GHG targets; accordingly, should the project be shown to comply with the 2017 Scoping Plan, the proposed project would be considered consistent with Statewide reduction targets for the year 2030. Based on recommendations from BAAQMD, a project's compliance with the local actions contained in Appendix B of the 2017 Scoping Plan may be used to assess a project's compliance with the 2017 Scoping Plan.[29] The Plan Bay Area 2040 is a SCS that is intended to accommodate planned growth within the Bay Area while simultaneously achieving regional targets for reducing GHG emissions.[30] Thus, consistency with the Plan Bay Area 2040 would indicate that the project would not inhibit attainment of regional GHG emissions reductions goals, which have been established in compliance with statewide reduction targets.

By using the BAAQMD thresholds of significance for GHG, the updated SB 32 thresholds discussed above, and assessing compliance with the CARB's 2017 Scoping Plan, as well as the Plan Bay Area 2040, the City would comply with Section 15064.4(b)(3) of the CEQA Guidelines, which suggests that lead agencies consider the extent that the project would comply with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction of GHG emissions.

Method of Analysis

A comparison of project-related emissions to the thresholds discussed above shall determine the significance of the potential impacts to air quality and climate change resulting from the proposed project. Emissions attributable to the proposed project which exceed the significance thresholds could have a significant effect on regional air quality and the attainment of the federal and State AAQS. Where potentially significant air quality impacts are identified, mitigation measures are described that would reduce or eliminate the impact.

Construction Emissions

The proposed project's short-term construction emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 software, which is a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the ITE Manual, vehicle mix, trip length, average speed, etc. However, where project-specific data was available, such data was input into the model.

The proposed project is anticipated to be developed in five phases subject to market demand. However, to provide a conservative approach to analysis, project modeling was adjusted to reflect continuous buildout of the project over an approximately five-year period. Should construction of the project occur in five separate phases, construction-related emissions would likely be lower than the levels analyzed in this EIR. Construction activity would involve the disturbance of

[29] Flores, Arienna, Bay Area Air Quality Management District. Personal communication [phone], Jacob Byrne, Senior Associate/Air Quality Technician, Raney Planning & Management. September 17, 2019.

[30] Association of Bay Area Governments and Metropolitan Transportation Commission. *Plan Bay Area 2040: Final.* Available at: http://2040.planbayarea.org/reports. Accessed March 2020.

approximately 108 acres. According to the project applicant, project construction is not anticipated to include soil import or export. The analysis uses July 2020 as the initiation of construction, which represent a conservative approach to analysis. In particular, CalEEMod assumes that construction fleets will become more efficient in future years due to the implementation of statewide emissions reductions programs, such as the In-Use Off-Road Vehicle Regulation. Thus, construction of the proposed project beginning in the year 2020 would result in higher emissions than if the project were assumed to begin construction in the year 2021 or later. CalEEMod includes similar assumptions for operational emissions, with operational emissions generally decreasing into the future. By assuming an earlier initiation of construction activity, the first operational year of the project would also occur earlier than would be assumed in construction activity starts in future years. As such, the use of July 2020 as an initiation date of construction activity allows for the conservative analysis of project-related emissions during both construction and operations.

It should be noted that the proposed project includes an option to develop Parcel H as 63 single-family units if the elementary school is not developed. With regard to construction emissions, the grading phase of construction is often the most emissions-intensive phase of development. Under either option for development of Parcel H, it would require the same extent of grading. Therefore, implementation of either option for Parcel H would involve the same amount of emissions for the most intensive phase of development (i.e., grading). Although the development of Parcel H for either proposed use would not affect emissions from grading, the amount of building square footage developed within its boundaries under each proposed use may differ slightly. Consequently, emissions related to construction were modeled for both development scenarios separately.

Although development plans have not been prepared for the proposed commercial land uses, a buildout square footage of 199,900 square feet of commercial space was assumed based on applicant provided information. Section 17.620.008 of the City's Municipal Code requires that one parking space be provided per every 200 square feet of building space. Thus, a total of 1,000 vehicle parking spaces associated with the commercial uses was assumed for both development scenarios.

The results of emissions estimations were compared to the standards of significance discussed above in order to determine the associated level of impact. Results of the modeling are expressed in lbs/day for criteria air pollutant emissions and $MTCO_2e$/yr for GHG emissions, which allows for comparison between the model results and the thresholds of significance. All CalEEMod modeling results are included in Appendix E to this EIR.

Operational Emissions

The proposed project's operational emissions were estimated using CalEEMod. The modeling performed for the proposed project included compliance with BAAQMD rules and regulations (i.e., low-VOC [volatile organic compounds] paints and low-VOC cleaning supplies), as well as with the 2019 CBSC. All buildings constructed after January 1, 2020, within California are required to comply with the mandatory standards within the 2019 CBSC. Compliance with the 2019 CBSC would be verified as part of the City's building approval review process. Provisions within the 2019 CBSC include energy efficiency requirements for residential and non-residential structures, as well as the requirement that all new residential structures of three or fewer stories be constructed with renewable energy systems sufficient to meet 100 percent of the structure's electricity demand. Considering the provisions of the 2019 CBSC, CalEEMod was adjusted to reflect the



energy efficiency and renewable energy requirements of the single-family residences, the multi-family residences, and the future commercial uses. It should be noted that the final plans for the multi-family residences have not yet been finalized; however, a conceptual site plan has been drafted, which demonstrates that the proposed multi-family structures would be three-stories or less in height. Although details of the conceptual plan may change, for the purposes of this analysis, the eventual design of the multi-family component of the proposed project is anticipated to remain three-stories or less in height, and, as such, the multi-family component would be required to include provision of renewable energy systems sufficient to provide 100 percent of the structure's energy demand.

In addition to adjustments related to on-site renewable energy and energy efficiency, the CO_2 intensity factor was adjusted within CalEEMod in order to reflect PG&E's anticipated progress towards the State RPS goals.[31]

Based on applicant provided information, only natural gas fired hearths would be installed within the proposed residences on-site.

As noted previously, Parcel H within the project site could be developed under one of two scenarios: as an elementary school site or with 63 single-family homes if the school does not proceed. Accordingly, operational emissions were estimated under buildout of both scenarios separately.

The results of emissions estimations were compared to the standards of significance discussed above in order to determine the associated level of impact. Results of the modeling are expressed in lbs/day for project-level emissions, tons/yr for cumulative emissions, and $MTCO_2e$/yr for GHG emissions, which allows for comparison between the model results and the thresholds of significance. All CalEEMod modeling results are included in Appendix E to this EIR.

Project-Specific Impacts and Mitigation Measures

Global climate change is, by nature, a cumulative impact. Emissions of GHG contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change (e.g., sea level rise, impacts to water supply and water quality, public health impacts, impacts to ecosystems, impacts to agriculture, and other environmental impacts). While GHG emissions from a project in combination with other past, present, and future projects contribute to the world-wide phenomenon of global climate change and the associated environmental impacts, a single project could not generate enough GHG emissions to contribute noticeably to a change in the global average temperature. Because the effects of GHG emissions are cumulative by nature, separate discussions for project-level and cumulative-level impacts for the proposed project are not necessary for this section of the EIR.

However, potential impacts related to air quality may occur on both a project-level and a cumulative basis. Accordingly, both a project-level and a cumulative analysis of potential air quality-related impacts are presented below.

[31] California Public Utilities Commission. *California Renewables Portfolio Standard (RPS)*. Available at: http://www.cpuc.ca.gov/renewables/. Accessed March 2020.

4.1-1 Conflict with or obstruct implementation of the applicable air quality plan during project construction. Based on the analysis below, the impact is *less than significant*.

During construction of the project, regardless of which development option is implemented, various types of equipment and vehicles would temporarily operate on the project site. Construction-related emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes $PM_{2.5}$ emissions. As construction of the proposed project would generate emissions of criteria air pollutants, including ROG, NO_X, and PM_{10}, intermittently within the site and in the vicinity of the site, until all construction has been completed, construction is a potential concern, as the proposed project is located in a nonattainment area for ozone and PM.

The proposed project is required to comply with all BAAQMD rules and regulations including Regulation 8, Rule 3, related to architectural coatings. In addition, all projects under the jurisdiction of the BAAQMD are recommended to implement all of the Basic Construction Mitigation Measures provided in the BAAQMD CEQA Guidelines, which include 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 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. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and 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 phone number shall also be visible to ensure compliance with applicable regulations.

Using CalEEMod, the maximum construction-related emissions were estimated for both development scenarios. Emissions resulting from development of the project

including Parcel H as a school are presented in Table 4.1-7, while emissions resulting from development of the project including Parcel H as residences are presented in Table 4.1-8. Although BAAQMD recommends that all construction activity within the SFBAAB implement the above listed Basic Construction Mitigation Measures, the proposed project was modeled without the inclusion of such measures to provide a conservative, worst-case emissions scenario. Even under the conservative assumptions used for this analysis, and even when exhaust and fugitive emissions are summed together, emissions of $PM_{2.5}$ and PM_{10} would remain below the BAAQMD's thresholds of significance.

Table 4.1-7
Maximum Unmitigated Construction Emissions: Parcel H School Scenario (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	28.78	54	**NO**
NO_x	50.25	54	**NO**
PM_{10} (exhaust)	2.20	82	**NO**
PM_{10} (fugitive)	18.21	None	**N/A**
$PM_{2.5}$ (exhaust)	2.02	54	**NO**
$PM_{2.5}$ (fugitive)	9.97	None	**N/A**

Source: CalEEMod, March 2020 (see Appendix E).

Table 4.1-8
Maximum Unmitigated Construction Emissions: Parcel H Residential Scenario (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	30.21	54	**NO**
NO_x	50.25	54	**NO**
PM_{10} (exhaust)	2.20	82	**NO**
PM_{10} (fugitive)	18.21	None	**N/A**
$PM_{2.5}$ (exhaust)	2.02	54	**NO**
$PM_{2.5}$ (fugitive)	9.97	None	**N/A**

Source: CalEEMod, March 2020 (see Appendix E).

Modeling assumptions are discussed in the Method of Analysis section above. As presented in Table 4.1-7 and Table 4.1-8, implementation of the proposed project with development of Parcel H either as a school or for residential uses would result in construction-related emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ below the applicable thresholds of significance. Consequently, construction of the proposed project under either development scenario would not be anticipated to significantly contribute to the region's nonattainment status for ozone or PM nor would the project obstruct implementation of an applicable air quality plan, and a ***less-than-significant*** impact associated with construction-related emissions would result.

Mitigation Measure(s)

None required.

4.1-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation. Based on the analysis below and despite implementation of all feasible mitigation measures, the impact is *significant and unavoidable*.

Operational emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ would be generated by the proposed project from both mobile and stationary sources. Day-to-day activities such as future resident and employee vehicle trips, as well as trips related to the movement of goods to and from the site would make up the majority of project-related emissions under operation of either development scenario. Emissions would also occur from area sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, hearths within proposed residences, and consumer products (e.g., deodorants, cleaning products, spray paint, etc.).

Operational emissions resulting from development of the project including Parcel H as an elementary school are presented in Table 4.1-9 while emissions resulting from development of the project including Parcel H as residences are presented in Table 4.1-10. The various assumptions included in the modeling are discussed in the Method of Analysis section above.

Table 4.1-9
Maximum Unmitigated Project Operational Emissions: Parcel H School Scenario (lbs/day)

Pollutant	Project Emissions				Threshold of Significance	Exceeds Threshold?
	Area	Energy	Mobile	Total		
ROG	25.73	0.22	17.84	**43.79**	54	**NO**
NO_X	5.58	1.91	72.89	**80.38**	54	**YES**
PM_{10}	0.65	0.15	63.81	**64.62**	82	**NO**
$PM_{2.5}$	0.65	0.15	17.41	**18.21**	54	**NO**

Source: CalEEMod, March 2020 (see Appendix E).

Table 4.1-10
Maximum Unmitigated Project Operational Emissions: Parcel H Residential Scenario (lbs/day)

Pollutant	Project Emissions				Threshold of Significance	Exceeds Threshold?
	Area	Energy	Mobile	Total		
ROG	26.95	0.21	17.26	**44.41**	54	**NO**
NO_X	6.47	1.78	70.48	**78.73**	54	**YES**
PM_{10}	0.75	0.14	61.61	**62.50**	82	**NO**
$PM_{2.5}$	0.75	0.14	16.81	**17.70**	54	**NO**

Source: CalEEMod, March 2020 (see Appendix E).

As demonstrated in Table 4.1-9 and Table 4.1-10, operational emissions of ROG, PM_{10}, and $PM_{2.5}$ under either development option would be below the BAAQMD's thresholds of significance. However, implementation of either development option would result in emissions of NO_X in excess of the applicable thresholds of significance. Thus, implementation of the proposed project could generate long-term operational

criteria air pollutant emissions in excess of thresholds, and the project could contribute to the region's nonattainment status of ozone and/or violate an air quality standard.

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 CAP. The air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented within the region to attain the State and federal ozone standards within the SFBAAB. According to the BAAQMD CEQA Guidelines, if a project would not result in significant and unavoidable air quality impacts, after the application of all feasible mitigation, the project may be considered consistent with the air quality plans. Additionally, if approval of a project would not cause the disruption, delay, or otherwise hinder the implementation of any air quality plan control measure, the project may be considered consistent with the air quality plans. Because the proposed project is expected to generate long-term operational criteria air pollutant emission in excess of thresholds, the project would be considered to conflict with or obstruct implementation of regional air quality plans.

Based on the above, the proposed project would result in a ***significant*** impact associated with the generation of operational emissions of NO_X in excess of thresholds and a conflict with or obstruction of implementation of regional air quality plans.

Mitigation Measure(s)

Implementation of Mitigation Measure 4.1-2 would reduce the emission of NO_X with implementation of the project under either development scenario for Parcel H. Such emissions reductions are presented in Table 4.1-11 for project operations assuming development of Parcel H as a school, while Table 4.1-12 presents emissions reductions that would occur assuming that Parcel H is developed as residences.

4.1-2 Prior to approval of improvement plans for the proposed project, the project applicant shall demonstrate via project design presented on improvement plans and/or notation included on project design that the following conditions shall be met:

- *All development within the project site shall include provision of bicycle and pedestrian facilities in compliance with all applicable City standards. Such facilities shall include, but are not limited to, pedestrian sidewalks or multi-use paths along all rights-of-way, bicycle lanes or sharrows along all roadways, and bicycle parking in all commercial and multi-family portions of the project site (in compliance with the City's zoning code);*
- *All development within the project site shall include installation of traffic calming devices on 25 percent of all intersections and roadways. Examples of traffic calming devices include roundabouts, traffic circles, chicanes, raised cross-walks, protected bicycle lanes, and signalized crosswalks; and*
- *All structures within the project site shall be developed with water heating and space heating systems that do not result in the emission of NO_X. No NO_X systems are typically all-electric.*

Conformance of project improvement plans with the foregoing requirements shall be confirmed through review and approval of project improvement plans by the City of Brentwood Community Development Department.

Table 4.1-11
Maximum Mitigated Project Operational Emissions: Parcel H School Scenario (lbs/day)

Pollutant	Unmitigated Project Emissions	Mitigated Project Emissions	Difference	Threshold of Significance	Exceeds Threshold?
ROG	**43.79**	43.35	*-0.43*	54	**NO**
NO_X	**80.38**	77.31	*-3.08*	54	**YES**
PM_{10}	**64.62**	61.43	*-3.19*	82	**NO**
$PM_{2.5}$	**18.21**	17.35	*-0.87*	54	**NO**

Source: CalEEMod & Off-Model Calculations, March 2020 (see Appendix E).

Table 4.1-12
Maximum Mitigated Project Operational Emissions: Parcel H Residential Scenario (lbs/day)

Pollutant	Unmitigated Project Emissions	Mitigated Project Emissions	Difference	Threshold of Significance	Exceeds Threshold?
ROG	**44.41**	43.99	*-0.42*	54	**NO**
NO_X	**78.73**	75.76	*-2.98*	54	**YES**
PM_{10}	**62.50**	59.43	*-3.08*	82	**NO**
$PM_{2.5}$	**17.70**	16.86	*-0.84*	54	**NO**

Source: CalEEMod & Off-Model Calculations, March 2020 (see Appendix E).

4.1-3 Expose sensitive receptors to substantial pollutant concentrations. Based on the analysis below, the impact is *less than significant*.

The major pollutant concentrations of concern are localized CO emissions, TAC emissions, and criteria pollutant emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project would be expected to increase local CO concentrations. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. The statewide CO Protocol document identifies signalized intersections operating at Level of Service (LOS) E or F, or projects that would result in the worsening of signalized intersections to LOS E or F, as having the potential to result in localized CO concentrations in excess of the State or federal AAQS, as a result of large numbers of cars idling at stop lights.

In accordance with the State CO Protocol, the BAAQMD established preliminary screening criteria for determining whether the effect that a project would have on any given intersection would cause a potential CO hotspot. If the following criteria are met by the proposed project at all affected intersections, the proposed project would not be expected to result in a CO hotspot:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

While BAAQMD has established the foregoing screening criteria for potential impacts, it should be noted that the SFBAAB has been in attainment of CAAQS and NAAQS for CO for more than 20 years.[32] Due to the continued attainment of CAAQS and NAAQS, and advances in vehicle emissions technologies, the likelihood that any single project would create a CO hotspot is minimal. With regard to the proposed project, based on data provided in the Transportation Impact Study prepared for the proposed project,[33] the maximum traffic volume anticipated at an affected intersection would not reach 44,000 vehicles per hour under either development scenario. In addition, neither development scenario would result in the increase of traffic volumes beyond 24,000 vehicles per hour at any intersections where vertical and/or horizontal mixing is substantially limited. Therefore, operations of either development scenario would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards.

Furthermore, Mitigation Measure 4.2-1 of this EIR requires that a Construction Traffic Management Plan be implemented during project construction activity. Implementation of the Construction Traffic Management Plan would reduce the potential for construction activity to result in degradation of intersection operations, which would reduce the potential for CO emissions to increase at nearby intersections. In addition, construction-related traffic volumes would likely be much less than operational traffic volumes. Due to the lower anticipated volumes of traffic related to construction activity, construction of the proposed project would not increase vehicle traffic beyond the levels discussed above for project operations. Therefore, construction of either development scenario would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides

[32] Bay Area Air Quality Management District. *Air Quality Summary Reports*. Available at: http://www.baaqmd.gov/about-air-quality/air-quality-summaries. Accessed March 2020.
[33] Kimley-Horn and Associates, Inc. *Bridle Gate Traffic Impact Study, Brentwood, California.* July 2018.

recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards.[34] The CARB has identified DPM from diesel-fueled engines as a TAC; thus, high-volume roadways, 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 from TACs are a function of both the concentration of emissions and the duration of exposure.

As noted in the Method of Analysis section above, the project site is located near a portion of SR 4 that meets the CARB's definition of a high-volume roadway. Although a portion of the project-generated vehicle trips would travel along SR 4, the total number of project-related vehicles traveling on SR 4 would be limited relative to the existing traffic volume along SR 4 and, thus, the project would not be considered to exacerbate the existing health risk posed by SR 4 to nearby receptors. Moreover, considering recent California Supreme Court rulings, and the distance between SR 4 and the proposed school site, the analysis of emissions from SR 4 on the project site is outside of the scope of CEQA. Nevertheless, the City of Brentwood has conducted a full HRA to analyze potential risks from SR 4, and the analysis is included in Appendix D of this EIR.

The proposed project would involve construction activity within the project site that would involve the use of off-road equipment, much of which would likely be diesel powered. The potential for construction activity to generate DPM emissions is dependent on the number and types of equipment implemented for construction activity. Off-road heavy-duty diesel equipment used for site grading, paving, utility trenching and other construction activities result in the generation of DPM.

The nearest sensitive receptors to the project site are the residences located immediately to the south of the site. Although receptors are located in close proximity to the southern project site boundary, the overall project site is approximately 137.3 acres, and approximately 108-acres would ultimately be disturbed by development. Considering the large development area, off-road construction equipment would operate at various locations throughout the project site intermittently. For instance, construction equipment operating within the portions of the site designated for commercial development would be between 1,400 and 2,600 feet away from the nearest receptors, while construction equipment operating within the area of the project site anticipated for multi-family development would operate at least 2,200 feet away from the nearest receptor. Operation of construction equipment at varying distances from the nearest sensitive receptors would allow for dispersal of DPM, which would reduce the exposure of nearby receptors.

Methodologies for conducting health risk assessments are associated with long-term exposure periods (e.g., over a 30-year lifetime). However, construction activity associated with implementation of either project alternative would occur over an approximately five-year period. While overall construction activity would occur over approximately five years, construction of any portion of the project, for example the residences in proximity to existing receptors south of the site, would occur over a shorter period of time. During the construction period, construction activity would only

[34] California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

occur during the days and hours specified in Mitigation Measure XIII-1 of the Initial Study prepared for the proposed project. Limitation of construction activity to certain hours would ensure that emissions only occur intermittently throughout the course of a day, as opposed to emissions being generated constantly throughout an entire day.

Furthermore, all construction equipment and operation thereof would be regulated per CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation.[35] The In-Use Off-Road Diesel Vehicle Regulation includes emissions reducing requirements such as limitations on vehicle idling, disclosure, reporting, and labeling requirements for existing vehicles, as well as standards relating to fleet average emissions and the use of Best Available Control Technologies.

Considering the above, emissions from construction equipment would be dispersed throughout the project site, would occur over a relatively limited amount of time, would occur intermittently throughout the day and construction period, and all construction equipment would be required to the CARB's rules and regulations related to emissions control. Accordingly, construction of either development scenario would not be expected to expose sensitive receptors to substantial concentrations of TACs.

The primary use associated with the proposed project is residential, either single-family or multi-family. Operation of residential developments does not typically involve substantial TAC emissions. Thus, the residential portion of the proposed project would not have the potential to expose nearby receptors to TACs. Although residential uses are not typically considered sources of TACs, commercial and school uses can involve TAC emissions, specifically through the use of heavy-duty diesel vehicles. Diesel vehicle use for commercial uses is typically related to the movement of goods, while diesel vehicles used by schools are typically limited to school buses. The CARB considers uses that accommodate 100 or more heavy-duty diesel vehicles per day to be considered distribution centers, which represent substantial sources of TACs. Operation of the proposed school would not be anticipated to attract 100 school buses per day, and, thus, would not be considered a significant source of TACs. Future tenants of the commercial portion of the project site have not yet been determined; accordingly, the number of heavy-duty diesel vehicles that would travel to the commercial portion of the project site per day cannot be known with certainty. Regardless of the particular tenants at the commercial portion of the project site, commercial uses are not typically considered distribution centers, as distribution centers are usually industrial type uses where large amounts of goods are moved to and from the site by heavy-duty diesel vehicles. Furthermore, the proposed commercial portion of the site is located in excess of 1,000 feet from the nearest existing receptors, which complies with the CARB's recommendations for separating facilities with frequent heavy-duty truck traffic from receptors.

Considering the above, the proposed project is not anticipated to involve uses that would be considered to generate a substantial amount of TAC emissions. Although the commercial uses and the proposed school use would be anticipated to include activities involving diesel vehicle trips that would generate DPM, the number of such trips per day would likely be lower than 100 trips per day, and substantial separation exists between the proposed commercial uses and the nearest sensitive receptor.

[35] California Code of Regulations, Title 13, Article 4.8, Chapter 9, Section 2449.

Thus, the proposed project is not anticipated to result in the exposure of nearby sensitive receptors to substantial concentrations of TACs during project operations.

Criteria Pollutants

As discussed in the Existing Environmental Setting section and summarized in Table 4.1-1, criteria pollutant emissions can cause negative health effects. With regard to the proposed project, the principal criteria pollutants of concern are localized CO, ozone and PM. As discussed above, the proposed project is not anticipated to result in impacts related to localized exposure of sensitive receptors to substantial concentrations of CO. Unlike CO and many TACs, due to atmospheric chemistry and dynamics, ozone and atmospheric PM typically act to impact public health on a cumulative and regional level, rather than a localized level. Due to the cumulative and regional nature of effects from criteria pollutants, the analysis of potential health effects of criteria pollutants is further discussed in Impact 4.1-4.

Conclusion

As discussed above, the proposed project would not cause any substantial levels of localized CO concentrations or other TACs. Construction-related emissions would be temporary, intermittent throughout the day, spread over the project site, and regulated. Thus, the proposed project would be expected to result in a ***less-than-significant*** impact associated with exposure of sensitive receptors to substantial levels of pollutant concentrations.

Mitigation Measure(s)

None required.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, “cumulative impacts” refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

A project’s emissions may be individually limited, but cumulatively considerable when taken in combination with past, present, and future development projects. The geographic context for the cumulative air quality analysis includes Contra Costa County and surrounding areas within the portion of the SFBAAB that is designated nonattainment for ozone and PM_{10}.

As discussed previously, climate change occurs on a global scale, and emissions of GHGs, even from a single project, contribute to the global impact. However, due to the existing regulations within the State, for the purposes of this analysis, the geographic context for the analysis of GHG emissions presented in this EIR is California.

4.1-4 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). Based on the analysis below and despite implementation of mitigation, the project's incremental contribution to this significant cumulative impact is *cumulatively considerable* and *significant and unavoidable*.

The long-term emissions associated with operation of the proposed project in conjunction with other existing or planned development in the area would incrementally contribute to impacts to the region's air quality. The proposed project's contribution to cumulative emissions of criteria air pollutants were calculated using CalEEMod and are presented in Table 4.1-13 for development under both potential scenarios.

Table 4.1-13
Unmitigated Project Cumulative Emissions (tons/yr)

	ROG	NO_X	PM_{10}	$PM_{2.5}$
Parcel H School Scenario				
Unmitigated Project Emissions	7.24	13.24	10.98	3.04
BAAQMD Thresholds	10	10	15	10
Emissions Exceed Thresholds?	**NO**	**YES**	**NO**	**NO**
Parcel H Residences Scenario				
Unmitigated Project Emissions	7.40	13.07	10.85	3.01
BAAQMD Thresholds	10	10	15	10
Emissions Exceed Thresholds?	**NO**	**YES**	**NO**	**NO**

Source: CalEEMod & Off-Model Calculations, March 2020 (see Appendix E).

As shown in the table, the proposed project's operational cumulative emissions of ROG, PM_{10}, and $PM_{2.5}$ would be below BAAQMD's thresholds of significance for cumulative project emissions under both project development scenarios. However, operational emissions of NO_X would exceed the BAAQMD's cumulative emissions thresholds for both development scenarios. Similar to the discussion of project-level operational emissions, implementation of Mitigation Measure 4.1-2 would result in reductions in cumulative operational emissions associated with implementation of either project development scenario. Table 4.1-14 below presents the reduction in operational emissions that would occur with implementation of Mitigation Measure 4.1-2.

As shown Table 4.1-14 implementation of Mitigation Measure 4.1-2 would reduce cumulative operational emissions under both development scenarios. Nevertheless, NO_X emissions would be anticipated to remain above BAAQMD's 10 tons/yr threshold under either development scenario.

Table 4.1-14
Mitigated Project Cumulative Emissions (tons/yr)

	ROG	NO_X	PM_{10}	$PM_{2.5}$
Parcel H School Scenario				
Unmitigated Project Emissions	7.24	13.24	10.98	3.04
Mitigated Project Emissions	7.17	12.69	10.43	2.90
Difference	*-0.08*	*-0.54*	*-0.55*	*-0.15*
Parcel H Residences Scenario				
Unmitigated Project Emissions	7.40	13.07	10.85	3.01
Mitigated Project Emissions	7.32	12.53	10.31	2.86
Difference	*-0.08*	*-0.53*	*-0.54*	*-0.15*

Source: CalEEMod & Off-Model Calculations, March 2020 (see Appendix E).

Criteria Pollutants

As noted previously, operations of the project under either development scenario would have the potential to result in emissions of criteria pollutants in excess of the BAAQMD's standards. In particular, operations of either project development scenario would result in NO_X emissions in excess of BAAQMD's thresholds of significance. The largest NO_X generating activity would be from mobile sources, such as future resident and employee trips to and from the project site.

In 2018, the California Supreme Court ruled that environmental documents prepared under CEQA must make "a reasonable effort to substantively connect the Project's air quality impacts to likely health consequences."[36] Although analysis of project-level health risks related to the emission of CO and TACs has long been practiced under CEQA, the analysis of health impacts due to individual projects resulting from emissions of criteria pollutants is a relatively new field. In fact, the analysis of potential health impacts resulting from criteria pollutant emissions has long been focused on a regional or air basin wide level. The reason for a wide geographic focus on health impacts from criteria pollutants is that criteria pollutants act on a regional scale, whereas TACs and CO act on a localized level. For instance, according the CARB's *Air Quality and Land Use Handbook: A Community Health Perspective*, health impacts related to many common sources of TACs are experienced within the first 500 to 1,000 feet from a source of emissions. In some cases, such as typical gasoline dispensing facilities, health effects are anticipated to be limited to within 50 feet of facilities.[37] The localized nature of impacts from TACs allows for dispersion modeling of TACs to be undertaken with a reasonable scope of focus and high degree of confidence. In contrast, health risks from criteria pollutants occur over entire air basins, such as the SFBAAB, which includes all or portions of nine counties, or the Sacramento Federal Nonattainment Area (SFNA) for ground-level ozone, which encompasses all of Sacramento and Yolo counties, and portions of Placer, El Dorado, Solano, and Sutter counties.

In addition to the more localized area of focus for TACs, TACs are directly emitted to the atmosphere and typically have direct, scientifically measured health risks related to identified dosage levels of each specific TAC. The direct emissions of TACs and the straightforward relationship between the exposure of receptors to TACs and the

[36] California Supreme Court. *Sierra Club v. County of Fresno* (2018) 6 Cal. 5th 502.
[37] California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.

resulting health risk allows for analysis of potential impacts from TACs with a high degree of confidence on a project-level. In contrast to the analysis of health risks resulting directly from exposure of receptors to specific TACs, in many cases the concern regarding health risks from criteria pollutants is not related to the specific pollutant itself, such as ROG or NO_X, but the potential for the pollutant to undergo reactions within the atmosphere and form secondary pollutants, such as ozone. In such cases, the secondarily formed ozone is the pollutant of concern related to health risks, rather than the criteria pollutant itself. The formation of ozone is dependent upon various regional factors, including the presence or absence of chemicals and elements in the atmosphere, geography of the given area, the presence of solar energy, as well as meteorological and climatological conditions. In addition, while PM can be emitted directly to the atmosphere by projects, PM can also be formed secondarily by precursor emissions, in much the same way as ozone. Thus, the formation of PM can similarly be dependent on regional atmospheric chemistry, geography, weather, and climate. The complex reactions and conditions that lead to the formation of ozone and PM in the atmosphere can also result in the transport of pollutants over wide areas. For instance, transport of emissions from development within the San Francisco Bay Area are often cited as a leading cause of poor air quality in the SFNA. Similarly, emissions from the SFNA are transported into the San Joaquin Valley Air Basin as well as mountain counties. The potential for criteria pollutant emissions to be transported over wide areas means that the emissions of ozone precursor pollutants, such as ROG and NO_X, from a single project does not necessarily translate directly into a specific concentration of ozone in that area. As a result, attributing health risks at any specific geographic location to a single proposed project is not feasible.

Considering the wide-range of factors required to analyze health risks from criteria pollutants, analysis of impacts related to criteria pollutants has typically been approached on a regional level through the preparation of air basin-wide State Implementation Plans (SIPs). Historically, SIPs have integrated emissions inventories, air monitoring data, control measures, emissions modeling, estimating future pollutant-level estimates, and analyzing general health information to determine regional approaches for the control of criteria pollutants. The inputs for all of the foregoing components of SIPs are based on regional data, such as a Metropolitan Transportation Plan or a compilation of all relevant City and County General Plans, not project-specific data. Although individual projects often include cumulative impact analyses, the cumulative growth scenarios are typically based on a list of known projects within a relatively small area or buildout of a single city's General Plan. Amassing the data necessary to produce regional projections of growth for the environmental analysis of an individual project is typically outside the scope of analysis that is feasible for even large development projects. The technical limitation of amassing large amounts of regional growth data contrasts with the fundamental need for health risk analyses of criteria pollutant emissions to be based on regional emissions trends. Consequently, the analysis of health risks from criteria pollutants in a SIP, as opposed to an individual project's environmental document, has typically been considered the most accurate and reasonable method of analysis.

In recognition of the relatively recent nature of the analysis of health risks from criteria pollutants emitted by individual projects, BAAQMD has not yet released guidance or recommendations regarding the analysis such health risks. Although BAAQMD has not released guidance, the Sacramento Metropolitan Air Quality Management District



(SMAQMD) has recently released draft guidance for the analysis of criteria pollutants in areas within SMAQMD's jurisdiction.[38] The draft guidance has not yet been adopted by SMAQMD's Board, nor has any guidance been adopted by BAAQMD's Board, and SMAQMD has requested comments from the public on the draft guidance so that the guidance may be updated. SMAQMD's draft guidance is specifically tailored to the analysis of health risks from criteria pollutants within the SFNA. As such, the specific results of the guidance are not directly applicable to projects within the SFBAAB. However, certain approaches to analysis, uncertainties, and constraints are relevant to the analysis of health risks for the proposed project.

The estimation of emissions from development projects has been consistently analyzed under widely available methodologies and models, such as the industry standard CalEEMod. One of the advantages of CalEEMod is that the software has been heavily vetted by air district and industry experts, and, as a result of feedback from these experts, CalEEMod has been updated several times to improve the accuracy of the emissions estimations that the model produces. In contrast to the history of feedback, improvement, and iteration of the CalEEMod software, the methods and models used by SMAQMD's consultant, Ramboll, to produce the draft guidance document has not been subject to the same degree of scrutiny. In fact, although SMAQMD has released the draft guidance for modeling health risks resulting from the emission of criteria pollutants by projects, Ramboll had not released the underlying data or photochemical grid model (PGM) used in preparation of the draft guidance. Without the benefit of the underlying data or PGM used in the draft guidance, the veracity of the conclusions or methodologies employed by Ramboll cannot be independently verified. Ramboll is anticipated to release the underlying data and PGM, at which time the public and other air districts would be able to more fully peer review Ramboll's work. One aspect of potential review will likely be Ramboll's choice of modeling software. The draft guidance relies on the use of the USEPA's Benefits Mapping and Analysis Program (BenMAP) to assess health risks. However, the potential exists that other software may be more suitable for this specific purpose, or that BenMAP may include systematic assumptions that could skew results. BenMAP has primarily been used for regional-scale and greater impacts, due to the past focus of such analyses on regional or national levels, changes reflected in the modeling due to a local project may not be substantial enough to result in reliable changes in outputs. For instance, a change in health risks attributed to a local project's emissions could fall within the model's normal margin of error.

The methodology further assumes that health impacts that would be anticipated from large, regional changes in the emissions of criteria pollutants would scale linearly to small changes in pollutants. That is, the health risks identified due to regional pollution trends would scale proportionally and even small changes in pollution levels would result in proportional changes to health risks. In reality, small changes in pollution levels have not necessarily been shown to result in proportional health risks as compared to regional changes in pollution levels. Thus, one of the most basic assumptions that the analysis of health risks from criteria pollutants is predicated on, has not yet been empirically proven.

[38] Sacramento Metropolitan Air Quality Management District. *Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District*. January 31, 2020.

In summary, the analysis of health risks related to the emission of criteria pollutants by an individual project is speculative and uncertain. The nature of criteria pollutants is such that the emissions from an individual project cannot be directly identified as responsible for health impacts within any specific geographic location. Any generalized conclusions related to potential health impacts would be predicated on a large number of tentative and compounding assumptions including regional growth trends, emissions trends, and meteorological conditions. While it is clear that emissions of criteria pollutants on a cumulative scale contribute to regional health effects, the attribution of any incremental increase to regional health effects to a single development project would include a high degree of speculation and uncertainty. Consequently, the City has determined that quantification of the potential regional health impacts resulting from implementation of the proposed project is not feasible for the proposed project. Nonetheless, the emission of criteria pollutants related to operations of the proposed project is anticipated to contribute to regional nonattainment of NAAQS and CAAQS, and, as a result, implementation of the proposed project may result in slight increases in the background rate of health incidences. Considering the size of the proposed project in relation to existing development in the region, any increase in background health incidences attributable to the proposed project would be insubstantial.

Conclusion

Despite the implementation of mitigation measure 4.1-2, cumulative project emissions of NO_X would exceed BAAQMD's thresholds under either development scenario. Therefore, emissions resulting from project operations would result in a cumulatively considerable net increase in criteria pollutant emissions, for which the region is in nonattainment for federal and state ozone standards. Furthermore, such emissions could result in the formation of ozone to such a degree that increased negative health effects could occur due to implementation of the project. As such, the proposed project's incremental contribution to regional air quality impacts could be ***cumulatively considerable***.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce project-related emissions as shown in Table 4.1-14. As shown in the tables, such a reduction in emissions would not be sufficient to ensure that operation of the proposed project would result in emissions below the BAAQMD's standards. Nevertheless, the following mitigation measure is considered to mitigate project-level emissions to the maximum extent feasible, and, consequently, the project's incremental contribution to regional air quality impacts would remain *cumulatively considerable* and *significant and unavoidable*.

4.1-4 Implement Mitigation Measure 4.1-2.

4.1-5 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Based on the analysis below and with implementation of mitigation measures, the proposed project's incremental contribution to

this significant cumulative impact is *less than cumulatively considerable*.

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

Implementation of either development option included in the proposed project would cumulatively contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO_2 and, to a lesser extent, other GHG pollutants, such as CH_4 and N_2O. Sources of GHG emissions include area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste.

Potential impacts resulting from implementation of both development scenarios are considered in comparison with BAAQMD's adopted thresholds of significance and the year 2030 thresholds of significance discussed above.

BAAQMD Emissions Thresholds

Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAQMD has an adopted threshold of significance for construction-related GHG emissions and does not require quantification. Nonetheless, GHG emissions related to construction of both development scenarios have been estimated independently. The CalEEMod emissions estimates prepared for the proposed project determined that unmitigated construction of the school alternative would result in total emissions of 4,665.95 $MTCO_2e$. Unmitigated construction of the housing alternative would result in total emissions of 4,607.80 $MTCO_2e$.

Following estimation of construction related emissions, such emissions were amortized and included in the annual operational GHG emissions. Amortizing the construction GHG emissions (a one-time release that would occur only during construction of the project) and including them in the annual operational emissions (which would occur every year over the lifetime of the entire project) represents a conservative analysis for the annual operational emissions. The BAAQMD does not recommend any specific operational lifetimes for use in amortizing construction-related GHG emissions; however, the emissions were amortized based on the duration of construction activity. Both project development scenarios were anticipated to be constructed over five years. Thus, the total construction emissions amortized over five years would be 933.19 $MTCO_2e$ for development of the school alternative and 921.56 $MTCO_2e$ for development of the housing alternative.

The proposed project's operational GHG emission estimations were conducted using CalEEMod and are included in Appendix E to this EIR.

BAAQMD's adopted thresholds make use of service populations, which consist of the number of residents and the number of employees included in a project. In the case of the proposed project, both development scenarios are anticipated to include 199,940 sf of commercial space. According to the City's General Plan EIR, one employee would be generated by every 350 sf of commercial space;[39] thus, either development scenario is anticipated to generate approximately 572 employees. Similarly, both development scenarios include equivalent amounts of multi-family residential developments, which are anticipated to generate a total of approximately 614 new residents.[40] Under the school alternative, approximately 66 employees would work at the school, while 853 residents would occupy the single-family development. Accordingly, the project site would have a service population of approximately 2,105 under the school scenario. With development of Parcel H as single-family residences, the project would include an additional 328 total residents associated with the single-family development, but would not include any employees associated with a school; thus, the project would result in a total service population of approximately 2,241.

Compliance with AB 32

Total unmitigated annual GHG emissions during the first year of project operations is presented for development of Parcel H as a school site in **Error! Reference source not found.**, while emissions from the project with development of Parcel H as residences are presented in Table 4.1-16.

As shown in **Error! Reference source not found.** and Table 4.1-16, operation of either development scenario would result in unmitigated annual GHG emissions in excess of the BAAQMD's thresholds for AB 32. As shown in **Error! Reference source not found.**, development of Parcel H with a school would result in total GHG emissions of 12,829.09 $MTCO_2e$/yr with an emissions rate of 6.09 $MTCO_2e$/yr per service population (SP). Development of Parcel H as residences would result in slightly fewer emissions, 12,644.54 $MTCO_2e$/yr, and due to both decreased emissions and a larger service population, the emissions rate would also be lower at 5.64 $MTCO_2e$/yr/SP. Despite the difference in emissions between the two development scenarios, both development scenarios would be anticipated to result in emissions in excess of the BAAQMD's 4.6 $MTCO_2e$/SP/yr threshold of significance for GHG emissions, and the proposed project would be considered to conflict with the emissions reductions targets of AB 32.

It should be noted that the emissions presented in **Error! Reference source not found.** and Table 4.1-16 represent project emissions that include the conceptual design plan for the proposed multi-family residential portion of the project site. Based on the conceptual design plan, all multi-family structures would be three-stories or less in height, and, thus, would be subject to the CBSC's requirements for the provision of renewable energy on-site. Should the final design of the multi-family structures exceed four-stories, project emissions may be higher than the levels presented herein.

Compliance with SB 32

[39] City of Brentwood. *2014 Brentwood General Plan Update Draft EIR* [pg 3.10-32]. April 2014.
[40] City of Brentwood. *2014 Brentwood General Plan Update Draft EIR* [pg 3.10-32]. April 2014.

Total unmitigated annual GHG emissions during the year 2030 is presented for development of Parcel H as a school site in Table 4.1-17, while emissions from the project with development of Parcel H as residences are presented in Table 4.1-18.

Table 4.1-15
Unmitigated Year 2026 Project GHG Emissions with School Alternative

	Annual GHG Emissions
Construction-Related GHG Emissions	933.19 $MTCO_2e$/yr
Operational GHG Emissions:	11,895.90 $MTCO_2e$/yr
Area	39.53 $MTCO_2e$/yr
Energy	979.7608 $MTCO_2e$/yr
Mobile	10,356.06 $MTCO_2e$/yr
Waste	408.13 $MTCO_2e$/yr
Water	112.41 $MTCO_2e$/yr
Total Annual GHG Emissions	12,829.09 $MTCO_2e$/yr
Total Annual GHG Emissions Per Service Population[1]	**6.09 $MTCO_2e$/SP/yr**
BAAQMD AB 32 Threshold	4.6 $MTCO_2e$/SP/yr
Exceeds Threshold?	**YES**

Note:
[1] Service population for project calculated to be approximately 2,105 based on proposed land uses.

Source: CalEEMod, March 2020 (see Appendix E).

Table 4.1-16
Unmitigated Year 2026 Project GHG Emissions with Parcel H Developed as Residences

	Annual GHG Emissions
Construction-Related GHG Emissions	921.56 $MTCO_2e$/yr
Operational GHG Emissions:	11,722.98 $MTCO_2e$/yr
Area	45.68 $MTCO_2e$/yr
Energy	966.64 $MTCO_2e$/yr
Mobile	10,232.10 $MTCO_2e$/yr
Waste	363.55 $MTCO_2e$/yr
Water	115.01 $MTCO_2e$/yr
Total Annual GHG Emissions	12,644.54 $MTCO_2e$/yr
Total Annual GHG Emissions Per Service Population[1]	**5.64 $MTCO_2e$/SP/yr**
BAAQMD AB 32 Threshold	4.6 $MTCO_2e$/SP/yr
Exceeds Threshold?	**YES**

Note:
[1] Service population for project calculated to be approximately 2,241 based on proposed land uses.

Source: CalEEMod, March 2020 (see Appendix E).

Table 4.1-17
Unmitigated Year 2030 Project GHG Emissions with School Alternative

	Annual GHG Emissions
Construction-Related GHG Emissions	933.19 $MTCO_2e$/yr
Operational GHG Emissions:	10,923.18 $MTCO_2e$/yr
Area	39.53 $MTCO_2e$/yr
Energy	857.85 $MTCO_2e$/yr
Mobile	9,514.27 $MTCO_2e$/yr
Waste	408.13 $MTCO_2e$/yr
Water	103.39 $MTCO_2e$/yr
Total Annual GHG Emissions	11,856.37 $MTCO_2e$/yr
Total Annual GHG Emissions Per Service Population[1]	**5.63 $MTCO_2e$/SP/yr**
BAAQMD AB 32 Threshold	2.76 $MTCO_2e$/SP/yr
Exceeds Threshold?	**YES**

Note:
[1] Service population for project calculated to be approximately 2,105 based on proposed land uses.

Source: CalEEMod, March 2020 (see Appendix E).

Table 4.1-18
Unmitigated Year 2030 Project GHG Emissions with Parcel H Developed as Residences

	Annual GHG Emissions
Construction-Related GHG Emissions	921.56 $MTCO_2e$/yr
Operational GHG Emissions:	10,758.35 $MTCO_2e$/yr
Area	45.68 $MTCO_2e$/yr
Energy	842.75 $MTCO_2e$/yr
Mobile	9,400.37 $MTCO_2e$/yr
Waste	363.55 $MTCO_2e$/yr
Water	105.99 $MTCO_2e$/yr
Total Annual GHG Emissions	11,679.91 $MTCO_2e$/yr
Total Annual GHG Emissions Per Service Population[1]	**5.21 $MTCO_2e$/SP/yr**
BAAQMD AB 32 Threshold	2.76 $MTCO_2e$/SP/yr
Exceeds Threshold?	**YES**

Note:
[1] Service population for project calculated to be approximately 2,241 based on proposed land uses.

Source: CalEEMod, March 2020 (see Appendix E).

As opposed to the emissions presented in **Error! Reference source not found.** and Table 4.1-16, the emissions presented in Table 4.1-17 and Table 4.1-18 represent emissions in the year 2030, when existing state legislation will have reduced the emissions intensities of several project-related activities. For instance, between the first operational year of the proposed project, assumed to be 2026 for this analysis, and the year 2030, an increase proportion of grid-supplied electricity would be sourced from renewable sources in compliance with the existing statewide RPS standards for public utilities. Consequently, while project operations may result in similar levels of electricity consumption in both the years 2026 and 2030, the emissions that would

result from the electricity consumption would be less in the year 2030 as compared to the year 2026. Similarly, the average emissions rate of on-road vehicles is anticipated to decrease between the years 2026 and 2030 due to fleet-wide improvements in automobile fuel efficiency.

As shown in Table 4.1-17 and Table 4.1-18, operation of either development scenario would result in unmitigated annual GHG emissions in excess of the service population threshold being applied for the proposed project. As shown in Table 4.1-17, development of Parcel H with a school would result in total GHG emissions of 11,856.37 $MTCO_2e$/yr with an emissions rate of 5.63 $MTCO_2e$/yr/SP. Development of Parcel H as residences would result in slightly fewer emissions, 11,679.91 $MTCO_2e$/yr, and due to both decreased emissions and a larger service population, the emissions rate would also be lower at 5.21 $MTCO_2e$/yr/SP. Despite the difference in emissions between the two development scenarios, both development scenarios would be anticipated to result in emissions in excess of the thresholds of significance being used for GHG emissions in the year 2030, and, thus, the proposed project would be considered to conflict with SB 32.

As noted for AB 32 above, the emissions presented in Table 4.1-17 and Table 4.1-18 represent project emissions, including the conceptual design plan for the proposed multi-family residential portion of the project site, which assumes the provision of renewable energy systems on-site. Should the final design of the multi-family structures exceed four-stories, project emissions may be higher than the levels presented herein.

Conclusion

Based on the above, project-related GHG emissions would exceed the applicable thresholds of significance. As a result, implementation of the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and the project could result in a *cumulatively considerable* impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would require reductions in GHG emissions at levels sufficient to achieve the thresholds of significance. In order to achieve the thresholds of significance presented above, project-wide operational emissions may not exceed 5,806 $MTCO_2e$/yr if Parcel H is developed as a school site or 6,185.16 $MTCO_2e$/yr if Parcel H is developed as residences. To ensure that emissions do not exceed the foregoing levels, project-related emissions would need to be reduced by 6,050.37 $MTCO_2e$/yr if Parcel H is developed as a school site or 5,494.75 $MTCO_2e$/yr if Parcel H is developed as residences. It should be noted that as discussed in the method of analysis section, the assumption was made that the multi-family component of the project would be required to include installation of on-site renewable energy systems sufficient to provide 100 percent of the electricity demanded by the multi-family units. Because development plans for the multi-family residential component of the project have not been finalized, Mitigation Measure 4.1-5(b) is included herein to ensure that emissions from project operations do not exceed the levels estimated in this EIR.

Considering the above, implementation of the project would result in a *less-than-cumulatively-considerable* contribution to the cumulative impact.

4.1-5(a) Implement Mitigation Measure 4.1-2.

4.1-5(b) Prior to issuance of building permit for development of the multi-family residences, the project applicant shall demonstrate that all on-site multi-family residential developments would incorporate renewable energy systems sufficient to meet 100 percent of the energy demand from the multi-family portion of the project. The proposed renewable energy systems shall be reviewed and approved by the City Engineer.

4.1-5(c) Prior to issuance of the first building permit for any individual development within the project site, the developer shall submit a GHG Reduction Plan to the City of Brentwood that demonstrates a fair-share reduction of GHG emissions to the satisfaction of the City towards project-wide emissions reduction goals through incorporation of on-site or off-site emissions reductions measures. The GHG Reduction Plan shall present quantification of the efficacy of all proposed emissions reductions measures, as a means of demonstrating project-wide GHG emissions reductions by 6,050.37 $MTCO_2e$/yr if Parcel H is developed as a school site or 5,494.75 $MTCO_2e$/yr if Parcel H is developed as residences. A fair-share reduction is to be made based on the total acreage proposed for development in any given tentative map or project subject to Design Review, as compared to the entire area of development proposed within the project site as a whole. For the purposes of this mitigation measure, areas not anticipated for development, such as parks and open spaces, are not included in the total development acreage. Therefore, the total development area is considered to be approximately 99 acres (assuming that 34.97 acres would be used for park or open space uses).

Examples of measures that may be incorporated into the GHG Reduction Plan(s) prepared for on-site development may include, but are not limited to, the following:

- *Orient buildings to maximize passive solar heating;*
- *Use renewable diesel to fuel construction fleets;*
- *Use construction fleets that are lower emitting than any current emission standard;*
- *Utilize grid power for electric energy rather than operating temporary gasoline/diesel powered generators;*
- *Divert and recycle construction and demolition waste, and use locally-sourced building materials with a high recycled material content;*
- *Promote ridesharing, transit, bicycling, and walking for work trips through dedication of preferential parking spaces, provision of on-site bicycle parking, provision of end-of-trip facilities such as bicycle lockers and on-site showers;*
- *Dedicate on-site parking for shared vehicles;*

- *Incorporate short- and long-term bicycle parking infrastructure in the multi-family residential, commercial, and school portions of the project.*
- *Include cool parking surface treatments;*
- *Design all on-site development to achieve Zero Net Energy;*
- *Achieve third-party green building certifications, such as the GreenPoint Rated program, LEED rating system, the Living Building Challenge, or equivalent programs;*
- *Implement an urban forestry plan for the project site;*
- *Implement a project-specific or participate in an existing Transportation Management Association intended to reduce single-passenger vehicle trips to and from the project site;*
- *Limit installation of natural gas infrastructure within developments of the project site, or design structures with the infrastructure necessary to allow for the conversion of all natural gas appliances to all-electric equivalents;*
- *Should Parcel H be developed as a school site, incorporate design features to provide a safe route to school for area students, such design features may include protected bicycle lanes, lighted pedestrian crosswalks, raised crosswalks, and other traffic calming devices;*
- *Traffic calming devices such as those required in Mitigation Measure 4.1-2;*
- *Subsidize transit passes for employees of the proposed commercial uses;*
- *Install electric vehicle charging infrastructure in excess of existing CBSC requirements;*
- *Provide charging stations and preferential parking spots for electric vehicles;*
- *Install energy star or equivalent appliances in all residences;*
- *Install solar water heating;*
- *Install on-site renewable energy systems in excess of state or local standards or for commercial portions of the project;*
- *Install dedicated electrical outlets sufficient to provide power to any truck mounted refrigerated units accessing the loading docks, at all proposed loading docks and loading areas;*
- *All loading docks and loading areas within the commercial portion of the project shall be equipped with signage stating the following: "State regulations prohibit engine idling in excess of five minutes";*
- *Use water efficient landscapes and native/drought-tolerant vegetation;*
- *Provide outdoor electrical outlets to allow for use of electrically powered landscaping equipment at all residences and commercial developments within the project site;*
- *Construct on-site or fund off-site carbon sequestration projects (such as tree plantings or reforestation projects); and*
- *Purchase carbon credits to offset project annual emissions. Carbon offset credits shall be verified and registered with The*

Climate Registry, the Climate Action Reserve, or another source approved by CARB, BAAQMD, or the City of Brentwood.

If off-site mitigation measures are proposed, the applicant must be able to show that the emission reductions from identified projects are real, permanent through the duration of the project, enforceable, and are equal to the pollutant type and amount of the project impact being offset. In addition, any off-site measures shall be subject to review and approval by the City of Brentwood Planning Department. BAAQMD recommends that off-site mitigation projects occur within the nine-county Bay Area in order to reduce localized impacts and capture potential co-benefits. If BAAQMD has established an off-site mitigation program at the time a development application is submitted, as an off-site mitigation measure, the applicant may choose to enter into an agreement with BAAQMD and pay into the established off-site mitigation program fund, where BAAQMD would commit to reducing the type and amount of emissions identified in the agreement.

4.1-6 Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Based on the analysis below and with implementation of mitigation measures, the proposed project's incremental contribution to this significant cumulative impact is *less than cumulatively considerable*.

Potential impacts resulting from implementation of either development scenario are considered in comparison with the Local Actions included in Appendix B of the CARB's Scoping Plan, and the goals of the Plan Bay Area 2040.

Project Consistency with the 2017 Scoping Plan

Appendix B to the CARB's 2017 Scoping Plan provides examples of potentially feasible mitigation measures that could be considered to assess a project's compliance with the 2017 Scoping Plan. Because the 2017 Scoping Plan represents the CARB's strategy for meeting the State's 2030 GHG emissions reductions goals, compliance with the Local Actions within the 2017 Scoping Plan would demonstrate the project's compliance with SB 32. The project's consistency with the Local Actions within the 2017 Scoping Plan is assessed in Table 4.1-19 below.

Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
Construction	
Enforce idling time restrictions for construction vehicles.	CARB's In-Use Off-Road Vehicle Regulations include restrictions that limit idling time to five minutes under most situations. Construction fleets and all equipment operated as part of on-site construction activities would be subject to CARB's idling restrictions. As such the proposed project would be required to comply with this measure.

(Continued on next page)

Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
Require construction vehicles to operate with the highest tier engines commercially available.	The project applicant has not committed to using construction equipment that complies with the highest tier engines commercially available. As a result, project compliance with this measure is uncertain.
Divert and recycle construction and demolition waste, and use locally-sourced building materials with a high recycled material content to the greatest extent feasible.	The CALGreen code, which is adopted in Chapter 15.04 of the City's Municipal Code, requires the diversion of construction and demolition waste, and the proposed project would be required to comply with the most up-to-date CALGreen Code. The project applicant has not committed to using locally-sourced building materials or materials with a high recycled content, and, thus, compliance with this portion of the suggested measure is uncertain at this time.
Minimize tree removal, and mitigate indirect GHG emissions increases that occur due to vegetation removal, loss of sequestration, and soil disturbance.	Existing vegetation within the site is limited to annual grasses over the majority of the site, with the exception of vegetation associated with Sand Creek and scattered trees to the north of Sand Creek. Both development scenarios would maintain a setback from Sand Creek, which would ensure that the existing vegetation within the creek is protected. Although Sand Creek would be protected, project plans anticipate disturbance and subsequent development of the remaining portions of the project site. Consequently, the proposed project would result in substantial soil disturbance, as well as removal of the majority of the on-site grassland areas, and the project would not comply with this measure.
Utilize existing grid power for electric energy rather than operating temporary gasoline/diesel powered generators.	The project applicant has not committed to the use of grid power for electric energy rather than operating temporary power generators; thus, compliance with this suggested measure is uncertain at this time.
Increase use of electric and renewable fuel powered construction equipment and require renewable diesel fuel where commercially available.	The project applicant has not committed to the use of alternatively fueled construction equipment. Furthermore, the commercial availability of renewable diesel in the project area is currently unknown. Consequently, compliance with this suggested measure is uncertain at this time.
Require diesel equipment fleets to be lower emitting than any current emission standard.	The project applicant has not committed to reducing emissions from the construction fleet beyond any current emissions standards. Consequently, compliance with this suggested measure is uncertain at this time.
Operations	
Comply with lead agency's standards for mitigating transportation impacts under SB 743.	The City of Brentwood has not yet adopted standards for mitigating transportation impacts under SB 743. An analysis of project-level vehicle miles travelled (VMT) has not been prepared for the proposed project. In general, projects that include multiple types of land uses or place new land uses in proximity to existing land uses of a different type may result in reduced trip lengths and VMT. For instance, the inclusion of both residential and commercial land uses within the proposed project would result in internal trip capture, where some of the trips generated by one land use within the project site are captured by another. Such a situation can be illustrated by a future resident at the project site being employed at the commercial or school site portions of the project site.

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Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
	Alternatively, the construction of new school or commercial uses in proximity to the existing residential developments to the south could reduce the travel distance for residents to the south, as those existing residents do not have to travel as far to reach such land uses. Although the project has the potential to reduce VMT through internal trip capture and increasing the diversity of on-site uses in proximity to existing residences, by including development of commercial and residential uses within the project site, the project would unavoidably increase the amount of VMT occurring at the project site, as compared to the existing condition. The proposed uses could result in increased VMT, for instance by allowing future residents access to SR 4, which can be used to commute to distant Bay Area cities, or if the proposed commercial uses induce a large amount of trips from the surrounding region that would not otherwise occur. Without a quantitative analysis of project-specific VMT or City specific thresholds for the use in analyzing VMT, the proposed project's compliance with the measure cannot currently be determined.
Require on-site EV charging capabilities for parking spaces serving the project to meet jurisdiction-wide EV proliferation goals.	Per the 2019 CALGreen Code, the project is required to provide the infrastructure necessary to facilitate installation of EV charging systems in six percent of total on-site parking spaces. Compliance with the 2019 CALGreen Code would ensure that the proposed project provides sufficient EV charging infrastructure to comply with this suggested measure.
Allow for new construction to install fewer on-site parking spaces than required by local municipal building code, if appropriate.[1]	Although the potential layout of the single-family residential developments have been drafted, the plans for development of commercial and multi-family land uses have not yet been determined. Consequently, the number of parking spaces included for future on-site uses has not been determined. Although the amount of future parking spaces is yet to be determined, the project applicant has not included a request to reduce the number of on-site parking spaces allowable for the project site. As such, the project is anticipated to be developed with an amount of parking that complies with existing municipal standards. Consequently, the project does not comply with this measure.
Dedicate on-site parking for shared vehicles.	The project applicant has not committed to providing on-site parking for shared vehicles. Therefore, compliance with this suggested measure is uncertain at this time.
Provide adequate, safe, convenient, and secure on-site bicycle parking and storage in multi-family residential projects and in non-residential projects.	Plans for development of the commercial portions of the project have not yet been finalized. Preliminary plans for the multi-family portion of the project have been drafted; however, calculations demonstrating that sufficient bicycle parking has been included in the multi-family portion of the project have not been provided. As such, inclusion of sufficient bicycle parking is not yet known for either the commercial or multi-family portions of the project. Nevertheless, development within PD-

(Continued on next page)

Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
	36 is currently subject to section 17.620.013 of the City's Municipal Code, which requires that bicycle parking be provided to all commercial developments. The proposed project is anticipated to comply with the City's existing standards for bicycle parking in the areas of the site intended for commercial uses. Although the commercial uses would likely be required to meet the City's requirements or bicycle parking, the multi-family and potential school site uses may not be developed with sufficient bicycle infrastructure to meet the intent of this measure. Accordingly, compliance with this suggested measure is uncertain at this time.
Provide on- and off-site safety improvements for bike, pedestrian, and transit connections, and/or implement relevant improvements identified in an applicable bicycle and/or pedestrian master plan.	Sand Creek Road, Balfour Road, Fairview Avenue, East Country Club Drive, West Country Club Drive, and Shady Willow Lane all generally provide a striped bicycle lane and sidewalk facilities. Implementation of the proposed project would include construction of bicycle lanes and pedestrian sidewalks along Sand Creek Road within the project site, as well as along San Jose Avenue, and Saint Regis Avenue. All such infrastructure would connect to existing infrastructure in the project area, which would comply with the City's Parks, Trails & Recreation Master Plan Update. Furthermore, the project would provide internal pedestrian walkways and bicycle infrastructure to facilitate pedestrian and bicycle circulation on-site per City of Brentwood requirements. Finally, the Development Agreement prepared for the project would require extension of Sand Creek Trail across SR 4, which would provide a connection to existing bicycle and pedestrian infrastructure. Tri-Delta Transit provides public transportation in the project area. Existing bus lines run on the east side of SR 4 in close proximity to the project, with implementation of the project, Tri-Delta would evaluate potential ridership and may adjust routes as necessary. Considering the provision of on-site pedestrian and bicycle infrastructure and the proximity of the site to existing transit infrastructure, the project would comply with this measure.
Require on-site renewable energy generation.	The CBSC requires that residential structures that are three-stories or less in height be constructed with renewable energy systems sufficient to provide 100 percent of the electricity required for the residence. The proposed single-family developments would be subject to such requirements. Furthermore, should the multi-family component of the project be developed with building heights of three-stories or less, the multi-family development would be required to provide on-site renewable energy systems. Similar requirements do not yet exist for commercial developments.

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Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
	Due to the CBSC's requirements regarding renewable energy systems for residential land uses, the proposed project would include on-site renewable energy generation and would comply with this measure.
Prohibit wood-burning fireplaces in new development, and require replacement of wood-burning fireplaces for renovations over a certain size development.	Residences are not proposed to include wood burning fire places. As such, the proposed project would comply with this measure.
Require cool roofs and "cool parking" that promotes cool surface treatment for new parking facilities as well as existing surface lots undergoing resurfacing.	The project applicant has not committed to providing cool roofs and/or cool parking. Therefore, compliance with this suggested measure is uncertain at this time.
Require solar-ready roofs.	The CBSC requires that new non-residential structures be built with solar-ready roofs. Therefore, the proposed project would be required to provide solar-ready roofs and would comply with this suggested measure.
Require organic collection in new developments.	Chapter 8.16 of the City's Municipal Code requires that all property owners maintain a subscription for refuse collection. Refuse collection is provided by the City of Brentwood's Solid Waste Division, which includes green waste collection. Acceptable green wastes include yard clippings, uncooked food, branches, and other forms of yard waste. Thus, the proposed project would be required to comply with this measure by the City's existing Municipal Code standards.
Require low-water landscaping in new developments (see CALGreen Divisions 4.3 and 5.3 and the Model Water Efficient Landscape Ordinance [MWELO], which is referenced in CALGreen). Require water efficient landscape maintenance to conserve water and reduce landscape waste.	Plans for landscaping within the proposed project have not yet been prepared. Nevertheless, landscaping within the project site would be required to comply with the CALGreen code and all water efficiency measures therein, including the MWELO regulations adopted by the City if Brentwood in Section 17.630.010 of the Brentwood Municipal Code. Accordingly, the proposed project is anticipated to comply with this measure.
Achieve Zero Net Energy performance building standards prior to dates required by the Energy Code.	Through the CBSC requirements, proposed single-family residences are anticipated to achieve Zero Net Energy. However, the project applicant has not committed to meeting Zero Net Energy for the non-residential or multi-family portions of the project. Because development plans have not been finalized for the non-residential and multi-family portions of the project and the applicant has not committed to meeting Zero Net Energy standards, compliance with this suggested measure is uncertain at this time.
Encourage new construction, including municipal building construction, to achieve third-party green building certifications, such as the GreenPoint Rated program, LEED rating system, or Living Building Challenge.	The project applicant has not committed to achieving third-party green building certification. Consequently, compliance with this suggested measure is uncertain at this time.

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Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
Require the design of bike lanes to connect to the regional bicycle network.	The proposed project would include extension of existing bicycle lanes onto the project site with extension of existing roadways. As described in further depth in Section 4.2 of this EIR, the City's Parks, Trails & Recreation Master Plan Update identifies two future north-south local trail connections through the project site.[41] Although the proposed project does not provide the exact alignment of trails anticipated in the City's Parks, Trails & Recreation Master Plan Update, the project would include Class II bicycle lanes and pedestrian infrastructure throughout the site, which would provide a continuous bicycle route between the area south of the site and the bicycle facilities currently under construction to the northwest of the site as part of the Promenade/Vineyards at Sand Creek Project. In addition, the proposed project would include provision of infrastructure necessary to extend Sand Creek Trail from the trail's existing terminus, east of SR 4, westward along Sand Creek. Per the Development Agreement for the proposed project, the trail connection would likely be implemented as a tunnel beneath SR 4. Considering the above, the project would provide connections to the regional bicycle network, and the project would comply with this measure.
Expand urban forestry and green infrastructure in new land development.	Plans for landscaping of the project site have not been finalized. Consequently, the project's compliance with this measure is uncertain at this time.
Require preferential parking spaces for park and ride to incentivize carpooling, vanpooling, commuter bus, electric vehicles, and rail service use.	The project applicant has not committed to dedicating preferential spaces for carpooling, vanpooling, electric vehicles, or park and ride spaces for commuter bus and rail service use. Thus, compliance with this suggested measure is uncertain at this time.
Require a transportation management plan for specific plans which establishes a numeric target for non-single occupancy vehicle travel and overall VMT.	The proposed project is not a specific plan. As a result, the measure does not apply to the proposed project.
Develop a rideshare program targeting commuters to major employment centers.	Although project operations would involve employee commutes to the site, the project site is not considered a major employer. Consequently, the measure does not apply to the proposed project.
Require the design of bus stops/shelters/express lanes in new developments to promote the usage of mass-transit.	Project plans do not currently demonstrate that transit infrastructure would be developed within the project site. As such, compliance with this measure cannot be determined at this time.
Require gas outlets in residential backyards for use with outdoor cooking appliances such as gas barbeques if natural gas service is available.	The project applicant has not committed to providing natural gas service for outdoor cooking appliances. Accordingly, compliance with this measure is uncertain at this time.

(Continued on next page)

[41] City of Brentwood. *Parks, Trails & Recreation Master Plan Update.* February 26, 2019.

Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
Require the installation of electrical outlets on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.[2]	The project applicant has not committed to providing exterior electrical outlets to promote the use of electric landscape maintenance equipment. Consequently, compliance with this measure is uncertain at this time.
Require the design of the electric outlets and/or wiring in new residential unit garages to promote electric vehicle usage.	The CBSC requires that new residential unit garages be designed with wiring sufficient to provide future installation of electric vehicle charging infrastructure. Therefore, the proposed project would be required to comply with this measure.
Require electric vehicle charging station (Conductive/inductive) and signage for non-residential developments.	Although the 2019 CALGreen Code requires the provision of infrastructure necessary to facilitate installation of EV charging systems, the project applicant has not committed to installing signed, operational EV charging stations. Thus, compliance with this suggested measure is uncertain at this time.
Provide electric outlets to promote the use of electric landscape maintenance equipment to the extent feasible on parks and public/quasi-public lands.	The project applicant has not committed to providing electrical outlets in the park areas proposed for the project site. Compliance with this measure is uncertain at this time.
Require each residential unit to be "solar ready," including installing the appropriate hardware and proper structural engineering.	The CBSC requires all residences three-stories or less in height to include renewable energy systems. Furthermore, multi-family structures greater than three stories in height are required to be designed with solar ready roofs. Consequently, the proposed project would comply with this measure.
Require the installation of energy conserving appliances such as on-demand tank-less water heaters and whole-house fans.	The project applicant has not committed to installing energy conserving appliances. As a result, compliance with this suggested measure is uncertain at this time.
Require each residential and commercial building equip buildings [sic] with energy efficient AC units and heating systems with programmable thermostats/timers.	The project applicant has not committed to installing energy efficient AC units and heating systems. Therefore, compliance with this suggested measure is uncertain at this time.
Require large-scale residential developments and commercial buildings to report energy use, and set specific targets for per-capita energy use.	The project applicant has not committed to reporting energy use or setting specific energy use targets. Accordingly, compliance with this suggested measure is uncertain at this time.
Require each residential and commercial building to utilize low flow water fixtures such as low flow toilets and faucets (see CALGreen Divisions 4.3 and 5.3 as well as Appendices A4.3 and A5.3).	The proposed project would be required to comply with the non-residential water efficiency regulations within CALGreen. Thus, the proposed project would comply with this suggested measure.
Require the use of energy-efficient lighting for all street, parking, and area lighting.	Plans for street, parking, and area lighting have not been finalized. Thus, the use of energy-efficient lighting features within the project site is currently unknown, and compliance with this suggested measure is uncertain at this time.
Require the landscaping design for parking lots to utilize tree cover and compost/mulch.	Landscaping plans for the proposed project have not yet been finalized, and the inclusion of tree cover and compost/mulch

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Table 4.1-19
Project Consistency with the 2017 Scoping Plan

Suggested Measure	Consistency Discussion
	cannot be verified at this time. Thus, compliance with this measure is uncertain at this time.
Incorporate water retention in the design of parking lots and landscaping, including using compost/mulch.	The use of water retention infrastructure and compost/mulch in landscaping within parking areas is currently unknown. Accordingly, compliance with this measure is uncertain at this time.
Require the development project to propose an off-site mitigation project which should generate carbon credits equivalent to the anticipated GHG emission reductions. This would be implemented via an approved protocol for carbon credits from California Air Pollution Control Officers Association (CAPCOA), the California Air Resources Board, or other similar entities determined acceptable by the local air district.	The project applicant has not committed to an off-site mitigation project that would generate carbon credits. Consequently, compliance with this suggested measure is uncertain at this time.
Require the project to purchase carbon credits from the CAPCOA GHG Reduction Exchange Program, American Carbon Registry (ACR), Climate Action Reserve (CAR) or other similar carbon credit registry determined to be acceptable by the local air district.	The project applicant has not committed to purchasing carbon credits. Accordingly, compliance with this suggested measure is uncertain at this time.
Encourage the applicant to consider generating or purchasing local and California-only carbon credits as the preferred mechanism to implement its off-site mitigation measure for GHG emissions and that will facilitate the State's efforts in achieving the GHG emission reduction goal.	The project applicant has not committed to purchasing local or California-only carbon credits. Therefore, compliance with this suggested measure is uncertain at this time.

Notes:
[1] This is not to be confused with the Americans with Disabilities Act (ADA) requirements or other minimum parking requirements for dedicating space to clean air vehicles and/or EV charging infrastructure
[2] The requirements for outdoor receptacle outlets are located in the California Electrical Code, Article 210.52(E).
[3] Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.

Source: California Air Resources Board. AB 32 Scoping Plan [Appendix B]. Accessible at: https://www.arb.ca.gov/cc/scopingplan/scopingplan.htm. Accessed March 2020.

As shown in Table 4.1-19 the proposed project would comply with some of the suggested measures. For instance, idling time restrictions on construction fleets would be enforced, but inclusion of a carpooling incentive program or other programs to reduce VMT during construction or operations is uncertain. However, compliance with the majority of the foregoing measures is uncertain at this time, and, therefore, the project's compliance with the 2017 Scoping Plan cannot be ensured with the

information currently available. Because the 2017 Scoping Plan is the CARB's strategy for meeting the State's 2030 emissions goals established by SB 32, the project would be considered to conflict with SB 32 unless the project can be shown to comply with the majority of the foregoing Scoping Plan measures or otherwise proven to be in compliance with the emissions reductions goals established by SB 32.

Consistency with Plan Bay Area 2040

The San Francisco Bay Area's Plan Bay Area 2040 has been prepared jointly by the San Francisco Bay Area Metropolitan Transportation Commission (MTC) and the ABAG. Plan Bay Area 2040 is a long-range regional plan intended to provide a strategy for the reduction of GHG emissions and air pollutants within the San Francisco Bay Area. The Plan Bay Area 2040 serves as a Regional Transportation Plan and Sustainable Communities Strategy (SCS). As an SCS, the Plan Bay Area 2040 is required to comply with regional targets for reducing GHG emissions through the integration of transportation and land use planning. ABAG has not provided a specified means of identifying an individual development project's compliance with the Plan Bay Area 2040; however, for the purposes of this analysis, the conformance of the proposed project with the overall goal of the Plan Bay Area 2040 to reduce regional GHG emissions is generally considered.

Overall, the Plan Bay Area 2040 supports further growth in the region's housing stock and increases in employment opportunities in the area. In order to achieve the identified GHG reduction targets for the region while still accommodating such growth, the Plan Bay Area 2040 identifies Priority Development Areas (PDAs), where existing public transit and neighborhoods make compact development desirable. Compact development within PDAs allows for decreases in VMT as residents of existing areas can use alternative means of transportation to access new development. The project site is not within a PDA identified in the Plan Bay Area 2040.

Although the project site is not located within a PDA, the project would include a mixture of land uses, such as commercial and residential uses, and may include a school use. Placement of various types of uses in proximity to each other allows for shorter trip lengths, which reduces VMT, while also encouraging the use of active modes of transportation, as residents bike or walk to nearby locations of employment or school.

It is important to consider that the Plan Bay Area 2040 does anticipate that some development within the plan area would occur outside of PDAs. For instance, despite the fact that a PDA is not identified within the City of Brentwood, the Plan Bay Area 2040 anticipates that between 2010 and 2040 approximately 9,600 residential units and 400 new jobs would be developed within the City. The proposed project would result in the generation of between 510 and 573 new residential units as well as between 572 and 638 new jobs. The anticipated number of new residential units would be well within the 9,600 units anticipated for the City of Brentwood under the Plan Bay Area 2040. While the number of employees generated by on-site commercial development would exceed the levels anticipated for the City in the Pan Bay Area 2040, increased levels of job creation within Brentwood would not necessarily conflict with the goals of the Plan Bay Area 2040. In particular, the City of Brentwood has a relatively high number of housing units as compared to the total number of jobs



available within the City. Increasing the availability of employment within the City would allow a greater number of residents to live and work within the City, which would reduce the overall VMT from City residents by reducing the need for citizens of Brentwood to commute to other Bay Area cities for employment. Consequently, despite the fact that the anticipated on-site employment would exceed the levels anticipated in the Plan Bay Area 2040, the overall growth within the City that would occur with implementation of the proposed project would be consistent with the goals of the Plan Bay Area 2040.

Considering the above, the proposed project would not conflict with the Plan Bay Area 2040.

Conclusion

Based on the above, the project may conflict with the 2017 Scoping Plan, which is the CARB's strategy for achieving the emissions reductions goals of SB 32, but would not conflict with the Plan Bay Area 2040. Considering the potential conflict with the 2017 Scoping Plan, the proposed project could be considered to conflict with the applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs, resulting in a ***cumulatively considerable*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would require the incorporation of site design measures that would serve to implement the suggested measures within the 2017 Scoping Plan and reduce GHG emissions from operation of the proposed project. Furthermore, project-related GHG emissions would be required substantially reduced, which is the ultimate goal of both the 2017 Scoping Plan and the Plan Bay Area. Despite the present uncertainty regarding the exact design of future GHG reduction strategies, implementation of the following mitigation measures would ensure that the proposed project complies with the applicable plan to reduce GHGs, and the project's incremental contribution to the significant cumulative impact would be *less than cumulatively considerable*.

4.1-6(a) Implement Mitigation Measures 4.1-2, 4.1-5(b) and 4.1-5(c).

4.1-6(b) The GHG Reduction Plan implemented as part of Mitigation Measure 4.1-5(c) shall include suggested Local Actions from the 2017 Scoping Plan to the satisfaction of the City.

4.2 Transportation and Circulation

4.2. TRANSPORTATION AND CIRCULATION

4.2.1 INTRODUCTION

The Transportation and Circulation chapter of the EIR discusses the existing transportation and circulation facilities within the project vicinity, as well as applicable policies and guidelines used to evaluate operation of such facilities. Where development of the proposed project would conflict with applicable policies or guidelines, mitigation measures are identified. The information contained within this chapter is primarily based on the Traffic Impact Study prepared for the proposed project by Kimley-Horn and Associates, Inc. (see Appendix F),[1] the City of Brentwood General Plan,[2] and the General Plan EIR.[3]

It should be noted that since preparation of the Traffic Impact Study, new improvements to local roadways and intersections have occurred, including, but not limited to, construction of the State Route (SR) 4/Sand Creek Road interchange and improvements to the Balfour Road/SR 4 interchange. Such improvements are acknowledged in this chapter, but are not included in the Existing and Existing Plus Project scenarios analyzed herein. This results in a worst-case assessment when evaluating the Existing Plus Project scenario, as the aforementioned completed improvements result in improved traffic operations. As described in further detail below, this chapter acknowledges that the already-completed improvements have mitigated identified impacts to the Balfour Road/State Route 4 intersection under Existing Plus Project conditions. Consequently, the Traffic Impact Study remains valid for the purpose of this CEQA analysis.

4.2.2 EXISTING ENVIRONMENTAL SETTING

The section below describes the physical and operational characteristics of the existing transportation system within the study area, including the surrounding roadway network, transit, bicycle, and pedestrian facilities.

Existing Roadways

The following sections provide a summary of the major existing roadways within the project area. Other roadways incorporated in this analysis (i.e., San Jose Avenue and Country Club Drive) are local roads that provide connectivity to surrounding neighborhoods and/or other portions of the City.

State Route 4

SR 4 provides east-west connectivity between Interstate 80 (I-80) and the Sierra Nevada mountains, connecting with I-680 and SR 160 west of the project site. SR 4 passes through Antioch and Brentwood north-south where the project is located, continuing east towards Stockton, where SR 4 connects with I-5, SR 99, and terminates in the Sierra Nevada at SR 89. At the time the traffic study for the Project was undertaken, several projects were planned that would ultimately expand SR 4 from four to eight lanes between Loveridge Road and SR 160, add

1 Kimley-Horn and Associates, Inc. *Bridle Gate Traffic Impact Study, Brentwood, California.* April 2020.
2 City of Brentwood. *General Plan*. July 22, 2014.
3 City of Brentwood. *Final Environmental Impact Report for the 2014 Brentwood General Plan Update*. June 2014

a Bay Area Rapid Transit (BART) extension from Pittsburg to Antioch, improve the SR 160 and SR 4 Connector Ramps, and construct a grade-separated interchange at Balfour Road. The BART extension and the grade-separated interchange at Balfour Road have since been completed.

Within the city of Brentwood, SR 4 was formerly known as the SR 4 Bypass; however, the roadway has recently been changed to be part of SR 4. As part of the improvements associated with becoming SR 4, the road was widened to a four-lane divided freeway with interchanges at Lone Tree Way, Sand Creek Road, and Balfour Road, and at-grade signalized intersections at Marsh Creek Road and Walnut Boulevard.

Lone Tree Way

Lone Tree Way is a major arterial that has six lanes and is located at the north end of the project area. Lone Tree Way runs north-south in Antioch, turns east-west and intersects with SR 4 at the northernmost boundary of the city of Brentwood, and terminates east of Brentwood Boulevard. Lone Tree Way provides regional connectivity from the project area to the city of Antioch, and is fronted by, and provides direct access to, many commercial land uses. The posted speed limit is 45 miles per hour (mph).

Sand Creek Road

Sand Creek Road is a major arterial that has four travel lanes and currently provides east-west connections from SR 4 to east of Garin Parkway. Sand Creek Road would be the primary connection to the project site and currently provides access to major retail centers just east of SR 4. The Sand Creek Road and SR 4 interchange project was completed in early November 2013 as part of the SR 4 development plan. Sand Creek Road is planned to be extended east of Garin Parkway to Sellers Avenue and west of SR 4 to Deer Valley Road. The posted speed limit is 45 mph between SR 4 and O'Hara Avenue, and 35 mph between O'Hara Avenue and Garin Parkway.

Balfour Road

Balfour Road is a major arterial that has four travel lanes to the Brentwood city limits and is located at the south end of the project area. West of the Brentwood city limits, Balfour Road reduces to two lanes. Balfour Road runs east-west, terminates at Deer Valley Road to the west, and becomes Fallman Boulevard east of Bixler Road, providing access from downtown Brentwood to/from unincorporated areas within Contra Costa County.

Fairview Avenue

Fairview Avenue is a north-south arterial roadway which connects from Lone Tree Way on the north end and becomes Vineyards Parkway just south of SR 4, providing access to residential neighborhoods throughout Brentwood. Fairview Avenue is a major arterial between Sand Creek Road and Balfour Road where it has four travel lanes, and a minor arterial between Sand Creek Road and Lone Tree Way, where the roadway has two travel lanes. The posted speed limit is 35 mph between Lone Tree Way and Sand Creek Road and 45 mph between Sand Creek Road and Balfour Road.

Shady Willow Lane

Shady Willow Lane has four travel lanes and is a north-south minor arterial connecting Lone Tree Way to Sand Creek Road, providing access to commercial and residential areas. The posted

speed limit 35 mph between Lone Tree Way and Grant Street and 45 mph between Grant Street and Sand Creek Road.

Study Intersections

The following study intersections are analyzed in the Traffic Impact Study (see Figure 4.2-1):

1. Lone Tree Way/Heidorn Ranch Road/Fairside Way;
2. Lone Tree Way/SR 4 SB Ramps;
3. Lone Tree Way/Jeffrey Way/SR 4 NB Entrance Ramp;
4. Jeffrey Way/SR 4 NB Ramps;
5. Sand Creek Road/Heidorn Ranch Road (Future);
6. Sand Creek Road/San Jose Avenue (Future);
7. Sand Creek Road/SR 4 SB Ramps;
8. Sand Creek Road/SR 4 NB Ramps;
9. Sand Creek Road/Sand Creek Crossing/Streets of Brentwood;
10. Sand Creek Road/Shady Willow Lane/Highland Way;
11. Sand Creek Road/Fairview Avenue;
12. San Jose Avenue/St. Regis Avenue;
13. San Jose Avenue/Portofino Drive;
14. San Jose Avenue/Fairview Avenue;
15. Balfour Road/SR 4 (former intersection);
16. Balfour Road/SR 4 SB Ramps;
17. Balfour Road/SR 4 NB Ramps;
18. Balfour Road/American Avenue/West Country Club Drive;
19. Balfour Road/Foothill Drive/East Country Club Drive;
20. West Country Club Drive/Presidio Drive; and
21. East Country Club Drive/Roundhill Drive.

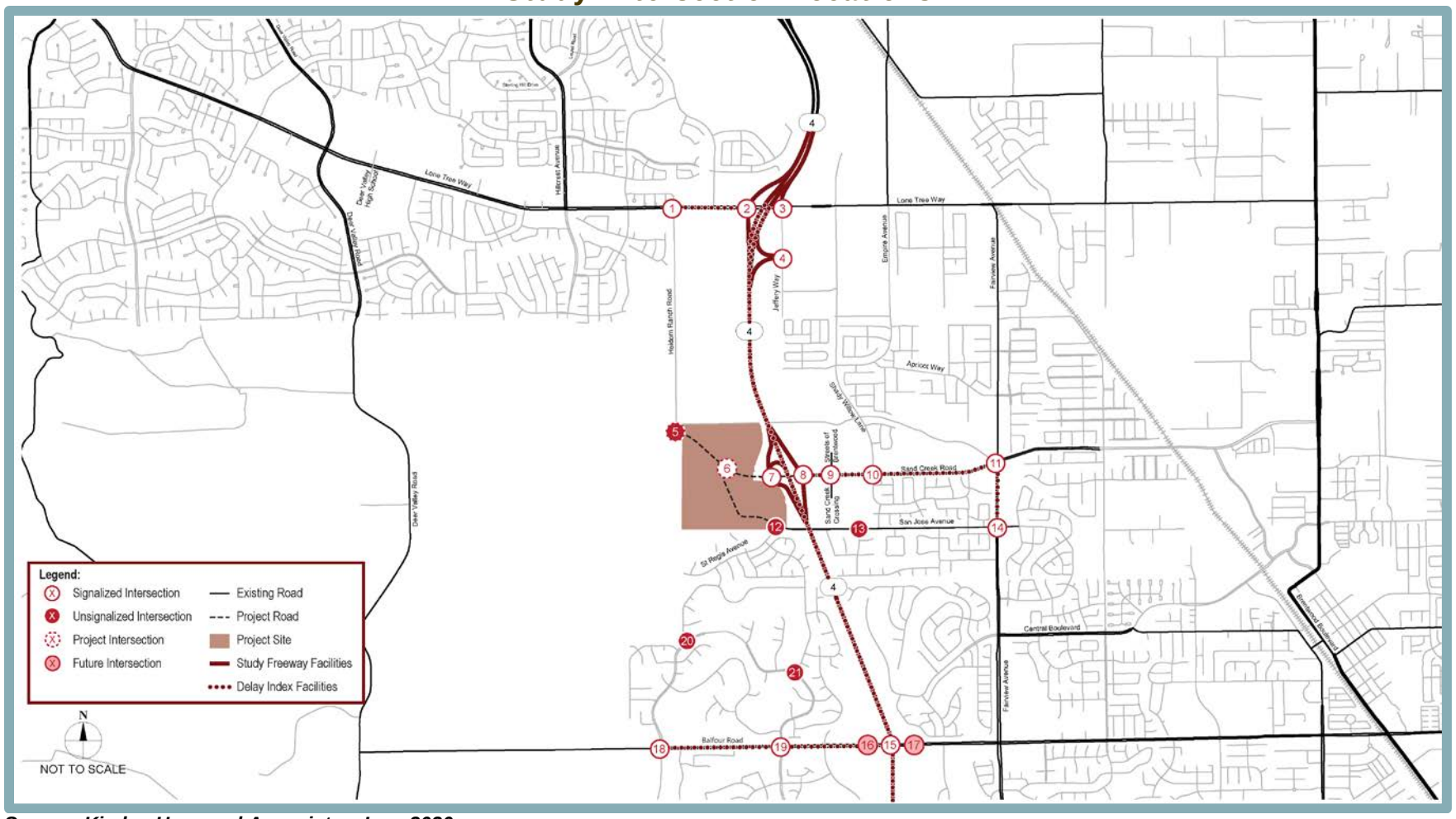
Routes of Regional Significance

Contra Costa County Measure C established a sales tax to be used to fund transportation improvements in Contra Costa County. The measure included a growth management program and required Contra Costa Transportation Authority (CCTA) to develop a comprehensive transportation plan and update it every other year. Measure J, approved by the voters of Contra Costa in November 2004, extended the Measure C sales tax for transportation through to 2034. The tax went into effect on April 1, 2009.

To receive a share of the sales tax generated by Measure J, local jurisdictions must adhere to the LOS standards that Measure J applies to local streets and roads. The Measure J standards are applied to streets and roads for which the jurisdictions are responsible. Each jurisdiction must take appropriate action to ensure that the operations standards are met, including Routes of Regional Significance. Designated Routes of Regional Significance include all the freeways and state highways, and the most significant arterials in Contra Costa County.

The CCTA classifies several roadways within the project area as suburban arterial Routes of Regional Significance. Such routes include Balfour Road, Fairview Avenue, Lone Tree Way, and Sand Creek Road. Suburban arterial routes are roadway segments where the capacity and quality of service are typically controlled by the operations of the signalized intersections. In addition, the CCTA identifies the SR 4 freeway as a Route of Regional Significance.

Figure 4.2-1
Study Intersection Locations



Source: Kimley-Horn and Associates, Inc., 2020.

The Traffic Impact Study evaluated project impacts to the five aforementioned Routes of Regional Significance within the project vicinity.

Common Traffic Analysis Terms

Analysis of significant environmental impacts at intersections is based on the concept of Level of Service (LOS). The LOS of an intersection is a qualitative measure used to describe operational conditions. The LOS scale ranges from A (best), which represents minimal delay, to F (worst), which represents heavy delay and a facility that is operating at or near the facility's functional capacity. Table 4.2-1 summarizes the general characteristics associated with each LOS grade.

Table 4.2-1
Level of Service (LOS) Definitions

LOS	Description	Average Control Delay (sec/veh)	
		Signalized	Unsignalized
A	Free flow with no delays. Users are virtually unaffected by others in the traffic stream	< 10.0	< 10.0
B	Stable traffic. Traffic flows smoothly with few delays.	> 10 to 20	> 10 to 15
C	Stable flow but the operation of individual users becomes affected by other vehicles. Modest delays.	> 20 to 35	> 15 to 25
D	Approaching unstable flow. Operation of individual users becomes significantly affected by other vehicles. Delays may be more than one cycle during peak hours.	> 35 to 55	> 25 to 35
E	Unstable flow with operating conditions at or near the capacity level. Long delays and vehicle queuing.	> 55 to 80	> 35 to 50
F	Forced or breakdown flow that causes reduced capacity. Stop and go traffic conditions. Excessive long delays and vehicle queuing.	> 80	> 50

Source: Kimley-Horn & Associates, Inc., 2020.

Intersection LOS – Existing Conditions

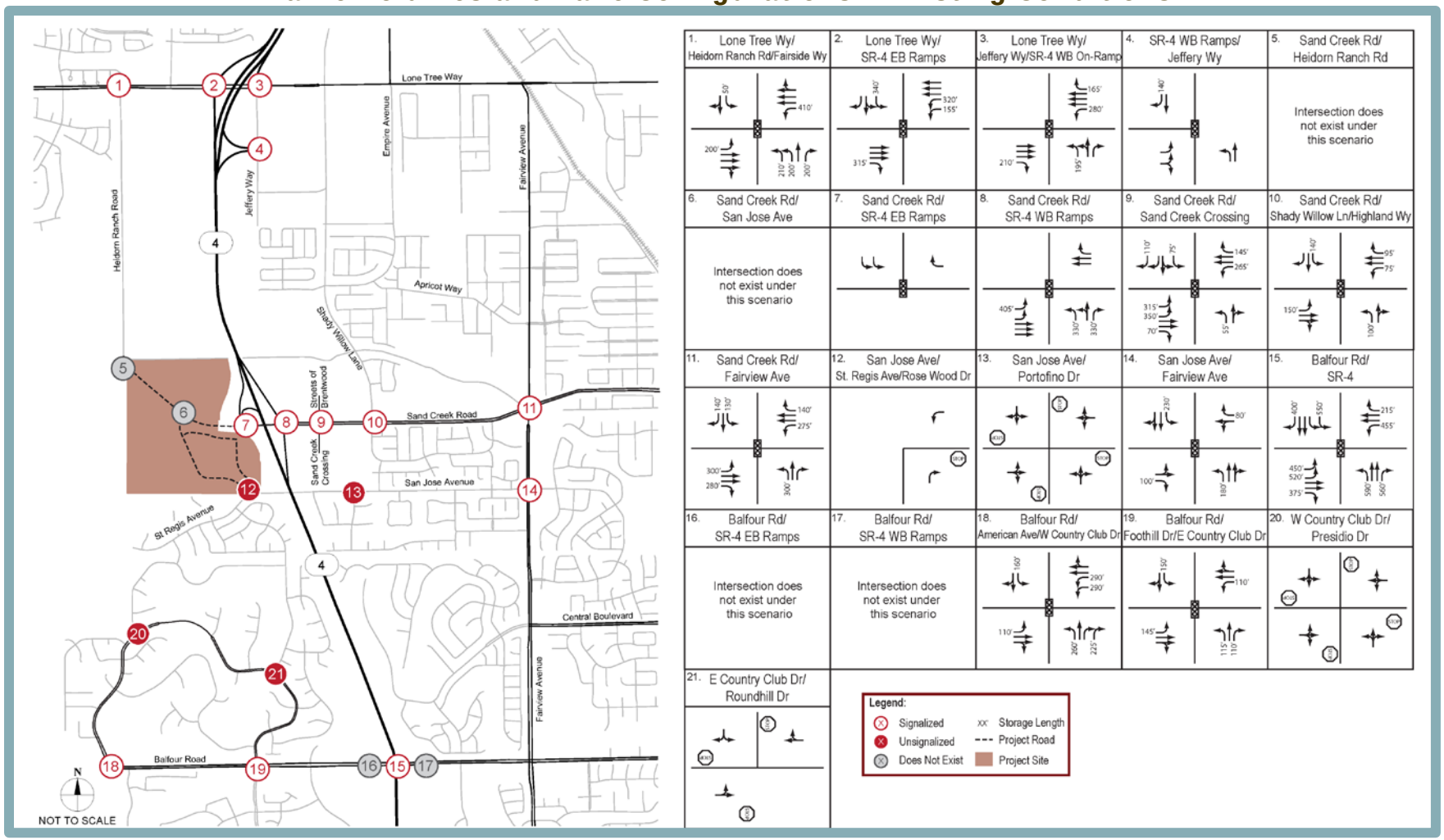
Weekday intersection turning movement volumes for the existing study intersections were collected on Wednesday, September 13, 2017. Volumes were collected during the AM (7:00 to 9:00 AM) and PM (2:00 to 6:00 PM) peak periods of the weekday when local schools were in session. The extended afternoon period was used to capture the afternoon school peak traffic. The PM commute peak was determined to be the higher afternoon peak.

On the day the counts were collected, Heritage High School had a late start. To capture the traffic patterns during a regular day schedule, weekday intersection turning movement volumes collected on Tuesday, February 14, 2017 were used for the study intersections along Balfour Road during the AM peak period.

Figure 4.2-2 presents the existing lane configurations at the study intersections, as well as the observed peak hour traffic volumes at each study intersection. The study intersection LOS results are summarized in Table 4.2-2 for the AM and PM peak hours. As shown in the table, all study intersections currently operate acceptably, with the exception of the following intersections:

14. Fairview Avenue at San Jose Avenue – AM (LOS E) and PM (LOS E) peak hours;
15. SR 4 and Balfour Road (former intersection) – PM (LOS F) peak hour; and
18. West Country Club Drive/American Avenue at Balfour Road – AM (LOS E) peak hour.

Figure 4.2-2
Traffic Volumes and Lane Configurations – Existing Conditions



Source: Kimley-Horn & Associates, Inc., 2020.

Table 4.2-2
Intersection LOS – Existing Conditions

#	Intersection	Traffic Control	Peak Hour	Delay (sec)	LOS
1	Lone Tree Way/Heidorn Ranch Road/Fairside Way	Signal	AM	10.9	B
			PM	12.5	B
2	Lone Tree Way/SR 4 SB Ramps	Signal	AM	43.2	D
			PM	35.1	D
3	Lone Tree Way/Jeffrey Way/SR 4 NB Entrance Ramp	Signal	AM	19.8	B
			PM	13.4	B
4	Jeffrey Way/SR 4 NB Ramps	Signal	AM	10.6	B
			PM	13.0	B
5	Sand Creek Road/Heidorn Ranch Road (Future)	Side-Street Stop Control	AM	Intersection does not exist in this scenario	
			PM		
6	Sand Creek Road/San Jose Avenue (Future)	Signal	AM	Intersection does not exist in this scenario	
			PM		
7	Sand Creek Road/SR 4 SB Ramps	Signal	AM	3.5	A
			PM	3.6	A
8	Sand Creek Road/SR 4 NB Ramps	Signal	AM	16.7	B
			PM	9.7	A
9	Sand Creek Road/Sand Creek Crossing/Streets of Brentwood	Signal	AM	16.7	B
			PM	23.7	C
10	Sand Creek Road/Shady Willow Lane/Highland Way	Signal	AM	16.8	B
			PM	20.8	C
11	Sand Creek Road/Fairview Avenue	Signal	AM	52.1	D
			PM	42.3	D
12	San Jose Avenue/St. Regis Avenue	Side-Street Stop Control	AM	0	A
			PM	0	A
13	San Jose Avenue/Portofino Drive	Side-Street Stop Control	AM	15.3	C
			PM	9.8	A
14	San Jose Avenue/ Fairview Avenue	Signal	AM	65.8	**E**
			PM	56.4	**E**
15	Balfour Road/SR 4 (Former Intersection)	Signal	AM	41.9	D
			PM	107.2	**F**
16	Balfour Road/SR 4 SB Ramps	Signal	AM	Intersection is not included in this scenario	
			PM		
17	Balfour Road/SR 4 NB Ramps	Signal	AM	Intersection is not included in this scenario	
			PM		
18	Balfour Road/American Avenue/West Country Club Drive	Signal	AM	75.8	**E**
			PM	15.4	B
19	Balfour Road/Foothill Drive/E Country Club Drive	Signal	AM	30.5	C
			PM	14.6	B
20	West Country Club/Presidio Drive	All-Way Stop Control	AM	11.5	B
			PM	8.5	A
21	East Country Club/Roundhill Drive	All-Way Stop Control	AM	8.8	A
			PM	7.8	A

Notes:

- **Bold** indicates substandard operations per jurisdiction minimum thresholds.
- Since preparation of the Traffic Impact Study, the Balfour Road/SR 4 interchange improvements have been completed. Such improvements are acknowledged in this chapter, but are not included in the Existing and Existing Plus Project scenarios analyzed herein. This results in a worst-case assessment when evaluating the Existing Plus Project scenario, as the aforementioned improvements result in improved traffic operations.

Source: Kimley-Horn & Associates, Inc., 2020.



SR 4 Operations – Existing Conditions

Traffic operations were evaluated at SR 4 under Existing Conditions. Results of the analyses are presented in Table 4.2-3. As shown in the table, SR-4 between Lone Tree Way and Balfour Road functions within acceptable standards under Existing Conditions.

Table 4.2-3
SR 4 Operations – Existing Conditions

Facility	Direction	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
AM Peak Hour				
North of Lone Tree Way (Basic)	NB	11.4	11.4	1.00
	SB	14.8	14.8	1.00
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	18.7	17.0	1.10
	SB	19.7	17.0	1.16
Jeffery Way NB On-Ramp (Merge)	NB	18.5	17.0	1.09
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	19.5	17.0	1.15
	SB	18.5	17.0	1.09
Lone Tree Way to Sand Creek Road (Basic)	NB	3.4	3.4	1.00
	SB	9.7	9.7	1.00
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	18.8	17.0	1.10
	SB	19.7	17.0	1.15
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	19.2	17.0	1.13
	SB	18.3	17.0	1.07
Sand Creek Road to Balfour Road (Basic)	NB	31.8	31.8	1.00
	SB	30.1	30.1	1.00
PM Peak Hour				
North of Lone Tree Way (Basic)	NB	11.4	11.4	1.00
	SB	14.8	14.8	1.00
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	18.5	17.0	1.08
	SB	19.6	17.0	1.15
Jeffery Way NB On-Ramp (Merge)	NB	18.4	17.0	1.08
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	19.6	17.0	1.15
	SB	18.3	17.0	1.07
Lone Tree Way to Sand Creek Road (Basic)	NB	3.5	3.4	1.02
	SB	9.7	9.7	1.00
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	18.7	17.0	1.09
	SB	19.2	17.0	1.13
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	19.2	17.0	1.13
	SB	18.7	17.0	1.09
Sand Creek Road to Balfour Road (Basic)	NB	31.9	31.8	1.00
	SB	30.1	30.1	1.00

Note: Travel time is calculated using the average travel speed or free flow speed and segment length.

Source: Kimley-Horn & Associates, Inc., 2020.

Existing Transit, Bicycle, and Pedestrian Facilities

The sections below describe the existing transit, bicycle, and pedestrian facilities located within the vicinity of the project site.

Transit Facilities

Transit service in the city of Brentwood is provided by Tri-Delta Transit (TDT). As of the completion of the traffic study, TDT operated two routes (383 and 385) on weekdays and two routes on weekends (383 and 395) that serve the project area. Route 383 runs from the Antioch Park & Ride (Hillcrest) east to the city of Oakley, south to the city of Brentwood, crosses back west into the city of Antioch via Lone Tree Way and returns to the Park & Ride via Deer Valley Road. Route 385 runs between the Antioch Park & Ride (Hillcrest) and the Brentwood Park & Ride, using local streets including Hillcrest Avenue, Lone Tree Way, Sand Creek Road, Fairview Avenue, and Balfour Road, as well as SR 4 to approach its selected trips to American Avenue.

Route 395, runs from the Antioch Park & Ride (Hillcrest) south on SR 4 to Lone Tree Way where the route heads east and then south to connect with Sand Creek Road before heading north on SR 4 back to the Antioch Park & Ride. Within the city of Brentwood, TDT provides a dial-a-ride service for the elderly and handicapped population. Bus routes in the vicinity of the project site are illustrated in Figure 4.2-3.

Bicycle and Pedestrian Facilities

Sand Creek Road, Balfour Road, Fairview Avenue, East Country Club Drive, West Country Club Drive, and Shady Willow Lane all generally provide a striped (Class II) bike lane and sidewalk facilities. San Jose Avenue and St. Regis Avenue both have Class II bicycle lanes near the project site. Lone Tree Way lacks bicycle facilities and is designed to accommodate vehicles, but provides sidewalks on both sides of the street. Pedestrians and bicyclists are prohibited on SR 4.

The City of Brentwood Parks and Recreation Department has bicycle and pedestrian trail locations across the city including within the project area. Asphalt trails run along Lone Tree Way, SR 4 between San Jose Avenue and Castellina Drive, Fairview Avenue and along Old Sand Creek Road crossing Fairview Avenue. Concrete trails run along Balfour Road east of SR 4 and Sand Creek Road, crossing Fairview Avenue.

In addition, the Class I Mokelumne Coast to Crest Trail exists along the Marsh Creek Trail and the East Bay Municipal Utility District's Mokelumne Aqueduct right-of-way. Near the project area, the trail will have a connection across SR 4 north of the project area. The trail will ultimately run between the Sierra Nevada Mountains and the Oakland/Jack London Square shoreline.

4.2.3 REGULATORY CONTEXT

Existing transportation policies, laws, and regulations that would apply to the proposed project are summarized below and provide a context for the impact discussion related to the project's consistency with the applicable regulatory conditions. Federal plans, policies, regulations, or laws related to transportation and circulation are not directly applicable to the proposed project.

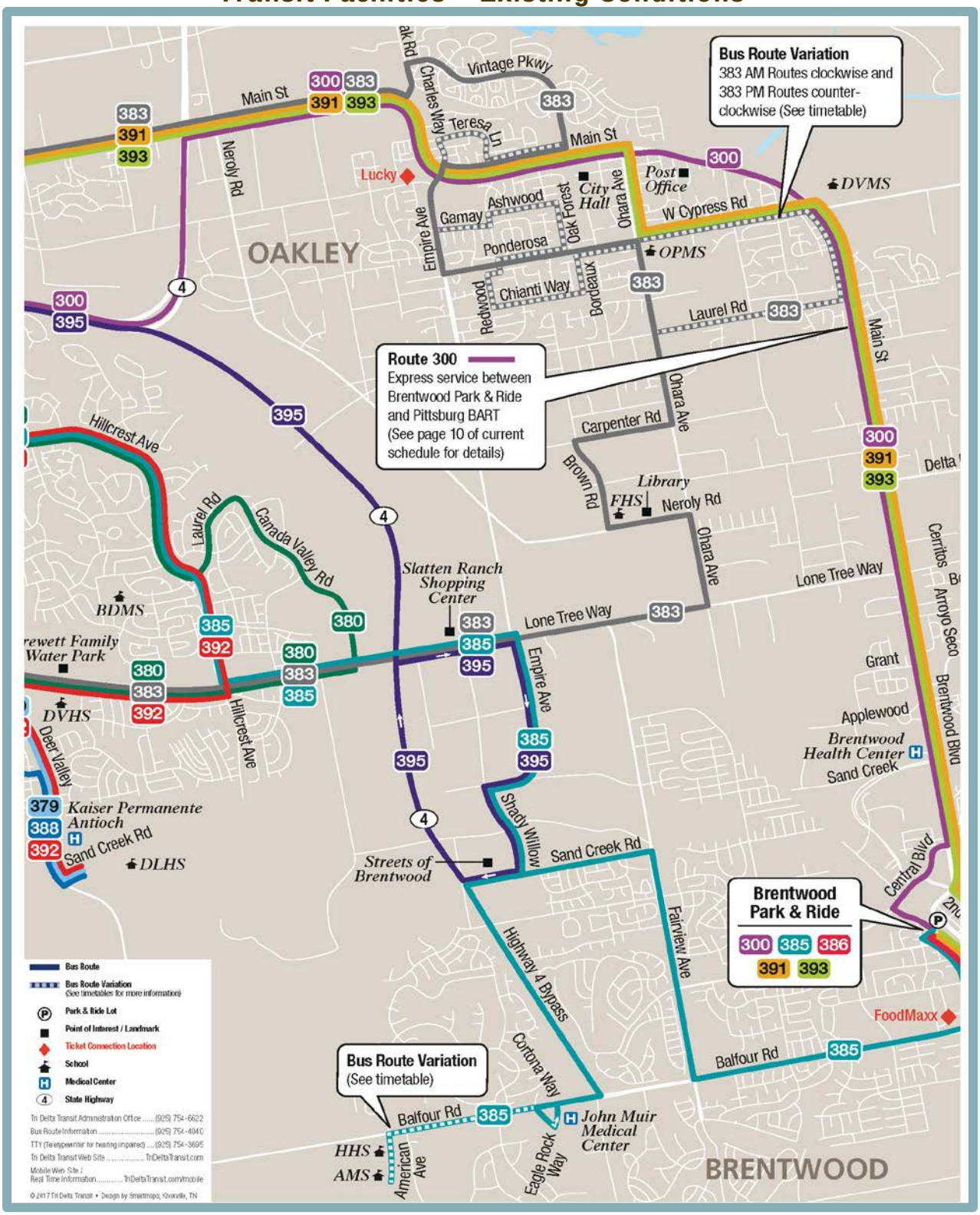
State Regulations

Caltrans has jurisdiction over State highways. Therefore, Caltrans controls all construction, modification, and maintenance of State highways, such as SR 4. Any improvements to such roadways would require Caltrans approval.

Guide for the Preparation of Traffic Impact Studies

Caltrans' *Guide for the Preparation of Traffic Impact Studies* (December 2002) provides guidance for Caltrans staff who review local development and land use change proposals.

Figure 4.2-3
Transit Facilities – Existing Conditions



Source: Kimley-Horn & Associates, Inc., 2020.

The Guide also informs local agencies about the information needed for Caltrans to analyze the traffic impacts to state highway facilities, which include freeway segments, on- or off-ramps, and signalized intersections.

Local Regulations

Local rules and regulations applicable to the proposed project are discussed below.

Contra Costa Countywide Transportation Plan

The CCTA is a public agency formed by the Contra Costa voters to manage the County's transportation sales tax program and to perform countywide transportation planning. The 2017 Countywide Comprehensive Transportation Plan, adopted September 20, 2017, is the CCTA's most recent, broadest policy and planning document.[4] The Plan identifies the criteria for analyzing transportation impacts and sets forth plans for future roadway improvements in the County. In addition, the Plan relies on collaboration with and between partners, both on the countywide and regional levels. Each of the County's five Regional Transportation Planning Committees created an Action Plan, which identifies a complete list of actions to be completed as a result of the Action Plan.

East County Action Plans

As part of the Action Plan process, each Regional Transportation Planning Committee identified projects and programs in the form of actions to be included in the Action Plan for the Routes of Regional Significance. Each Action Plan states the vision, goals, and policies; designates Routes of Regional Significance; sets objectives for such routes; and presents specific actions to achieve established objectives. The actions are listed on both a route-by-route and a regional scale, and aim to support the transportation objectives as specified by each Regional Transportation Planning Committee. The latest *East County Action Plan for Routes of Regional Significance* was adopted September 2017.

City of Brentwood General Plan

The following goals and policies from the City of Brentwood General Plan are applicable to the proposed project:

Circulation Goal 1: Provide a transportation system that facilitates the efficient movement of people and goods within and through the City of Brentwood and promotes the use of alternatives to the single occupant vehicle.

Policy CIR 1-2: Ensure that the City's circulation network is a well-connected system of streets, roads, highways, sidewalks, and paths that effectively accommodates vehicular and non-vehicular traffic in a manner that considers the context of surrounding land uses and the needs of all roadway users.

Policy CIR 1-5: Maintain LOS D or better operation at intersections within Brentwood that are not on designated Routes of Regional Significance, and LOS E or better operation at

[4] Contra Costa County Transportation Authority. *2017 Countywide Comprehensive Transportation Plan.* Adopted September 20, 2017.

intersections in the Downtown Specific Plan area. At unsignalized intersections, levels of service shall be determined for both controlled movements and for the overall intersection. Controlled movements operating at LOS E or LOS F are allowable if the intersection is projected to operate at LOS C or better overall, and/or if the "Peak Hour" signal warrant outlined in the California Manual on Uniform Traffic Control Devices remains unmet.

Policy CIR 1-6: Intersections may be exempted from the LOS standards established in Policy CIR 1-5 in cases where the City Council finds that the infrastructure improvements needed to maintain vehicle LOS (such as roadway or intersection widening) would be in conflict with goals of improving multimodal circulation, or would lead to other potentially adverse environmental impacts. For those locations where the City allows a reduced motor vehicle LOS or queuing standard, additional multimodal improvements may be required in order to reduce impacts to mobility.

Policy CIR 1-7: Improve circulation in locations with high levels of congestion, but avoid major increases in street capacities unless necessary to remedy severe traffic congestion on major arterial corridors.

Policy CIR 1-12: Maintain and improve critical transportation facilities for emergency vehicle access and emergency evacuation needs.

Circulation Goal 2: Proactively support and encourage travel by non-automobile modes by maintaining and expanding safe and efficient pedestrian, bicycle, equestrian, and transit networks.

Policy CIR 2-1: Establish and maintain a system of interconnected bicycle, pedestrian, and equestrian facilities that facilitate commuter and recreational travel, and that are consistent with the City's parks, trails, and recreation goals and policies in this General Plan and the Contra Costa County Countywide Bicycle and Pedestrian Plan.

Policy CIR 2-2: Routinely incorporate sidewalks and enhanced pedestrian crossing facilities as part of new street construction, and incorporate bicycle facilities on new collector and arterial streets (including bicycle lanes where appropriate, bicycle route and destination signs, and bicycle detection at signals).

Policy CIR 2-3: Require development projects to construct on-site sidewalks, paths, and trails in a manner that is consistent with the City's parks, trails, and recreation goals and policies in this General Plan and the Contra Costa County Countywide Bicycle and Pedestrian Plan, and as dictated by the location of transit stops and common pedestrian destinations.

Policy CIR 2-8: Provide secure bicycle racks in places such as the Downtown, at commercial areas, park and ride transit facilities, schools, multiple unit residential developments, and other locations where there is a concentration of residents, visitors, students, or employees.

Policy CIR 2-9: Where possible, integrate multi-use path facilities into utility corridor rights-of-way.

Circulation Goal 3: Coordinate circulation facilities with land use and development patterns to create an environment that encourages walking, bicycling, and transit use.

Policy CIR 3-1: Recognize the role of streets not only as vehicle routes but also as parts of a system of public spaces, with quality landscaping, street trees, and bicycle and pedestrian paths.

Policy CIR 3-3: Design developments to include features that encourage walking, bicycling, and transit use. Design features shall include bus turnouts, transit shelters and benches, and pedestrian access points between subdivisions and between adjacent related land uses.

Policy CIR 3-4: Provide an interconnected street network that provides multiple points of access, discouraging cut-through traffic while maintaining neighborhood connectivity.

Policy CIR 3-9: Design intersections to provide adequate and safe access for all users including pedestrians, bicyclists, and motorists of all ages and abilities.

Policy CIR 3-10: Require new development to include effective linkages to the surrounding circulation system for all modes of travel, to the extent feasible.

Circulation Goal 4: Ensure that a combination of managed growth and adequate funding mechanisms are in place to complete future improvements on the local and regional circulation networks.

Policy CIR 4-2: Require new development to contribute its proportional cost of circulation improvements necessary to address



cumulative transportation impacts on roadways throughout the City, as well as the bicycle and pedestrian network.

Community Facilities Goal: Ensure the provision of high quality and responsive fire protection services.

Policy CSF 4-2: Encourage, and work cooperatively with, the East Contra Costa Fire Protection District and providers of emergency medical services to maintain a three to five minute response time for all emergency response calls within Brentwood.

4.2.4 IMPACTS AND MITIGATION MEASURES

This section describes the standards of significance and methodology utilized to analyze and determine the proposed project's potential impacts related to transportation and circulation.

Standards of Significance

Consistent with Appendix G of the CEQA Guidelines, the proposed project would be considered to result in a significant adverse impact on the environment in relation to transportation and circulation if the project would result in any of the following:

- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities;
- Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b);
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or
- Result in inadequate emergency access.

It should be noted that Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, commencing July 1, 2020, analysis of vehicle miles travelled (VMT) attributable to a project will be considered the most appropriate measure of transportation impacts for CEQA purposes. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in Section 15064.3(b)(2) regarding roadway capacity, a project's effect on automobile delay will not constitute a significant environmental impact under CEQA after these provisions go into effect. However, the provisions of Section 15064.3 apply only prospectively; determination of impacts based on Vehicle Miles Traveled (VMT) is not required Statewide until July 1, 2020. In addition, the City and the County have not adopted a project-level VMT threshold. Thus, a VMT impact analysis is not provided herein.

Specific application of the general thresholds is provided in the following section, based on guidance from the City of Brentwood and the CCTA.

City of Brentwood/Contra Costa Transportation Authority Standards

Significant impacts for intersections are created when traffic from the proposed project causes the LOS to fall below a specific threshold. Per established City of Brentwood and CCTA standards, a significant impact to an intersection would occur if the proposed project would cause the following to occur:

- If the intersection operates acceptably (LOS D or better) without the project and degrades to unacceptable conditions (LOS E or F) with the project; or
- If the intersection operates unacceptably (LOS E or F) without the project and the project increases the delay at the intersection.

Such standards are consistent with the East County Action Plan for Routes of Regional Significance, which establishes a minimum operations standard of LOS D or better at all signalized intersections along Routes of Regional Significance, except on Bailey Road or at Traffic Management Program (TMP) sites.

Per the East County Action Plan for Routes of Regional Significance, SR 4 must be evaluated using delay index as a measure of effectiveness. Delay index is a comparison of congested travel time to free-flow travel time along the route. For SR 4, the delay index must not exceed 2.5 during the AM or PM peak hours. In addition, the High Occupancy Vehicle (HOV) lane utilization must exceed 600 vehicles per lane in the peak direction during the peak hour.

Method of Analysis

The analysis methodology provided in the Traffic Impact Study prepared for the proposed project by Kimley-Horn & Associates, Inc. is discussed below.

Analysis Scenarios

The following analysis scenarios are included in this chapter:

- **Existing Baseline Conditions:** Represents the traffic conditions of the existing street network. Based on the traffic counts collected in September 2017 and roadway geometry and traffic controls that existed at that time.
- **Existing Plus Project Conditions:** Represents the traffic conditions of the street network that existed in 2017, with the addition of the proposed project (both development scenarios). Includes roadway geometry and traffic control anticipated with the completion of the project.
- **Existing Plus Approved Projects Baseline Conditions:** Represents the traffic conditions of the street network assumed to be in place at project buildout. Based on traffic associated with several pending development projects in the vicinity of the proposed project. Includes roadway geometry and traffic control anticipated with the completion of reasonably foreseeable roadway projects. The list of approved projects accounted for in this analysis is provided in Appendix F to the Traffic Impact Study.
- **Existing Plus Approved Projects Plus Project Conditions**: Represents the Existing Plus Approved Projects Baseline Conditions with the addition of the proposed project (both development scenarios). Includes roadway geometry and traffic control anticipated with the completion of the project.
- **Cumulative Baseline Conditions:** Represents the traffic conditions of the street network assumed to be in place under cumulative conditions using the latest version of the CCTA travel demand model. Includes roadway geometry and traffic control anticipated to be present in 2040.
- **Cumulative Plus Project Conditions:** Represents the Cumulative Baseline Conditions with the addition of the proposed project (both development scenarios). Includes roadway geometry and traffic control anticipated with the completion of the project.



Study Intersection Analysis Methodology

LOS for the study intersections was determined using methods defined in the Highway Capacity Manual, 2010 (HCM) and appropriate traffic analysis software. The HCM included procedures for analyzing side-street stop-controlled (SSSC), all-way stop-controlled (AWSC), and signalized intersections. The SSSC procedure defines LOS as a function of average control delay for each minor street approach movement. Conversely, the AWSC and signalized intersection procedures define LOS as a function of average control delay for the intersection as a whole.

For unsignalized intersections, traffic signals may be justified when traffic operations fall below acceptable thresholds and when one or more signal warrants are satisfied. Traffic volumes at the unsignalized study intersections were compared against the peak hour warrant in the 2014 California Manual on Uniform Traffic Control Devices (MUTCD). Traffic Signal Warrant #3 – Peak Hour Volume Warrant is satisfied when traffic volumes on the major and minor approaches for an intersection exceed thresholds for at least one hour of the day.

Project Circulation Improvements

Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road; 2) the westward extension of San Jose Avenue; and 3) the northerly extension of St. Regis Avenue. Access to the multi-family apartment complex would be provided by the westerly extension of Sand Creek Road via a right-in and right-out turning movement. It should be noted that because the proposed San Jose Avenue extension would not continue west of the site to connect with Hillcrest Avenue, as is envisioned per Figure CIR-1 of the Brentwood General Plan, the proposed project would require a General Plan Amendment (GPA).

A clear-span bridge would be installed at the Sand Creek crossing. An internal circulation system would be provided throughout the proposed single-family residential subdivision. Each internal road would be designed to meet current City standards and would include an attached sidewalk on both sides of the roadway. In addition, certain internal roadways would include traffic calming measures. The proposed multi-family project would include the construction of a 20-foot emergency vehicle access (EVA) connection to Old Sand Creek Road at the northeastern end of the proposed development. The portions of Old Sand Creek Road that are to be relied upon for the EVA would be reconstructed as part of the proposed project to accommodate emergency vehicles.

With development of the proposed project, the proposed extension of Sand Creek Road would terminate at a new turnaround at the western project site boundary. However, the City anticipates that Sand Creek Road will ultimately extend further west to connect with Heidorn Ranch Road and Hillcrest Avenue (within the City of Antioch). The connection with Heidorn Ranch Road is anticipated to occur in approximately three to five years, at the earliest. Thus, the connection is not included in the Existing Baseline or Existing Plus Approved Projects Baseline conditions.

Project Trip Generation

Trip generation for development projects is typically calculated based on information contained in the most recent edition of the Institute of Transportation Engineer's (ITE) publication, Trip Generation Manual. The Trip Generation Manual is a standard reference used by jurisdictions throughout the country for the estimation of trip generation potential of proposed developments. For purposes of determining the worst-case impacts of traffic on the surrounding street network, the trips generated by a proposed development are typically estimated between the hours of 7:00



to 9:00 AM and 4:00 to 6:00 PM on a weekday. While the project itself may generate more traffic during some other time of the day or week, the peak of "adjacent street traffic" represents the time period when the uses generally contribute to the greatest amount of congestion, with the PM peak commonly being the greatest congestion period.

Net trip generation was calculated for the proposed project site under both development scenarios considered in this EIR: with the proposed residential overlay on Parcel H (Development Scenario 1); and with an elementary school site on Parcel H (Development Scenario 2). The proposed project is most appropriately classified as categories defined by ITE: Shopping Center (ITE Land Use 820), Single-Family Detached Housing (ITE Land Use 210), Apartment (ITE Land Use 220), and Elementary School (ITE Land Use 520) (for Development Scenario 2 only). Trip generation calculations were performed based on gross floor area of the shopping center land use, the number of units for the housing land use, and the number of students for the school land use.

Internal capture reductions were considered to account for the interaction of separate uses within a multi-use development. A key characteristic of such development is that trips among the various land uses can be made on-site, thus resulting in internal trips that would not affect the off-site roadway network. Internal capture calculations were conducted following ITE methodologies contained in the Trip Generation Manual for the proposed development during the AM peak hour, PM peak hour, and daily periods. However, the Caltrans Guide for the Preparation of Traffic Impact Studies accepts a maximum internal capture rate of five percent. Therefore, for the purposes of this analysis, Kimley-Horn & Associates, Inc. relied on a conservative internal capture rate of five percent. The internal capture reduction was applied to the Apartment and Shopping Center land uses to reflect the interactions between the future shopping center and housing units in the northern portion of the site.

Pass-by trip reductions are typically considered to account for trips that will already be on the road and will likely stop as they pass by a site. Data published in ITE's Trip Generation Manual indicates that a Shopping Center land use has an average PM pass-by rate of 29 percent. A pass-by rate is not provided for the AM peak hour because shopping centers are typically not open during the AM peak. Pass-by reductions are not typically appropriate for a housing development. The Caltrans Guide for the Preparation of Traffic Impact Studies accepts a maximum pass-by rate of 15 percent; therefore, a pass-by reduction of 15 percent was used for the Shopping Center in the PM peak.

Trip generation for Development Scenarios 1 and 2 are presented in Table 4.2-4 and Table 4.2-5 below, respectively. It should be noted that for both development scenarios, Kimley-Horn & Associates, Inc. assumed development of an additional 13 single-family residential units beyond what is currently proposed, thereby resulting in more intensive vehicle trip generation. Thus, the analysis presented in this chapter is considered conservative.

As shown in the tables, under Development Scenario 1, the proposed project is expected to generate a net 14,829 new daily trips, with 589 trips (225 in, 364 out) in the morning peak hour, and 1,220 trips (657 in, 563 out) in the afternoon peak hour. Under Development Scenario 2, the proposed project is expected to generate a net 15,439 new daily trips, with 950 trips (437 in, 513 out) in the morning peak hour, and 1,302 trips (689 in, 613 out) in the afternoon peak hour.



Table 4.2-4
Project Trip Generation: Development Scenario 1

Land Use	Unit / Quantity	Trip Generation						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartment	258 units	1,688	130	26	104	160	104	56
Shopping Center	199.9 ksf	10,656	238	147	91	953	457	496
Single-Family Detached Housing	328 units	3,102	239	60	179	306	193	113
Subtotal Trips		*15,446*	*607*	*233*	*374*	*1,419*	*754*	*665*
Internal Trip Reduction[1] – 5%		-617	-18	-8	-10	-56	-28	-28
Subtotal New Trips		***14,829***	***589***	***225***	***364***	***1,363***	***726***	***637***
Pass-By Trip Reduction[2] – 15%						-143	-69	-74
Net New External Trips		***14,829***	***589***	***225***	***364***	***1,220***	***657***	***563***

Note: The proposed project would include 13 fewer residential units than the unit count presented herein. Thus, the analysis presented in this chapter is considered conservative.

[1] Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to Daily/AM/PM trips for Apartment and Shopping Center uses.
[2] Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to PM trips for Shopping Center land use only.

Source: Kimley-Horn & Associates, Inc., 2020.

Table 4.2-5
Project Trip Generation: Development Scenario 2

Land Use	Unit / Quantity	Trip Generation						
		Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartment	258 units	1,688	130	26	104	160	104	56
Shopping Center	199.9 ksf	10,656	238	147	91	953	457	496
Single-Family Detached Housing	265 units	2,550	195	49	146	253	159	94
Elementary School	900 students	1,162	405	223	182	135	66	69
Subtotal Trips		*16,056*	*968*	*445*	*523*	*1,501*	*786*	*715*
Internal Trip Reduction[1] – 5%		-617	-18	-8	-10	-56	-28	-28
Subtotal New Trips		***15,439***	***950***	***437***	***513***	***1,445***	***758***	***687***
Pass-By Trip Reduction[2] – 15%						-143	-69	-74
Net New External Trips		*15,439*	*950*	*437*	*513*	*1,302*	*689*	*613*

Note: The proposed project would include 13 fewer residential units than the unit count presented herein. Thus, the analysis presented in this chapter is considered conservative.

[1] Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to Daily/AM/PM trips for Apartment and Shopping Center uses.
[2] Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to PM trips for Shopping Center land use only.

Source: Kimley-Horn & Associates, Inc., 2020.

Project Trip Distribution and Assignment

Project distribution was developed based on existing traffic count information, general orientation of population sources to the site, and information obtained from the CCTA travel forecast model. Figure 4.2-4 presents the traffic distribution assumed under Existing Plus Project conditions.

Based on the assumed trip distribution, new vehicle trips generated by the project were assigned to the street network. The project generated traffic volumes for the two development scenarios under Existing Conditions are shown in Figure 4.2-5 and Figure 4.2-6. The two figures represent total trips on the network, including pass-by and internal capture reductions.

Cumulative Assumptions

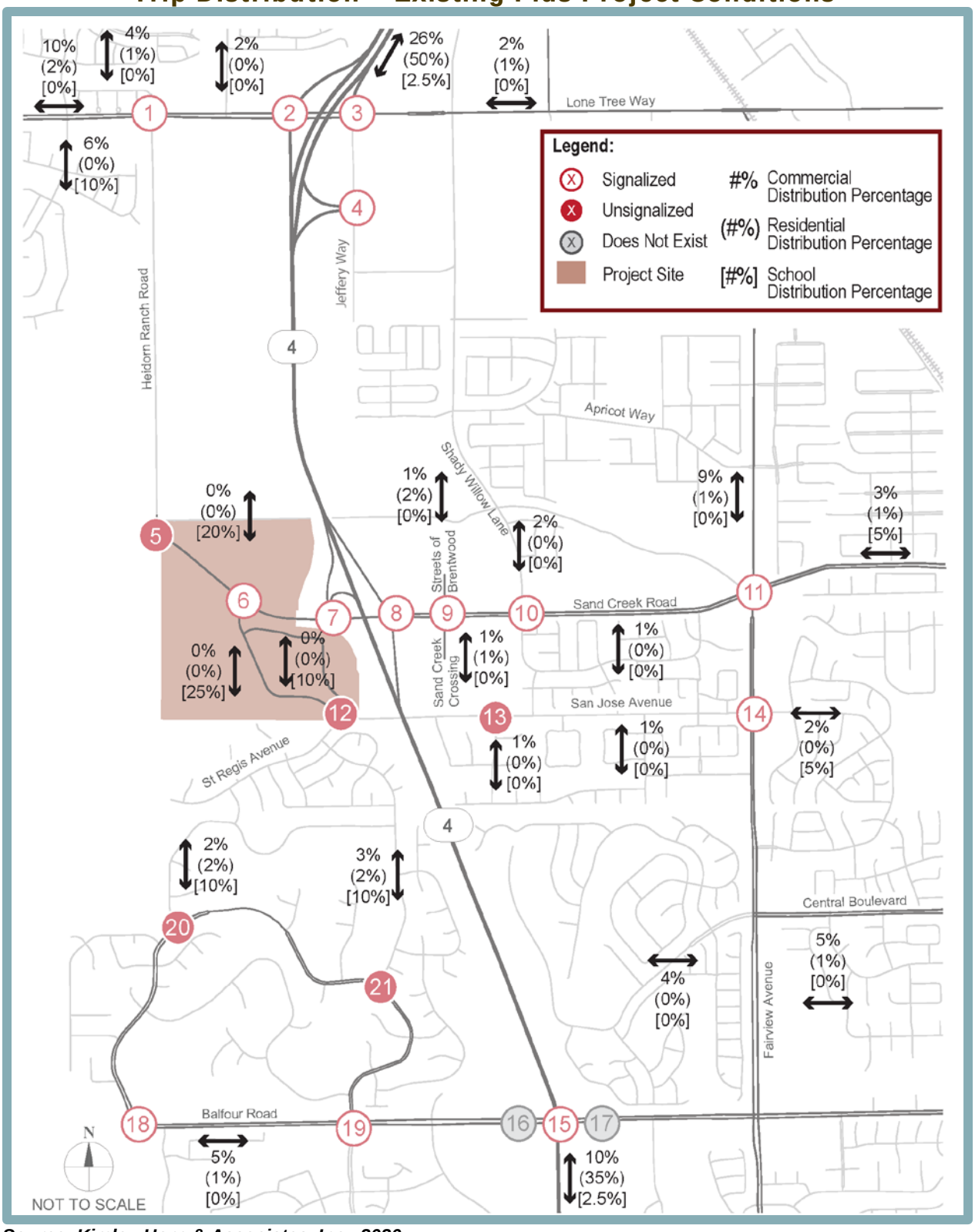
Cumulative conditions were developed using the Year 2040 roadway link volumes from the CCTA travel demand model. The model was used to plot bi-directional AM and PM peak-hour traffic volumes on each segment along roadways within the study area. Model output was used to compare year 2015 and year 2040 model forecasts to determine the annual incremental growth in traffic volumes at study intersections. Year 2040 turning movement volumes were calculated by applying the growth increment to the 2017 traffic count volumes. Final adjusted forecast volumes were then converted to cumulative conditions intersection turning movement volumes using a traffic modeling standard process commonly referred to as the Furness method.

The Furness method uses an iterative process to derive future turning movement volumes based on future year roadway link volumes and an initial estimate of turning percentages (obtained from the 2017 intersection turning movement counts). A final check was performed to ensure cumulative volumes are equal to or greater than Existing Plus Approved Projects condition volumes. The resulting traffic volumes represent 2040 Cumulative Baseline conditions.

The growth assumptions included in the CCTA travel demand model include buildout of land uses identified in the City of Brentwood General Plan, buildout of other nearby areas, and other development forecast as part of the CCTA's Land Use Information System (LUIS). The LUIS lists the existing and forecast number of households and jobs by Traffic Analysis Zones (TAZs). CCTA developed such forecasts from census-tract-level forecasts prepared by the Association of Bay Area Governments (ABAG). ABAG usually prepares a new set of forecasts every other year and CCTA uses those forecasts to update the LUIS. The LUIS then goes through extensive local review to refine the forecasts to better correspond to expected growth in the different parts of the county.

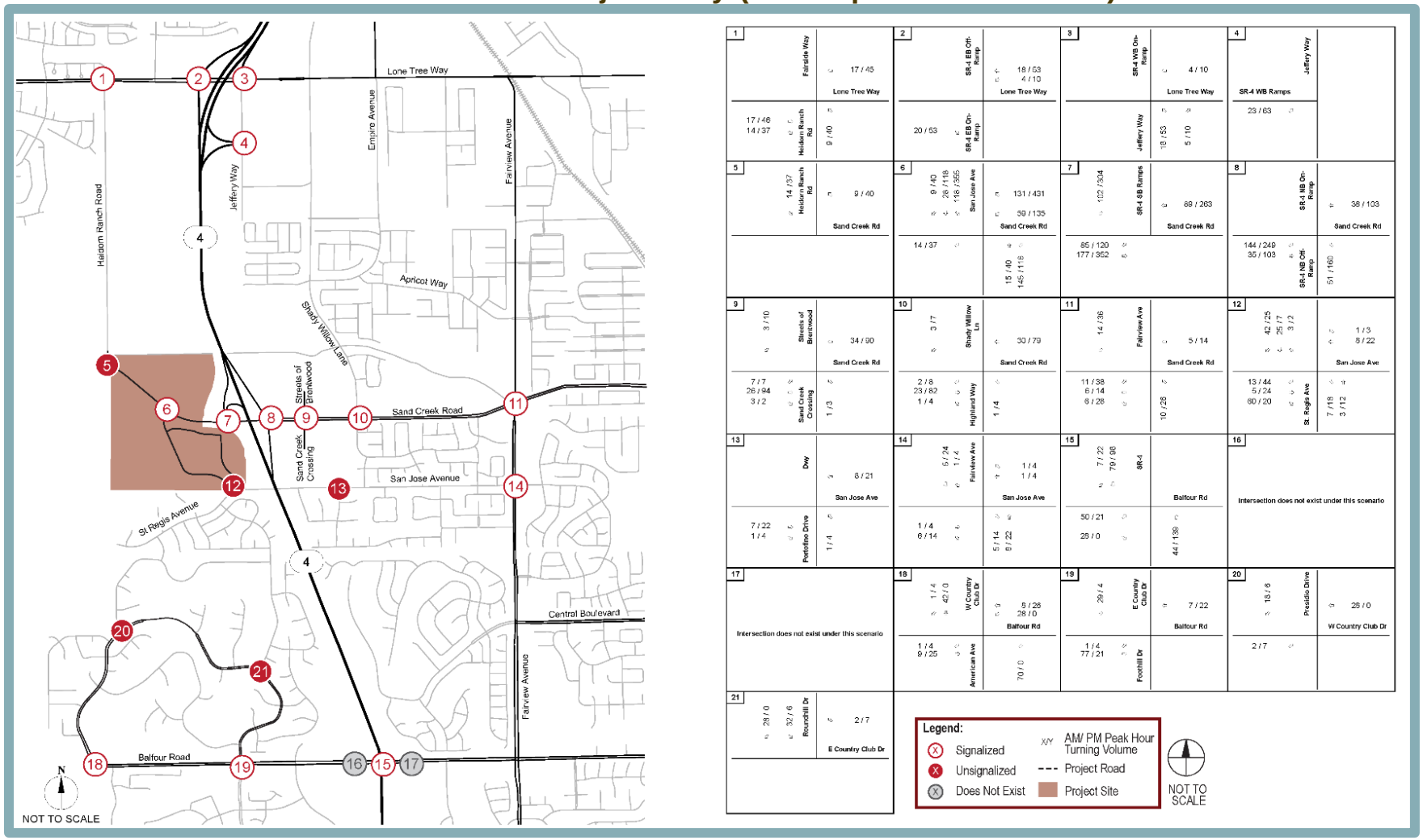
It should be noted that on November 5, 2019, voters in the city of Brentwood considered and rejected Measure L, the Vineyards at Deer Creek Voter Initiative. Measure L would have allowed development of the Vineyards at Deer Creek Project, which was proposed to include up to 2,400 residential units, as well as commercial uses, supporting infrastructure, and protection of open space. Because the voters rejected Measure L, the analysis within this EIR does not include development of the Vineyards at Deer Creek Project in the cumulative setting for analysis of the proposed Bridle Gate Project.

Figure 4.2-4
Trip Distribution – Existing Plus Project Conditions



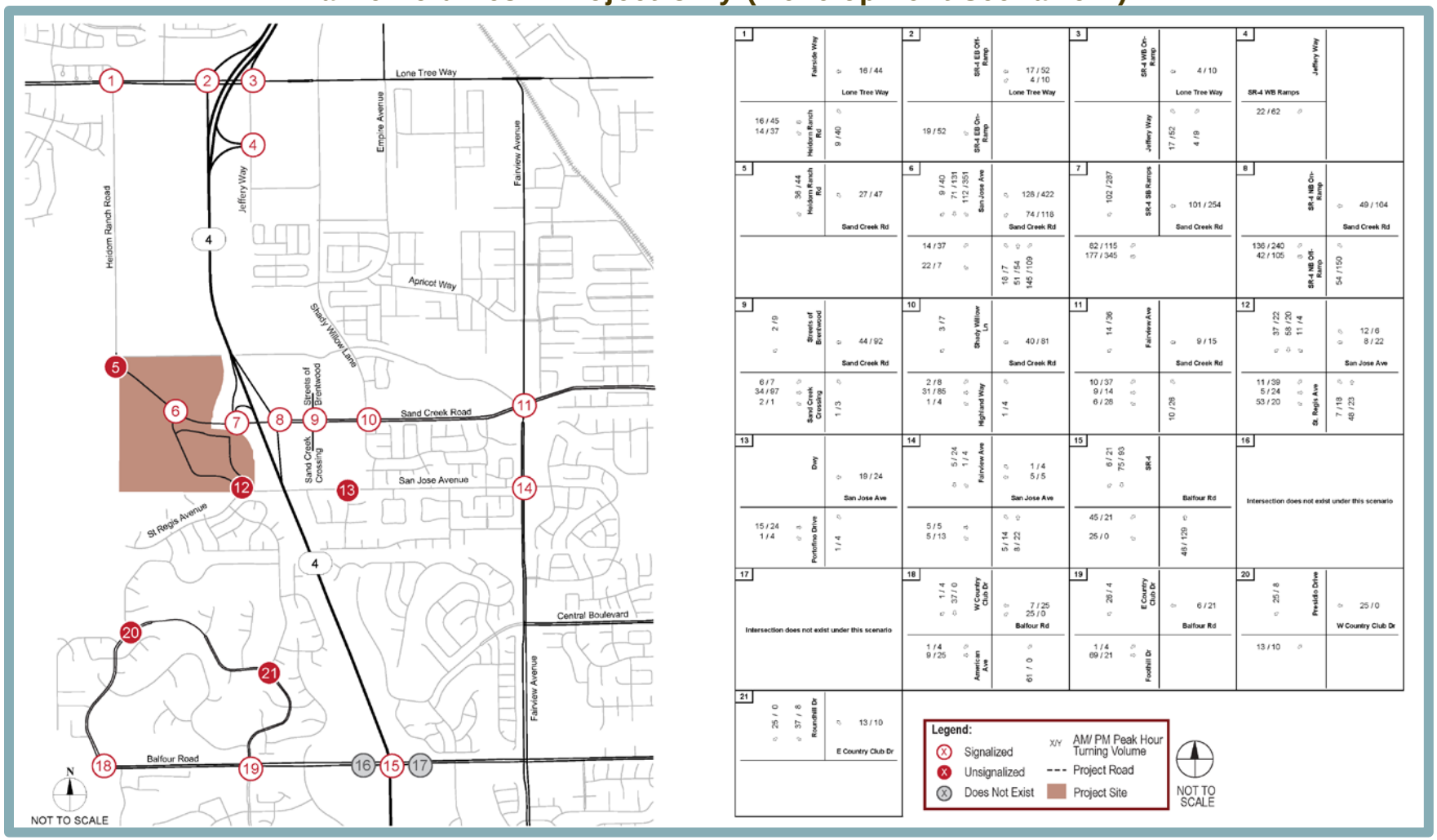
Source: Kimley-Horn & Associates, Inc., 2020.

Figure 4.2-5
Traffic Volumes – Project Only (Development Scenario 1)



Source: Kimley-Horn & Associates, Inc., 2020.

Figure 4.2-6
Traffic Volumes – Project Only (Development Scenario 2)



Source: Kimley-Horn & Associates, Inc., 2020.

Under the Cumulative Baseline conditions, the following circulation improvements are included:

- SR 4 at Balfour Road Interchange (grade-separated);
- Extension of Sand Creek Road to Heidorn Ranch Road (within the boundaries of the project site);
- Extension of Sand Creek Road over to Hillcrest Avenue and Deer Valley Road within the City of Antioch; and
- Widening of Heidorn Ranch Road to four lanes.

In addition, the vacant property to the north of the project site is anticipated for future development in accordance with the Priority Area 1 Specific Plan. However, specific development proposals have not yet been submitted for the area. In addition, although conceptual roadway improvements have been identified, a final roadway plan has not been adopted yet. Thus, buildout of the area was not included in the cumulative analysis presented herein.

Project trip distribution would be different under Cumulative Plus Project Conditions compared to Existing Plus Project conditions as the surrounding land uses and roadway network develop and change over time. Thus, a separate distribution pattern was prepared based on information obtained from the CCTA travel forecast model. Figure 4.2-7 presents the traffic distribution assumed for this analysis.

Project-Specific Impacts and Mitigation Measures

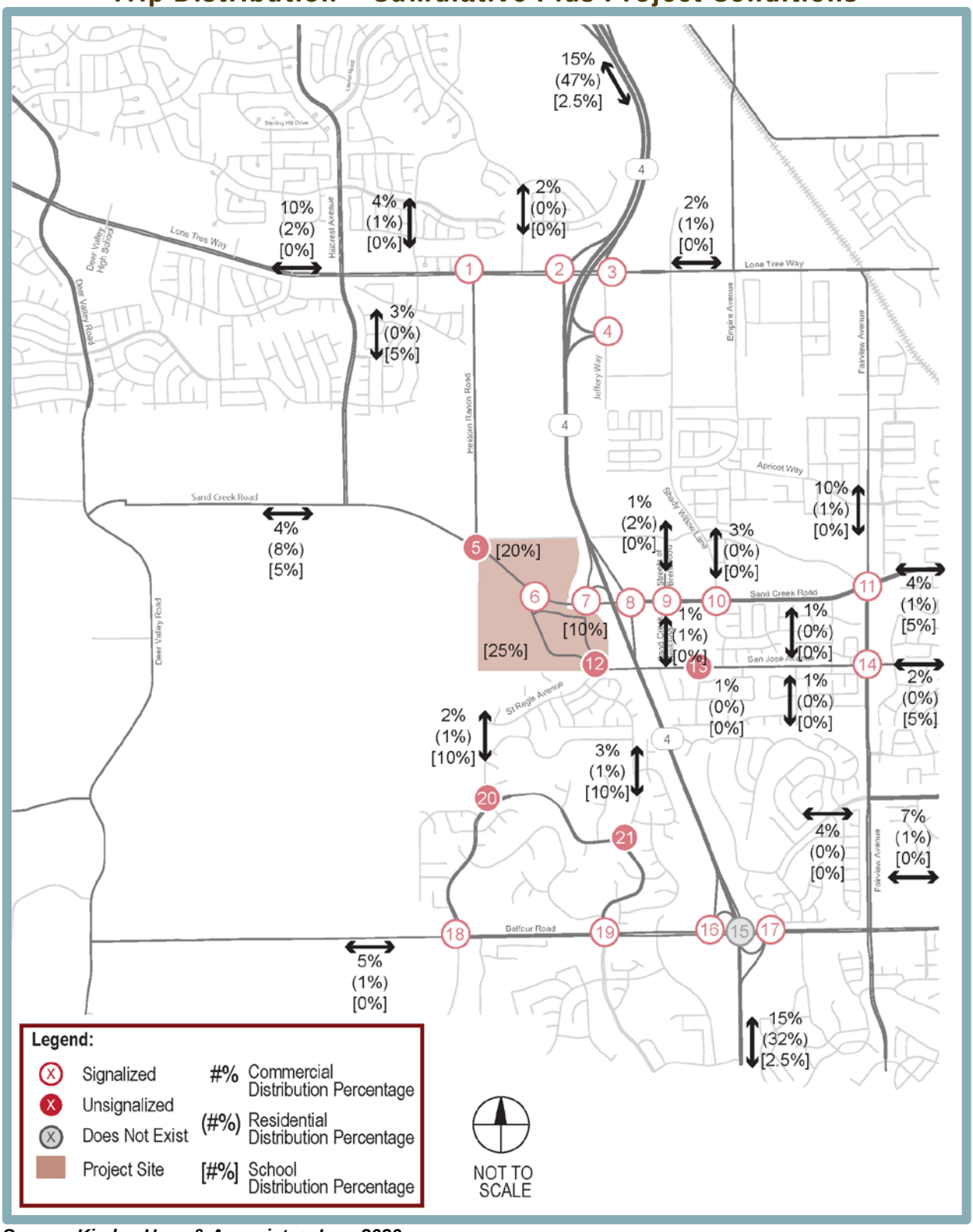
The proposed project impacts on the transportation system are evaluated in this section based on the thresholds of significance and methodology described above. Each impact is followed by recommended mitigation to reduce the identified impacts, if needed.

4.2-1 Conflict with a program, plan, ordinance, or policy addressing the circulation system during construction activities. Based on the analysis below and with implementation of mitigation, the impact is *less than significant*.

Construction of the proposed project, including site preparation, grading, construction, and delivery activities, would generate vehicle trips on local roadways, including heavy-duty haul truck trips. In addition, if a future school is developed on Parcel H within the project site, the proposed project would require off-site widening of the existing segment of San Jose Avenue to the south of the site in order to accommodate school traffic. As a result, construction activities could include disruptions to the transportation network near the project site, including the possibility of temporary lane closures. Nonetheless, construction workers typically arrive before the morning peak hour and leave before the evening peak hours of the traditional commute time periods. Deliveries of building material (lumber, concrete, asphalt, etc.) would also normally occur outside of the traditional commute time periods.

However, without proper planning of construction activities, construction traffic and potential street closures could interfere with existing roadway operations during the construction phase. Therefore, project traffic related to construction activities could result in a ***significant*** impact.

Figure 4.2-7
Trip Distribution – Cumulative Plus Project Conditions



Source: Kimley-Horn & Associates, Inc., 2020.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level, for both development scenarios.

4.2-1 *Prior to grading permit issuance, the project applicant shall prepare a Construction Traffic Management Plan for review and approval by the City Engineer. The plan shall include the following:*

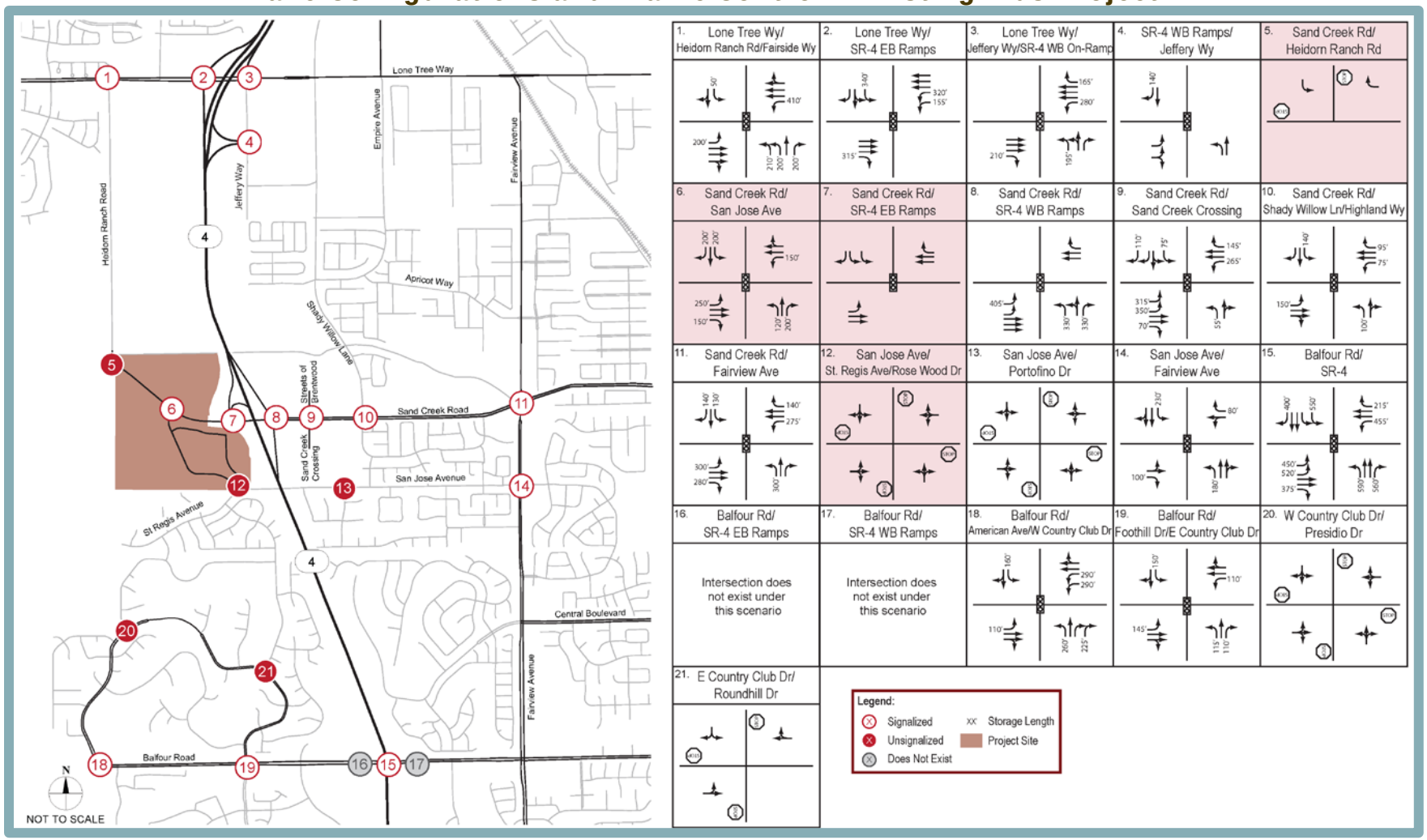
- *A project staging plan to maximize on-site storage of materials and equipment;*
- *A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes;*
- *Provisions for maintaining adequate emergency access to the project site;*
- *Permitted construction hours, per City of Brentwood standards;*
- *Designated locations for construction staging areas;*
- *Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; and*
- *Provisions for street sweeping to remove construction-related debris on public streets.*

4.2-2 Conflict with a program, plan, ordinance or policy addressing study intersections under Existing Plus Project conditions. Based on the analysis below and with implementation of mitigation, the impact is *less-than-significant*.

Existing Baseline conditions and Existing Plus Project conditions peak hour volumes were evaluated at the study intersections under both development scenarios. Figure 4.2-8 summarizes the lane geometry and traffic control at the study intersections. Results of the analysis are presented in Table 4.2-6. As shown in the table, the addition of project traffic would result in increased delay at the following three intersections, each of which operate unacceptably under Existing Baseline conditions for both development scenarios:

- Intersection #14 – San Jose Avenue/Fairview Avenue.
  - AM (increased delay, LOS E) and PM (increased delay, LOS E) peak hours.
- Intersection #15 – Balfour Road/SR 4 (former intersection).
  - PM peak hour (increased delay, LOS F).
- Intersection #18 – Balfour Road/American Avenue/West Country Club Drive.
  - AM peak hour (increased delay, LOS F).

Figure 4.2-8
Lane Configurations and Traffic Control – Existing Plus Project



Source: Kimley-Horn & Associates, Inc., 2020.

Table 4.2-6
Existing Plus Project Conditions: Intersection LOS

Intersection	Traffic Control	Peak Hour	Baseline		Existing Plus Project: Development Scenario 1			Existing Plus Project: Development Scenario 2		
			Delay	LOS	Delay	LOS	Δ Delay	Delay	LOS	Δ Delay
1. Lone Tree Way/Heidorn Ranch Road/Fairside Way	Signal	AM	10.9	B	11	B	0.1	11	B	0.1
		PM	12.5	B	13.2	B	0.7	13.2	B	0.7
2. Lone Tree Way/SR 4 SB Ramps	Signal	AM	43.2	D	43	D	-0.2	43	D	-0.2
		PM	35.1	D	35.3	D	0.2	35.3	D	0.2
3. Lone Tree Way/Jeffrey Way/SR 4 NB Entrance Ramp	Signal	AM	19.8	B	20.2	C	0.4	20.1	C	0.3
		PM	13.4	B	14.4	B	1	14.3	B	0.9
4. Jeffrey Way/SR 4 NB Ramps	Signal	AM	10.6	B	10.6	B	0	10.6	B	0
		PM	13.0	B	13.4	B	0.4	13.4	B	0.4
5. Sand Creek Road/Heidorn Ranch Road (Future)	SSSC	AM	Intersection does not exist for the scenario							
		PM								
6. Sand Creek Road/San Jose Avenue (Future)	Signal	AM	Intersection does not exist for the scenario		7.4	A		-	A	
		PM			14.9	B			B	
7. Sand Creek Road/SR 4 SB Ramps	Signal	AM	3.5	A	4.7	A	1.2	4.6	A	1.1
		PM	3.6	A	4.3	A	0.7	4.3	A	0.7
8. Sand Creek Road/SR 4 NB Ramps	Signal	AM	16.7	B	10.7	B	-6	10.7	B	-6
		PM	9.7	A	11.9	B	2.2	11.8	B	2.1
9. Sand Creek Road/Sand Creek Crossing/Streets of Brentwood	Signal	AM	16.7	B	16.9	B	0.2	16.9	B	0.2
		PM	23.7	C	24.4	C	0.7	24.4	C	0.7
10. Sand Creek Road/Shady Willow Lane/Highland Way	Signal	AM	16.8	B	17	B	0.2	17	B	0.2
		PM	20.8	C	22.7	C	1.9	22.8	C	2
11. Sand Creek Road/Fairview Avenue	Signal	AM	52.1	D	53.7	D	1.6	53.7	D	1.6
		PM	42.3	D	47.3	D	5	47.3	D	5
12. San Jose Avenue/St. Regis Avenue	SSSC	AM	0	A	15.9	B	15.9	18.6	C	18.6
		PM	0	A	12	B	12	12.4	B	12.4
13. San Jose Avenue/Portofino Drive	SSSC	AM	15.3	C	15.8	C	0.5	16.5	C	1.2
		PM	9.8	A	10.4	B	0.6	10.4	B	0.6
14. San Jose Avenue/Fairview Avenue	Signal	AM	65.8	**E**	68.9	**E**	3.1	69	**E**	3.2
		PM	56.4	**E**	63.7	**E**	7.3	63.7	**E**	7.3
15. Balfour Road/SR 4	Signal	AM	41.9	D	46.2	D	4.3	45.7	D	3.8
		PM	107.2	**F**	114.1	**F**	6.9	113.8	**F**	6.6

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Table 4.2-6
Existing Plus Project Conditions: Intersection LOS

Intersection	Traffic Control	Peak Hour	Baseline		Existing Plus Project: Development Scenario 1			Existing Plus Project: Development Scenario 2		
			Delay	LOS	Delay	LOS	Δ Delay	Delay	LOS	Δ Delay
16. Balfour Road/SR 4 SB Ramps (Future)	Signal	AM	Intersection is not included in this scenario							
		PM								
17. Balfour Road/SR 4 NB Ramps (Future)	Signal	AM	Intersection is not included in this scenario							
		PM								
18. Balfour Road/American Avenue/West Country Club Drive	Signal	AM	75.8	**E**	89.3	**F**	13.5	88.3	**F**	12.5
		PM	15.4	B	15.3	B	-0.1	15.3	B	-0.1
19. Balfour Road/Foothill Drive/East Country Club Drive	Signal	AM	30.5	C	38	D	7.5	37.1	D	6.6
		PM	14.6	B	14.6	B	0	14.6	B	0
20. West Country Club/Presidio Drive	AWSC	AM	11.5	B	12.7	B	1.2	13.2	B	1.7
		PM	8.5	A	8.6	A	0.1	8.7	A	0.2
21. East Country Club/Roundhill Drive	AWSC	AM	8.8	A	9.5	A	0.7	9.7	A	0.9
		PM	7.8	A	7.8	A	0	7.9	A	0.1

Notes:
- Intersections that are operating below acceptable levels are shown in **BOLD** and significant impacts are **SHADED**.
- Since preparation of the Traffic Impact Study, the Balfour Road/SR 4 interchange improvements have been completed. Such improvements are acknowledged in this chapter, but are not included in the Existing and Existing Plus Project scenarios analyzed herein.

Source: Kimley-Horn and Associates, Inc., 2020.

Per the Traffic Impact Study, the impact at the Balfour Road/SR 4 intersection (Intersection #15) will be mitigated to a less-than-significant level by planned improvements at the interchange, effectively replacing this intersection. Since preparation of the Traffic Impact Study, the planned improvements have been completed. Thus, the significant impact noted above has been avoided.

All other study intersections would continue to operate acceptably, and traffic signal warrants would not be met at any of the unsignalized intersections. However, because the proposed project would increase vehicle delay at Intersections #14 and #18 during the AM and/or PM peak hours, a ***significant*** impact could occur to the intersections under Existing Plus Project conditions for both development scenarios.

Mitigation Measure(s)

Table 4.2-7 shows the study intersection LOS for each of the impacted study intersections under each of the analysis scenarios both with and without mitigation. As shown in the tables, implementation of the following mitigation measures would reduce impacts to the study intersections to *less-than-significant* levels by improving operations to acceptable standards (LOS D or better).

Table 4.2-7
Mitigated Existing Plus Project Intersection LOS Summary

Intersection	Peak Hour	Before Mitigation		After Mitigation	
		Delay	LOS	Delay	LOS
Development Scenario 1					
14. San Jose Avenue/ Fairview Avenue	AM	68.8	**E**	41.3	D
	PM	63.7	**E**	51.7	D
18. West Country Club Drive/Balfour Road	AM	89.3	**F**	44.7	D
	PM	15.3	B	15.2	B
Development Scenario 2					
14. San Jose Avenue/ Fairview Avenue	AM	69.0	**E**	41.5	D
	PM	63.7	**E**	51.7	D
18. West Country Club Drive/Balfour Road	AM	88.3	**F**	44.1	D
	PM	15.3	B	15.2	B

Note: Intersections that are operating below acceptable levels are shown in **BOLD** and significant impacts are **SHADED**.

Source: Kimley-Horn and Associates, Inc., 2020.

4.2-2(a) *Prior to issuance of the first building permit, the project applicant shall engage a licensed transportation engineer to calculate the retiming at the Fairview/San Jose Avenue intersection (Intersection #14) to increase the cycle length for the northbound and southbound through movements, and coordinate traffic signal timings on Fairview Avenue. Such retiming and coordination shall achieve acceptable levels of service per City standards, to the satisfaction of the Director of Public Works/City Engineer.*

4.2-2(b) *Prior to issuance of the first building permit, the project applicant shall pay a fair-share contribution towards the addition of a third westbound left-turn lane on Balfour Road, at the American Avenue/West Country*

Club intersection. In addition, under Development Scenario 2, signage shall be placed along Balfour Road and on the signal gantry to improve lane utilization and access to the school site on Parcel H prior to the issuance of a building permit. Completion of the improvements shall be verified by the Director of Public Works/City Engineer.

4.2-3 Conflict with a program, plan, ordinance or policy addressing study freeway segments under Existing Plus Project conditions. Based on the analysis below, the impact is *less than significant*.

Traffic operations were evaluated at SR 4 under Existing Plus Project conditions. Results of the analysis are presented in Table 4.2-8. As shown in the table, SR 4 between Lone Tree Way and Balfour Road would function within acceptable standards under Existing Plus Project conditions.

Table 4.2-8
Existing Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
AM Peak					
North of Lone Tree Way (Basic)	NB	Baseline	11.4	11.4	1.00
		With Scenario 1	11.4	11.4	1.00
		With Scenario 2	11.4	11.4	1.00
	SB	Baseline	14.8	14.8	1.00
		With Scenario 1	14.8	14.8	1.00
		With Scenario 2	14.8	14.8	1.00
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.7	17.0	1.10
		With Scenario 1	18.8	17.0	1.10
		With Scenario 2	18.8	17.0	1.10
	SB	Baseline	19.7	17.0	1.16
		With Scenario 1	19.7	17.0	1.16
		With Scenario 2	19.7	17.0	1.16
Jeffery Way NB On-Ramp (Merge)	NB	Baseline	18.5	17.0	1.09
		With Scenario 1	18.6	17.0	1.09
		With Scenario 2	18.6	17.0	1.09
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge) / SB On-Ramp (Merge)	NB	Baseline	19.5	17.0	1.15
		With Scenario 1	19.5	17.0	1.15
		With Scenario 2	19.5	17.0	1.15
	SB	Baseline	18.5	17.0	1.09
		With Scenario 1	18.6	17.0	1.09
		With Scenario 2	18.6	17.0	1.09
Lone Tree Way to Sand Creek Road (Basic)	NB	Baseline	3.4	3.4	1.00
		With Scenario 1	3.4	3.4	1.00
		With Scenario 2	3.4	3.4	1.00
	SB	Baseline	9.7	9.7	1.00
		With Scenario 1	9.7	9.7	1.00
		With Scenario 2	9.7	9.7	1.00

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Table 4.2-8
Existing Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.8	17.0	1.10
		With Scenario 1	18.9	17.0	1.11
		With Scenario 2	18.9	17.0	1.11
	SB	Baseline	19.7	17.0	1.15
		With Scenario 1	19.7	17.0	1.16
		With Scenario 2	19.7	17.0	1.16
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.2	17.0	1.13
		With Scenario 1	19.2	17.0	1.13
		With Scenario 2	19.2	17.0	1.13
	SB	Baseline	18.3	17.0	1.07
		With Scenario 1	18.3	17.0	1.08
		With Scenario 2	18.3	17.0	1.07
Sand Creek Road to Balfour Road (Basic)	NB	Baseline	31.8	31.8	1.00
		With Scenario 1	31.8	31.8	1.00
		With Scenario 2	31.8	31.8	1.00
	SB	Baseline	30.1	30.1	1.00
		With Scenario 1	30.1	30.1	1.00
		With Scenario 2	30.1	30.1	1.00
PM Peak Hour					
North of Lone Tree Way (Basic)	NB	Baseline	11.4	11.4	1.00
		With Scenario 1	11.4	11.4	1.00
		With Scenario 2	11.4	11.4	1.00
	SB	Baseline	14.8	14.8	1.00
		With Scenario 1	14.9	14.8	1.01
		With Scenario 2	14.9	14.8	1.01
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.7	17.0	1.10
		With Scenario 1	18.6	17.0	1.09
		With Scenario 2	18.6	17.0	1.09
	SB	Baseline	19.7	17.0	1.16
		With Scenario 1	19.9	17.0	1.17
		With Scenario 2	19.9	17.0	1.17
Jeffery Way NB On-Ramp (Merge)	NB	Baseline	18.5	17.0	1.09
		With Scenario 1	18.4	17.0	1.08
		With Scenario 2	18.4	17.0	1.08
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.5	17.0	1.15
		With Scenario 1	19.6	17.0	1.15
		With Scenario 2	19.6	17.0	1.15
	SB	Baseline	18.5	17.0	1.09
		With Scenario 1	18.8	17.0	1.10
		With Scenario 2	18.8	17.0	1.10
Lone Tree Way to Sand Creek Road (Basic)	NB	Baseline	3.4	3.4	1.00
		With Scenario 1	3.4	3.4	1.00
		With Scenario 2	3.4	3.4	1.00
	SB	Baseline	9.7	9.7	1.00
		With Scenario 1	9.7	9.7	1.00
		With Scenario 2	9.7	9.7	1.00

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Table 4.2-8
Existing Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.8	17.0	1.10
		With Scenario 1	18.7	17.0	1.10
		With Scenario 2	18.7	17.0	1.10
	SB	Baseline	19.7	17.0	1.15
		With Scenario 1	20.3	17.0	1.19
		With Scenario 2	20.2	17.0	1.19
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.2	17.0	1.13
		With Scenario 1	19.3	17.0	1.13
		With Scenario 2	19.3	17.0	1.13
	SB	Baseline	18.3	17.0	1.07
		With Scenario 1	18.3	17.0	1.07
		With Scenario 2	18.3	17.0	1.07
Sand Creek Road to Balfour Road (Basic)	NB	Baseline	31.8	31.8	1.00
		With Scenario 1	31.8	31.8	1.00
		With Scenario 2	31.8	31.8	1.00
	SB	Baseline	30.1	30.1	1.00
		With Scenario 1	30.1	30.1	1.00
		With Scenario 2	30.1	30.1	1.00

Source: Kimley-Horn & Associates, Inc., 2020.

Mitigation Measure(s)
None required.

4.2-4 Conflict with a program, plan, ordinance or policy addressing study intersections under Existing Plus Approved Projects Plus Project conditions. Based on the analysis below and the lack of feasible mitigation, the impact is *significant and unavoidable*.

The Existing Plus Approved Projects conditions and Existing Plus Approved Projects Plus Project conditions peak hour volumes were evaluated at the study intersections under both development scenarios. Results of the analysis are presented in Table 4.2-9. As shown in the table, the addition of project traffic would result in increased delay at the following four intersections, each of which operate unacceptably under Existing Plus Approved Projects conditions for both development scenarios:

- Intersection #2 – Lone Tree Way/SR 4 SB Ramps.
  - AM (increased delay, LOS E) and PM (increased delay, LOS F).
- Intersection #11 – Sand Creek Road/Fairview Avenue.
  - AM (increased delay, LOS E).
- Intersection #14 – San Jose Avenue/Fairview Avenue.
  - AM (increased delay, LOS E) and PM (worsened from LOS D to LOS E).
- Intersection #18 – Balfour Road/American Avenue/West Country Club Drive
  - AM (increased delay, LOS F).

Table 4.2-9
Existing Plus Approved Projects Plus Project Conditions: Intersection LOS

Intersection	Traffic Control	Peak Hour	Baseline		Plus Project: Development Scenario 1			Plus Project: Development Scenario 2		
			Delay	LOS	Delay	LOS	Δ Delay	Delay	LOS	Δ Delay
1. Lone Tree Way/Heidorn Ranch Road/Fairside Way	Signal	AM	10.8	B	10.9	B	0.1	10.9	B	0.1
		PM	13.2	B	14.1	B	0.9	14.1	B	0.9
2. Lone Tree Way/SR 4 SB Ramps	Signal	AM	69.8	**E**	71.4	**E**	1.6	71.4	**E**	1.6
		PM	100.3	**F**	104	**F**	3.7	103.9	**F**	3.6
3. Lone Tree Way/Jeffrey Way/SR 4 NB Entrance Ramp	Signal	AM	23.6	C	23.9	C	0.3	23.9	C	0.3
		PM	22.3	C	23.6	C	1.3	23.6	C	1.3
4. Jeffrey Way/SR 4 NB Ramps	Signal	AM	26.3	C	27.1	C	0.8	27.1	C	0.8
		PM	43.7	D	47.8	D	4.1	47.6	D	3.9
5. Sand Creek Road/Heidorn Ranch Road (Future)	SSSC	AM	Intersection does not exist for this scenario		7.4	A	-	7.5	A	-
		PM			7.5	A	-	7.5	A	-
6. Sand Creek Road/San Jose Avenue (Future)	Signal	AM	Intersection does not exist for this scenario		7.4	A	-	7.2	A	-
		PM			14.9	B	-	14.4	B	-
7. Sand Creek Road/SR 4 SB Ramps	Signal	AM	3.8	A	5.2	A	1.4	5.1	A	1.3
		PM	3.8	A	4.9	A	1.1	4.9	A	1.1
8. Sand Creek Road/SR 4 NB Ramps	Signal	AM	10.8	B	11.7	B	0.9	11.7	B	0.9
		PM	13.4	B	15.2	B	1.8	15.1	B	1.7
9. Sand Creek Road/Sand Creek Crossing/Streets of Brentwood	Signal	AM	17	B	17.2	B	0.2	17.2	B	0.2
		PM	24.8	C	25.8	C	1	25.8	C	1
10. Sand Creek Road/Shady Willow Lane/Highland Way	Signal	AM	17.5	B	17.7	B	0.2	17.7	B	0.2
		PM	24.5	C	27.5	C	3	27.7	C	3.2
11. Sand Creek Road/Fairview Avenue	Signal	AM	56.5	**E**	57.3	**E**	0.8	57.4	**E**	0.9
		PM	50	D	53.3	D	3.3	53.3	D	3.3
12. San Jose Avenue/St. Regis Avenue	SSSC	AM	0	A	15.9	C	15.9	18.6	C	18.6
		PM	0	A	13	B	13	13.4	B	13.4
13. San Jose Avenue/Portofino Drive	SSSC	AM	15.3	C	15.8	C	0.5	16.5	C	1.2
		PM	9.8	A	10.4	B	0.6	10.4	B	0.6
14. San Jose Avenue/Fairview Avenue	Signal	AM	64.6	**E**	66.9	**E**	2.3	67	**E**	2.4
		PM	54.4	D	59.7	**E**	5.3	59.7	**E**	5.3
15. Balfour Road/SR 4	Signal	AM	Intersection does not exist for the scenarios							
		PM								

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Table 4.2-9
Existing Plus Approved Projects Plus Project Conditions: Intersection LOS

Intersection	Traffic Control	Peak Hour	Baseline		Plus Project: Development Scenario 1			Plus Project: Development Scenario 2		
			Delay	LOS	Delay	LOS	Δ Delay	Delay	LOS	Δ Delay
16. Balfour Road/SR 4 SB Ramps (Future)	Signal	AM	14.3	B	14.8	B	0.5	14.8	B	0.5
		PM	38.9	D	40.6	D	1.7	40.6	D	1.7
17. Balfour Road/SR 4 NB Ramps (Future)	Signal	AM	5.9	A	6	A	0.1	6	A	0.1
		PM	14.6	B	14.8	B	0.2	14.8	B	0.2
18. Balfour Road/American Avenue/West Country Club Drive	Signal	AM	75.5	**E**	88.8	**F**	13.3	87.9	**F**	12.4
		PM	16.1	B	16.2	B	0.1	16.2	B	0.1
19. Balfour Road/Foothill Drive/East Country Club Drive	Signal	AM	33.9	C	40.5	D	6.6	39.6	D	5.7
		PM	16.3	B	16.4	B	0.1	16.4	B	0.1
20. West Country Club/Presidio Drive	AWSC	AM	11.5	B	12.7	B	1.2	13.2	B	1.7
		PM	8.5	A	8.6	A	0.1	8.7	A	0.2
21. East Country Club/Roundhill Drive	AWSC	AM	8.8	A	9.2	A	0.4	9.4	A	0.6
		PM	7.8	A	7.8	A	0	7.9	A	0.1

Note: Intersections that are operating below acceptable levels are shown in **BOLD** and significant impacts are **SHADED**.

Source: Kimley-Horn and Associates, Inc., 2020.

All other study intersections would continue to operate acceptably, and traffic signal warrants would not be met at any of the unsignalized intersections.

However, because the proposed project would increase vehicle delay at Intersections #2, #11, #14 and #18 during the AM and/or PM peak hours, a ***significant*** impact could occur to the intersections under Existing Plus Approved Projects Plus Project conditions for both development scenarios.

Mitigation Measure(s)

Table 4.2-10 shows the study intersection LOS for each of the impacted study intersections under each of the analysis scenarios both with and without mitigation. As shown in the tables, implementation of the following mitigation measures would improve operations at the affected intersections to acceptable levels. However, the Lone Tree Way/SR 4 SB Ramps intersection (Intersection #2) is located in the city of Antioch, and within the Caltrans right-of-way. Given that the intersection is not located within the jurisdiction of the City of Brentwood, completion of Mitigation Measure 4.2-4(a) cannot be guaranteed. Thus, the impact to Intersection #2 would remain *significant and unavoidable*. Impacts at all other study intersections would be reduced to less-than-significant levels.

4.2-4(a) *Prior to issuance of the first building permit, the project applicant shall make a good faith effort to work with Caltrans to provide for the installation of a second eastbound right-turn lane at the Lone Tree Way/SR 4 SB Ramps intersection and restripe the southbound approach to provide a right-turn lane, shared right and left-turn lane, and left-turn lane. Completion of the improvements shall be verified by the Director of Public Works/City Engineer. If Caltrans is unwilling to issue the approvals or permits required to effectuate the foregoing improvements, applicant shall cause design plans for said improvements to be completed and pay the Project's fair share of construction costs toward such improvements, as such amount may be determined by the Director of Public Works/City Engineer.*

4.2-4(b) *Prior to issuance of the first building permit, the project applicant shall restripe the southbound approach at the Sand Creek Road/Fairview Avenue intersection to provide a left-turn lane, a through lane, and a shared through and right-turn lane. In addition, the applicant shall ensure that the signal timing at the intersection is adjusted to increase the cycle length for the eastbound and westbound through movements. Completion of the improvements shall be verified by the Director of Public Works/City Engineer.*

4.2-4(c) *Implement Mitigation Measure 4.2-2(a).*

4.2-4(d) *Implement Mitigation Measure 4.2-2(b)*

Table 4.2-10
Mitigated Existing Plus Approved Projects Plus Project Intersection LOS Summary

Intersection	Peak Hour	Before Mitigation		After Mitigation	
		Delay	LOS	Delay	LOS
Development Scenario 1					
2. Lone Tree Way/SR 4 SB Ramps	AM	71.4	**E**	22.9	C
	PM	104.0	**F**	33.1	C
11. Sand Creek Road/Fairview Avenue	AM	57.3	**E**	50.0	D
	PM	53.3	D	42.3	D
14. San Jose Avenue/ Fairview Avenue	AM	66.9	**E**	41.9	D
	PM	59.7	**E**	54.0	D
18. West Country Club Drive/Balfour Road	AM	88.8	**F**	45.2	D
	PM	16.2	B	16.1	B
Development Scenario 2					
2. Lone Tree Way/SR 4 SB Ramps	AM	71.4	**E**	24.0	C
	PM	103.9	**F**	33.1	C
11. Sand Creek Road/Fairview Avenue	AM	57.4	**E**	51.8	D
	PM	53.3	D	42.3	D
14. San Jose Avenue/ Fairview Avenue	AM	67.0	**E**	43.1	D
	PM	59.7	**E**	54.0	D
18. West Country Club Drive/Balfour Road	AM	87.9	**F**	44.2	D
	PM	16.2	B	16.0	B

Note: Intersections that are operating below acceptable levels are shown in **BOLD** and significant impacts are **SHADED**.

Source: Kimley-Horn and Associates, Inc., 2020.

4.2-5 Conflict with a program, plan, ordinance or policy addressing study freeway segments under Existing Plus Approved Projects Plus Project conditions. Based on the analysis below, the impact is *less than significant*.

Traffic operations were evaluated at SR 4 under Existing Plus Approved Projects Plus Project conditions. Results of the analysis are presented in Table 4.2-11. As shown in the Table 4.2-11, SR 4 between Lone Tree Way and Balfour Road would function within acceptable standards under Existing Plus Approved Projects Plus Project conditions.

Mitigation Measure(s)

None required.

Table 4.2-11
Existing Plus Approved Projects Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
AM Peak					
North of Lone Tree Way (Basic)	NB	Baseline	11.4	11.4	1.00
		With Scenario 1	11.4	11.4	1.00
		With Scenario 2	11.4	11.4	1.00
	SB	Baseline	14.8	14.8	1.00
		With Scenario 1	14.8	14.8	1.00
		With Scenario 2	14.8	14.8	1.00
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.7	17.0	1.10
		With Scenario 1	18.7	17.0	1.10
		With Scenario 2	18.7	17.0	1.10
	SB	Baseline	19.8	17.0	1.16
		With Scenario 1	19.8	17.0	1.16
		With Scenario 2	19.8	17.0	1.16
Jeffery Way NB On-Ramp (Merge)	NB	Baseline	18.5	17.0	1.08
		With Scenario 1	18.5	17.0	1.09
		With Scenario 2	18.5	17.0	1.09
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.6	17.0	1.15
		With Scenario 1	19.6	17.0	1.15
		With Scenario 2	19.6	17.0	1.15
	SB	Baseline	18.6	17.0	1.09
		With Scenario 1	18.6	17.0	1.09
		With Scenario 2	18.6	17.0	1.09
Lone Tree Way to Sand Creek Road (Basic)	NB	Baseline	3.4	3.4	1.00
		With Scenario 1	3.4	3.4	1.00
		With Scenario 2	3.4	3.4	1.00
	SB	Baseline	9.7	9.7	1.00
		With Scenario 1	9.7	9.7	1.00
		With Scenario 2	9.7	9.7	1.00
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.7	17.0	1.10
		With Scenario 1	18.8	17.0	1.10
		With Scenario 2	18.8	17.0	1.10
	SB	Baseline	19.7	17.0	1.16
		With Scenario 1	19.7	17.0	1.16
		With Scenario 2	19.7	17.0	1.16
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.2	17.0	1.13
		With Scenario 1	19.3	17.0	1.13
		With Scenario 2	19.3	17.0	1.13
	SB	Baseline	18.3	17.0	1.07
		With Scenario 1	18.3	17.0	1.07
		With Scenario 2	18.3	17.0	1.07
Sand Creek Road to Balfour Road (Basic)	NB	Baseline	31.8	31.8	1.00
		With Scenario 1	31.8	31.8	1.00
		With Scenario 2	31.8	31.8	1.00
	SB	Baseline	30.1	30.1	1.00
		With Scenario 1	30.1	30.1	1.00
		With Scenario 2	30.1	30.1	1.00

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Table 4.2-11
Existing Plus Approved Projects Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Balfour Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.3	17.0	1.07
		With Scenario 1	18.3	17.0	1.07
		With Scenario 2	18.3	17.0	1.07
	SB	Baseline	19.6	17.0	1.15
		With Scenario 1	19.6	17.0	1.15
		With Scenario 2	19.6	17.0	1.15
Balfour Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.3	17.0	1.13
		With Scenario 1	19.3	17.0	1.13
		With Scenario 2	19.3	17.0	1.13
	SB	Baseline	18.3	17.0	1.07
		With Scenario 1	18.3	17.0	1.07
		With Scenario 2	18.3	17.0	1.07
South of Balfour Road (Basic)	NB	Baseline	90.0	90.0	1.00
		With Scenario 1	90.0	90.0	1.00
		With Scenario 2	90.0	90.0	1.00
	SB	Baseline	90.0	90.0	1.00
		With Scenario 1	90.0	90.0	1.00
		With Scenario 2	90.0	90.0	1.00
PM Peak Hour					
North of Lone Tree Way (Basic)	NB	Baseline	11.4	11.4	1.00
		With Scenario 1	11.4	11.4	1.00
		With Scenario 2	11.4	11.4	1.00
	SB	Baseline	15.1	14.8	1.02
		With Scenario 1	15.3	14.8	1.04
		With Scenario 2	15.3	14.8	1.03
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.5	17.0	1.08
		With Scenario 1	18.5	17.0	1.08
		With Scenario 2	18.5	17.0	1.08
	SB	Baseline	20.3	17.0	1.19
		With Scenario 1	20.3	17.0	1.19
		With Scenario 2	20.3	17.0	1.19
Jeffery Way NB On-Ramp (Merge)	NB	Baseline	18.4	17.0	1.08
		With Scenario 1	18.4	17.0	1.08
		With Scenario 2	18.4	17.0	1.08
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.9	17.0	1.17
		With Scenario 1	2.0	17.0	0.12
		With Scenario 2	19.9	17.0	1.17
	SB	Baseline	18.8	17.0	1.10
		With Scenario 1	18.9	17.0	1.11
		With Scenario 2	18.9	17.0	1.11
Lone Tree Way to Sand Creek Road (Basic)	NB	Baseline	3.4	3.4	1.00
		With Scenario 1	3.4	3.4	1.00
		With Scenario 2	3.4	3.4	1.00
	SB	Baseline	9.7	9.7	1.00
		With Scenario 1	9.7	9.7	1.00
		With Scenario 2	9.7	9.7	1.00

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Table 4.2-11
Existing Plus Approved Projects Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.7	17.0	1.09
		With Scenario 1	18.7	17.0	1.09
		With Scenario 2	18.7	17.0	1.09
	SB	Baseline	20.1	17.0	1.18
		With Scenario 1	20.3	17.0	1.19
		With Scenario 2	20.3	17.0	1.19
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.3	17.0	1.13
		With Scenario 1	19.4	17.0	1.14
		With Scenario 2	19.4	17.0	1.14
	SB	Baseline	18.3	17.0	1.07
		With Scenario 1	18.3	17.0	1.07
		With Scenario 2	18.3	17.0	1.07
Sand Creek Road to Balfour Road (Basic)	NB	Baseline	31.8	31.8	1.00
		With Scenario 1	31.8	31.8	1.00
		With Scenario 2	31.8	31.8	1.00
	SB	Baseline	30.1	30.1	1.00
		With Scenario 1	30.1	30.1	1.00
		With Scenario 2	30.1	30.1	1.00

Source: Kimley-Horn & Associates, Inc., 2020.

4.2-6 Conflict with a program, plan, ordinance or policy addressing transit, bicycle and pedestrian facilities. Based on the analysis below, the impact is *less than significant*.

The following discussion evaluates whether the proposed project would result in impacts to existing or planned transit facilities and services, bicycle facilities, or pedestrian facilities within the project area.

Transit Facilities and Services

The transit routes currently operated by TDT within the city do not extend west of SR 4 at Sand Creek Road. However, upon buildout of the proposed project, TDT would evaluate the potential ridership associated with the project site and adjust routes as necessary. Given a conservative assumption (from the standpoint of transit demand) that one percent of the patrons and residents of the proposed retail and residential uses would use transit during the peak hours of the day, the proposed project would generate approximately six transit passengers in the weekday AM peak period and 13 transit passengers in the weekday PM peak period. Such a relatively small number of additional passengers would not be anticipated to substantially degrade TDT operations. Thus, the proposed project would not conflict with adopted policies, plans, or programs regarding public transit facilities, or otherwise decrease the performance or safety of such facilities.

Bicycle and Pedestrian Facilities

As part of the proposed project, sidewalks and Class II bicycle lanes would be constructed along Sand Creek Road between the new SR 4 interchange and the project site, connecting with the existing sidewalks and Class II bicycle lanes on Sand Creek Road. Similarly, sidewalks and Class II bicycle lanes would be constructed along San Jose Avenue and St. Regis Avenue to connect with existing facilities. In addition, the applicant will provide a trail connection along the north side of Sand Creek beneath the SR 4 overpass, connecting the project to the commercial uses to the east. Crosswalks would be provided at all project intersections. In addition, the proposed project would construct necessary on-site sidewalks, walkways, and other amenities in compliance with adopted policies, plans and programs. Internal pedestrian connections would link future retail uses on Parcels E and F with the adjacent on-site residential areas to allow retail patrons and employees to walk from nearby destinations. Furthermore, neighborhood roadways within the proposed residential areas would have relatively low traffic volumes, and, thus, would be capable of accommodating both bicycle and vehicle traffic.

The City's Parks, Trails & Recreation Master Plan Update identifies two future north-south local trail connections through the project site.[5] The westernmost trail is planned to extend from the Black Gold Trail to the south of the site, connecting to Old Sand Creek Road to the north of the site. The second, easternmost trail is planned to extend from the existing terminus of San Jose Avenue to the south of the site, also connecting to Old Sand Creek Road. While the proposed site layout would not be compatible with the trail alignments envisioned in the Master Plan, as noted above, the project would include bicycle and pedestrian facilities connecting to the existing facilities to the south of the site, at the same locations identified in the Master Plan. The proposed Class II bicycle lanes throughout the project site would provide a continuous bicycle route between the area south of the site and the bicycle facilities currently under construction to the northwest of the site as part of the Promenade/Vineyards at Sand Creek Project. The Promenade/Vineyards at Sand Creek Project will include bicycle facilities connecting to Old Sand Creek Road. Therefore, the proposed bicycle and pedestrian infrastructure would provide an equivalent level of connectivity as was envisioned in the Master Plan. Therefore, the proposed project would not conflict with adopted policies, plans, or programs regarding bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

Conclusion

Based on the above, the proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation (i.e., bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.). Thus, the project would result in a ***less-than-significant*** impact to pedestrian, bicycle, and transit facilities.

Mitigation Measure(s)

None required.

[5] City of Brentwood. *Parks, Trails & Recreation Master Plan Update.* February 26, 2019.

4.2-7 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access. Based on the analysis below, the impact is *less than significant*.

Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road, 2) the westward extension of San Jose Avenue; and 3) the northerly extension of St. Regis Avenue. The project would not include any substantial modifications to the existing roadway system in the project area.

The Traffic Impact Study prepared for the proposed project included a site circulation analysis for the proposed project and did not identify any hazards due to design features, such as sharp curves or dangerous intersections. Although designs have not been prepared for Parcel C to the north of the proposed Sand Creek Road extension, and the parcel would not be developed as part of the proposed project, any future site plans submitted for the parcel would be required to comply with the applicable City of Brentwood Design Guidelines, and undergo Design and Site Development Review per Chapter 17.820 of the Brentwood Municipal Code. Compliance with such would ensure that all commercial access points and internal roadways would be safely designed so as not to create any hazardous design elements or limit access to emergency vehicles. In addition, those portions of Old Sand Creek Road that are to be relied upon as an emergency vehicle access would be reconstructed as part of the proposed project to accommodate emergency vehicles. As a result, buildout of the project site would result in a ***less-than-significant*** impact with respect to substantially increasing hazards due to a design feature or resulting in inadequate emergency access.

Cumulative Impacts and Mitigation Measures

As defined in Section 15355 of the CEQA Guidelines, “cumulative impacts” refers to two or more individual effects which, when considered together, are considerable, compound, or increase other environmental impacts. The individual effects may be changes resulting from a single project or a number of separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects.

It should be noted that increased traffic volumes on local roadway facilities under cumulative conditions would not substantially alter performance related to bicycle facilities, pedestrian facilities, transit facilities and services, and emergency vehicle access. Rather, impacts to such facilities under Cumulative Plus Project conditions would be identical to those discussed above. In addition, construction activities associated with the project would be complete prior to the cumulative analysis year. Therefore, such topics are not discussed further in the cumulative analysis presented herein.

4.2-8 Conflict with a program, plan, ordinance or policy addressing study intersections under Cumulative Plus Project conditions. Based on the analysis below and the lack of feasible mitigation, the impact is *significant and unavoidable*.

The Cumulative Baseline conditions and Cumulative Plus Project conditions peak hour volumes were evaluated at the study intersections under both development scenarios. Results of the analysis are presented in Table 4.2-12.

As shown in the table, the addition of project traffic would result in increased delay at the following five intersections, each of which operate unacceptably under Cumulative Baseline conditions for both development scenarios:

- Intersection #2 – Lone Tree Way/SR 4 SB Ramps.
  - AM (increased delay, LOS F) and PM (increased Delay, LOS F).
- Intersection #7– Sand Creek Road/SR 4 SB Ramps.
  - PM (worsened from LOS D to LOS E).
- Intersection #11 – Sand Creek Road/Fairview Avenue.
  - AM (increased delay, LOS E) and PM (increased delay, LOS F).
- Intersection #14 – San Jose Avenue/Fairview Avenue.
  - AM (worsened from LOSD to LOS E) and PM (increased delay, LOS E).
- Intersection #18 – Balfour Road/American Avenue/West Country Club Drive.
  - AM (increased delay, LOS F).

All other study intersections would continue to operate acceptably, and traffic signal warrants would not be met at any of the unsignalized intersections. However, because the proposed project (under either development scenario) would increase vehicle delay and/or worsen operations at Intersections #2, #7, #11, #14 and #18 during the AM and/or PM peak hours, a ***significant*** impact could occur to the intersections under Cumulative Plus Project conditions for both development scenarios.

Mitigation Measure(s)

Table 4.2-13 shows the study intersection LOS for each of the impacted study intersections under each of the analysis scenarios both with and without mitigation. As shown in the tables, implementation of the following mitigation measures would improve operations at the affected intersections to acceptable levels and/or reduce intersection delay relative to Cumulative Baseline conditions.

However, the Lone Tree Way/SR 4 SB Ramps intersection (Intersection #2) and the Sand Creek Road/SR 4 SB Ramps intersection (Intersection #7) are both located within the Caltrans right-of-way. It should be noted that a future project has been identified to construct a diagonal on-ramp from eastbound Sand Creek Road to southbound SR 4. However, funding sources and construction timelines have not been identified for the improvement project.

Table 4.2-12
Cumulative Plus Project Conditions: Intersection LOS

Intersection	Traffic Control	Peak Hour	Baseline		Plus Project: Development Scenario 1			Plus Project: Development Scenario 2		
			Delay	LOS	Delay	LOS	Δ Delay	Delay	LOS	Δ Delay
1. Lone Tree Way/Heidorn Ranch Road/Fairside Way	Signal	AM	12.5	B	12.5	B	0	12.5	B	0
		PM	26.1	C	26.5	C	0.4	26.5	C	0.4
2. Lone Tree Way/SR 4 SB Ramps	Signal	AM	108.1	**F**	109.4	**F**	1.3	109.4	**F**	1.3
		PM	137.2	**F**	142.7	**F**	5.5	142.7	**F**	5.5
3. Lone Tree Way/Jeffrey Way/SR 4 NB Entrance Ramp	Signal	AM	39.5	D	40	D	0.5	39.9	D	0.4
		PM	28.3	C	29.5	C	1.2	29.5	C	1.2
4. Jeffrey Way/SR 4 NB Ramps	Signal	AM	49.1	D	50.5	D	1.4	50.4	D	1.3
		PM	47.2	D	50.8	D	3.6	50.6	D	3.4
5. Sand Creek Road/Heidorn Ranch Road (Future)	SSSC	AM	Intersection does not exist for this scenario		10.6	B	-	10.9	B	-
		PM			29	D	-	29.5	D	-
6. Sand Creek Road/San Jose Avenue (Future)	Signal	AM	Intersection does not exist for this scenario		9.9	A	-	9.6	A	-
		PM			12.5	B	-	12.2	B	-
7. Sand Creek Road/SR 4 SB Ramps	Signal	AM	14.3	B	21	C	6.7	20.4	C	6.1
		PM	39.1	D	70.4	**E**	31.3	68.9	**E**	29.8
8. Sand Creek Road/SR 4 NB Ramps	Signal	AM	15.8	B	30.1	C	14.3	28.6	C	12.8
		PM	35	D	53.5	D	18.5	52.5	D	17.5
9. Sand Creek Road/Sand Creek Crossing/Streets of Brentwood	Signal	AM	18.1	B	18.4	B	0.3	18.4	B	0.3
		PM	37.2	D	43.5	D	6.3	43.6	D	6.4
10. Sand Creek Road/Shady Willow Lane/Highland Way	Signal	AM	23.6	C	24.2	C	0.6	24.4	C	0.8
		PM	43.8	D	50.4	D	6.6	50.6	D	6.8
11. Sand Creek Road/Fairview Avenue	Signal	AM	71.1	**E**	72.9	**E**	1.8	72.9	**E**	1.8
		PM	89.4	**F**	96.1	**F**	6.7	96	**F**	6.6
12. San Jose Avenue/St. Regis Avenue	SSSC	AM	0	A	15.8	C	15.8	18.5	C	18.5
		PM	0	A	12.8	B	12.8	13.2	B	13.2
13. San Jose Avenue/Portofino Drive	SSSC	AM	15.1	C	15.5	C	0.4	17.3	C	2.2
		PM	10.2	B	10.5	B	0.3	10.5	B	0.3
14. San Jose Avenue/Fairview Avenue	Signal	AM	54.7	D	56.8	**E**	2.1	56.9	**E**	2.2
		PM	65.4	**E**	71	**E**	5.6	70.9	**E**	5.5
15. Balfour Road/SR 4	Signal	AM	Intersection does not exist for the scenarios							
		PM								

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Table 4.2-12
Cumulative Plus Project Conditions: Intersection LOS

Intersection	Traffic Control	Peak Hour	Baseline		Plus Project: Development Scenario 1			Plus Project: Development Scenario 2		
			Delay	LOS	Delay	LOS	Δ Delay	Delay	LOS	Δ Delay
16. Balfour Road/SR 4 SB Ramps (Future)	Signal	AM	29.9	C	32	C	2.1	31.8	C	1.9
		PM	47.4	D	50.1	D	2.7	50.1	D	2.7
17. Balfour Road/SR 4 NB Ramps (Future)	Signal	AM	7.2	A	7.3	A	0.1	7.3	A	0.1
		PM	43.5	D	44.4	D	0.9	44.4	D	0.9
18. Balfour Road/American Avenue/West Country Club Drive	Signal	AM	88.2	**F**	95.3	**F**	7.1	94.5	**F**	6.3
		PM	23.1	C	23.7	C	0.6	23.7	C	0.6
19. Balfour Road/Foothill Drive/East Country Club Drive	Signal	AM	45.4	D	55.2	**E**	9.8	54.1	D	8.7
		PM	16.9	B	17	B	0.1	17	B	0.1
20. West Country Club/Presidio Drive	AWSC	AM	8.9	B	9.2	A	0.3	9.3	A	0.4
		PM	8.4	A	8.5	A	0.1	8.5	A	0.1
21. East Country Club/Roundhill Drive	AWSC	AM	8.4	A	8.9	A	0.5	8.9	A	0.5
		PM	7.9	A	8	A	0.1	8	A	0.1

Note: Intersections that are operating below acceptable levels are shown in **BOLD** and significant impacts are **SHADED**.

Source: Kimley-Horn and Associates, Inc., 2020.

Given that Intersections #2 and #7 are not located within the jurisdiction of the City of Brentwood, completion of Mitigation Measure 4.2-8(a) and Mitigation Measure 4.2-8(b) cannot be guaranteed. Thus, the impacts to Intersections #2 and #7 would remain *significant and unavoidable*. Impacts at all other study intersections would be reduced to less-than-significant levels.

4.2-8(a) *Implement Mitigation Measure 4.2-4(a).*

4.2-8(b) *Prior to issuance of the first building permit, the project applicant shall make a good faith effort to work with Caltrans to provide for the restriping of the southbound approach to the Sand Creek Road/SR 4 SB Ramps intersection to provide a right shared left-turn lane and two left-turn lanes. Completion of the improvements shall be verified by the Director of Public Works/City Engineer. If Caltrans is unwilling to issue the approvals or permits required to effectuate the foregoing improvements, applicant shall cause design plans for said improvements to be completed and pay the Project's fair share of construction costs toward such improvements, as such amount may be determined by the Director of Public Works/City Engineer.*

Table 4.2-13
Mitigated Cumulative Plus Project Intersection LOS Summary

Intersection	Peak Hour	Before Mitigation		After Mitigation	
		Delay	LOS	Delay	LOS
Development Scenario 1					
2. Lone Tree Way/SR 4 SB Ramps	AM	109.4	**F**	33.1	C
	PM	142.7	**F**	44.7	D
7. Sand Creek Road/ SR 4 SB Ramps	AM	21	C	14.7	B
	PM	70.4	**E**	49.6	D
11. Sand Creek Road/Fairview Avenue	AM	72.9	**E**	67.6	**E**
	PM	96.1	**F**	83.4	**F**
14. San Jose Avenue/ Fairview Avenue	AM	56.8	**E**	46.7	D
	PM	71	**E**	41.6	D
18. West Country Club Drive/Balfour Road	AM	95.3	**F**	52.8	D
	PM	23.7	C	24.2	C
Development Scenario 2					
2. Lone Tree Way/SR 4 SB Ramps	AM	109.4	**F**	35.4	D
	PM	142.7	**F**	44.7	D
7. Sand Creek Road/ SR 4 SB Ramps	AM	20.4	C	16.6	B
	PM	68.9	**E**	47.8	D
11. Sand Creek Road/Fairview Avenue	AM	72.9	**E**	69.4	**E**
	PM	96	**F**	83.4	**F**
14. San Jose Avenue/ Fairview Avenue	AM	56.9	**E**	47.7	D
	PM	70.9	**E**	41.6	D
18. West Country Club Drive/Balfour Road	AM	94.5	**F**	52.2	D
	PM	23.7	C	24.2	C

Note: Intersections that are operating below acceptable levels are shown in **BOLD** and significant impacts are **SHADED**.

Source: Kimley-Horn and Associates, Inc., 2020.

4.2-8(c) *Implement Mitigation Measure 4.2-4(b).*

4.2-8(d) *Implement Mitigation Measure 4.2-2(a).*

4.2-8(e) *Implement Mitigation Measure 4.2-2(b)*

4.2-9 Conflict with a program, plan, ordinance or policy addressing study freeway segments under Cumulative Plus Project conditions. Based on the analysis below, the impact is *less than significant*.

Traffic operations were evaluated at SR 4 under Cumulative Plus Project Conditions. Results of the analysis are presented in Table 4.2-14.

Table 4.2-14
Cumulative Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
AM Peak					
North of Lone Tree Way (Basic)	NB	Baseline	11.6	11.4	1.02
		With Scenario 1	11.7	11.4	1.03
		With Scenario 2	11.7	11.4	1.03
	SB	Baseline	17.2	14.8	1.17
		With Scenario 1	17.1	14.8	1.16
		With Scenario 2	17.1	14.8	1.16
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	19.4	17.0	1.14
		With Scenario 1	19.5	17.0	1.15
		With Scenario 2	19.5	17.0	1.15
	SB	Baseline	20.3	17.0	1.19
		With Scenario 1	20.3	17.0	1.19
		With Scenario 2	20.3	17.0	1.19
Jeffery Way NB On-Ramp (Merge)	NB	Baseline	18.8	17.0	1.10
		With Scenario 1	18.8	17.0	1.10
		With Scenario 2	18.8	17.0	1.10
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.9	17.0	1.17
		With Scenario 1	19.9	17.0	1.17
		With Scenario 2	19.9	17.0	1.17
	SB	Baseline	19.4	17.0	1.14
		With Scenario 1	19.4	17.0	1.14
		With Scenario 2	19.4	17.0	1.14
Lone Tree Way to Sand Creek Road (Basic)	NB	Baseline	3.4	3.4	1.01
		With Scenario 1	3.5	3.4	1.02
		With Scenario 2	3.5	3.4	1.02
	SB	Baseline	9.9	9.7	1.02
		With Scenario 1	9.9	9.7	1.02
		With Scenario 2	9.9	9.7	1.02

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Table 4.2-14
Cumulative Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	19.4	17.0	1.14
		With Scenario 1	19.5	17.0	1.15
		With Scenario 2	19.5	17.0	1.15
	SB	Baseline	19.9	17.0	1.17
		With Scenario 1	19.9	17.0	1.17
		With Scenario 2	19.9	17.0	1.17
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.3	17.0	1.13
		With Scenario 1	19.3	17.0	1.13
		With Scenario 2	19.3	17.0	1.13
	SB	Baseline	18.6	17.0	1.09
		With Scenario 1	18.6	17.0	1.09
		With Scenario 2	18.6	17.0	1.09
Sand Creek Road to Balfour Road (Basic)	NB	Baseline	31.8	31.8	1.00
		With Scenario 1	31.8	31.8	1.00
		With Scenario 2	31.8	31.8	1.00
	SB	Baseline	30.1	30.1	1.00
		With Scenario 1	30.1	30.1	1.00
		With Scenario 2	30.1	30.1	1.00
Balfour Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.5	17.0	1.08
		With Scenario 1	18.5	17.0	1.08
		With Scenario 2	18.5	17.0	1.08
	SB	Baseline	19.7	17.0	1.15
		With Scenario 1	19.7	17.0	1.16
		With Scenario 2	19.7	17.0	1.16
Balfour Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.3	17.0	1.13
		With Scenario 1	19.3	17.0	1.13
		With Scenario 2	19.3	17.0	1.13
	SB	Baseline	18.5	17.0	1.08
		With Scenario 1	18.5	17.0	1.08
		With Scenario 2	18.5	17.0	1.08
South of Balfour Road (Basic)	NB	Baseline	90.0	90.0	1.00
		With Scenario 1	90.0	90.0	1.00
		With Scenario 2	90.0	90.0	1.00
	SB	Baseline	90.0	90.0	1.0
		With Scenario 1	90.0	90.0	1.00
		With Scenario 2	90.0	90.0	1.00
PM Peak Hour					
North of Lone Tree Way (Basic)	NB	Baseline	11.4	11.4	1.00
		With Scenario 1	11.4	11.4	1.00
		With Scenario 2	11.4	11.4	1.00
	SB	Baseline	17.3	14.8	1.17
		With Scenario 1	17.3	14.8	1.17
		With Scenario 2	17.3	14.8	1.17

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Table 4.2-14
Cumulative Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Lone Tree Way NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.8	17.0	1.10
		With Scenario 1	18.8	17.0	1.10
		With Scenario 2	18.8	17.0	1.10
	SB	Baseline	20.3	17.0	1.19
		With Scenario 1	20.3	17.0	1.19
		With Scenario 2	20.3	17.0	1.19
Jeffery Way NB On-Ramp (Merge)	NB	Baseline	18.5	17.0	1.09
		With Scenario 1	18.5	17.0	1.09
		With Scenario 2	18.5	17.0	1.09
Lone Tree Way/Jeffery Way NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.9	17.0	1.17
		With Scenario 1	19.9	17.0	1.17
		With Scenario 2	19.9	17.0	1.17
	SB	Baseline	20.1	17.0	1.18
		With Scenario 1	20.3	17.0	1.19
		With Scenario 2	20.3	17.0	1.19
Lone Tree Way to Sand Creek Road (Basic)	NB	Baseline	3.4	3.4	1.00
		With Scenario 1	3.4	3.4	1.00
		With Scenario 2	3.4	3.4	1.00
	SB	Baseline	10.5	9.7	1.08
		With Scenario 1	10.6	9.7	1.10
		With Scenario 2	10.6	9.7	1.10
Sand Creek Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	19.0	17.0	1.11
		With Scenario 1	19.0	17.0	1.11
		With Scenario 2	19.0	17.0	1.11
	SB	Baseline	20.0	17.0	1.17
		With Scenario 1	20.0	17.0	1.17
		With Scenario 2	20.0	17.0	1.17
Sand Creek Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.3	17.0	1.13
		With Scenario 1	19.5	17.0	1.14
		With Scenario 2	19.5	17.0	1.14
	SB	Baseline	18.5	17.0	1.09
		With Scenario 1	18.6	17.0	1.09
		With Scenario 2	18.6	17.0	1.09
Sand Creek Road to Balfour Road (Basic)	NB	Baseline	31.8	31.8	1.00
		With Scenario 1	31.8	31.8	1.00
		With Scenario 2	31.8	31.8	1.00
	SB	Baseline	30.2	30.1	1.00
		With Scenario 1	30.2	30.1	1.00
		With Scenario 2	30.2	30.1	1.00
Balfour Road NB On-Ramp (Merge)/SB Off-Ramp (Diverge)	NB	Baseline	18.3	17.0	1.08
		With Scenario 1	18.3	17.0	1.08
		With Scenario 2	18.3	17.0	1.08
	SB	Baseline	19.4	17.0	1.14
		With Scenario 1	19.4	17.0	1.14
		With Scenario 2	19.4	17.0	1.14

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Table 4.2-14
Cumulative Plus Project Conditions: Freeway LOS

Facility	Direction	Scenario	Travel Time (sec)	Free-Flow Time (sec)	Delay Index
Balfour Road NB Off-Ramp (Diverge)/SB On-Ramp (Merge)	NB	Baseline	19.8	17.0	1.16
		With Scenario 1	19.8	17.0	1.16
		With Scenario 2	19.8	17.0	1.16
	SB	Baseline	19.0	17.0	1.11
		With Scenario 1	19.0	17.0	1.11
		With Scenario 2	19.0	17.0	1.11
South of Balfour Road (Basic)	NB	Baseline	90.0	90.0	1.00
		With Scenario 1	90.0	90.0	1.00
		With Scenario 2	90.0	90.0	1.00
	SB	Baseline	90.6	90.0	1.01
		With Scenario 1	90.5	90.0	1.01
		With Scenario 2	90.5	90.0	1.01

Source: Kimley-Horn & Associates, Inc., 2020.

As shown in the Table 4.2-14, SR 4 between Lone Tree Way and Balfour Road would function within acceptable standards under Cumulative Plus Project conditions.

Mitigation Measure(s)

None required.

5. Statutorily Required Sections

5. STATUTORILY REQUIRED SECTIONS

5.1 INTRODUCTION

The Statutorily Required Sections chapter of the Draft EIR includes discussions regarding those topics that are required to be included in an EIR, pursuant to CEQA Guidelines, Section 15126.2. The chapter includes a discussion of the proposed project's potential to result in growth-inducing impacts; the cumulative setting analyzed in this EIR; significant irreversible environmental changes; and significant and unavoidable impacts caused by the proposed project.

5.2 GROWTH-INDUCING IMPACTS

State CEQA Guidelines section 15126.2(e) requires an EIR to evaluate the potential growth-inducing impacts of a proposed project. Specifically, an EIR must discuss the ways in which a proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Growth can be induced in a number of ways, including the elimination of obstacles to growth, or by encouraging and/or facilitating other activities that could induce growth. Examples of projects likely to have growth-inducing impacts include extensions or expansions of infrastructure systems beyond what is needed to serve project-specific demand, and development of new residential subdivisions or office complexes in areas that are currently only sparsely developed or are undeveloped.

The CEQA Guidelines are clear that while an analysis of growth-inducing effects is required, it should not be assumed that induced growth is necessarily beneficial, detrimental, or of little significance. This analysis examines the following potential growth-inducing impacts related to implementation of the proposed project and assesses whether these effects are significant and adverse (see CEQA Guidelines, Section 15126.2[e]):

1. Foster population and economic growth and construction of housing.
2. Eliminate obstacles to population growth.
3. Affect service levels, facility capacity, or infrastructure demand.
4. Encourage or facilitate other activities that could significantly affect the environment.

Foster Population and Economic Growth and Construction of Housing

As discussed throughout the IS prepared for the proposed project and this EIR, development of the site with an elementary school, 252 single-family units, and 258 multi-family units would increase the available housing within the Brentwood area, which would be expected to increase population in the area. Using the General Plan EIR's persons per household rates of 3.1 for single-family residential and 2.38 for multi-family residential land uses, the proposed project could result in a maximum population of 1,592. Alternatively, if the applicant pursues the development of 63 additional single-family units in lieu of the elementary school on Parcel H, the proposed project could result in a maximum population of 1,787 individuals.

Currently, a portion of the project site is designated Residential-Low Density (R-LD), as well as Regional Commercial (RC), Park (P), and Permanent Open Space (P-OS). A General Plan

amendment (GPA) would be required to change the RC designation to Planned Development (PD) in order to designate development of a 258-unit apartment complex in the northern portion of the site. Thus, the proposed project could result in an increase of approximately 615 residents (258 units x 2.38 persons/household) beyond what is currently anticipated for the site by the General Plan. However, the 2014 Brentwood General Plan EIR estimated buildout of the City's Planning Area could result in approximately 13,614 new housing units, 12,891,067 square feet of new non-residential uses, and a population growth of 39,058. A maximum of 1,592 new residents (under the elementary school scenario) or 1,787 new residents (under the residential overlay development scenario) equates to less than five percent of the planned population growth, while the 615 residents that had not been anticipated would make up less than two percent.

Appendix G of the CEQA Guidelines has been recently amended to clarify that unplanned population growth would be considered a potentially significant impact. Growth that is planned, and the environmental effects of which have been analyzed in connection with a land use plan or a regional plan, should not by itself be considered an impact. Because development of the single-family residences would be consistent with the current land use designation for that portion of the site, the environmental effects of such growth would not constitute a significant impact. While the apartment complex would be considered unplanned, that portion of the site has been anticipated for urban development. Thus, the economic growth associated with buildout of the site would be reasonably within what has been anticipated by the City. Nonetheless, because the proposed project would involve unplanned population growth associated with the multi-family residences, the project could be considered to result in growth-inducement, specifically related to fostering population growth. All physical environmental effects of the proposed project, including the multi-family residential development, have been addressed throughout this EIR and the Initial Study prepared for the proposed project.

Eliminate Obstacles to Population Growth

The elimination of either physical or regulatory obstacles to growth is considered to be a growth-inducing effect. A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services, would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

As discussed in Section XIX, Utilities and Service Systems, of the Initial Study prepared for the proposed project, a 10-inch sewer line within the Sand Creek Road alignment was extended to the eastern edge of the project site. In addition, a 16-inch water line would be extended along the proposed Sand Creek Road extension. It should be noted that the wastewater and water delivery infrastructure improvements in the project area were reviewed and approved by the City's Public Works Department. Water conveyance infrastructure needed for the proposed project would be constructed on-site, and would be financed by the project applicant. Consequently, the construction of on-site water infrastructure would not be anticipated to result in elimination of obstacles to population growth.

If Parcel H is developed with an elementary school, the school would primarily serve the proposed development, but would also serve the community to meet the needs of the Brentwood Unified School District. However, schools are not considered obstacles to growth, and the development of schools occurs in response to planned City growth. As such, the



potential development of the proposed school would not necessarily eliminate an obstacle to population growth.

As discussed in Chapter 4.2, Transportation and Circulation, the proposed project would include the extension of Sand Creek Road, as well as the construction of a bridge allowing vehicles to travel over Sand Creek. While the extension of Sand Creek Road would eliminate physical obstacles to undeveloped areas, the areas are already planned for development. Because the surrounding area would result in population growth with or without the proposed project, the extension and construction of the roadways would not be considered the elimination of an obstacle to population growth.

The roadway and utility infrastructure improvements represent City-planned improvements that have been previously anticipated to occur despite implementation of the proposed project. As such, the improvements included as part of the proposed project would be considered to eliminate obstacles to growth that were not previously anticipated for the area.

Affect Service Levels, Facility Capacity, or Infrastructure Demand

Increases in population that would occur as a result of a proposed project may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental impacts. As discussed in the Initial Study prepared for the proposed project, increased demands for fire protection services attributable to the proposed project would necessitate the need for additional resources for the East Contra Costa Fire Protection District (ECCFPD). However, the project applicant would be subject to payment of development fees and contribution to tax revenue funds. In addition, the applicant has come to an agreement with the ECCFPD to pay a fire impact fee and to participate in a Community Facilities District, which shall be established by the Fire District and will include annual assessments in an amount sufficient to cover the service costs associated with the new residences. As such, impacts to fire service would be fully mitigated. In addition, as discussed previously, wastewater generated by the proposed project could be accommodated by existing wastewater treatment facilities and infrastructure, and existing water supply infrastructure exists to accommodate the flow demands associated with the proposed project.

Based on the above, the proposed project would not increase population such that service levels, facility capacity, or infrastructure demand would require construction of new facilities that could cause significant environmental impacts.

Encourage or Facilitate other Activities That Could Significantly Affect the Environment

This EIR and the Initial Study prepared for the proposed project provide a comprehensive assessment of the potential for environmental impacts associated with implementation of the proposed project. Please refer to Chapters 4.1 and 4.2 of this EIR, as well as the attached Initial Study, which comprehensively address the potential for impacts from urban development on the project site.

5.3 CUMULATIVE IMPACTS

CEQA Guidelines, Section 15130 requires that an EIR discuss the cumulative and long-term effects of the proposed project that adversely affect the environment. “Cumulative impacts” are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines, Section 15355).

"[I]ndividual effects may be changes resulting from a single project or a number of separate projects" (CEQA Guidelines, Section 15355, subd. [a]). "The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time" (CEQA Guidelines, Section 15355, subd. [b]).

The need for cumulative impact assessment reflects the fact that, although a project may cause an "individually limited" or "individually minor" incremental impact that, by itself, is not significant, the increment may be "cumulatively considerable," and, thus, significant, when viewed together with environmental changes anticipated from past, present, and probable future projects (CEQA Guidelines, Section 15064, subd. [h(1)], Section 15065, subd. [c], and Section 15355, subd. [b]). Accordingly, particular impacts may be less than significant on a project-specific basis but significant on a cumulative basis if their small incremental contribution, viewed against the larger backdrop, is cumulatively considerable. However, it should be noted that CEQA Guidelines, Section 15064, Subdivision (h)(4) states, "[…]the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable." Therefore, even where cumulative impacts are significant, any level of incremental contribution is not necessarily deemed cumulatively considerable.

Section 15130(b) of CEQA Guidelines indicates that the level of detail of the cumulative analysis need not be as great as for the project impact analyses, but that analysis should reflect the severity of the impacts and their likelihood of occurrence, and that the analysis should be focused, practical, and reasonable. To be adequate, a discussion of cumulative effects must include the following elements:

(1) Either (a) a list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those outside the agency's control, or (b) a summary of projections contained in an adopted general plan or related planning document, or in a prior certified EIR, which described or evaluated regional or area-wide conditions contributing to the cumulative impact, provide that such documents are referenced and made available for public inspection at a specified location;

(2) A summary of the individual projects' environmental effects, with specific reference to additional information and stating where such information is available; and

(3) A reasonable analysis of all of the relevant projects' cumulative impacts, with an examination of reasonable, feasible options for mitigating or avoiding the project's contribution to such effects (Section 15130[b]).

For some projects, the only feasible mitigation measures will involve the adoption of ordinances or regulations, rather than the imposition of conditions on a project-by-project basis (Section 15130[c]). Section 15130(a)(3) states that an EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable, and thus not significant, if a project is required to implement or fund the project's fair share of a mitigation measure or measures designed to alleviate the cumulative impact.

Cumulative Setting

The lead agency should define the relevant geographic area of inquiry for each impact category (id., Section 15130, subd. [b][3]), and should then identify the universe of "past, present, and probable future projects producing related or cumulative impacts" relevant to the various categories, either through the preparation of a "list" of such projects or through the use of "a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact" (id., subd. [b][1]).

As discussed above, there are two approaches to identifying cumulative projects and their associated impacts. The "list" approach identifies individual projects known to be occurring or proposed in the surrounding area in order to identify potential cumulative impacts. The "projection" approach uses a summary of projections in adopted General Plans or related planning documents to identify potential cumulative impacts. This EIR uses the projection approach for the cumulative analysis and considers the development anticipated to occur upon buildout of the City of Brentwood General Plan and the City of Antioch General Plan, as well as other reasonably foreseeable projects within the project region.

Limited situations exist where the geographic setting differs for the various resource areas. For example, the cumulative geographic setting for air quality is the San Francisco Bay Area Air Basin (SFBAAB), which is the air basin that the proposed project is located within. Global climate change is, by nature, a cumulative impact. Emissions of GHG contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change (e.g., sea level rise, impacts to water supply and water quality, public health impacts, impacts to ecosystems, impacts to agriculture, and other environmental impacts). A single project could not generate enough GHG emissions to contribute noticeably to a change in the global average temperature. However, the combination of GHG emissions from a project in combination with other past, present, and future projects could contribute substantially to the world-wide phenomenon of global climate change and the associated environmental impacts. Although the geographical context for global climate change is the Earth, for analysis purposes under CEQA, and due to the regulatory context pertaining to GHG emissions and global climate change applicable to the proposed project, the geographical context for global climate change in this EIR is limited to the State of California.

In addition, as discussed in Chapter 4.2, Transportation and Circulation, of this EIR, the cumulative traffic analysis relied on the Contra Costa Transportation Authority (CCTA) travel demand model using the Year 2040 roadway link volumes. The growth assumptions included in the CCTA travel demand model include buildout of land uses identified in the City of Brentwood General Plan, buildout of other nearby areas, and other development forecast as part of the CCTA's Land Use Information System (LUIS). The LUIS lists the existing and forecast number of households and jobs by Traffic Analysis Zones (TAZs). CCTA developed such forecasts from census-tract-level forecasts prepared by the Association of Bay Area Governments (ABAG). The cumulative setting for the transportation and circulation analysis also includes the anticipated roadway geometry and traffic control anticipated to be present in 2040.

Cumulative impacts are analyzed in each of the technical chapters of this EIR, where the specific cumulative setting for each resource area is presented, along with the cumulative

impact discussion and any mitigation measures required, if necessary, in the relevant resource area section of the EIR.

5.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Per CEQA Guidelines Section 15126.2(c), this EIR is required to include consideration of significant irreversible environmental changes that would be caused by the proposed project, should the project be implemented. An impact would be determined to be a significant and irreversible change in the environment if:

- Buildout of the project area could involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of development could generally commit future generations to similar uses (e.g., a highway provides access to a previously remote area);
- Development of the proposed project could involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing and eventual development of the project could result in an unjustified consumption of resources (e.g., the wasteful use of energy).

The proposed project would likely result in, or contribute to, the following significant irreversible environmental changes:

- Conversion of vacant land to a fully built-out residential community with a commercial space and an elementary school site (or additional single-family residential uses), thus precluding alternative land uses in the future; and
- Irreversible consumption of goods and services, such as fire, police, and school services, associated with the future population; and
- Irreversible consumption of energy and natural resources, such as water, electricity, and natural gas, associated with the future residents.

Therefore, the proposed project would likely result in significant irreversible environmental changes, as noted above.

5.5 SIGNIFICANT AND UNAVOIDABLE IMPACTS

According to CEQA Guidelines, an EIR must include a description of those impacts identified as significant and unavoidable should the proposed action be implemented (CEQA Guidelines §15126.2[b]). Such impacts would be considered unavoidable when the determination is made that either mitigation is not feasible or only partial mitigation is feasible such that the impact is not reduced to a level that is less-than-significant.

Based on the analysis provided in Chapters 4.1 and 4.2 of this EIR, the below listed impacts were determined to be significant and unavoidable. All other impacts identified in this EIR could be eliminated or reduced to a less-than-significant level by mitigations imposed by the City. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the City as part of the City's certification action.

4.1-2 Conflict with or obstruct implementation of the applicable air quality plan during project operation.

As discussed in the Chapter 4.1, operational emissions of ROG, PM_{10}, and $PM_{2.5}$ under either development option would be below the Bay Area Air Quality Management District's (BAAQMD's) thresholds of significance. However, implementation of either development option would result in emissions of NO_X in excess of the applicable threshold of significance. Thus, implementation of the proposed project could generate long-term operational criteria air pollutant emissions in excess of thresholds, and the project could contribute to the region's nonattainment status of ozone and/or violate an air quality standard. Even with implementation of Mitigation Measure 4.1-2, emissions of NO_X under both development scenarios for Parcel H would continue to exceed the BAAQMD's thresholds, and the impact would remain *significant and unavoidable*.

4.1-4 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

As noted in the Chapter 4.1, the proposed project's operational cumulative emissions of ROG, PM_{10}, and $PM_{2.5}$ would be below BAAQMD's thresholds of significance for cumulative project emissions under both project development scenarios. However, operational emissions of NO_X would exceed the BAAQMD's cumulative emissions thresholds for both development scenarios. Implementation of Mitigation Measure 4.1-2 would reduce cumulative operational emissions under both development scenarios. However, such a reduction in emissions would not be sufficient to ensure that operation of the proposed project would result in emissions of NO_X below the BAAQMD's applicable threshold of significance. Therefore, the project's incremental contribution to regional air quality impacts would remain *cumulatively considerable* and *significant and unavoidable*.

4.2-4 Conflict with a program, plan, ordinance or policy addressing study intersections under Existing Plus Approved Projects Plus Project conditions.

The addition of project-generated traffic would result in increased delay at four study intersections, each of which operate unacceptably under Existing Plus Approved Projects conditions for both development scenarios. Implementation of Mitigation Measures 4.2-4(a) through 4.2-4(d) would improve operations at the affected intersections to acceptable levels. However, the Lone Tree Way/SR 4 SB Ramps intersection (Intersection #2) is located within the Caltrans right-of-way. Given that the intersection is not located within the jurisdiction of the City of Brentwood, completion of Mitigation Measure 4.2-4(a) cannot be guaranteed. Thus, the impact to Intersection #2 would remain *significant and unavoidable*.

4.2-8 Conflict with a program, plan, ordinance or policy addressing study intersections under Cumulative Plus Project conditions.

The addition of project-generated traffic would result in increased delay at five study intersections, each of which already operate unacceptably under Cumulative Baseline conditions for both development scenarios. Because the proposed project (under either development scenario) would increase vehicle delay and/or worsen operations at the study intersections during the AM and/or PM peak hours, a significant impact could occur to the intersections under Cumulative Plus Project conditions for both development scenarios. Implementation of Mitigation Measures 4.2-8(a) through 4.2-8(e) would improve operations at the affected intersections to acceptable levels and/or reduce intersection delay relative to Cumulative Baseline conditions. However, the Lone Tree Way/SR 4 SB Ramps intersection (Intersection #2) and the Sand Creek Road/SR 4 SB Ramps intersection (Intersection #7) are both located within the Caltrans right-of-way. Given that the aforementioned intersections are not located within the jurisdiction of the City of Brentwood, completion of Mitigation Measure 4.2-8(a) and Mitigation Measure 4.2-8(b) cannot be guaranteed. Thus, the impacts to Intersections #2 and #7 would remain *significant and unavoidable*.

6. Alternatives Analysis

6. ALTERNATIVES ANALYSIS

6.1 INTRODUCTION

The Alternatives Analysis chapter of the EIR includes consideration and discussion of a range of reasonable alternatives to the proposed project, as required per CEQA Guidelines Section 15126.6. Generally, the chapter includes discussions of the following: the purpose of an alternatives analysis; alternatives considered but dismissed; reasonable range of project alternatives and their associated impacts in comparison to the proposed project's impacts; and the environmentally superior alternative. It should be noted that the alternatives included are intended to avoid or substantially lessen any of the significant effects of the project pursuant to Section 15126.6(c). Because significant impacts related to air quality and greenhouse gas (GHG) emissions and transportation are identified, the alternatives discussion below focus on evaluation of potential air quality and GHG emissions and transportation impacts related to the analyzed alternatives. However, discussion of issues addressed in the attached Initial Study are also included as applicable.

6.2 PURPOSE OF ALTERNATIVES

The primary intent of the alternatives evaluation in an EIR, as stated in Section 15126.6(a) of the CEQA Guidelines, is to "[…] describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." In the context of CEQA Guidelines Section 21061.1, "feasible" is defined as:

> ...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Section 15126.6(f) of CEQA Guidelines states, "The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice." Section 15126.6(f) of CEQA Guidelines further states:

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.

In addition, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."

The CEQA Guidelines provide the following guidance for discussing alternatives to a proposed project:

- An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but

would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives (CEQA Guidelines Section 15126.6[a]).

- Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly (CEQA Guidelines Section 15126.6[b]).
- The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination […] Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts (CEQA Guidelines Section 15126.6[c]).
- The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison (CEQA Guidelines Section 15126.6[d]).
- If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed (CEQA Guidelines Section 15126.6[d]).
- The specific alternative of "no project" shall also be evaluated along with its impact. The purpose of describing and analyzing a no project alternative is to allow decision-makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The no project alternative analysis is not the baseline for determining whether the proposed project's environmental impacts may be significant, unless it is identical to the existing environmental setting analysis which does establish that baseline (CEQA Guidelines Section 15126.6[e][1]).
- If the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives (CEQA Guidelines Section 15126.6[e][2]).

Project Objectives

Based on the above, reasonable alternatives to the project must be capable of feasibly attaining most of the basic objectives of the project. The proposed project is being pursued with the following objectives:

1. Maximize development of much-needed housing in the City of Brentwood, providing for a diversity of housing types to suit the demands of homebuyers with different socioeconomic statuses.
2. Provide commercial opportunities, parks, and open space for residences in the region, in close proximity to project housing in order to minimize vehicle mile trips and associated air emissions.
3. Facilitate the extension of Sand Creek Road to the western city limits, which is a critical need for the City of Brentwood and the region and Planning Area 1 to the north of the site.

4. Provide residential and commercial uses that are consistent with the uses of Planning Area 1.
5. Provide a new school site to the area and benefit the City of Brentwood and Brentwood Union School District.

Impacts Identified in the EIR

In addition to attaining the majority of project objectives, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. The significance level of impacts identified in the EIR are presented below.

Significant and Unavoidable

Impacts of the proposed project that have been determined to remain significant and unavoidable, even after implementation of the feasible mitigation measures set forth in this EIR, include the following:

- ***Air Quality and Greenhouse Gas Emissions:*** The EIR determined that implementation of the proposed project could result in a significant impact related to the emissions of NO_X during project operation on both a project- and cumulative-level. The EIR requires mitigation to minimize impacts as much as possible; however, despite implementation of mitigation measures, the proposed project would still result in significant and unavoidable impacts.

- ***Transportation and Circulation:*** The EIR determined that even with mitigation, the proposed project would result in significant and unavoidable impacts to study intersections under Existing Plus Approved Projects Plus Project conditions because two of the affected intersections are located outside of the City of Brentwood and completion of the mitigation cannot be guaranteed. In addition, impacts to certain study intersections under Cumulative Plus Project conditions were determined to remain significant and unavoidable, even with mitigation, as elements of the required mitigation are located outside the jurisdiction of the City of Brentwood.

Less Than Significant with Mitigation

Significant environmental impacts of the proposed project that have been identified as requiring mitigation measures to ensure that the level of significance is ultimately less than significant include the following:

- ***Air Quality and Greenhouse Gas Emissions:*** The EIR determined that implementation of the proposed project could result in a significant impact related to the GHG emissions during project operations. In addition, the EIR determined that implementation of the proposed project could result in potentially significant impacts related to the creation of conflicts with the goals of Senate Bill (SB) 32. However, the EIR requires mitigation in order to ensure that the aforementioned impacts are reduced to a less-than-significant level.

- ***Transportation and Circulation:*** The EIR determined that implementation of the proposed project could result in significant impacts related to the following: construction traffic and potential street closures; and certain study intersections under Existing Plus Project, Existing Plus Approved Projects Plus Project, and Cumulative Plus Project

conditions. The EIR requires mitigation in order to ensure that the impacts are reduced to less-than-significant levels.

The Initial Study prepared for the proposed project during the scoping period (see Appendix C) includes a detailed environmental checklist addressing a range of technical environmental issues. For each technical environmental issue, the Initial Study identifies the level of impact for the proposed project. The Initial Study identifies the environmental effects as either "no impact," "less-than-significant," "less-than-significant with mitigation incorporated," or "potentially significant." Impacts identified for the proposed project in the Initial Study as "less-than-significant with mitigation incorporated" are listed below, and summarized further in Chapter 4.0, Introduction to the Analysis, of this EIR.

- ***Aesthetics***
  - Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- ***Agriculture and Forest Resources***
  - Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
  - Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.
- ***Biological Resources***
  - Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
  - Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.
  - 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.
  - Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- ***Cultural Resources***
  - Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5.
  - Disturb any human remains, including those interred outside of dedicated cemeteries.
- ***Geology and Soils***
  - Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction.
  - Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

  - Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
  - Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.
  - Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- ***Hazards and Hazardous Materials***
  - Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.
- ***Hydrology and Water Quality***
  - 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 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.
  - 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 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.
- ***Noise***
  - 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.
- ***Public Services***
  - 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, including parks.
  - 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, including other public facilities.
- ***Tribal Cultural Resources***
  - 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).
  - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in

subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

- ***Utilities and Service Systems***
  - Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
  - Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
  - 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 or No Impact

As discussed in each respective section of Chapter 4 within this EIR, the proposed project would result in no impact or a less-than-significant impact related to the following topics associated with the resource areas indicated:

- ***Air Quality***
  - Conflict with or obstruct implementation of the applicable air quality plan during project construction.
  - Expose sensitive receptors to substantial pollutant concentrations.

- ***Transportation and Circulation***
  - Conflict with a program, plan, ordinance or policy addressing study freeway segments under Existing Plus Project conditions.
  - Conflict with a program, plan, ordinance or policy addressing study freeway segments under Existing Plus Approved Projects Plus Project conditions.
  - Conflict with a program, plan, ordinance or policy addressing transit, bicycle and pedestrian facilities.
  - Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access.
  - Conflict with a program, plan, ordinance or policy addressing study freeway segments under Cumulative Plus Project conditions.

In addition, the Initial Study identified for the proposed project the following as "no impact" or "less-than-significant". Chapter 4.0, Introduction to the Analysis, of this EIR summarized these further.

- ***Aesthetics***
  - Have a substantial adverse effect on a scenic vista.
  - Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway.
  - 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.

- ***Agriculture and Forest Resources***
  - Conflict with existing zoning for agricultural use, or a Williamson Act contract.
  - 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)).
  - Result in the loss of forest land or conversion of forest land to non-forest use
- ***Air Quality***
  - Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.
- ***Biological Resources***
  - Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.
  - Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.
- ***Cultural Resources***
  - Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5.
- ***Energy***
  - Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.
  - Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.
- ***Geology and Soils***
  - Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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.
  - Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.
  - Result in substantial soil erosion or the loss of topsoil.
  - 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.
- ***Hazards and Hazardous Materials***
  - Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
  - Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
  - 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.
  - 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.
    - Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
    - Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires.
- ***Hydrology and Water Quality***
    - Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
    - Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
    - 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.
    - In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.
    - Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- ***Land Use and Planning***
    - Physically divide an established community.
    - 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.
- ***Mineral Resources***
    - 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.
    - 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.
- ***Noise***
    - Generation of excessive groundborne vibration or groundborne noise levels.
    - For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.
- ***Population and Housing***
    - Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.
- ***Public Services***
    - 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, including fire protection.
    - 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, including police protection.
    - 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, including schools.
- ***Recreation***
    - Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
    - Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- ***Utilities and Service Systems***
    - Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
    - 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.
    - Comply with federal, state, and local management and reduction statutes and regulations related to solid waste.
- ***Wildfire***
    - Substantially impair an adopted emergency response plan or emergency evacuation plan.
    - 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.
    - 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.
    - 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.

The alternatives discussed herein have been chosen based on feasibility to meet project objectives, as well as the ability to reduce potential impacts analyzed within this EIR. It should be noted that the alternatives included are intended to avoid or substantially lessen any of the significant effects of the project.

6.3 SELECTION OF ALTERNATIVES

The requirement that an EIR evaluate alternatives to the proposed project or alternatives to the location of the proposed project is a broad one; the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained, while reducing the magnitude of, or avoiding, one or more of the environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. However, the CEQA Guidelines require the EIR to “set forth only those alternatives necessary to permit a

reasoned choice." As stated in Section 15126.6(a), an EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. The CEQA Guidelines provide a definition for "a range of reasonable alternatives" and thus limit the number and type of alternatives that may need to be evaluated in a given EIR. According to the CEQA Guidelines Section 15126.6(f):

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.

First and foremost, alternatives in an EIR must be feasible. In the context of CEQA Guidelines Section 21061.1, "feasible" is defined as:

> ...capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Finally, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."

Alternatives Considered But Dismissed From Further Analysis

Consistent with CEQA, primary consideration was given to alternatives that could reduce significant impacts, while still meeting most of the basic project objectives.

As stated in Guidelines Section 15126.6(c), among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are:

(i) failure to meet most of the basic project objectives,
(ii) infeasibility, or
(iii) inability to avoid significant environmental impacts.

Regarding item (ii), infeasibility, among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). No one of these factors establishes a fixed limit on the scope of reasonable alternatives.

Off-Site Alternative

As noted previously, the purpose of an alternatives analysis is to develop alternatives to the proposed project that substantially lessen at least one of the significant environmental effects identified as a result of the project, while still meeting most, if not all, of the basic project objectives. Development of the proposed project at an off-site location would not be capable of meeting the majority of project objectives due to a number of the project objectives being specific to the project site size and location. However, one other location consisting of the designations of R-LD, C, and P-OS in close proximity to each other is located within the Brentwood Planning Area, near Marsh Creek Road and SR 4. However, the area is partially developed and also consists of actively managed agricultural land. In addition, while the site is located within the City's Planning Area,

this off-site alternative site is not located within the City's Sphere of Influence or the Brentwood City Limits. Therefore, the alternative site is under the jurisdiction of Contra Costa County.

Furthermore, the CEQA Guidelines (Section 15126.6[b]) requires that only locations that would avoid or substantially lessen any of the significant effects of the project need be considered for inclusion in the EIR. An off-site alternative would involve the construction of the proposed project on an alternative location. An off-site alternative would have the same type and intensity of uses as the proposed project. The off-site alternative site discussed above is currently partially developed and located near residences. The development of the site would be expected to result in greater impacts than the proposed project given the close proximity to existing residences. Furthermore, the project site is located adjacent to SR 4, thereby reducing traffic volumes routed through city streets within the project area. Consequently, development of an Off-Site Alternative would be expected to result in at least the same, if not greater, level of impacts as compared to the proposed project. Furthermore, the Applicant does not own an alternative location that would be adequate to construct the proposed project.

It is also important to consider that the project site is located in an area served by existing regional infrastructure and arterial roadways, and is located adjacent to existing urban development in the city of Brentwood, as well as existing and planned urban areas within the city of Antioch. Overall, a feasible off-site location that would meet the requirements of CEQA, as well as meet the basic objectives of the proposed project, does not exist. Therefore, an Off-Site Alternative was dismissed from detailed analysis within this EIR.

Reduced Density Alternative

The possibility of reduced density was considered as an alternative to the proposed project. A reduced density alternative would result in half as many residences on the same amount of land. As such, this alternative would develop 158 single-family residences on 79.64 acres of land. In addition, the alternative would develop 129 multi-family residences on 13.98 acres of land. Furthermore, the Alternative would include 2.15 acres of park rather than 4.3 acres compared to the proposed project. The commercial development area would remain the same.

Because the alternative would include the same development area as the proposed project, the alternative would likely result in impacts that are similar to that of the proposed project. For example, the alternative would still include grading of 79.64 acres of land for single-family residential development, which would result in similar air quality impacts during construction of the alternative. In addition, the alternative would include development near the existing Sand Creek corridor. Thus, impacts to biological resources would be similar to that of the proposed project. Furthermore, the alternative would include the same amount of commercial development area, which would likely result in similar impacts related to transportation and circulation.

The alternatives considered in this EIR consist of different development scenarios that provide a meaningful comparison to the proposed project. As described below, this EIR includes an evaluation of a Reduced Intensity Alternative, which would include a 50 percent decrease in overall development area. Thus, residential and commercial density would in turn be reduced, rendering a reduced density alternative similar to the Reduced Intensity Alternative.

Overall, impacts would be similar to that of the proposed project and the Reduced Intensity Alternative that is discussed below. Because the Reduced Intensity Alternative meets the same

intent as a reduced density alternative, only the Reduced Intensity Alternative has been evaluated in this EIR.

6.4 ALTERNATIVES CONSIDERED IN THIS EIR

The following alternatives are considered and evaluated in this section:

- No Project (No Build) Alternative;
- Buildout Pursuant to Existing Land Use Designations Alternative; and
- Reduced Intensity Alternative.

Each of the project alternatives is described in detail below, with a corresponding analysis of each alternative's impacts in comparison to the proposed project. While an effort has been made to include quantitative data for certain analytical topics, where possible, qualitative comparisons of the various alternatives to the project are primarily provided. Such an approach to the analysis is appropriate as evidenced by CEQA Guidelines Section 15126.6(d), which states that the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed. The analysis evaluates impacts that would occur with the alternatives relative to the significant impacts identified for the proposed project. When comparing the potential impacts resulting from implementation of the foregoing alternatives, the following terminology is used:

- "Fewer" = Less than Proposed Project;
- "Similar" = Similar to Proposed Project; and
- "Greater" = Greater than Proposed Project.

When the term "fewer" is used, the reader should not necessarily equate this to elimination of significant impacts identified for the proposed project. For example, in many cases, an alternative would reduce the relative intensity of a significant impact identified for the proposed project, but the impact would still be expected to remain significant under the alternative, thereby requiring mitigation. In other cases, the use of the term "fewer" may mean the actual elimination of an impact identified for the proposed project altogether. Similarly, use of the term "greater" does not necessarily imply that an alternative would require additional mitigation beyond what has been required for the proposed project. To the extent possible, this analysis will distinguish between the two implications of the comparative words "fewer" and "greater".

A comparison of the environmental impacts resulting from the considered alternatives and the proposed project is provided in Table 6-10.

No Project (No Build) Alternative

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines Section 15126.6[e]). Analysis of the no project alternative shall:

> "… discuss […] existing conditions […] as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services." (*Id.*, subd. [e][2])

In addition:

> "[i]f the project is other than a land use or regulatory plan, for example a development project on identifiable property, the 'no project' alternative is the circumstance under which the project does not proceed. Here the discussion would compare the environmental effects of the property remaining in the property's existing state against environmental effects which would occur if the project is approved. If disapproval of the project under consideration would result in predictable actions by others, such as the proposal of some other project, this 'no project' consequence should be discussed. In certain instances, the no project alternative means 'no build,' wherein the existing environmental setting is maintained. However, where failure to proceed with the project would not result in preservation of existing environmental conditions, the analysis should identify the practical result of the project's non-approval and not create and analyze a set of artificial assumptions that would be required to preserve the existing physical environment." (*Id.*, subd. [e][3][B]).

The No Project (No Build) Alternative is defined as the continuation of the existing conditions of the project site, which currently consists primarily of ruderal grasses and is absent of structures. The No Project (No Build) Alternative would not require grading of the hills on the project site. Because development of the site would not occur, potential impacts from the proposed project would not occur as a result of the No Project (No Build) Alternative. However, the City's General Plan identifies the site as an area suitable for development and envisions the project site and surrounding area acting as a prime area of development. The No Project (No Build) Alternative would not fulfill the stated aims of the City's General Plan or the Project's Objectives.

Air Quality and Greenhouse Gas Emissions

Because the No Project (No Build) Alternative would not involve construction activities, the Alternative would not result in construction emissions and would not generate NO_x emissions in exceedance of the BAAQMD's significance threshold of 54 pounds per day. In addition, the Alternative would not result in the generation of NO_X in excess of the BAAQMD's operational significance threshold of 54 pounds per day. The Alternative would not include development of the residential units or elementary school site. Thus, the impacts identified for the proposed project related to air quality would not occur under the No Project (No Build) Alternative, and Mitigation Measures 4.1-2, 4.1-4, 4.1-5(a) through 4.1-5(c), and 4.1-6 would not be required. Overall, no impacts related to Air Quality and GHG emissions would occur under the No Project (No Build) Alternative.

Transportation and Circulation

The No Project (No Build) Alternative would not generate construction traffic or operational vehicle traffic on local roadways and, thus, Mitigation Measure 4.2-1 related to preparation of a Construction Traffic Management Plan (CTMP) would not be required. In addition, the Alternative would not result in any change to the existing roadways and intersections. Therefore, Mitigation Measures 4.2-2(a) and 4.2-2(b) would not be required, nor would 4.2-8(a) through 4.2-8(e). Additionally, the significant and unavoidable impact associated with study intersections under Existing Plus Approved Projects Plus Project conditions would not occur, and Mitigation Measures 4.2-4(a) through 4.2-4(d) would not be required.

However, the proposed project would include the extension of Sand Creek Road, allowing connection to existing roadways within the city of Antioch. The extension of Sand Creek Road is included as part of the Contra Costa Transportation Authority's (CCTA) regional transportation plan. Furthermore, Project Objective #3 establishes the goal of extending Sand Creek Road to

the western city limits. While the extension of Sand Creek Road would not occur under the Alternative, the extension could occur through other means at some point in the future. Nonetheless, the Alternative would not include the extension of Sand Creek Road, and, thus, would not meet any of the project objectives, including Project Objective #3.

Although the Alternative would not increase vehicle trips in the project area during construction or operation, impacts related to transportation and circulation would be fewer under the No Project (No Build) Alternative.

Other Issue Areas

Under the No Project (No Build) Alternative, impacts related to issues addressed within the attached Initial Study would be fewer than the proposed project.

With respect to aesthetics, this Alternative would not include development within the site and, thus, would not substantially change the existing visual character of the site or create a new source of substantial light or glare which would adversely affect day or night-time views in the area. As such, Mitigation Measure I-1 would not be required as part of the proposed project and impacts to aesthetics would be fewer. In addition, the Alternative would not result in impacts to any biological resources within the site, and, thus, no mitigation measures would be required and impacts to biological resources would be fewer.

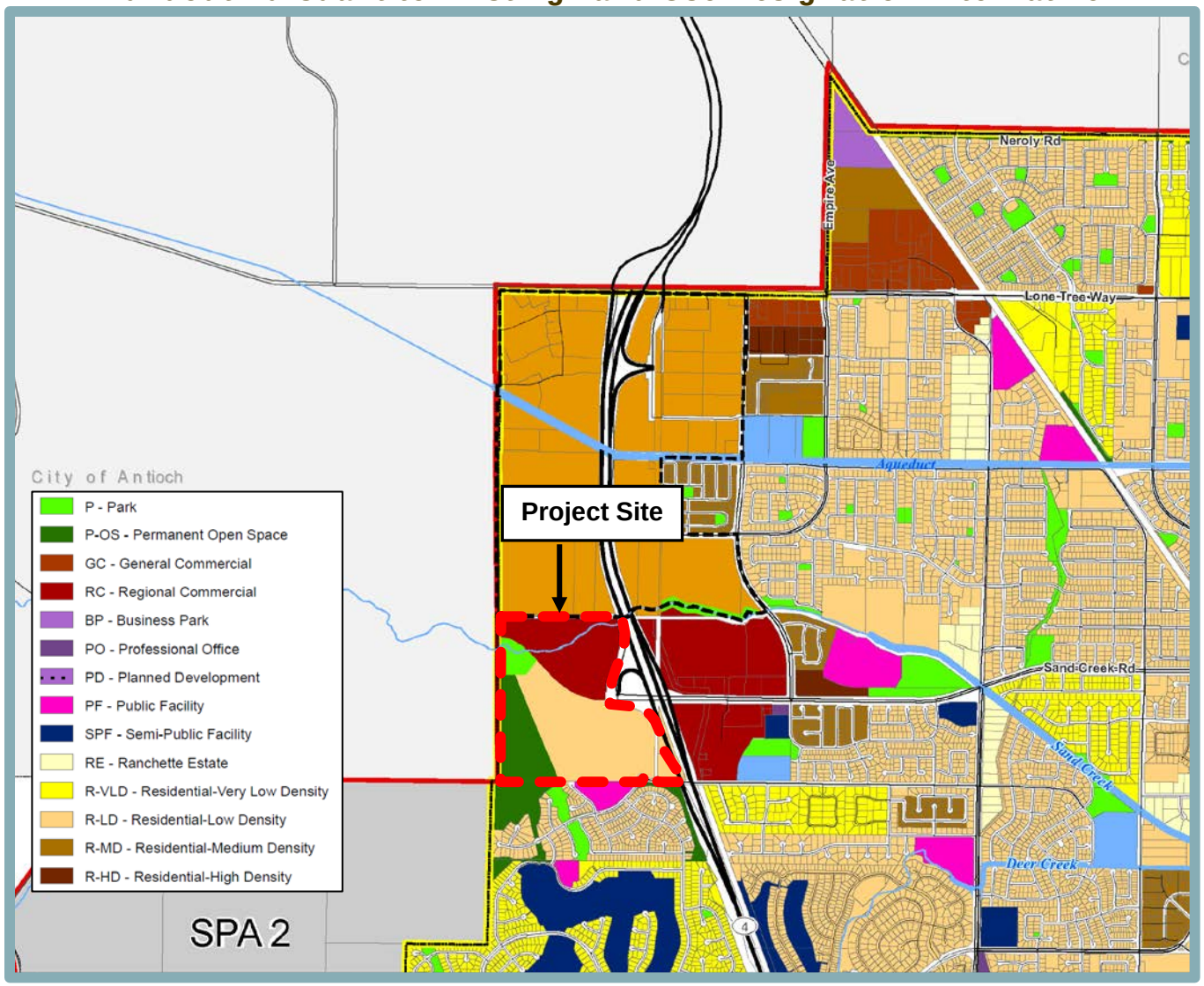
Furthermore, the Initial Study found that the proposed project could result in impacts related to cultural and tribal resources and geology and soils. Under this Alternative, grading and development of the site would not occur and impacts related to the potential discovery of unknown cultural resources and seismic-related ground failure, including landslides, liquefaction, lateral spreading, and subsidence or settlement would not occur. Thus, implementation of Mitigation Measures V-1 through V-3 and VII-1 through VII-3 would not be required under the Alternative. Similarly, impacts related to agriculture and forest resources, energy, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population, public services, recreation, utilities and service systems and wildfire would not occur, and, thus, implementation of the associated Mitigation Measures included in the Initial Study would not be required and impacts would be fewer.

Buildout Pursuant to Existing Land Use Designations Alternative

The Buildout Pursuant to Existing Land Use Designations Alternative would consist of buildout of the project site per the current City of Brentwood General Plan land use designations at the mid-range densities permitted (see Figure 6-1). The current land use designations for the site include Regional Commercial north of the Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) along the west boundary of the site south of the Sand Creek Road extension.

Under the proposed project, 19.59 acres of the northern portion of the site would be developed as RC, while 13.98 acres would be developed as multi-family residential; the Buildout Pursuant to Existing Land Use Designations Alternative would not include development of any multi-family uses and would instead involve development of a total of 38 acres of commercial uses in the northern portion of the site.

Figure 6-1
Buildout Pursuant to Existing Land Use Designation Alternative



In addition, a total of 64.77 acres would be developed as R-LD, a decrease of 14.69 acres compared to the proposed project (with the residential overlay in Parcel H). Furthermore, the Alternative would designate approximately 20.48 acres of P-OS, a decrease of 7.77 acres compared to the proposed project. Lastly, the alternative would designate approximately 5.02 acres of P, an increase of approximately 0.72 acres compared to the proposed project. In total, the Alternative would allow for development of 102.77 acres for residential and commercial uses and would result in less land designated as P-OS. Table 6-1 provides a comparison of the development acreages between this Alternative and the proposed project.

Similar to the proposed project, this Alternative considers development of the site with and without the elementary school; however, buildout of the site with the elementary school would generally result in greater impacts under the Alternative. Nonetheless, the Alternative considers development of the site with and without the elementary school and concluded based on the most conservative of the two scenarios.

Table 6-1
Buildout Pursuant to Existing Land Use Designations Alternative Development Comparison

	Single-Family	Multi-Family	Commercial	Permanent Open Space	Park	School
Proposed Project	252 units[1,2]	258 units[3]	199,940 sf	28.25 acres	4.30 acres	11.35 acres
Alternative without School	194 units[4]	0 units	387,837 sf	20.48 acres	5.02 acres	0 acres
Alternative with School	161 units[5]	0 units	387,837 sf	20.48 acres	5.02 acres	11.35 acres

1. 252 single-family units on approximately 68 acres results in a density of approximately 3.7 du/ac.
2. 315 single-family units on approximately 68 acres results in a density of approximately 4.64 du/ac (**NO** School Scenario).
3. 258 multi-family units on approximately 14 acres results in a density of approximately 18.45 du/ac.
4. Per the Brentwood General Plan, the R-LD general plan land use designation permits a mid-range density of 3.0 units per gross acres (3.0 x 64.70 = 194 units). Page 9-5 of the City of Brentwood General Plan, Adopted July 22, 2014.
5. With development of the 11.35-acre school site, the Alternative would include 161 units on approximately 53.35 acres of land (3.0 X 53.35 = 161 units).

Roadway improvements, including those associated with the Sand Creek crossing, required under the Buildout Pursuant to Existing Land Use Designations Alternative, would be similar to that of the proposed project. Because the Buildout Pursuant to Existing Land Use Designations Alternative would include development of the project site with residential and commercial uses, consistent with the City's General Plan, Objective 4 would be met. Most of the remaining project objectives could be partially met, as the Alternative would provide for a range of single-family residential lot sizes and would minimize encroachment into the sensitive environmental habitat associated with the wetland in the western portion of the site. However, the Buildout Pursuant to Existing Land Use Designations Alternative would result in a substantial amount of commercial development, and would not include the multi-family portion of the proposed project. Additionally, the proposed elementary school site area would be developed with residences rather than a school to be part of the Brentwood Union School District. Because the Alternative would not include the future multi-family development or the future elementary school site, Objectives 1 and 2 would not be met.

The Alternative would not include development in the wetland areas in the southwestern portion of the project site.

Air Quality and Greenhouse Gas Emissions

Under the Buildout Pursuant to Existing Land Use Designations Alternative, a total of 102.77 acres of the project site would be developed with single-family residential and commercial uses. The aforementioned development area would equate to an overall increase of approximately 10.19 acres, with a greater proportion of the project site being developed for commercial uses, as compared to the proposed project.

Operational emissions under the Buildout Pursuant to Existing Land Use Designations Alternative were quantified to compare to BAAQMD's thresholds for project-level and cumulative level emissions, as well as the proposed project. As shown in Table 6-2, the unmitigated operational emissions and cumulative emissions of criteria air pollutants associated with the Buildout Pursuant to Existing Land Use Designations Alternative would exceed the BAAQMD's operational pounds per day (lbs/day) thresholds for NO_X and PM_{10}, as well as the tons per year (tons/yr) threshold for NO_X. Because emissions of the Buildout Pursuant to Existing Land Use Designations Alternative would exceed the BAAQMD's thresholds, Mitigation Measures 4.1-2 and 4.1-4 would still be required in order to reduce the impact.

Table 6-2
Buildout Pursuant to Existing Land Use Designations Alternative
Unmitigated Operational and Cumulative Emissions

	ROG	NO_X	PM_{10}	$PM_{2.5}$
Maximum Unmitigated Operational Emissions (lbs/day)				
Alternative Emissions	42.94	103.29	83.98	23.19
BAAQMD Thresholds	54	54	82	54
Emissions Exceed Thresholds?	**NO**	**YES**	**YES**	**NO**
Unmitigated Alternative Cumulative Emissions (tons/yr)				
Alternative Emissions	7.08	18.10	14.68	5.58
BAAQMD Thresholds	10	10	15	10
Emissions Exceed Thresholds?	**NO**	**YES**	**NO**	**NO**

Source: CalEEMod, March 2020 (see Appendix E).

As shown in Table 6-3, implementation of mitigation would be sufficient to reduce PM_{10} emissions below the BAAQMD's threshold; however, NO_X emissions would remain above the BAAQMD threshold. Consequently, the Buildout Pursuant to Existing Land Use Designations Alternative would result in a significant and unavoidable impact related to operational and cumulative emissions of criteria pollutants. As shown in the table, with implementation of mitigation, emissions under the Buildout Pursuant to Existing Land Use Designations Alternative would continue to exceed BAAQMD's thresholds of significance. In addition, to exceeding BAAQMD's operational emissions thresholds, emissions under the Buildout Pursuant to Existing Land Use Designations Alternative would exceed the emissions anticipated to occur under either buildout scenario for the proposed project. Consequently, the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts as compared to the proposed project.

Table 6-3
Buildout Pursuant to Existing Land Use Designations Alternative
Mitigated Operational and Cumulative Emissions

	ROG	NO_X	PM_{10}	$PM_{2.5}$
Maximum Mitigated Operational Emissions (lbs/day)				
Alternative Emissions	42.52	100.54	79.81	22.05
BAAQMD Thresholds	54	54	82	54
Emissions Exceed Thresholds?	**NO**	**YES**	**NO**	**NO**
Mitigated Alternative Cumulative Emissions (tons/yr)				
Alternative Emissions	7.01	17.61	13.94	3.83
BAAQMD Thresholds	10	10	15	10
Emissions Exceed Thresholds?	**NO**	**YES**	**NO**	**NO**

Source: CalEEMod & Off-Model Calculations, March 2020 (see Appendix E).

As discussed in Chapter 4.1, with implementation of Mitigation Measures 4.1-5(a) through 4.1-5(c), the proposed project would result in a less-than-significant impact related to GHG emissions. In addition, the EIR determined that even with implementation of Mitigation Measure 4.1-6, the proposed project would result in a significant and unavoidable impact related to the creation of conflicts with the goals of AB 32 and SB 32. The Buildout Pursuant to Existing Land Use Designations Alternative would result in GHG emissions during construction and operations, with unmitigated operational GHG emissions equaling approximately 15,170.37 metric tons of carbon dioxide equivalence per year ($MTCO_2e$/yr) in the year 2026, and 13,910.80 $MTCO_2e$/yr in 2030. Such emissions would exceed those of the proposed project under either development scenario analyzed in this EIR. Consequently, Mitigation Measures 4.1-5(a) through 4.1-5(c) would continue to be required for the Buildout Pursuant to Existing Land Use Designations Alternative. However, the Buildout Pursuant to Existing Land Use Designations Alternative would be required to reduce a larger amount of GHG emissions as compared to the proposed project. Furthermore, the Alternative would still conflict with AB 32 and SB 32. Specifically, compliance with the 2017 Scoping Plan cannot be ensured with the information currently available. Because the 2017 Scoping Plan is the CARB's strategy for meeting the State's 2030 emissions goals established by SB 32, the Alternative would be considered to conflict with SB 32. Thus, implementation of Mitigation Measure 4.1-6 would still be required; however, Mitigation Measure 4.1-6 would not be sufficient to reduce the impact to a less-than-significant level and the significant and unavoidable impact would remain. Consequently, the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts related to the emission of GHGs as compared to the proposed project.

Based on the above, impacts related to Air Quality and GHG emissions would be greater with implementation of the Buildout Pursuant to Existing Land Use Designations Alternative.

Transportation and Circulation

Similar to the proposed project, the Buildout Pursuant to Existing Land Use Designations Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns. As such, Mitigation Measure 4.2-1 related to preparation of a CTMP would still be required. However, because the Alternative would involve 102.77 acres of residential and commercial development, as compared to 92.51 acres under the proposed project, the overall duration of construction traffic, and associated impacts, would be greater.

Given that the Alternative would result in 64.77 acres that are designated R-LD, the Alternative would result in approximately 194 units (64.77 acres X 3.0 du/ac = 194 units). Based on vehicle trip generation rates provided in the Traffic Impact Study prepared for the proposed project by Kimley-Horn & Associates, Inc. (see Appendix F),[1] the Buildout Pursuant to Existing Land Use Designations Alternative would result in approximately 68,235 average daily trips (ADT) during operations without the school site, as compared to 14,829 ADT occurring under Development Scenario 1 and 15,439 ADT occurring under Development Scenario 2 for the proposed project (see Table 6-4 through Table 6-6). It should be noted that for both development scenarios, Kimley-Horn & Associates, Inc. assumed development of an additional 13 single-family residential units beyond what is currently proposed, thereby resulting in more intensive vehicle trip generation.

As such, the Alternative would increase vehicle trips and add traffic to study intersections for which improvements are located outside of the City's jurisdiction. In order to determine whether the additional traffic occurring as a result of the Alternative would exceed the applicable significance thresholds for impacted intersections, a detailed traffic impact study would be required. Because a conclusive determination cannot be reached without a quantitative analysis, the impacts to study intersections under Existing Plus Approved Projects Plus Project and Cumulative Plus Project conditions would be anticipated to remain significant and unavoidable. Mitigation Measures 4.2-4 (a) through 4.2-4(d) and 4.2-8(a) through 4.2-8(e) would likely still be required.

Overall, development of the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts related to Transportation and Circulation compared to the proposed project because of the increased ADT.

Table 6-4
Project Trip Generation: Development Scenario 1

Land Use	Unit / Quantity	Trip Generation						
			AM Peak Hour			PM Peak Hour		
		Daily	In	Out	Total	In	Out	Total
Apartment	258 units	1,688	130	26	104	160	104	56
Shopping Center	199.9 ksf	10,656	238	147	91	953	457	496
Single-Family Detached Housing	328 units[1]	3,102	239	60	179	306	193	113
Subtotal Trips		*15,446*	*607*	*233*	*374*	*1,419*	*754*	*665*
Internal Trip Reduction[1] – 5%		-617	-18	-8	-10	-56	-28	-28
Subtotal New Trips		***14,829***	***589***	***225***	***364***	***1,363***	***726***	***637***
Pass-By Trip Reduction[2] – 15%						-143	-69	-74
Net New External Trips		***14,829***	***589***	***225***	***364***	***1,220***	***657***	***563***

Note: The proposed project would include 13 fewer residential units than the unit count presented herein. Thus, the analysis presented in this chapter is considered conservative.

[1] Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to Daily/AM/PM trips for Apartment and Shopping Center uses.
[2] Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to PM trips for Shopping Center land use only.

Source: Kimley-Horn & Associates, Inc., 2020.

[1] Kimley-Horn Associates, Inc. *Bridle Gate Traffic Impact Study, Brentwood, California.* April 2020.

Table 6-5
Project Trip Generation: Development Scenario 2

Land Use	Unit / Quantity	Trip Generation						
			AM Peak Hour			PM Peak Hour		
		Daily	In	Out	Total	In	Out	Total
Apartment	258 units	1,688	130	26	104	160	104	56
Shopping Center	199.9 ksf	10,656	238	147	91	953	457	496
Single-Family Detached Housing	265 units[1]	2,550	195	49	146	253	159	94
Elementary School	900 students	1,162	405	223	182	135	66	69
Subtotal Trips		*16,056*	*968*	*445*	*523*	*1,501*	*786*	*715*
Internal Trip Reduction[1] – 5%		-617	-18	-8	-10	-56	-28	-28
Subtotal New Trips		***15,439***	***950***	***437***	***513***	***1,445***	***758***	***687***
Pass-By Trip Reduction[2] – 15%						-143	-69	-74
Net New External Trips		*15,439*	*950*	*437*	*513*	*1,302*	*689*	*613*

Note: The proposed project would include 13 fewer residential units than the unit count presented herein. Thus, the analysis presented in this chapter is considered conservative.

1 Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to Daily/AM/PM trips for Apartment and Shopping Center uses.
2 Per Caltrans Guide for the Preparation of traffic Impact Studies. Applied to PM trips for Shopping Center land use only.

Source: Kimley-Horn & Associates, Inc., 2020.

Table 6-6
Buildout Pursuant to Existing Land Use Designations Alternative Trip Generation

Land Use	Unit / Quantity	Trip Generation						
			AM Peak Hour			PM Peak Hour		
		Daily	In	Out	Total	In	Out	Total
Single Family Residential (ITE Code 210)	*Dwelling Units*	*9.52*	*25%*	*75%*	*1.00*	*63%*	*37%*	*1.00*
Single-Family Residential	194 Units[1]	1,847	36	109	146	122	72	194
Shopping Center (ITE Code 820)	*KSF*	*42.70*	*62%*	*38%*	*0.96*	*48%*	*52%*	*3.71*
Shopping Center	387.8 KSF	66,388	146	89	356[2]	471	510	1,486[2]
Alternative Total		**68,235**	**182**	**198**	**502**	**593**	**582**	**1,680**

1. With the elementary school, the Alternative would generate 1,533 ADT (161 units x 9.52 = 1,533 ADT) associated with the single-family residences and 1,162 ADT associated with the school trips. The Alternative would result in a total of approximately 69,083 ADT, which is 848 more trips than without the school site.
2 Total peak hour trips include 15 percent pass-by trips.

Source: KD Anderson & Associates, Inc., 2020.

Other Issue Areas

Impacts under the Buildout Pursuant to Existing Land Use Designations Alternative that are related to issues addressed within the attached Initial Study are discussed in further detail below.

This Alternative would result in an increase of 10.19 acres of development within the site and, thus, would create a new source of substantial light or glare which could adversely affect day or night-time views in the area. As such, Mitigation Measure I-1 would still be required as part of this Alternative and impacts regarding aesthetics would be greater.

In addition, the Initial Study found that the proposed project could result in impacts related to special-status wildlife species, riparian and wetland habitat, and conflict with the City of Brentwood General Plan policies protecting biological resources. Implementation of mitigation would be required in order to reduce impacts to less-than-significant levels. This mitigation will be partially satisfied through the performance of the obligations set out in the Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement that the Applicant has entered into. Although this Alternative would not include development within the wetland areas in the southwest portion of the site, it would still require a bridge crossing over Sand Creek and could result in impacts to riparian wetlands. Thus, this Alternative would result in fewer impacts to biological resources within the site; however, Mitigation Measures IV-1 through IV-8 would still be required.

Furthermore, the Initial Study found that the proposed project could result in impacts related to cultural and tribal resources and geology and soils. Under this Alternative, grading and development of the site would still occur and impacts related to the potential discovery of unknown cultural resources and seismic-related ground failure, including landslides, liquefaction, lateral spreading, and subsidence or settlement could occur. Thus, implementation of Mitigation Measures V-1 through V-3 and VII-1 through VII-3 would be required under this Alternative and impacts to cultural and tribal resources and geology and soils would be greater than the proposed project.

The Initial Study also identified potential impacts related to hazards and hazardous materials, hydrology and water quality, and noise, which would be reduced to less-than-significant levels with implementation of mitigation measures. The Initial Study determined that preparation of final maps noting adequate setbacks from abandoned oil and gas wells would be required. Because this Alternative would ultimately increase the overall disturbance within the site, implementation of Mitigation Measures IX-1 through IX-5 would still be required. As such, impacts related to hazards and hazardous materials would be similar to that of the proposed project. Similarly, because this Alternative would increase the amount of impervious surfaces within the site and potentially increase stormwater runoff, implementation of Mitigation Measures X-1 through X-3 would be required under the Alternative. Because the Alternative would potentially increase stormwater runoff, impacts related to hydrology and water quality would be greater than the proposed project. As for impacts related to noise, this Alternative would be required to comply with the City's standards related to construction noise. Thus, impacts related to noise would be similar to the proposed project and Mitigation Measures XIII-1 and XIII-2 would be necessary to ensure that this Alternative would comply with relevant City standards.

Furthermore, because the Alternative would result in a greater disturbance area, impacts related to agriculture and forest resources, land use and planning, mineral resources, and wildfire would be greater than the proposed project. In addition, although the Alternative would include fewer single-family residences, the Alternative would result in greater commercial development. As such, impacts related to energy, population, public services, recreation, and utilities and service systems would be similar to the proposed project.

Reduced Intensity Alternative

The Reduced Intensity Alternative would be designed to reduce the total amount of proposed development square footage. Additionally, the Reduced Intensity Alternative would include approximately 25.5 acres to be designated as a greenbelt park. The greenbelt park would be located within the western portion of the site, which is currently designated P-OS and P by the City's General Plan. For the proposed project, this EIR assumes the total development area would be approximately 124.38 acres. Under the Reduced Intensity Alternative, the total development area would be reduced by approximately 50 percent, with the exception of the elementary school site. As such, the total amount of area that would be developed would be approximately 66.51 acres.

Under the Reduced Intensity Alternative, 9.80 acres would be developed as RC, compared to 19.59 acres for the proposed project. The multi-family development would be constructed on 6.99 acres rather than 13.98 acres. In addition, the Alternative would include approximately 39.73 acres of residential development, compared to 68 acres for the proposed project. Finally, the elementary school site would include approximately 10 acres of development, rather than 11.35 acres considered for the proposed project. Because most schools located within the district are located on a site that ranges from 10 acres to 20 acres, the Alternative assumes that the school site would be at least 10 acres. All other aspects would be similar under the Reduced Intensity Alternative. Table 6-7 provides a comparison of the development acreages between the Alternative and the proposed project.

The reduced development area included in the Reduced Intensity Alternative would curtail the ability of the Reduced Intensity Alternative to meet the full objectives for the proposed project. For instance, Objective 1 refers specifically to development of approximately 252 single-family residences, 20 acres of commercial land, and 14 acres of multi-family development. The Alternative would only involve development of approximately 66.51 acres.

Table 6-7
Reduced Intensity Alternative Development Comparison

	Single-Family	Multi-Family	Commercial	Permanent Open Space	Park	School
Proposed Project	252 units[1,2]	258 units[3]	199,940 sf	28.25 acres	4.30 acres	11.35 acres
Alternative	119 units[4]	158 units	100,019 sf	--	25.50 acres	10.00 acres

1. 252 single-family units on approximately 68 acres results in a density of approximately 3.7 du/ac.
2. 315 single-family units on approximately 68 acres results in a density of approximately 4.64 du/ac (**NO** School Scenario).
3. 258 multi-family units on approximately 14 acres results in a density of approximately 18.45 du/ac.
4. Per the Brentwood General Plan, the R-LD general plan land use designation permits a mid-range density of 3.0 units per gross acres (3.0 x 39.73 = 119 units). Page 9-5 of the City of Brentwood General Plan, Adopted July 22, 2014.

The Alternative would not meet Objective 1, and would fully or partially meet Objectives 2 through 4. Because the Reduced Intensity Alternative would involve development of the site for employment type uses, the Reduced Intensity Alternative could partially fulfill the mixed commercial and residential focused vision for the site.

The Reduced Intensity Alternative would be designed to avoid any disturbance of the wetlands in the southwestern portion of the site. Furthermore, the Reduced Intensity Alternative would also

be designed to limit the number of vehicle trips and emissions associated with the development on-site.

Air Quality and Greenhouse Gas Emissions

Under the Reduced Intensity Alternative, a total of 66.51 acres of the project site would be developed. The aforementioned development area would equate to an overall decrease in the development area within the project site, but the proposed uses would remain proportionally similar as compared to the proposed project developed with Parcel H as an elementary school site.

With regard to operational emissions, CalEEMod was used to estimate the Reduced Intensity Alternative's criteria air pollutant emissions. As shown in Table 6-8, the unmitigated operational emissions and cumulative emissions of criteria air pollutants associated with the Reduced Intensity Alternative would be below the BAAQMD's thresholds of significance without the need for implementation of mitigation. Consequently, the Reduced Intensity Alternative would reduce the significant and unavoidable impacts identified for the proposed project to a less-than-significant level. Thus, the Reduced Intensity Alternative would result in fewer impacts related to air quality emissions as compared to the proposed project.

Table 6-8
Reduced Intensity Alternative Unmitigated Operational and Cumulative Emissions

	ROG	NO_X	PM_{10}	$PM_{2.5}$
Maximum Unmitigated Operational Emissions (lbs/day)				
Alternative Emissions	23.43	43.19	34.91	9.84
BAAQMD Thresholds	54	54	82	54
Emissions Exceed Thresholds?	**NO**	**NO**	**NO**	**NO**
Unmitigated Alternative Cumulative Emissions (tons/yr)				
Alternative Emissions	3.73	6.45	5.36	1.49
BAAQMD Thresholds	10	10	15	10
Emissions Exceed Thresholds?	**NO**	**NO**	**NO**	**NO**

Source: CalEEMod, March 2020 (see Appendix E).

As discussed in Chapter 4.1, with implementation of Mitigation Measures 4.1-5(a) through 4.1-5(c), the proposed project would result in a less-than-significant impact related to GHG emissions. In addition, the EIR determined that even with implementation of Mitigation Measure 4.1-6, the proposed project would result in a significant and unavoidable impact related to the creation of conflicts with the goals of AB 32 and SB 32. The Reduced Intensity Alternative would result in GHG emissions during construction and operations, with unmitigated operational GHG emissions equaling approximately 5,933.67 $MTCO_2e$/yr in the year 2026, and 5,451.22 $MTCO_2e$/yr in 2030. Such emissions would be below the levels anticipated for the proposed project under either development scenario analyzed in this EIR. Nevertheless, Mitigation Measures 4.1-5(a) through 4.1-5(c) would continue to be required for the Reduced Intensity Alternative. While the Reduced Intensity Alternative would be required to achieve comparatively fewer emissions reductions than the proposed project, the Alternative could still conflict with AB 32 and SB 32. Specifically, compliance with the 2017 Scoping Plan cannot be ensured with the information currently available. Because the 2017 Scoping Plan is the CARB's strategy for meeting the State's 2030 emissions goals established by SB 32, the Alternative would be considered to conflict with SB 32. As such, implementation of Mitigation Measure 4.1-6 would still be required; however, Mitigation

Measure 4.1-6 would not be sufficient to reduce the impact to a less-than-significant level and the significant and unavoidable impact would remain. Nonetheless, the Reduced Intensity Alternative would result in fewer impacts related to the emission of GHGs as compared to the proposed project.

Based on the above, impacts related to Air Quality and GHG emissions would be fewer with implementation of the Reduced Intensity Alternative.

Transportation and Circulation

Similar to the proposed project, the Reduced Intensity Alternative would add construction vehicle traffic to area roadways, thereby potentially conflicting with existing traffic patterns. As such, Mitigation Measure 4.2-1 related to preparation of a CTMP would still be required. However, because the Alternative would involve construction of 62.19 acres of commercial, multi-family residential, single-family residential, and school development, as compared to 124.38 acres under the proposed project, the overall duration of construction traffic, and associated impacts, would be reduced.

Given that the Reduced Intensity Alternative would reduce the overall development area, associated operation vehicle trips would likely be fewer. The number of drive aisles and parking areas would be significantly reduced, and, thus, would result in fewer trips on- and off-site. Based on vehicle trip generation rates provided in the Traffic Impact Study prepared for the proposed project by Kimley-Horn & Associates, Inc. (see Appendix F),[2] the Reduced Intensity Alternative would result in approximately 9,998 ADT during operations (see Table 6-9), as compared to 14,829 ADT occurring under Development Scenario 1 and 15,439 ADT occurring under Development Scenario 2 for the proposed project (see Table 6-4 and Table 6-5).

Table 6-9
Reduced Intensity Alternative Trip Generation

Land Use	Unit / Quantity	Trip Generation						
			AM Peak Hour			PM Peak Hour		
		Daily	In	Out	Total	In	Out	Total
Multi-Family Development	158	1,051	16	64	81	64	34	98
Single-Family Residential	119 Units	1,133	22	67	89	75	44	119
Shopping Center	100.0 KSF	6,791	64	39	156[1]	190	206	599[1]
Elementary School	10.0 Acres[2]	1,023	197	161	357	59	61	119
Alternative Total		**9,998**	**299**	**331**	**683**	**388**	**345**	**935**

1 Total peak hour trips include 15 percent pass-by trips.
2 It should be noted that the trips associated with the proposed elementary school were converted to acres under the alternative [(project trips / 11.35 acres) X 10 acres = alternative trips].

Source: KD Anderson & Associates, Inc., 2020.

In addition, the Reduced Intensity Alternative could result in slightly fewer impacts under Existing Plus Approved Projects Plus Project and Cumulative Plus Approved Projects Plus Project conditions. The intersections of Lone Tree Way/SR 4 SB Ramps, Sand Creek Road/SR 4 SB Ramps, Sand Creek Road/Fairview Avenue, San Jose Avenue/Fairview Avenue, and Balfour Road/American Avenue/West Country Club Drive would operate at an unacceptable standard

[2] Kimley-Horn Associates, Inc. *Bridle Gate Traffic Impact Study, Brentwood, California.* April 2020.

under the proposed project. Although the Reduced Intensity Alternative would result in fewer trips than the proposed project, the Alternative would still result in a substantial amount of trips added to the local roadway network. In order to determine whether the trips occurring as a result of the Alternative would exceed the applicable significance thresholds for impacted intersections, a detailed traffic impact study would be required. Because a conclusive determination cannot be reached without a quantitative analysis, the impacts to study intersections under Existing Plus Approved Projects Plus Project and Cumulative Plus Project conditions would be anticipated to remain significant and unavoidable. Mitigation Measures 4.2-4(a) through 4.2-4(d) and 4.2-8(a) through 4.2-8(e) would likely still be required.

Overall, development of the Reduced Intensity Alternative would result in fewer impacts related to transportation and circulation compared to that of the proposed project; however, because the Alternative would still result in a significant number of trips generated, the significant and unavoidable impacts identified for the proposed project could still occur.

Other Issue Areas

Under the Reduced Intensity Alternative, impacts related to issues addressed within the attached Initial Study would be similar or fewer than the proposed project.

The Alternative would reduce the overall building square footage and reduce the amount of new sources of light and glare within the project site. However, because the Alternative would still add new sources of light and glare to site, Mitigation Measure I-1 would be required as part of the Alternative, although overall aesthetic impacts would be fewer.

For impacts related to biological resources, the Initial Study found that implementation of mitigation would be required to reduce potential impacts to special-status wildlife species, riparian and wetland habitat, and the conflict with the City of Brentwood General Plan policies protecting biological resources to a less-than-significant level. Because the Alternative would decrease the overall disturbance area, the Alternative would result in fewer impacts to biological resources within the site. However, the Alternative would still require a bridge crossing over Sand Creek Road and could result in potential impacts to riparian and wetland habitat. Furthermore, because the Alternative would still include development within the site, impacts to special-status wildlife species could occur and the Alternative could conflict with the City's policies related to the protection of biological resources. Thus, although impacts to biological resources would like be fewer than the proposed project, Mitigation Measures IV-1 through IV-8 would still be required under the Alternative.

Furthermore, the Initial Study found that the proposed project could result in impacts related to cultural and tribal resources and geology and soils. Under the Alternative, grading and development of the site would still occur and impacts related to the potential discovery of unknown cultural resources and seismic-related ground failure, including landslides, liquefaction, lateral spreading, and subsidence or settlement could occur. Thus, implementation of Mitigation Measures V-1 through V-3 and VII-1 through VII-3 would be required under this Alternative and impacts related to cultural and tribal cultural resources and geology and soils would be similar to the proposed project.

The Initial Study also identified potential impacts related to hazards and hazardous materials, hydrology and water quality, and noise, which would be reduced to less-than-significant levels with implementation of mitigation measures. The Initial Study determined that preparation of final

maps, noting adequate setbacks from abandoned oil and gas wells would be required. Although this Alternative would decrease the overall disturbance within the site, implementation of Mitigation Measures IX-1 through IX-5 would still be required to ensure adequate setbacks from abandoned oil and gas wells within the site and impacts related to hazards and hazardous materials would be similar to the proposed project. Similarly, because this Alternative would increase the amount of impervious surfaces within the site and potentially increase stormwater runoff, implementation of Mitigation Measures X-1 through X-3 would be required under the Alternative and impacts would be similar to the proposed project. As for impacts related to noise, this Alternative would be required to comply with the City's standards related to construction noise. Thus, impacts related to noise would be similar to the proposed project and Mitigation Measures XIII-1 and XIII-2 would be required to ensure that the Alternative would comply with relevant City standards.

Furthermore, because the Alternative would result in a less disturbance area, impacts related to agriculture and forest resources, land use and planning, mineral resources, and wildfire would be fewer than the proposed project. In addition, the Alternative would result in fewer residential units and less commercial development. As such, impacts related to energy, population, public services, recreation, and utilities and service systems would be fewer than the proposed project.

Overall, impacts related to other issue areas dismissed in the Initial Study for this Alternative would be similar or fewer than the proposed project.

6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. Section 15126(e)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." In this case, the No Project (No Build) Alternative would be considered the environmentally superior alternative, because the project site is assumed to remain in its current condition under the alternative. Consequently, many of the impacts resulting from the proposed project would not occur under the Alternative, as shown in Table 6-10 below.

As noted above, the No Project (No Build) Alternative would not meet any of the project objectives. The Buildout Pursuant to Existing Land Use Designations Alternative would fully meet 2 of the project objectives and partially meet 2 of the objectives. The Reduced Intensity Alternative would fully meet 4 of the project objectives and partially meet 1 of the objectives.

As discussed throughout this chapter, the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts related to Air Quality and GHG Emissions and Transportation and Circulation. In addition, the Buildout Pursuant to Existing Land Use Designations Alternative would result in greater impacts related to aesthetics, agricultural resources, cultural and tribal cultural resources, geology and soils, hydrology and water quality, land use and planning, mineral resources, and wildfire. Impacts related to energy, hazards and hazardous materials, noise, population, public services, recreation, and utilities and service systems would be similar to the proposed project under the Alternative. Furthermore, impacts related to biological resources would be fewer than the proposed project as the wetland areas in the southwest portion of the site would be avoided under the Alternative

The Reduced Intensity Alternative would result in fewer impacts than the proposed project related to Air Quality and GHG Emissions and Transportation and Circulation. In addition, the Reduced Intensity Alternative would result in similar impacts related to cultural and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise. Impacts related to aesthetics, agriculture and forest resources, biological resources, energy, land use and planning, mineral resources, population, public services, recreation, utilities and service systems, and wildfire would be fewer than the proposed project under the Alternative. Thus, impacts related to Air Quality and GHG Emissions and Transportation and Circulation would be fewer under the Reduced Intensity Alternative compared to the Buildout Pursuant to Existing Land Use Designations Alternative. It should be noted that the Reduced Intensity Alternative would include a smaller overall disturbance area; thus, the Reduced Intensity Alternative would be less intense than the Buildout Pursuant to Existing Land Use Designations Alternative.

The development of the Reduced Intensity Alternative would partially satisfy the project objectives and would result in fewer impacts compared to the proposed project. In addition, the significant impact related to operational emissions and cumulative emissions of criteria pollutants associated with the Reduced Intensity Alternative would be below the BAAQMD's thresholds of significance without the need for implementation of mitigation. Furthermore, although the Reduced Intensity Alternative would still require implementation of mitigation to reduce GHG emission levels, emission of GHGs as compared to the proposed project would ultimately be fewer.

Because fewer vehicle trips would be generated by the Reduced Intensity Alternative, the intensity of traffic-related impacts, including impacts to study intersections, would be reduced compared to the proposed project. However, because the Alternative would still result in a substantial amount of new vehicle trips, a detailed traffic study would be required to evaluate potential impacts on the surrounding roadways. Because a conclusive determination cannot be reached without a quantitative analysis, the impacts to study intersections under Existing Plus Approved Projects Plus Project and Cumulative Plus Project conditions would be anticipated to remain significant and unavoidable. Mitigation Measures 4.2-4(a) through 4.2-4(d) and 4.2-8(a) through 4.2-8(e) would likely still be required. Nonetheless, the Reduced Intensity Alternative would still result in fewer vehicle trips, and, thus, result in fewer impacts than that of the proposed project.

Overall, the Reduced Intensity Alternative would result in fewer impacts related to Air Quality and Greenhouse Gas Emissions and Transportation and Circulation, and similar and fewer impacts related to the other issue areas. Thus, the Reduced Intensity Alternative would be considered the environmentally superior alternative to the proposed project.



Table 6-10
Comparison of Environmental Impacts for Project Alternatives

Resource Area	Proposed Project	No Project (No Build) Alternative	Buildout Pursuant to Existing Land Use Designations Alternative	Reduced Intensity Alternative
Air Quality and Greenhouse Gas Emissions	Less-Than-Significant with Mitigation and Significant and Unavoidable	None	Greater*	Fewer
Transportation and Circulation	Less-Than-Significant with Mitigation and Significant and Unavoidable	Fewer	Greater*	Fewer*
Other Issue Areas[1]	Less-Than-Significant with Mitigation and Less-Than-Significant and No Impact	17 out of 17 = Fewer	9 out of 17 = Greater 7 out of 17 = Similar 1 out of 17 = Fewer	6 out of 17 = Similar 11 out of 17 = Fewer
	Total Fewer:	**19**	**1**	**13**
	Total Similar:	**0**	**7**	**6**
	Total Greater	**0**	**11**	**0**

Note: No Impact = "None;" Less than Proposed Project = "Fewer;" and Similar to Proposed Project = "Similar"

1. The 17 issue areas addressed in the Initial Study can be found in Section 6.2 of this chapter.

* Significant and Unavoidable impact(s) determined for the proposed project would still be expected to occur under the Alternative.

7. EIR Authors and Persons Consulted

7. EIR AUTHORS AND PERSONS CONSULTED

Raney Planning & Management, Inc.

C. Timothy Raney, AICP	President
Cindy Gnos, AICP	Senior Vice President
Nick Pappani	Vice President
Rod Stinson	Division Manager / Air Quality Specialist
Angela DaRosa	Assistant Division Manager / Air Quality Specialist
Jacob Byrne	Senior Associate / Air Quality Technician
Zac Smith	Associate
Clay Gallagher	Associate
Briette Shea	Associate

City of Brentwood

Debbie Hill	Senior Planner
Erik Nolthenius	Planning Manager

Ric Windmiller Consulting

Ric Windmiller, M.A.	Consulting Archeologist
Daniel J. Osanna, M.A.	Associate

ENGEO Incorporated

Brian Flaherty	Vice President
Shawn Munger, CHG, REA	Associate
Debra Carey, CEG	Associate
Theodore P. Bayham, RCE	Associate
Paul C. Guerin, GE	Associate

Kimley-Horn and Associates, Inc.

Ben Huie, P.E.	Project Manager
Mike Mowery, P.E.	Principal-in-Charge

Moore Biological Consultants

Diane S. Moore, M.S.	President

Isakson & Associates, Inc.

David O. Isakson	President

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Appendix A

DATE: August 2, 2019

TO: Responsible Agencies, Trustee Agencies, and Interested Persons

FROM: Debbie Hill, Senior Planner, City of Brentwood

SUBJECT: NOTICE OF PREPRARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED BRIDLE GATE PROJECT

The City of Brentwood is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Bridle Gate project (proposed project). The scope of the EIR has been proposed based on a determination by the City of Brentwood. The City of Brentwood has directed the preparation of an EIR in compliance with the California Environmental Quality Act (CEQA).

Once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of the NOP is to provide agencies with sufficient information describing both the proposed project and the potential environmental effects to enable the agencies to make a meaningful response as to the scope and content of the information to be included in the EIR. The City of Brentwood is also soliciting comments on the scope of the EIR from interested persons.

SCOPING MEETING

A public scoping meeting will be held regarding the EIR for the proposed project on August 20, 2019, at 7:00 PM at the City of Brentwood Council Chambers located at 150 City Park Way, Brentwood, California, 94513.

Project Background

On June 6, 2006, the City of Brentwood Planning Commission approved the first version of the Bridle Gate subdivision map. Commensurate with that approval, an IS/MND was adopted, which identified that all impacts resulting from the project could be reduced to a less-than-significant level with implementation of mitigation measures.

The currently proposed version of the project includes a number of substantial differences from the original application. This requires the preparation of an updated Initial Study. Based on preliminary findings from the Initial Study, an EIR was deemed necessary in order to address potential impacts, including air quality, greenhouse gas (GHG) emissions, and transportation and circulation.

PROJECT DESCRIPTION

The following provides a description of the project site's current environmental setting, as well as the discretionary actions required for the proposed project and the proposed project components.

Project Location and Setting

The proposed project site consists of a single large parcel totaling approximately 134 acres in the city of Brentwood (see Figure 1 and Figure 2) and is identified by the Contra Costa County Assessor as Assessor's Parcel Number (APN) 019-082-007. It also includes one smaller parcel of approximately two acres located at the far southeast corner of the project site. This parcel is identified as APN 019-110-076. The project site is bounded by Old Sand Creek Road to the north, State Route (SR) 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. A small segment of existing San Jose Avenue bounds the project site at the site's farthest southeastern corner. The western terminus of Sand Creek Road, constructed as part of the interchange with SR 4, is located adjacent to the eastern site boundary. According to the City's General Plan, the project site is designated Regional Commercial (RC) north of the Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) (see Figure 3). The site is zoned Planned Development No. 36 (PD-36). Sand Creek flows west to east through the northern portion of the project site and supports both native riparian vegetation and a variety of escaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation.

According to the USGS Brentwood Quadrangle, the project site is located within the Brentwood Oil and Gas Field. Based on a Phase I Environmental Site Assessment prepared for the proposed project by ENGEO, Inc., the project site previously contained eight active oil production wells and an oil tank farm that facilitated oil production and waste treatment.[1] In addition, the site previously contained 24 active groundwater monitoring wells. The oil wells, tank farm, groundwater monitoring wells, and associated facilities have been properly abandoned under the oversight of the California Regional Water Quality Control Board (CRWQCB). CRWQCB letters dated December 19, 1996, July 7, 2000, and March 29, 2001 confirm that all of the former oil wells, tank farm, and monitoring wells were all remediated, and further investigation and/or monitoring is not required.[2] Development of the proposed project would require the provision of appropriate setbacks from abandoned oil wells as dictated by the Brentwood Zoning Ordinance.

Proposed Project Components

Implementation of the proposed project would require approval of several entitlements, including a General Plan amendment (GPA), a rezone (RZ), a Development Agreement (DA), a vesting tentative subdivision map (VTSM), and multiple design review (DR) applications. Each project component is discussed in detail below.

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1 ENGEO, Inc. *Phase One Environmental Site Assessment, Elissondo Property, Brentwood, California.* June 16, 1998.

2 California Regional Water Quality Control Board, Central Valley Region. *Monitoring Well Abandonment, ENEA, Brentwood Oil and Gas Field, Contra Costa County.* March 29, 2001.

Figure 1
Regional Project Location

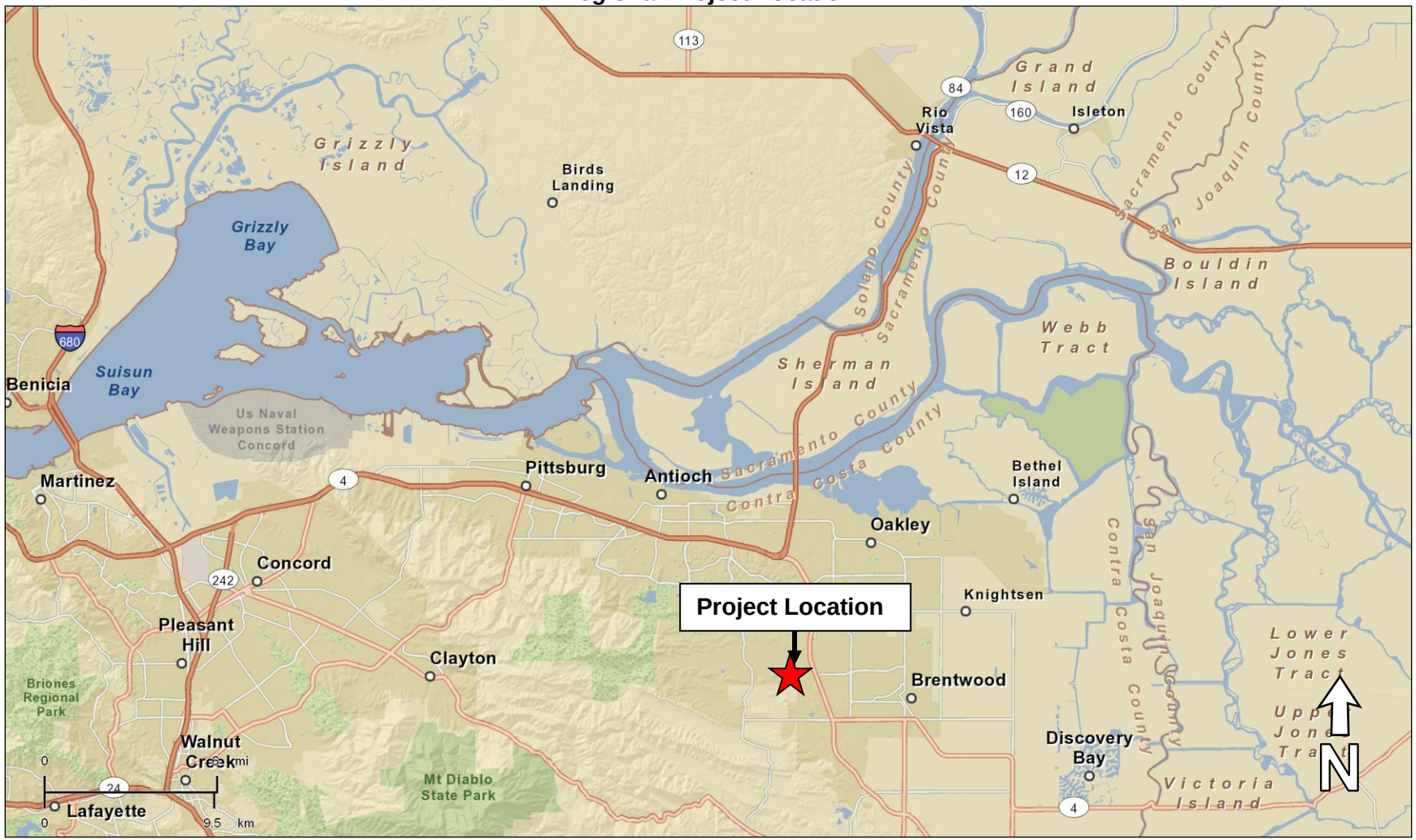
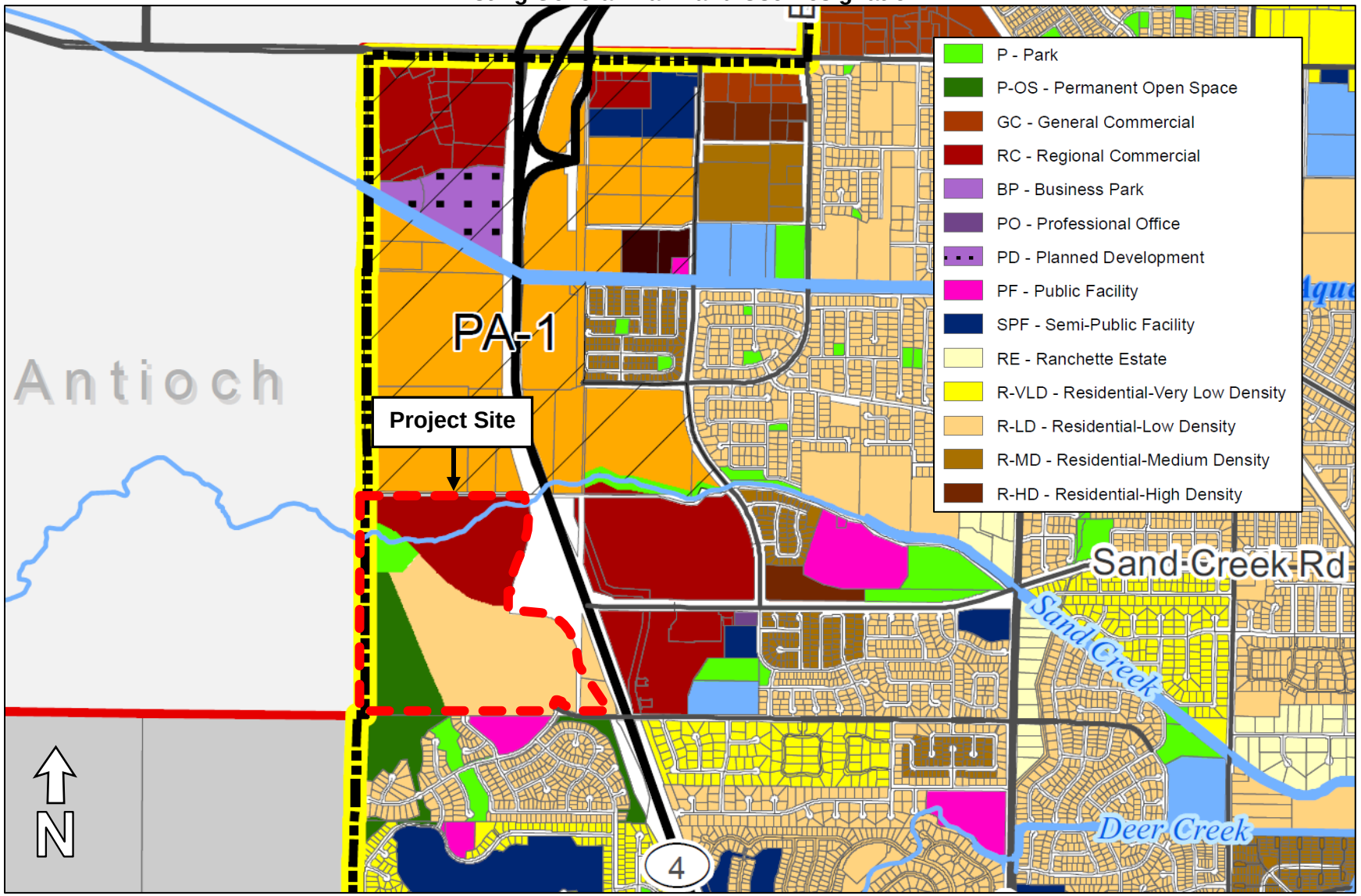


Figure 2
Project Vicinity Map



Figure 3
Existing General Plan Land Use Designation



General Plan Amendment

As noted above, the proposed project would require a GPA to change a portion of the project site, currently designated Regional Commercial (RC), to Planned Development (PD) for up to 258 very high density residential units, and to accommodate the proposed range of uses for the project.

Rezone

The proposed project site is currently zoned Planned Development No. 36 (PD-36). The proposed project would include text and map amendments to the City's Zoning Ordinance to establish development standards for PD-36 specific to the proposed project.

Development Agreement

The proposed project would include a development agreement between the City and the developer, which will provide vested rights to the proposed project. The parties are negotiating terms regarding the proposed school site, fire and medical support contributions and a trail connection.

Vesting Tentative Subdivision Map and Preliminary Grading Plan

The proposed project would include the development of 252 single-family homes and associated improvements within the southern portion of the project site (see Figure 4). Sand Creek Road would be extended westward into the project site, and would provide access to a new on-site circulation system. Although not shown on the project plans, the City anticipates that Sand Creek Road will be extended across Sand Creek and terminate at the City's western boundary in conjunction with project improvements. In addition, the Vesting Tentative Subdivision Map and Preliminary Grading Plan prepared for the proposed project include several miscellaneous parcels, designated for very-high density residential, commercial, a school site, and parks. Each component of the Vesting Tentative Subdivision Map and Preliminary Grading Plan is discussed below.

Single-Family Development

The proposed project would include subdivision of the project site to construct 252 single-family homes in the southeastern portion of the site, south of the proposed extension of Sand Creek Road. Lot sizes would range from 4,500 to 16,912 square feet (sf). Buildout of the single-family residential area would result in a density of approximately 4.64 dwelling units per acre (du/ac). The single-family residential area would be organized around an 11.35-acre parcel (see Figure 4, "Parcel K"), to be sold to the Brentwood Union School District for development as an elementary school.

Future Multi-Family Development

An 11.41-acre parcel located in the northwest portion of the proposed project site (see Figure 4, "Parcel A") would be retained for development of a 258-unit apartment complex. The proposed General Plan amendment would designate Parcel A as Planned Development (PD), with a density of up to 258 units, which is what has been analyzed in the traffic study prepared for the project. Parcel A would be bounded by Old Sand Creek Road to the north, a new roadway to the east, Sand Creek to the south, and the extension of Heidorn Ranch Road to the west. The proposed roadway to the east of Parcel A would provide primary access to the multi-family development.

Commercial Parcel Development

The proposed project would include two parcels to the north of the proposed Sand Creek Road extension (see Figure 4, "Parcels E and F"). Parcels E and F comprise 4.12 acres and 13.37 acres, respectively, and are currently designated for Regional Commercial development per the City's General Plan. The parcels are set back approximately 75 feet from the edge of Sand Creek to the north.

While both parcels are anticipated for future development, neither parcel would be developed as part of the proposed project. Consistent with the proposed PD-36 standards, and in order to provide a conservative estimate of the project's potential impacts, the EIR will analyze future buildout of the parcels at the maximum allowable development intensity per the existing General Plan land use designation and proposed zoning designation. Specifically, buildout is assumed to include approximately 199,940 sf of commercial uses.

Parks and Open Space

Two parcels totaling 2.56 acres and 1.74 acres, respectively, would be dedicated to the City of Brentwood for use as public parks (see Figure 4, "Parcel M" and "Parcel W"). The parks would provide recreational amenities for residents of the proposed single-family subdivision. Landscaping elements would be provided throughout the proposed park areas and all other developed portions of the site consistent with City requirements.

As discussed previously, Sand Creek currently flows from west to east through the northern portion of the proposed project site. The proposed project would limit encroachment on the creek by providing a 75-foot buffer on either side of the creek banks. In addition, the area to the west of the proposed single-family residential subdivision would be retained as 27.01 acres of open space and would not be developed (see Figure 4, "Parcel J"). A 1.24-acre parcel to the south of the subdivision would similarly be retained as open space (see Figure 4, "Parcel Q"). It should be noted that Parcel J is currently designated P and P-OS per the City's General Plan.

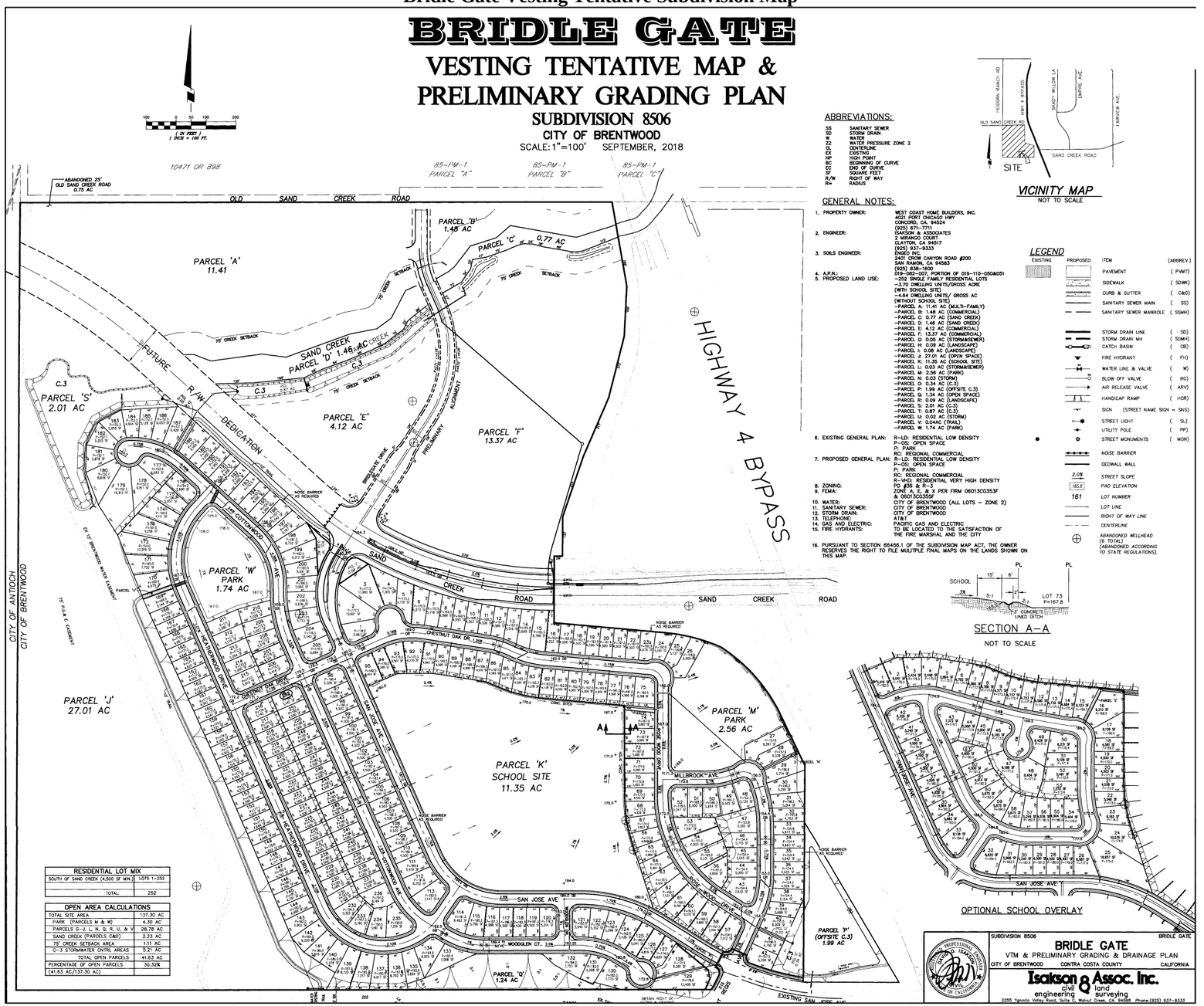
Stormwater Systems

Stormwater draining off impervious areas such as roofs, parking areas, and streets within the proposed project site would be transported through storm drains to three bio-retention basins located throughout the project site (see Figure 4, "C.3 Bioretention", "Parcel O, C.3", and "Parcel B"). Within the northern portion of the project site, runoff from Parcel A would flow to a new bio-retention area located within Parcel B north of Sand Creek. Runoff from the northern portion of the single-family residential area would be routed to a new bio-retention basin located along the south edge of Sand Creek, whereas runoff from the southern portion of the site would be captured by a 2.53-acre bio-retention basin located to the north of San Jose Avenue within the southeast portion of the project site within Parcels O and P.

Water and Sewer Infrastructure

Water and sewer service for the proposed project would be provided by the City of Brentwood. As part of the recent SR 4 construction, the SR 4 contractor extended a 10-inch sewer line within the Sand Creek Road alignment to the eastern edge of the proposed project site. The sewer line improvement was reviewed and approved by the Brentwood Public Works Department.

Figure 4
Bridle Gate Vesting Tentative Subdivision Map



The 10-inch sewer line would be extended westerly along the proposed Sand Creek Road extension for approximately 1,600 lineal feet, with additional lines constructed within internal streets to serve the proposed development areas. Additional sewer lines would be extended as the remaining parcels, north of Sand Creek Road, are built out. Similarly, the SR 4 contractor extended an existing 16-inch water line within the Sand Creek Road alignment to the eastern edge of the Bridle Gate property. The 16-inch water line would be extended westerly along the proposed Sand Creek Road extension for approximately 1,600 lineal feet. From the 16-inch water line, a looped water system would be constructed within the streets of the residential area. Additional water lines would be extended as the remaining parcels, north of Sand Creek Road, are built out.

Access and Circulation

Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road, 2) the westerly extension of San Jose Avenue; and 3) the northerly extension of Saint Regis Avenue. Access to the apartment complex within Parcel A would be provided by a new roadway extending southward from Old Sand Creek Road to the proposed Sand Creek Road extension. A bridge would be installed at both Sand Creek crossings.

An internal circulation system would be provided throughout the proposed single-family residential subdivision. Each internal roadway would be designed to meet current City standards and would include sidewalks on both sides. Pedestrian access would be provided in the form of sidewalks and trails throughout the proposed development, in conformance with City standards.

Design Review

In accordance with the Brentwood Zoning Ordinance, all proposed structures are subject to design review approval by the City of Brentwood Planning Commission in order to foster a good design character through consideration of aesthetic and functional relationships to surrounding development. The current application includes design review for the proposed single -family development and apartment complex. Design review would be similarly required for future development on Parcels E and F.

Discretionary Actions

Implementation of the proposed project would require the following discretionary actions by the City of Brentwood Planning Commission and/or City Council:

- General Plan Amendment to change a portion of the site currently designated as Regional Commercial to Planned Development for up to 258 very high density residential units;
- Rezone to establish project-specific development standards for PD-36;
- Development Agreement between City and the developer;
- Vesting Tentative Subdivision Map approval to subdivide approximately 134 acres into 4.3 acres of neighborhood park space, 11.41 acres for multi-family use, approximately 28.35 acres of permanent open space, 252 single-family residential lots, an 11.35-acre elementary school site, and 17.49 acres for future commercial development; and
- Design Review for the single-family homes and apartment complex.

ENVIRONMENTAL EFFECTS

The City anticipates that the EIR will contain the following chapters. Each chapter of the EIR will include identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The proposed EIR will incorporate by reference the City's General Plan and associated EIR. In addition, the EIR will incorporate information from project-specific technical studies being prepared by various technical sub-consultants. The following topic areas will be further evaluated in the EIR: Air Quality and Greenhouse Gas Emissions; and Transportation and Circulation. The Initial Study being prepared for the proposed project will be included as an attachment to the EIR.

Air Quality and Greenhouse Gas Emissions

The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the Traffic Impact Study prepared for the project will be utilized as model input data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_X, PM_{10}, and $PM_{2.5}$).

The greenhouse gas (GHG) emissions analysis for the proposed project will also be performed using CalEEMod to produce an estimate of carbon dioxide (CO_2) emissions for the project, including indirect emissions of greenhouse gases (e.g., electricity, natural gas). All emissions will be calculated as carbon dioxide equivalents to allow for emission comparisons over various sources. The vehicle miles traveled (VMT) data provided by the traffic consultant will be utilized in CalEEMod to estimate the project's annual metric tons of carbon dioxide equivalent (CO_2e).

The thresholds for the air quality and GHG analysis will be consistent with the Bay Area Air Quality Management District's (BAAQMD's) most recently adopted thresholds and applicable City of Brentwood standards.

It should be noted that though outside of the CEQA process, the EIR will conduct a full Health Risk Assessment in order to identify any health risk impacts of diesel particulate matter associated with SR 4 on the future students at the proposed elementary school site. The total aggregate health risks at the project site associated with all local sources will be compared to the applicable BAAQMD thresholds of significance.

Transportation and Circulation

The Transportation and Circulation chapter of the EIR will be based on the Traffic Impact Study prepared for the proposed project. The following intersections will be analyzed in the chapter:

1. Lone Tree Way/Heidorn Ranch Road/Fairside Way;
2. Lone Tree Way/SR 4 SB Ramps;
3. Lone Tree Way/Jeffery Way/SR 4 NB Entrance Ramp;
4. Jeffery Way/SR 4 NB Ramps;
5. Sand Creek Road/Heidorn Ranch Road (Future);
6. Sand Creek Road/San Jose Avenue (Future);
7. Sand Creek Road/SR 4 SB Ramps;
8. Sand Creek Road/SR 4 NB Ramps;
9. Sand Creek Road/Sand Creek Crossing/Streets of Brentwood;

10. Sand Creek Road/Shady Willow Lane/Highland Way;
11. Sand Creek Road/Fairview Avenue;
12. San Jose Avenue/St. Regis Avenue;
13. San Jose Avenue/Portofino Drive;
14. San Jose Avenue/ Fairview Avenue;
15. Balfour Road/SR 4;
16. Balfour Road/SR 4 SB Ramps (Future);
17. Balfour Road/SR 4 NB Ramps (Future);
18. Balfour Road/American Avenue/West Country Club Drive;
19. Balfour Road/Foothill Drive/East Country Club Drive;
20. West Country Club Drive/Presidio Drive; and
21. East Country Club Drive/Roundhill Drive.

In addition, the chapter will evaluate the following Routes of Regional Significance within the project vicinity:

1. Lone Tree Way;
2. Sand Creek Road;
3. Fairview Avenue;
4. Balfour Road; and
5. SR 4.

The study intersections and Routes of Regional Significance will be evaluated for Existing Baseline Conditions, Existing plus Project Conditions, Existing plus Approved Projects Baseline Conditions, Existing plus Approved plus Project Conditions, Cumulative Conditions, and Cumulative plus Project Conditions. The chapter will rely on established City of Brentwood and Contra Costa Transportation Agency (CCTA) standards for determination of impacts. In addition, the project will provide analysis of potential impacts related to emergency access, transit, pedestrian facilities, bicycle facilities, and internal site circulation. Where necessary, mitigation will be provided to minimize project impacts.

SUBMITTING COMMENTS

To ensure that the full range of issues related to this proposed project is addressed and that all significant issues are identified, written comments are invited from all interested parties. Written comments concerning the scope of the proposed CEQA analysis for the proposed project should be directed to the name and address below:

Debbie Hill, Senior Planner
City of Brentwood Community Development Department
150 City Park Way
Brentwood, CA 94513
(925) 516-5135

Written comments are due to the City of Brentwood at the location addressed above by 5:00 p.m. on September 3, 2019.

Appendix B

From: Cutshaw, Jay A [mailto:CUTS@chevron.com]
Sent: Friday, August 02, 2019 6:04 PM
To: Hill, Debbie
Cc: _Planners; Aaron Trott, ECCID; Agustin Diaz, Tri Delta Transit; Alexis Morris, City of Antioch; Allison VanDorn, East CCC Habitat Conservancy; Ayesha Massell; Barbara Tittle, BUSD; Barry; Bay Area Rapid Transit, Ellen Smith; Lucido, Bob [Coates Field Svcs, Inc.]; Brian Helmick; CC Mosquito & Vector Control District (jshannon@contracostamosquito.com); CCC Dept of Ag/ Weights & Measures (AGCommissioner@ag.cccounty.us); CCC Historical Society; CCWD Robert Broad; Christine Schneider, CCWD; Cindy Messer, Delta Stewardship Council; Cindy Sweeney, CCWD; Contra Costa Health Services; Contra Costa Resource Cons Dist, Chris Lim; Dale Dennis, State Route 4 Bypass Authority; Dan Muelrath, Diablo Water District; Daniel Murphy, Cal Dept of Toxic Subs Control; Delta Protection Commission, Melinda Dorin (melinda.dorin@delta.ca.gov); Diana Rafii; Diane Bodon, CCTA; East Bay Regional Park District; EBMUD; email agenda 27; Eric Volta, LUHSD; Friends of Marsh Creek Watershed; hannah@lozeaudrury.com; Hayley Currier; Ines Zildic; Ione Band of Miwok Indians; Jackie Winkel, BAAQMD; Jamar Stamps, CCC Airport Land Use Comm; Janet Laurain, ABJC; Jason Crapo, CCC Dept of Conservation and Development; Jim Veres, Cal Dept of Water Resources; Joanne Chiu, ECCCHC; John Lowrie, Cal Dept of Conservation; John Marsh Historic Trust; Joshua McMurrary, City of Oakley; Juan Pablo Galvan, Save Mount Diablo; Judi Louro; Kathryn Lyddan (brentwoodagtrust@sbcglobal.net); Kevin Yoder, Union Pacific; komal@lozeaudrury.com; Lisa Hunt; Liz Fuller, CCC Library; LouAnn Texeira, LAFCO; Mark Seedall, CCWD; Martin Engelmann, CCTA; Matt Vander Sluis, Deputy Director; Michael Lozeau; Mike Jewell, U.S. Army Corps of Engineers; Native American Heritage Commission; Nicole Kozicki (nkozicki@dfg.ca.gov); Northern Valley Yokuts; Patricia Maurice; Patricia Maurice, Caltrans; Paul Melloni, LUHSD; Prevention, Fire; Rachel Russell; Rex Meneses, PG&E; Reynolds, Rand; Richard Drury; Stephen Willis, U.S. Army Corps of Engineers; Steve Heminger, MTC; Teri Rie, CCC Flood Control; Theresa Rettinghouse; Tmaxwell@losmedanos.edu; Tom Harais, Tri Delta Transit; U. S. Fish & Wildlife Service - Chris Nagano; Vivian Lee; Wally Charles, ABAG; Warren Lai, CCC Public Works Dept
Subject: Re: Bridle Gate Notice of Preparation Final Document

No conflict with Chevron Pipeline. Chevron line runs within 100' (parallel) of the UPRR Railroad tracks

Sent from my iPhone

On Aug 2, 2019, at 2:56 PM, Hill, Debbie <dhill@brentwoodca.gov> wrote:

> Good afternoon,
>
> In relation to the notice sent earlier, attached is the Notice of Preparation document for the Bridle Gate development project.
>
> If you have any questions, please feel free to contact me.
>
> Sincerely,
>
> Debbie Hill

THE CITY OF BRENTWOOD
HERITAGE • VISION • OPPORTUNITY

Debbie Hill, Senior Planner
Community Development
150 City Park Way
Brentwood, CA 94513-1164
Phone: 925.516.5135
Fax: 925.516.5407
dhill@brentwoodca.gov



<Bridle Gate NOP final document.pdf>

From: Christine Schneider [mailto:cschneider@ccwater.com]
Sent: Friday, August 02, 2019 4:22 PM
To: Hill, Debbie
Cc: Dino Angelosante; Ron Zaragoza; Colleen Knutson
Subject: RE: Bridle Gate Notice of Preparation Final Document

Hi Debbie—thanks for this informative email! The project is located on a parcel west of State Route (SR) 4, and since the Los Vaqueros Pipeline and appurtenances owned and operated by the Contra Costa Water District (CCWD) are located on parcels east of SR 4, CCWD does not anticipate any issues or impacts to CCWD facilities related to this proposed land use change.

CCWD appreciates receiving notices such as this one; please continue to send them to me.

Thanks, and have a great weekend!

--Christine

From: Hill, Debbie <dhill@brentwoodca.gov>
Sent: Friday, August 2, 2019 2:51 PM
To: _Planners <_Planners@brentwoodca.gov>; Aaron Trott, ECCID <atrott@eccid.org>; Agustin Diaz, Tri Delta Transit <ADiaz@eccta.org>; Alexis Morris, City of Antioch <amorris@ci.antioch.ca.us>; Allison VanDorn, East CCC Habitat Conservancy <allison.vandorn@dcd.cccounty.us>; Ayesha Massell <amassell@americanrivers.org>; Barbara Tittle, BUSD <btittle@brentwood.k12.ca.us>; Barry <barry@fomcw.org>; Bay Area Rapid Transit, Ellen Smith <esmith1@bart.gov>; Bob Lucido, Coates Field Svcs, Inc <BLucido@chevron.com>; Brian Helmick <bhelmick@eccfpd.org>; CC Mosquito & Vector Control District (jshannon@contracostamosquito.com) <jshannon@contracostamosquito.com>; CCC Dept of Ag/ Weights & Measures (AGCommissioner@ag.cccounty.us) <AGCommissioner@ag.cccounty.us>; CCC Historical Society

<info@cocohistory.com>; Richard Broad <rbroad@ccwater.com>; Christine Schneider <cschneider@ccwater.com>; Cindy Messer, Delta Stewardship Council <cindy.messer@deltacouncil.ca.gov>; Cindy Sweeney <csweeney@ccwater.com>; Contra Costa Health Services <cchp@hsd.cccounty.us>; Contra Costa Resource Cons Dist, Chris Lim <clim@ccrcd.org>; Cutshaw, Jay, Chevron Pipeline Co. <cuts@chevron.com>; Dale Dennis, State Route 4 Bypass Authority <dodennis@thecyberjungle.com>; Dan Muelrath, Diablo Water District <DanMuelrath@diablowater.org>; Daniel Murphy, Cal Dept of Toxic Subs Control <Daniel.Murphy@dtsc.ca.gov>; Delta Protection Commission, Melinda Dorin (melinda.dorin@delta.ca.gov) <melinda.dorin@delta.ca.gov>; Diana Rafii <DRafii@4cd.edu>; Diane Bodon, CCTA <dbodon@ccta.net>; East Bay Regional Park District <govactions@ebparks.org>; EBMUD <custsvc@ebmud.com>; email agenda 27 <sarahbeamish@hotmail.com>; Eric Volta, LUHSD <voltae@libertyuhsd.k12.ca.us>; Friends of Marsh Creek Watershed <information@fomcw.org>; hannah@lozeaudrury.com; Hayley Currier <hcurrier@greenbelt.org>; Ines Zildic <IZildzic@4cd.edu>; Ione Band of Miwok Indians <Randy_yonemura@yahoo.com>; Jackie Winkel, BAAQMD <jwinkel@baaqmd.gov>; Jamar Stamps, CCC Airport Land Use Comm <jamar.stamps@dcd.cccounty.us>; Janet Laurain, ABJC <jlaurain@adamsbroadwell.com>; Jason Crapo, CCC Dept of Conservation and Development <jason.crapo@dcd.cccounty.us>; Jim Veres, Cal Dept of Water Resources <Jimveres@water.ca.gov>; Joanne Chiu, ECCCHC <joanne.chiu@dcd.cccounty.us>; John Lowrie, Cal Dept of Conservation <webmaster@consrv.ca.gov>; John Marsh Historic Trust <marsh1856@yahoo.com>; Joshua McMurrary, City of Oakley <mcmurrary@ci.oakley.ca.us>; Juan Pablo Galvan, Save Mount Diablo <jpgalvan@savemountdiablo.org>; Judi Louro <judi.louro@hsd.cccounty.us>; Kathryn Lyddan (brentwoodagtrust@sbcglobal.net) <brentwoodagtrust@sbcglobal.net>; Kevin Yoder, Union Pacific <kayoder@up.com>; komal@lozeaudrury.com; Lisa Hunt <lshunt@americanrivers.org>; Liz Fuller, CCC Library <lfuller@ccclib.org>; LouAnn Texeira, LAFCO <LouAnn.Texeira@lafco.cccounty.us>; Mark Seedall <mseedall@ccwater.com>; Martin Engelmann, CCTA <mre@ccta.net>; Matt Vander Sluis, Deputy Director <mvandersluis@greenbelt.org>; Michael Lozeau <michael@lozeaudrury.com>; Mike Jewell, U.S. Army Corps of Engineers <michael.s.jewell@usace.army.mil>; Native American Heritage Commission <nahc@nahc.ca.gov>; Nicole Kozicki (nkozicki@dfg.ca.gov) <nkozicki@dfg.ca.gov>; Northern Valley Yokuts <canutes@verizon.net>; Patricia Maurice <patricia.maurice@dot.ca.gov>; Patricia Maurice, Caltrans <patricia_maurice@dot.ca.gov>; Paul Melloni, LUHSD <mellonip@luhsd.net>; Prevention, Fire <fire@eccfpd.org>; Rachel Russell <RRussel@bart.gov>; Rex Meneses, PG&E <r3my@pge.com>; Reynolds, Rand, Chevron Pipeline Co. <ynld@chevron.com>; Richard Drury <richard@lozeaudrury.com>; Stephen Willis, U.S. Army Corps of Engineers <stephen.m.willis2@usace.army.mil>; Steve Heminger, MTC <sheminger@mtc.ca.gov>; Teri Rie, CCC Flood Control <teri.rie@pw.cccounty.us>; Theresa Rettinghouse <theresa@lozeaudrury.com>; Tmaxwell@losmedanos.edu; Tom Harais, Tri Delta Transit <tharais@eccta.org>; U. S. Fish & Wildlife Service - Chris Nagano <chris.nagano@fws.gov>; Vivian Lee <vivian.lee@hsd.cccounty.us>; Wally Charles, ABAG <wallyc@abag.ca.gov>; Warren Lai, CCC Public Works Dept <warren.lai@pw.cccounty.us>

Subject: Bridle Gate Notice of Preparation Final Document

Good afternoon,

In relation to the notice sent earlier, attached is the Notice of Preparation document for the Bridle Gate development project.

If you have any questions, please feel free to contact me.

Sincerely,

Debbie Hill

Debbie Hill, Senior Planner
Community Development
150 City Park Way
Brentwood, CA 94513-1164
Phone: 925.516.5135
Fax: 925.516.5407
dhill@brentwoodca.gov

California Water Boards

RECEIVED
AUG 20 2019
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

Gavin Newsom
Governor

Jared Blumenfeld
Secretary for
Environmental Protection

Central Valley Regional Water Quality Control Board

15 August 2019

Tim Nielsen
City of Brentwood
150 City Park Way
Brentwood, CA 94513

CERTIFIED MAIL
7014 2120 0001 4292 4348

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, BRIDLE GATE PROJECT, SCH#2019080071, CONTRA COSTA COUNTY

Pursuant to the State Clearinghouse's 2 August 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Bridle Gate Project, located in Contra Costa County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental

Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website: http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at: https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

> *Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*
>
> *This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit
Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

---

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State
If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit
If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently $1,277 + $8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding

the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.

Jordan Hensley
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

STATE OF CALIFORNIA GAVIN NEWSOM, Governor

NATIVE AMERICAN HERITAGE COMMISSION
Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691 Phone: (916) 373-3710
Email: nahc@nahc.ca.gov
Website: http://www.nahc.ca.gov

RECEIVED
AUG 2 2 2019
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

August 19, 2019

Tim Nielsen
Brentwood, City of
150 City Park Way
Brentwood, CA 94513

RE: SCH# 2019080071, Bridle Gate Project, Contra Costa County

Dear Mr. Nielsen:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
   a. A brief description of the project.
   b. The lead agency contact information.
   c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1(d)).
   d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
   a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
   a. Alternatives to the project.
   b. Recommended mitigation measures.
   c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
   a. Type of environmental review necessary.
   b. Significance of the tribal cultural resources.
   c. Significance of the project's impacts on tribal cultural resources.
   d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
   a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
   b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
    a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
    b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
    a. Avoidance and preservation of the resources in place, including, but not limited to:
        i. Planning and construction to avoid the resources and protect the cultural and natural context.
        ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
    b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
        i. Protecting the cultural character and integrity of the resource.
        ii. Protecting the traditional use of the resource.
        iii. Protecting the confidentiality of the resource.
    c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
    d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
    e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
    f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
    a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
    b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
    c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
    a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
    b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
    a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
    b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
    c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Staff Services Analyst

cc: State Clearinghouse

Contra Costa County
Flood Control
& Water Conservation District

Brian M. Balbas,
ex officio Chief Engineer
Allison Knapp,
Deputy Chief Engineer

September 3, 2019

RECEIVED
SEP 09 2019
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

Debbie Hill
City of Brentwood
Community Development
150 City Park Way
Brentwood, CA 94513-1164

RE: Subdivision 8506 Bridle Gate
Our File: 1002-8506 Bridle Gate

Dear Ms. Hill:

We have reviewed the Notice of Preparation for Subdivision 8506, Bridle Gate (APN 019-082-007 and 019-110-076). We received the request on August 2, 2019, and have the following comments:

1. We recommend that the Draft Environmental Impact Report (DEIR) include a map of the project area and show all parcels involved in the development.

2. We request that the DEIR provide a map of the watersheds where the project is located, including watershed boundaries.

3. In the Hydrology Section, please identify and show all existing watercourses, tributaries, and man-made drainage facilities within the project site that could be impacted by this project. The discussion should include an analysis of the capacity of the existing watercourses.

4. The Hydrology Section should quantify the amount of runoff that would be generated by the project and discuss how the runoff entering and originating from the site would be distributed between the natural watercourses, the detention basins (if proposed), and the man-made drainage facilities.

5. If improvements or work within the natural watercourses are proposed, the DEIR should discuss the scope of improvements.

6. We recommend that the DEIR address the design and construction of storm drain facilities to adequately collect and convey stormwater entering or originating within the development to the nearest adequate man-made drainage facility or natural watercourse, without diversion of the watershed.

7. The DEIR should discuss the adverse impacts of the runoff from the project site to the existing drainage facilities, and drainage problems in the downstream areas, including those areas outside of the City of Brentwood (City).

8. The Contra Costa County Flood Control and Water Conservation District (FC District) facilities that would be impacted by this development include the Upper and Lower Sand Creek Detention Basins and Sand Creek Channel in Drainage Area 130 (DA 130); the Deer Creek Reservoir, the Deer Creek Detention Basin, and Deer Creek Channel in DA 130; and Marsh Creek Channel.

9. The DEIR should discuss any proposed on-site and off-site drainage improvements and include maps or drawings for the improvements.

10. If detention basin facilities are proposed, the DEIR should include a discussion of the basin design information, (i.e., capacity, sizes of inlet and outlet structures, routing, etc.) A discussion of how maintenance of these facilities would be performed and funded should also be included.

11. The DEIR should address the impacts of this project's runoff due to the increase in duration (length of time) of flows and the effect on Sand Creek, Deer Creek, and other creeks and channels downstream of the project. Whereas detention basins are capable of mitigating peak flows to pre-project levels, they increase the duration (length of time) of flows in the downstream watercourses, which saturate the channel banks and increase the potential for stream and channel erosion.

12. The DEIR should address a perpetual funding source for maintenance of the Sand Creek, Deer Creek, and other new drainage facilities required to serve the development area.

13. The City should develop a Drainage Master Plan for this specific area. This plan should be approved by the City and the FC District prior to allowing further development in the area covered within the development area. The Drainage Master Plan should include detailed hydrologic modeling of the watershed that considers land use, existing facilities, soil, and topographic data. The Drainage Master Plan should also result in a plan with descriptions of proposed flood control facilities (which typically include basins, channels, and storm drains), compliance with discharge and water quality requirements, cost estimates, and schedules.

    The Hydrology Section of the DEIR should include a study that uses Contra Costa County's hydrology method (HYDRO6). The existing and planned regional drainage facilities that are affected by development within the region have been designed using HYDRO6, which is the only method the FC District will accept. Other commonly accepted hydrology methods were developed using runoff patterns of

other regions that do not accurately model the Pacific Coast storm patterns experienced in Contra Costa County. The runoff results of other methods have proven to be significantly less than field observations of local storms made by the FC District and the Army Corps of Engineers.

14. We recommend that the DEIR discuss the appropriate environmental regulatory permits that may be required, such as the U.S. Army Corps of Engineers, the State Department of Fish and Wildlife, and the State Regional Water Quality Control Board, to explore the special conditions or mitigation measures that may be necessary for development of the area.

15. The project is located within DA 130. This drainage area defines the watershed (Lower Marsh Creek watershed) for Sand Creek, Deer Creek, and Dry Creek, which ultimately drain to Marsh Creek. The existing and planned flood control facilities are designed to mitigate flooding on Sand Creek, Deer Creek, and further downstream on Marsh Creek.

    The development's proposed land use has a higher density than shown in the drainage study for the formation of DA 130. In addition, construction of the Lower Sand Creek Basin downstream of the development area has not been completed, thus the DEIR should discuss alternatives to mitigate downstream impacts assuming the Lower Sand Creek Basin remains incomplete. We recommend that the DEIR discuss downstream impacts to the watershed and its watercourses and discuss new drainage facilities to mitigate potential impacts.

16. The DEIR should discuss historic and potential flooding along Sand Creek at the northern portion of the development, which has been designated by FEMA as Zone AE with base flood elevations (BFEs) ranging from 147 feet to 140.

17. We recommend that the DEIR discuss that future developments in this area will be subject to a drainage fee in accordance with Flood Control Ordinance Number 2007-06 for DA 130. By ordinance, all building permits or subdivision maps filed in this area are subject to the provisions of the drainage fee ordinance. Effective 2019, the current fee in these two drainage areas is $0.76 per square foot of newly created impervious surface. The City should collect the fees during the development process prior to the issuance of building permits or the recordation of the final maps.

    Estimates of applicable drainage fees are enclosed for the number of units and proposed land use designations as shown on the Vesting Tentative Map, dated September 4, 2018, prepared by Isakson & Assoc. Inc., and the Conceptual Site Plan dated June 7, 2017, prepared by LCA Architects.

18. The FC District is not the approving local agency for this project as defined by the Subdivision Map Act. As a special district, the FC District has an independent authority to collect drainage fees that is not restricted by the Subdivision Map Act. The FC District regularly adjusts its drainage fees to reflect increasing construction costs. The drainage fee rate does not vest at the time of project approval. The drainage fees due and payable will be based on the fee in effect at the time of fee collection.

19. The FC District should be included in the review of all drainage facilities that have a region-wide benefit, that impact region-wide facilities, or that impact FC District-owned facilities. The FC District is available to provide technical assistance during the development of the DEIR, including hydrology and hydraulic information and our HYDRO6 method, under our Fee-for-Service program.

We appreciate the opportunity to comment on the NOP submittal and welcome continued coordination. We look forward to reviewing a DEIR. If you should have any questions, please call me at (925) 313-2348.

Sincerely,

Joe Smithonic
Engineering Staff
Contra Costa County Flood Control
& Water Conservation District

JS:cw
\\PW-DATA\grpdata\fldctl\CurDev\CITIES\Brentwood\Sub 8506 Bridle Gate\2019-0828 - Comment Letter for Brentwood NOP - Sub 8506 Bridle Gate v3.docx
Enclosures: Aug 13, 2019, Summary of Drainage Fees and Aug 13, 2019, Summary of Drainage Fees (with optional school overlay)

c: Michelle Cordis, Flood Control
Teri E. Rie, Flood Control
c/enc: Jeff Carlton, Finance

Summary of Drainage Fees

Development #: 8506
APN: 019-082-007, 019-110-076
Drainage Area: 130

Date: 13-Aug-19
Ordinance: 2007-6

	Building			Subdivision		
	Unit Price	QTY	Amount	Unit Price	QTY	Amount
Commercial/Industrial/Downtown	$ 31,251		$ -	$ 33,569	4.59	$ 154,082
Office (Medium)	26,782		-	29,929	11.35	339,694
Office (Light)	22,412		-	25,262		-
	-					

Multifamily Residences	Building			Subdivision		
	Unit Price	QTY	Amount	Unit Price	QTY	Amount
Less than 2,500 square ft of land	$ 24,624		$ -	$ 24,624	11.40	$ 280,714
2,500-2,999 (square feet per unit)	1,459		-	1,459		-
3,000-3,999	1,672		-	1,672		-
4,000-4,999	1,946		-	1,946		-
5,000-5,999	2,227		-	2,227		-
6,000-6,999	2,500		-	2,500		-
7,000-7,999	2,766		-	2,766		-
8,000 +	2,903		-	2,903		-

Single Family Residential	Building			Subdivision		
	Unit Price	QTY	Amount	Unit Price	QTY	Amount
4,000-4,999 (square feet per unit)	$ 2,044		$ -	$ 3,276	123	$ 402,948
5,000-5,999	2,136		-	3,412	75	255,900
6,000-6,999	2,227		-	3,549	30	106,470
7,000-7,999	2,318		-	3,686	13	47,918
8,000-9,999	2,455		-	3,884	6	23,304
10,000-13,999	2,728		-	4,279	4	17,116
14,000-19,999	3,184		-	4,925	1	4,925
20,000-29,999	3,937		-	5,905		-
30,000-39,999	4,887		-	7,053		-
40,000 +	5,860		-	8,124		-

	Sqr Ft.	Unit Price	Amount
Area of impervious surface to account for:	0	0.76	$ -

TOTAL: **$1,633,070**

Calculate DA 130 fee if checked. 0

Mark box to add mitigation fee. n/a

Comments:

- Unit count from the VTM dated 9/4/18 by Isakson & Assoc, Inc, and the Conceptual Plan dated 6/7/17 by LCA Architects. Multifamily rate is based on a QTY in acres due to the average unit coverage estimated below 2,500 SF.
- The school site (parcel K) area of 11.35 AC is included in the "Office (Medium)" designation. A site plan with lot coverage of parcel K is required to recalculate fees.
- An applicable pool fee of $669 is not included in the total above.

Lot Closure

LOT #	(square feet)				
1	5,967	35	4,642	69	4,510
2	10,601	36	4,625	70	5,000
3	11,060	37	4,909	71	5,000
4	7,305	38	5,164	72	5,000
5	6,150	39	5,688	73	5,000
6	6,273	40	6,009	74	5,802
7	5,159	41	4,750	75	6,768
8	4,886	42	5,769	76	4,500
9	4,690	43	7,630	77	4,500
10	4,563	44	5,000	78	4,500
11	4,506	45	5,045	79	4,500
12	4,589	46	5,715	80	4,500
13	5,016	47	9,505	81	4,500
14	5,669	48	5,120	82	4,739
15	6,789	49	5,595	83	4,578
16	5,252	50	5,694	84	4,520
17	4,500	51	5,000	85	4,611
18	4,500	52	5,247	86	4,595
19	4,500	53	7,297	87	4,510
20	4,500	54	6,903	88	4,500
21	4,500	55	6,231	89	4,500
22	4,500	56	6,604	90	4,500
23	4,676	57	7,112	91	4,663
24	5,181	58	5,494	92	6,270
25	5,137	59	5,800	93	5,507
26	6,985	60	6,272	94	4,500
27	8,397	61	6,787	95	5,414
28	6,039	62	7,133	96	5,328
29	5,714	63	6,104	97	4,500
30	5,216	64	5,367	98	4,500
31	5,014	65	4,968	99	4,500
32	4,763	66	4,840	100	4,500
33	4,677	67	4,833		
34	4,660	68	4,929		

Total Area (ft²): 544,532

Total Area (Acres): 12.501

Comments:

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	45
5,000-5,999	32
6,000-6,999	14
7,000-7,999	5
8,000-9,999	2
10,000-13,999	2
14,000-19,999	-
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,372,863 ft²

Lot Closure

LOT #	(square feet)
101	4,500
102	4,500
103	4,500
104	4,500
105	4,500
106	4,500
107	4,500
108	4,500
109	4,500
110	4,500
111	5,419
112	6,252
113	7,147
114	6,493
115	5,700
116	4,988
117	4,500
118	4,500
119	4,500
120	5,314
121	5,540
122	5,352
123	5,298
124	5,436
125	5,041
126	4,819
127	4,620
128	6,281
129	12,409
130	7,775
131	5,008
132	7,755
133	7,008
134	6,925
135	5,694
136	6,760
137	6,617
138	7,217
139	8,725
140	5,378
141	5,645
142	6,020
143	5,903
144	4,968
145	4,791
146	4,766
147	4,742
148	4,717
149	4,693
150	4,668
151	4,644
152	4,619
153	4,595
154	4,570
155	4,545
156	4,516
157	4,502
158	4,500
159	4,521
160	4,541
161	4,562
162	4,583
163	4,604
164	4,625
165	4,646
166	4,667
167	4,688
168	4,709
169	5,144
170	6,679
171	7,720
172	10,019
173	9,056
174	7,111
175	5,957
176	5,690
177	6,683
178	9,811
179	16,912
180	8,609
181	5,878
182	5,255
183	5,255
184	5,255
185	4,954
186	5,128
187	6,053
188	6,428
189	6,169
190	4,950
191	4,950
192	4,950
193	4,950
194	4,950
195	4,950
196	5,542
197	6,167
198	6,732
199	6,312
200	5,591

Total Area (ft²): 572,831

Total Area (Acres): 13.150

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	48
5,000-5,999	23
6,000-6,999	15
7,000-7,999	7
8,000-9,999	4
10,000-13,999	2
14,000-19,999	1
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,372,863 ft²

Comments:

Lot Closure

LOT #	(square feet)
201	5,069
202	5,608
203	5,723
204	5,543
205	5,684
206	5,414
207	4,501
208	5,578
209	5,023
210	5,029
211	5,580
212	5,179
213	5,054
214	5,000
215	5,914
216	5,142
217	4,500
218	4,500
219	4,500
220	4,500
221	4,500
222	4,500
223	4,500
224	4,500
225	4,500
226	4,500
227	4,500
228	4,500
229	4,500
230	5,000
231	4,773
232	5,323
233	5,160
234	5,661
235	7,216
236	6,164
237	4,500
238	4,500
239	4,500
240	4,500
241	4,500
242	4,500
243	4,500
244	4,500
245	4,500
246	4,500
247	4,500
248	4,500
249	4,500
250	4,500
251	4,500
252	5,142
253	-
254	-
255	-
256	-
257	-
258	-
259	-
260	-
261	-
262	-
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289	-
290	-
291	-
292	-
293	-
294	-
295	-
296	-
297	-
298	-
299	-
300	-

Total Area (ft^2): 255,500

Total Area (Acres): 5.865

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	30
5,000-5,999	20
6,000-6,999	1
7,000-7,999	1
8,000-9,999	-
10,000-13,999	-
14,000-19,999	-
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,372,863 ft^2

Comments:

Summary of Drainage Fees

Development #: 8506
APN: 019-082-007, 019-110-076
Drainage Area: 130

Date: 13-Aug-19
Ordinance: 2007-6

	Building			Subdivision		
	Unit Price	QTY	Amount	Unit Price	QTY	Amount
Commercial/Industrial/Downtown	$ 31,251		$ -	$ 33,569	4.59	$ 154,082
Office (Medium)	26,782		-	29,929		-
Office (Light)	22,412		-	25,262		-
	-					

Multifamily Residences	Building			Subdivision		
	Unit Price	QTY	Amount	Unit Price	QTY	Amount
Less than 2,500 square ft of land	$ 24,624		$ -	$ 24,624	11.40	$ 280,714
2,500-2,999 (square feet per unit)	1,459		-	1,459		-
3,000-3,999	1,672		-	1,672		-
4,000-4,999	1,946		-	1,946		-
5,000-5,999	2,227		-	2,227		-
6,000-6,999	2,500		-	2,500		-
7,000-7,999	2,766		-	2,766		-
8,000 +	2,903		-	2,903		-

Single Family Residential	Building			Subdivision		
	Unit Price	QTY	Amount	Unit Price	QTY	Amount
4,000-4,999 (square feet per unit)	$ 2,044		$ -	$ 3,276	148	$ 484,848
5,000-5,999	2,136		-	3,412	94	320,728
6,000-6,999	2,227		-	3,549	41	145,509
7,000-7,999	2,318		-	3,686	15	55,290
8,000-9,999	2,455		-	3,884	10	38,840
10,000-13,999	2,728		-	4,279	5	21,395
14,000-19,999	3,184		-	4,925	2	9,850
20,000-29,999	3,937		-	5,905		-
30,000-39,999	4,887		-	7,053		-
40,000 +	5,860		-	8,124		-

	Sqr Ft.	Unit Price	Amount
Area of impervious surface to account for:	0	0.76	$ -

TOTAL: **$1,511,255**

Calculate DA 130 fee if checked. 0

Mark box to add mitigation fee. n/a

Comments:

- Fee estimate is based on the VTM dated 9/4/18 by Isakson & Assoc, Inc, and on the Conceptual Plan dated 6/7/17 by LCA Architects. Multifamily rate is based on a QTY in acres due to the average unit coverage estimated below 2,500 SF.
- The optional school overlay single-family units are listed on Page 4.
- An applicable pool fee of $669 is not included in the total above.

Lot Closure

LOT #	(square feet)				
1	5,967	35	4,642	69	4,510
2	10,601	36	4,625	70	5,000
3	11,060	37	4,909	71	5,000
4	7,305	38	5,164	72	5,000
5	6,150	39	5,688	73	5,000
6	6,273	40	6,009	74	5,802
7	5,159	41	4,750	75	6,768
8	4,888	42	5,769	76	4,500
9	4,690	43	7,630	77	4,500
10	4,563	44	5,000	78	4,500
11	4,506	45	5,045	79	4,500
12	4,589	46	5,715	80	4,500
13	5,016	47	9,505	81	4,500
14	5,669	48	5,120	82	4,739
15	6,789	49	5,595	83	4,578
16	5,252	50	5,694	84	4,520
17	4,500	51	5,000	85	4,611
18	4,500	52	5,247	86	4,595
19	4,500	53	7,297	87	4,510
20	4,500	54	6,903	88	4,500
21	4,500	55	6,231	89	4,500
22	4,500	56	6,604	90	4,500
23	4,676	57	7,112	91	4,663
24	5,181	58	5,494	92	6,270
25	5,137	59	5,800	93	5,507
26	6,985	60	6,272	94	4,500
27	8,397	61	6,787	95	5,414
28	6,039	62	7,133	96	5,328
29	5,714	63	6,104	97	4,500
30	5,216	64	5,367	98	4,500
31	5,014	65	4,968	99	4,500
32	4,763	66	4,840	100	4,500
33	4,677	67	4,833		
34	4,660	68	4,929		

Total Area (ft²): 544,532

Total Area (Acres): 12.501

Comments:

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	45
5,000-5,999	32
6,000-6,999	14
7,000-7,999	5
8,000-9,999	2
10,000-13,999	2
14,000-19,999	-
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,740,004 ft²

Lot Closure

LOT #	(square feet)				
101	4,500	135	5,694	169	5,144
102	4,500	136	6,760	170	6,679
103	4,500	137	6,617	171	7,720
104	4,500	138	7,217	172	10,019
105	4,500	139	8,725	173	9,056
106	4,500	140	5,378	174	7,111
107	4,500	141	5,645	175	5,957
108	4,500	142	6,020	176	5,690
109	4,500	143	5,903	177	6,683
110	4,500	144	4,968	178	9,811
111	5,419	145	4,791	179	16,912
112	6,252	146	4,766	180	8,609
113	7,147	147	4,742	181	5,878
114	6,493	148	4,717	182	5,255
115	5,700	149	4,693	183	5,255
116	4,988	150	4,668	184	5,255
117	4,500	151	4,644	185	4,954
118	4,500	152	4,619	186	5,128
119	4,500	153	4,595	187	6,053
120	5,314	154	4,570	188	6,428
121	5,540	155	4,545	189	6,169
122	5,352	156	4,516	190	4,950
123	5,298	157	4,502	191	4,950
124	5,436	158	4,500	192	4,950
125	5,041	159	4,521	193	4,950
126	4,819	160	4,541	194	4,950
127	4,620	161	4,562	195	4,950
128	6,281	162	4,583	196	5,542
129	12,409	163	4,604	197	6,167
130	7,775	164	4,625	198	6,732
131	5,008	165	4,646	199	6,312
132	7,755	166	4,667	200	5,591
133	7,008	167	4,688		
134	6,925	168	4,709		

Total Area (ft^2): 572,831

Total Area (Acres): 13.150

Comments:

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	48
5,000-5,999	23
6,000-6,999	15
7,000-7,999	7
8,000-9,999	4
10,000-13,999	2
14,000-19,999	1
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,740,004 ft^2

Lot Closure

LOT #	(square feet)
201	5,069
202	5,608
203	5,723
204	5,543
205	5,684
206	5,414
207	4,501
208	5,578
209	5,023
210	5,029
211	5,580
212	5,179
213	5,054
214	5,000
215	5,914
216	5,142
217	4,500
218	4,500
219	4,500
220	4,500
221	4,500
222	4,500
223	4,500
224	4,500
225	4,500
226	4,500
227	4,500
228	4,500
229	4,500
230	5,000
231	4,773
232	5,323
233	5,160
234	5,661
235	7,216
236	6,184
237	4,500
238	4,500
239	4,500
240	4,500
241	4,500
242	4,500
243	4,500
244	4,500
245	4,500
246	4,500
247	4,500
248	4,500
249	4,500
250	4,500
251	4,500
252	5,142
253	-
254	-
255	-
256	-
257	-
258	-
259	-
260	-
261	-
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263	-
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292	-
293	-
294	-
295	-
296	-
297	-
298	-
299	-
300	-

Total Area (ft^2): 255,500
Total Area (Acres): 5.865

Comments:

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	30
5,000-5,999	20
6,000-6,999	1
7,000-7,999	1
8,000-9,999	-
10,000-13,999	-
14,000-19,999	-
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,740,004 ft^2

Lot Closure (Optional School Overlay)

LOT #	(square feet)				
1	5,416	35	4,864	69	-
2	6,041	36	4,826	70	-
3	5,424	37	4,500	71	-
4	5,448	38	4,500	72	-
5	5,864	39	4,500	73	-
6	4,702	40	4,500	74	-
7	4,866	41	5,240	75	-
8	4,780	42	6,326	76	-
9	4,571	43	7,372	77	-
10	4,737	44	5,000	78	-
11	4,723	45	5,000	79	-
12	4,580	46	6,185	80	-
13	4,732	47	6,186	81	-
14	4,884	48	8,454	82	-
15	6,123	49	6,429	83	-
16	9,210	50	6,231	84	-
17	6,126	51	5,109	85	-
18	4,561	52	5,491	86	-
19	4,500	53	7,570	87	-
20	4,503	54	5,404	88	-
21	4,538	55	5,404	89	-
22	5,046	56	4,639	90	-
23	6,165	57	5,249	91	-
24	10,576	58	5,675	92	-
25	18,957	59	5,675	93	-
26	6,587	60	5,675	94	-
27	4,497	61	4,914	95	-
28	4,500	62	4,500	96	-
29	4,500	63	6,800	97	-
30	5,240	64	-	98	-
31	5,906	65	-	99	-
32	8,620	66	-	100	-
33	8,138	67	-		
34	5,862	68	-		

Total Area (ft^2): 367,141

Total Area (Acres): 8.428

AREA (SF)	QTY
<2,500	-
2,500-2,999	-
3,000-3,999	-
4,000-4,999	25
5,000-5,999	19
6,000-6,999	11
7,000-7,999	2
8,000-9,999	4
10,000-13,999	1
14,000-19,999	1
20,000-29,999	-
30,000-39,999	-
40,000 +	-

Subdivision Total: 1,740,004 ft^2

Comments:

Lots 1 through 63 on this page are lots located on the VTM in parcel K, instead of the school site.

From: Ahrling, Ryan@DTSC [mailto:Ryan.Ahrling@dtsc.ca.gov]
Sent: Tuesday, September 03, 2019 3:22 PM
To: Hill, Debbie
Cc: Nielsen, Tim
Subject: DTSC CEQA Review - Bridle Gate Project, Brentwood, California

Hello Ms. Debbie Hill,

I represent the Department of Toxic Substance Control, a responsible agency, reviewing the Notice of Preparation for Bridle Gate Project Draft Environmental Impact Report (EIR). Upon review of the document DTSC requests that the EIR discuss hazards and hazardous materials pertaining to past, current, and future uses of the project site.

Please feel free to reach out with any questions or concerns.

Best,

Ryan Ahrling

Ryan Ahrling
Environmental Scientist
Site Mitigation and Restoration Program
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, California 94710-2721
(510) 540-3817
Ryan.Ahrling@dtsc.ca.gov

EAST CONTRA COSTA FIRE PROTECTION DISTRICT

Brian Helmick
Fire Chief

SERVING THE COMMUNITIES OF:
Bethel Island
Brentwood
Byron
Discovery Bay
Knightsen
Morgan Territory
Oakley

September 3, 2019

Debbie Hill
Senior Planner
City of Brentwood
150 City Park Way
Brentwood, CA 94513

Re: Proposed Bridle Gate Project Environmental Impact Report

Dear Ms. Hill:

We appreciate the opportunity to provide comments on the scoping of the Environmental Impact Report ("EIR") for the Bridle Gate project ("Project"). The East Contra Costa Fire Protection District ("District") is the primary fire protection and emergency services provider in the City of Brentwood ("City"). The District anticipates that it will be a responsible agency for the purposes of this Project due to its role in approving plans for sufficient emergency access and compliance with applicable law, as well as the potential need to implement mitigation measures relating to wildfires, fire protection and emergency response, and hazardous materials. *See* 14 Cal. Code Regs. §15381. Properly analyzing and mitigating the impacts of the new developments on fire protection is of critical importance. *See* 14 Cal. Code Regs. Appendix G (requiring analysis of impacts on public service, including fire protection).

The District's average response times in Brentwood are in excess of the national standards for industry best practices. Our understanding is that the Project will add to the District's service area approximately 252 detached single-family dwellings and 258 multi-family homes located on approximately 92 acres on the west side of State Highway 4 at the end of Sand Creek Road (APN 019-082-007), and that several of the multi-family structures will be at least three stories tall. Without the appropriate measures, development of the proposed Project may compound response times throughout the District's service area.

The Project has the potential to have a variety of impacts related to fire protection service that warrant analysis in the EIR. The District may need additional stations, staffing, and equipment to provide fire protection and emergency response service to the Project at levels consistent with national standards. National Fire Protection Association Standard 1710 requires 4 minute response times within urban areas, which would necessitate a station within 1.5 miles with sufficient capacity to service the Project. Additionally, National Fire Protection Association Standards 1710 &1720 requires one firefighter for every 1,000 people, so increased staffing will be necessary. New structures may be necessary to accommodate these needs. Further, specialized equipment is necessary for firefighters to access buildings more than three stories tall, which could require specialized emergency access routes. Measures to mitigate risks of wildfires could also have effects on the environment.

While the Project will generate increased property tax revenue, impact fees, and other revenue for the District, the mechanisms currently in place are insufficient for the District to provide service to the Project at levels consistent with national standards. The District is currently working with the City and the Project proponent to institute measures that will mitigate the potential impacts of the Project on the District.

The District requests that the City and/or any third party consultants preparing the EIR meet with the District during the preparation of relevant EIR sections to ensure that the EIR accurately reflects the impacts of the Project on the District. *See* 14 Cal. Code Regs. §15006(g). We look forward to working with you in this process.

Sincerely,

Steve Aubert
Fire Marshal
East Contra Costa Fire Protection District

Appendix C

City of Brentwood
Community Development Department

Bridle Gate Project

Initial Study

May 2020

Prepared by

RANEY PLANNING & MANAGEMENT, INC.
20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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Appendix D: Environmental Noise and Vibration Assessment

INITIAL STUDY

May 2020

A. BACKGROUND

1. Project Title: Bridle Gate Project

2. Lead Agency Name and Address: City of Brentwood
Community Development Department
Planning Division
150 City Park Way
Brentwood, CA 94513

3. Contact Person and Phone Number: Debbie Hill
Senior Planner
(925) 516-5135

4. Project Location: Terminus of Old Sand Creek Road, West of State Route 4
Brentwood, CA
APNs 019-082-007 and 019-110-076, and
portions of APNs 019-110-050 and 019-110-051

5. Project Sponsor's Name and Address: Discovery Builders, Inc.
4021 Port Chicago Highway
Concord, CA 94524
(925) 671-7711

6. Existing General Plan Designation: Regional Commercial (RC)
Residential-Low Density (R-LD)
Permanent Open Space (P-OS)
Park (P)

7. Proposed General Plan Designation Residential Low Density (R-LD)
Permanent Open Space (P-OS)
Park (P)
Regional Commercial (RC)
Planned Development (PD)

8. Existing and Proposed Zoning Designations: Planned Development Zone No. 36 (PD-36)

9. Required Approvals from Other Public Agencies: U.S. Army Corps of Engineers
Regional Water Quality Control Board

10. Surrounding Land Uses and Setting:

The project site consists of approximately 137.3 acres in the city of Brentwood, California. Currently, the project site is vacant and covered with grasses and weedy vegetation. The project site is bounded by Old Sand Creek Road to the north, State Route (SR) 4 to the

east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. A small segment of existing San Jose Avenue bounds the project site at the site's farthest southeastern corner. The western terminus of Sand Creek Road, constructed as part of the interchange with SR 4, is located adjacent to the eastern site boundary.

11. Project Description Summary:

    The proposed project would include the development of 252 single-family homes and an apartment complex comprised of 258 units. The single-family homes would be organized around an 11.35-acre parcel that would be sold to the Brentwood Union School District for development as an elementary school or developed with an additional 63 single-family homes if the school development does not proceed. The project would also include one parcel designated for Regional Commercial development and two parcels dedicated to the City of Brentwood for use as public parks. Implementation of the proposed project would require approval of several entitlements, including a General Plan amendment (GPA), a rezone (RZ), a vesting tentative subdivision map (VTSM), a Development Agreement (DA) and design review (DR) applications for both the single-family and multi-family portions of the site.

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

    In compliance with Assembly Bill (AB) 52 (Public Resources Code Section 21080.3.1), a project notification letter was distributed to the chairpersons of the following tribes: Wilton Rancheria, The Ohlone Indian Tribe, North Valley Yokuts Tribe, Muwekma Ohlone Indian Tribe of the SF Bay Area, Ione Band of Miwok Indians, Indian Canyon Mutsun Band of Costanoan, Amah Mutsun Tribal Band of Mission, San Juan Bautista. The letters were mailed on September 5, 2019. One letter was received from the Wilton Rancheria within the 30-day response period, requesting copies of all environmental documentation completed for the proposed project related to cultural resources. The requested information was provided. While the tribe did not seek formal consultation, it did provide a list of requested mitigation measures to be included. Consultation is ongoing.

B. SOURCES

All of the technical reports and modeling results used for the project analysis are included as appendices to the Draft EIR. The following documents are referenced information sources used for the purposes of this Initial Study and are available for viewing on the City's website at https://www.brentwoodca.gov/gov/cd/planning/ceqa.asp:

1. Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.
2. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective.* April 2005.
3. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update.* January 20, 2017.
4. California Department of Conservation. *California Important Farmland Finder.* Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed March 2020.
5. California Department of Forestry and Fire Protection. *Contra Costa County, Very High Fire Hazard Severity Zones in LRA*. January 7, 2009.

6. California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Keller Canyon Landfill (07-AA-0032)*. Available at: https://www2.calrecycle.ca.gov/swfacilities/Directory/07-AA-0032/. Accessed March 2020.
7. California Department of Transportation. *California Scenic Highway Mapping System*. Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed March 2020.
8. California Geologic Survey. *Seismic Hazard Zone Report for the Brentwood 7.5-Minute Quadrangle, Contra Costa County, California.* 2018.
9. CalRecycle. *Estimated Solid Waste Generation Rates.* Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2020.
10. City of Brentwood. *2014 Brentwood General Plan Environmental Impact Report.* July 2014.
11. City of Brentwood. *City of Brentwood General Plan.* Adopted July 2014.
12. City of Brentwood. *City of Brentwood Development Fee Program, 2018 Update.* Adopted November 14, 2017.
13. City of Brentwood. *Final 2015 Urban Water Management Plan*. June 2016.
14. City of Brentwood. *Police, About Us.* Available at: https://www.brentwoodca.gov/gov/police/default.asp. Accessed March 2020.
15. City of Brentwood. *Water Master Plan.* Adopted June 1, 2017.
16. Department of Conservation. *2016 Agricultural Preserves Map, Contra Costa County, California.* February 1, 2017.
17. East Contra Costa Fire Protection District. *About the District.* Available at: https://www.eccfpd.org/about-the-district. Accessed March 2020.
18. ENGEO Incorporated. *Geotechnical Exploration, Ellisondo Parcel, Brentwood, California.* September 15, 1999.
19. ENGEO Incorporated. *Subject: Bridle Gate, Sand Creek Road and San Jose Avenue, Brentwood, California, Phase I Environmental Site Assessment.* May 6, 2020.
20. ENGEO Incorporated. *Subject: Bridle Gate, Brentwood, California, Vesting Tentative Map Plan Review*. March 27, 2020.
21. Erler & Kalinowski, Inc. *City of Tracy 2010 Urban Water Management Plan*. May 2011.
22. Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0353F.* Effective June 16, 2009.
23. Isakson & Associates. *Stormwater Control Plan for Bridle Gate*. May 15, 2013.
24. Kimley-Horn and Associates. *Traffic Impact Study, Bridle Gate Project, City of Brentwood*. April 2020.
25. Moore Biological Consultants. *Application Form and Planning Survey Report Application, To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan*. May 2020.
26. Northwest Information Center. *Records Search Results for the proposed Bridle Gate Project.* September 5, 2019.
27. Native American Heritage Commission. *Letter RE: Bridle Gate Project, City of Brentwood; Brentwood USGS Quadrangle, Contra Costa County, California.* August 16, 2019.
28. U.S. Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey.* Available at: http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed March 2020.

29. U.S. Department of Agriculture, Soil Conservation Service. *Soil Survey of Contra Costa County, California*. September 1977.
30. Windmiller Consulting, Inc. *Bridle Gate Updated Cultural Resources Assessment, Brentwood, Contra Costa County.* April 2020.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" as indicated by the checklist on the following pages.

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

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Debbie Hill, Senior Planner	City of Brentwood
Printed Name	For

E. BACKGROUND AND INTRODUCTION

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

In July of 2014, the City of Brentwood adopted a comprehensive update to the City's General Plan and certified an associated Environmental Impact Report (EIR). Per Section 15168 of the CEQA Guidelines, a project that is consistent with the General Plan and zoning designations of the City may tier from the analysis contained in the General Plan EIR, incorporating by reference the general discussions from the broader EIR. The proposed project would not be consistent with the General Plan designation for the site or the existing zoning and requires a General Plan amendment (GPA) and a rezone (RZ). As a result, the environmental analysis contained in this IS cannot be tiered from the General Plan EIR in accordance with CEQA Guidelines Section 15152, but rather, the analysis herein is primarily based upon project-specific technical studies and information. However, where applicable, supplemental information in this IS has been drawn from the 2014 Brentwood General Plan update and associated EIR, and both documents are incorporated by reference in this IS.

On June 6, 2006, the City of Brentwood Planning Commission approved a prior version of the Bridle Gate project, including a subdivision map that created 166 single-family residential lots. Commensurate with that approval, an IS/MND was adopted, which identified that all impacts resulting from the project could be reduced to a less-than-significant level with implementation of mitigation measures. The currently proposed version of the project includes a number of substantial differences from the original application.

The mitigation measures prescribed for environmental effects described in this IS would be implemented in conjunction with the project, as required by CEQA. In addition, findings and a project Mitigation Monitoring and Reporting Program (MMRP) would be adopted in conjunction with approval of the project.

F. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The project site consists of approximately 137.3 acres in the city of Brentwood (see Figure 1 and Figure 2) and is identified by the Contra Costa County Assessor as Assessor's Parcel Number (APN) 019-082-007 and a portion of APNs 019-110-050 and 019-110-051. It also includes one smaller parcel of approximately two acres located at the far southeast corner of the project site. This parcel is identified as APN 019-110-076. The project site is bounded by Old Sand Creek Road and Priority Area 1 to the north, SR 4 to the east, a single-family residential development (Brentwood Hills) to the south, and the edge of the Brentwood Planning Area and the City of Antioch's city limits to the west. A small segment of existing San Jose Avenue bounds the project site at the site's farthest southeastern corner. The western terminus of Sand Creek Road (not to be confused with Old Sand Creek Road) is located adjacent to the eastern site boundary. Sand Creek flows west to east through the northern portion of the project site and supports both native riparian vegetation and a variety of landscaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation.

Figure 1
Regional Project Location

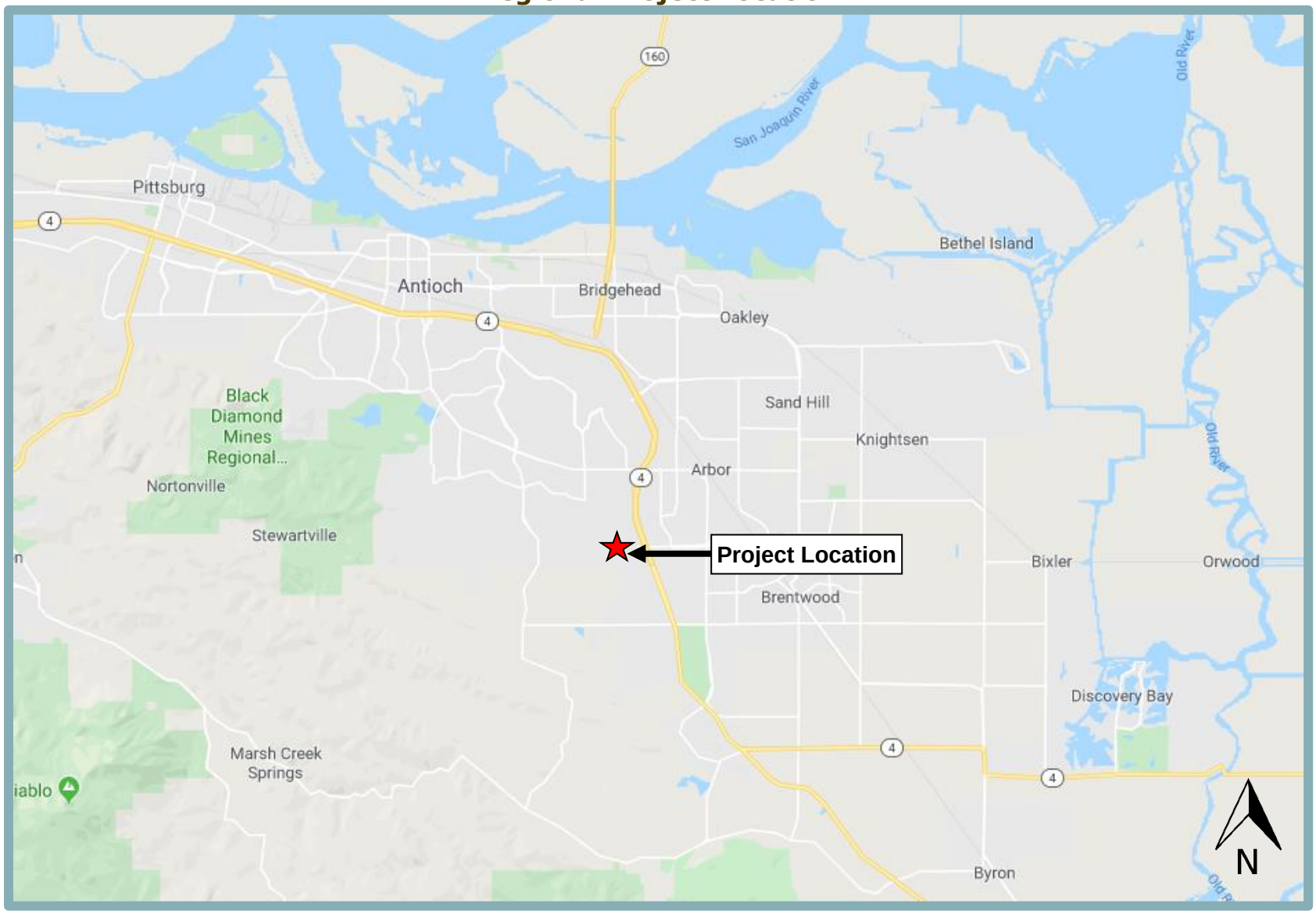


Figure 2
Project Site Boundaries



According to the City's General Plan, the project site is designated Regional Commercial (RC) north of the planned Sand Creek Road alignment, Residential-Low Density (R-LD) south of the Sand Creek Road alignment, Permanent Open Space (P-OS) along the southwest boundary of the site, and Park (P) along the west boundary of the site south of the Sand Creek Road alignment (see Figure 3). The site is zoned Planned Development No. 36 (PD-36) and includes development standards for a mix of uses in accordance with a previous land use entitlement granted by the City Council in 2006.

According to the United States Geological Survey Brentwood Quadrangle, the project site is located within the Brentwood Oil and Gas Field. Based on a Phase I Environmental Site Assessment prepared for the proposed project, the site previously contained eight active oil production wells and an oil tank farm that facilitated oil production and waste treatment. In addition, the site previously contained 24 active groundwater monitoring wells. The oil wells, tank farm, groundwater monitoring wells, and associated facilities have been properly abandoned under the oversight of the California Regional Water Quality Control Board, Central Valley Region (CRWQCB). Development of the proposed project would require the provision of appropriate setbacks from abandoned oil wells as dictated by Chapter 17.680 of the Brentwood Municipal Code.

The central and western portions of the project site contain moderately sloping hillsides along a northwesterly trending ridge. The northeastern and eastern portions of the site consist of gently easterly sloping topography ranging in elevation from approximately 120 feet above mean sea level (msl) to approximately 160 feet above msl. The highest elevation at the site is along the ridge in the southwestern portion of the site, at an approximate elevation of 230 feet above msl.

Project Components

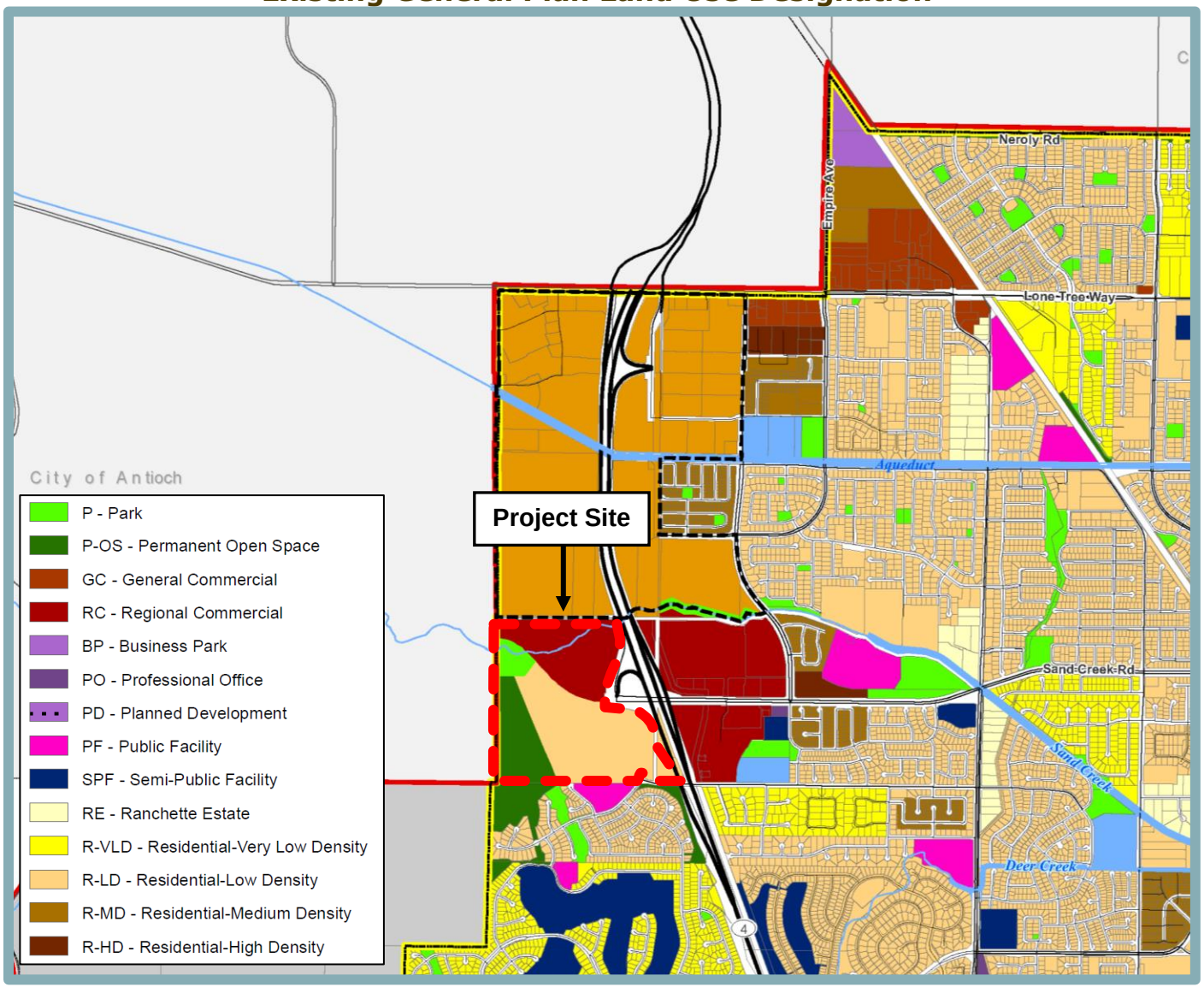
The proposed project would include the development of 252 single-family homes and an apartment complex comprised of 258 units. The single-family homes would be organized around an 11.35-acre parcel to be sold to the Brentwood Union School District for development as an elementary school or, alternatively in the event the school construction does not proceed, development with an additional 63 single-family homes. The project would also include one parcel designated for Regional Commercial development and two parcels dedicated to the City of Brentwood for use as public parks. Implementation of the proposed project would require approval of several entitlements, including a General Plan amendment (GPA), a rezone (RZ), a vesting tentative subdivision map (VTSM), design reviews (DR) for the single-family and multi-family portions of the site, and a Development Agreement (DA).

For the purposes of analysis, the City has considered two scenarios for the proposed project. One would include development of an elementary school on Parcel H and the other would be development of 63 single-family homes on the parcel if the school development does not proceed. The following includes a detailed description of the proposed project components and the discretionary actions required for the project.

Construction and Phasing

The proposed project is anticipated to be developed in five phases subject to market demand, over a continuous five-year period. Construction activity would involve the disturbance of approximately 108 acres. According to the project applicant, project construction is not anticipated to include soil import or export.

Figure 3
Existing General Plan Land Use Designation



In addition, all equipment would be staged on-site during construction activities.

General Plan Amendment and Rezone

As noted above, the proposed project would require a to change the land use designation for the northwesterly 13.98 acres of the site from Regional Commercial (RC) to Planned Development (PD) for up to 258 multi-family units, as well as to change the land use designation for 4.3 acres of the site south of the Sand Creek Road alignment to Park (P) for two public parks associated with the single-family units. Additionally, the proposed project would require a General Plan amendment to modify the Circulation Element changing the alignment of the proposed San Jose Avenue extension to terminate at a new intersection with Sand Creek Road, which itself is being extended and will terminate at a temporary turnaround at the western project site boundary, ultimately to be extended westerly into Antioch by others in the future.

The project site is currently zoned PD-36. The proposed project would include a zoning text amendment to PD-36 to modify the existing development standards for PD-36 to accommodate the single-family and multi-family portions of the site, as well as a map amendment to amend the designation of the multi-family portion of the site.

Development Agreement

The proposed project seeks a DA between the City and the developer, which would provide vested rights to the proposed project. The parties are negotiating terms regarding, among other things, the proposed school site, fire and medical support contributions, and a trail connection beneath SR 4 to the commercial developments to the east.

Vesting Tentative Subdivision Map

The proposed project would include the development of 252 single-family homes and an apartment complex with 258 units (see Figure 4 and Figure 5). Sand Creek Road would be extended westward into the project site, and would provide primary access to a new on-site circulation system, including the extension of both San Jose Avenue and St. Regis Avenue in the southeast portion of the site. Sand Creek Road will be extended across Sand Creek and terminate at the City's western boundary in conjunction with project improvements. In addition, the VTSM prepared for the proposed project includes a number of miscellaneous parcels designated for future regional commercial development, an elementary school site (with an overlay allowing up to 63 single-family homes if the school does not proceed), and public parks. Each component of the VTSM is discussed in further detail below.

Single-Family Development/School Site

The proposed project would include subdivision of the project site to construct 252 single-family homes in the southern portion of the site, south of the proposed extension of Sand Creek Road.

Lot sizes would range from 4,500 square feet (sf) to 16,912 sf. Buildout of the single-family residential area would result in a density of approximately 3.7 dwelling units per gross acre (du/ac). The single-family residential area would be organized around an 11.35-acre area identified as Parcel H (see Figure 4).

The 11.35-acre Parcel H is anticipated to be an elementary school site that would be sold to the Brentwood Union School District for development. In the event that the school site is not sold to the Brentwood Union School District and developed accordingly, the applicant is proposing that Parcel H would instead be subdivided for development of an additional 63 additional single-family homes, which would then result in an overall density of 4.64 du/ac.

Figure 4
Vesting Tentative Subdivision Map

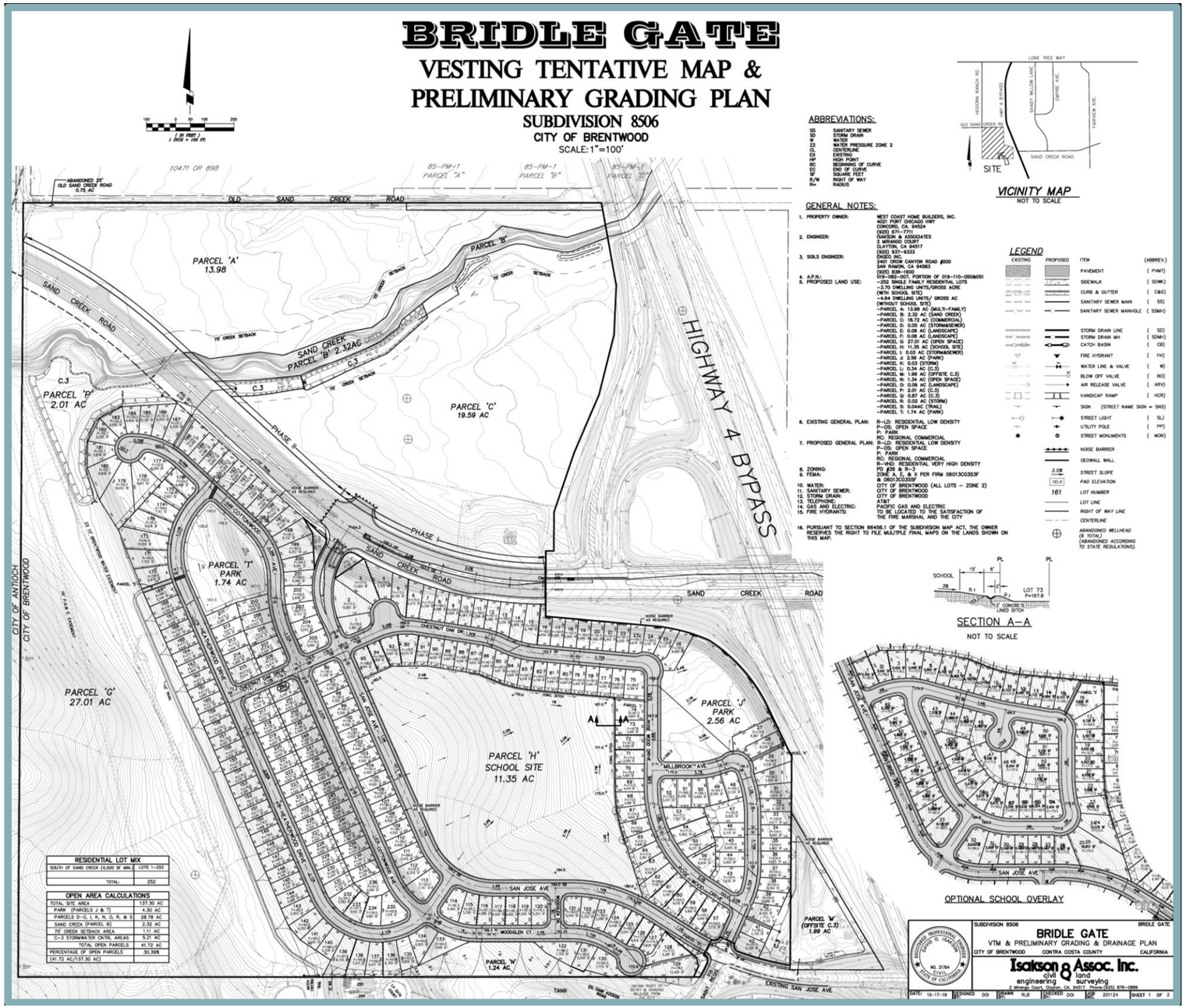
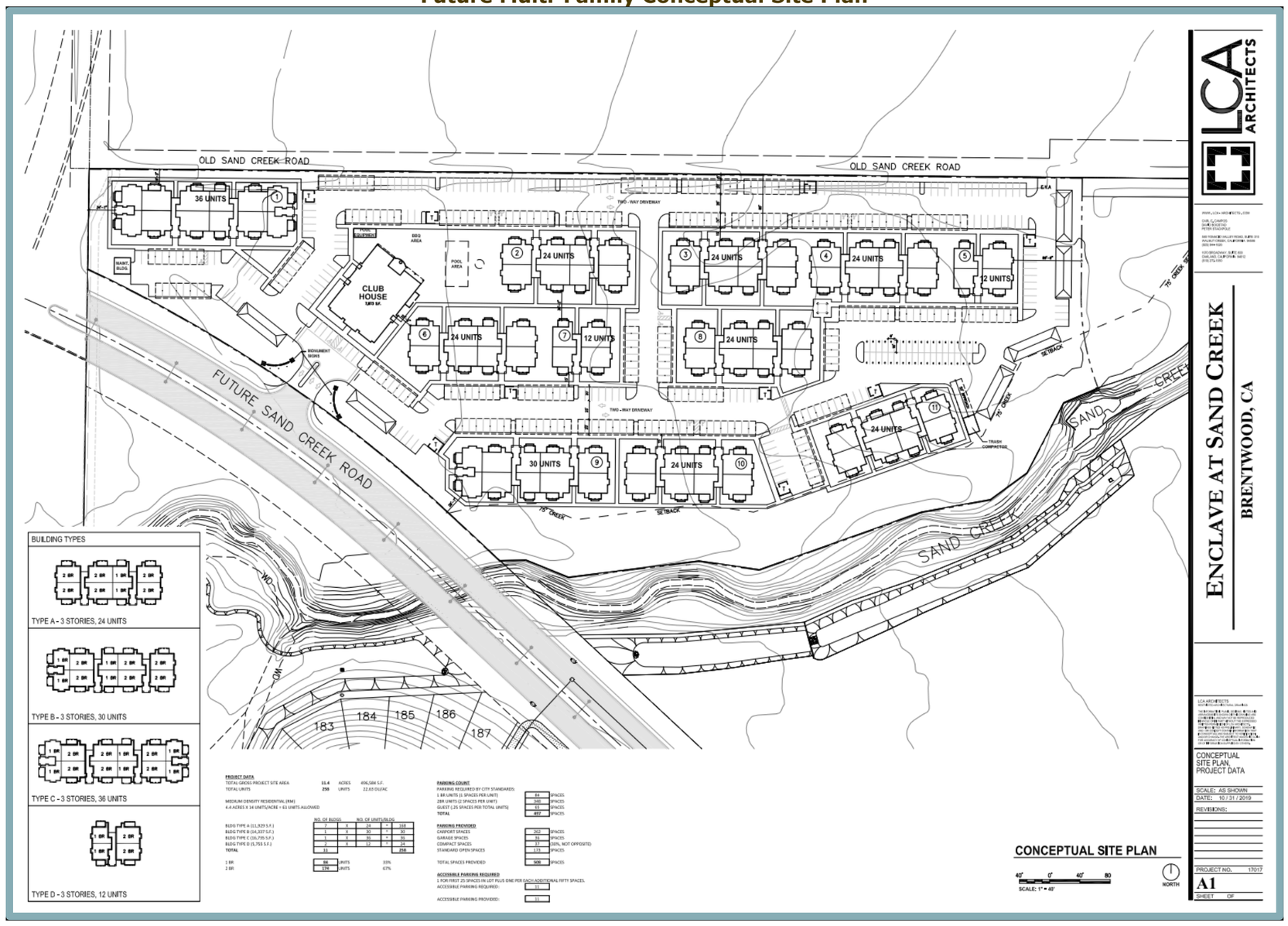


Figure 5
Future Multi-Family Conceptual Site Plan



If the site is developed as an elementary school, the School District will be required to meet all applicable state requirements, such as review and approval by the California Department of Education per California Code of Regulations, Title 5, as well as through the Division of the State Architect. The analysis below analyzes both development scenarios

Multi-Family Development

Approximately 13.98 acres in the northwest portion of the project site (see Figure 5, "Parcel A") is proposed to be developed with a multi-family residential apartment complex and an associated circulation system. The multi-family development would be limited to a maximum of 258 units. In addition, the multi-family development would include a total of 508 parking spaces comprised of 262 carport spaces, 36 garage spaces, 37 compact spaces, and 173 standard spaces. Parcel A would be bounded by Old Sand Creek Road to the north, Sand Creek to the south, and the extension of Sand Creek Road to the west. The extension of Sand Creek Road would provide primary, right-in and right-out access to the multi-family development.

Future Commercial Parcel Development

The proposed project would include two parcels to the north of the proposed Sand Creek Road extension (see Figure 4, "Parcel "A" and "Parcel C"). Parcel C comprises 19.59 acres and is currently designated RC per the City's General Plan. The parcel is set back approximately 75 feet from the edge of Sand Creek to the north. While this parcel is anticipated for future development, it would not be developed as part of the proposed project. Consistent with the proposed PD-36 standards, and in order to provide a conservative estimate of the project's potential impacts, this EIR analyzes future buildout of the parcel at the maximum allowable development intensity per the existing General Plan land use designation and proposed zoning designation. Specifically, buildout is assumed to include approximately 199,940 sf of commercial uses.

Parks and Open Space

Two parcels totaling 2.56 acres and 1.74 acres, respectively, would be dedicated to the City of Brentwood for use as public parks (see Figure 4, "Parcel I" and "Parcel J"). The parks would provide a recreational amenity for residents of the proposed single-family subdivision. Landscaping elements would be provided throughout the proposed park areas and all other developed portions of the site consistent with City requirements.

As discussed previously, Sand Creek currently flows from west to east through the northern portion of the project site. The proposed project would limit encroachment on the creek by providing a 75-foot buffer on either side of the creek banks. In addition, the area to the west of the proposed single-family residential subdivision would be retained as 27.01 acres of open space and would not be developed (see Figure 4, "Parcel G"). A 1.24-acre parcel to the south of the subdivision would similarly be retained as open space (see Figure 4, "Parcel N"). It should be noted that Parcel G is currently designated P and P-OS per the City's General Plan.

Stormwater Systems

Stormwater draining off impervious areas such as roofs, parking areas, and streets within the project site would be transported through storm drains to four bio-retention basins identified as Parcels P, Q, R, and M located throughout the project site (see Figure 4). Within the northern portion of the project site, runoff would flow to the bio-retention areas located along the south side of Sand Creek within Parcels P and Q, whereas runoff from the southern portion of the site would be captured by two bio-retention basins located to the north of the existing San Jose Avenue within Parcels R and M.

Water and Sewer Infrastructure

Water and sewer service for the proposed project would be provided by the City of Brentwood. As part of the recent SR 4 construction, the SR 4 contractor extended a 10-inch sewer line within the Sand Creek Road alignment to the eastern edge of the project site. The sewer line improvement was reviewed and approved by the City's Public Works Department.

The 10-inch sewer line would be extended westerly along the proposed Sand Creek Road extension for approximately 2,200 lineal feet, with additional lines constructed within internal streets to serve the proposed development areas. Additional sewer lines would be extended as the remaining parcels, north of Sand Creek Road, are built out. Similarly, the SR 4 contractor extended an existing 16-inch water line within the Sand Creek Road alignment to the eastern edge of the Bridle Gate property. The 16-inch water line would be extended westerly along the proposed Sand Creek Road extension for approximately 2,200 lineal feet. From the 16-inch water line, a looped water system would be constructed within the streets of the residential area. Additional water lines would be extended as the remaining parcels, north of Sand Creek Road, are built out.

Access and Circulation

Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road; 2) the westward extension of San Jose Avenue; and 3) the northerly extension of St. Regis Avenue. Access to the multi-family apartment complex would be provided by the westerly extension of Sand Creek Road via a right-in and right-out turning movement. A clear-span bridge would be installed at the Sand Creek crossing. The bridge would be designed to avoid encroachment on the Sand Creek area. The design of the clear-span bridge would include an arching over the creek to rest on abutments that would be constructed entirely above the ordinary high-water mark (OHWM).

An internal circulation system would be provided throughout the proposed single-family residential subdivision. Each internal road would be designed to meet current City standards and would include an attached sidewalk on both sides of the roadway. As shown in Figure 5, the multi-family apartment complex area would include a right-in/right-out driveway from the proposed Sand Creek Road extension. The site would include drive aisles to allow circulation of the multi-family apartment complex. In addition, the multi-family apartment complex would include a total of 508 parking spaces to serve future residents. In conjunction with development of the proposed project, the proposed extension of Sand Creek Road would terminate at a new turnaround at the western project site boundary. However, the City anticipates that Sand Creek Road will ultimately extend further west to connect with Heidorn Ranch Road and Hillcrest Avenue (within the City of Antioch). The connection with Heidorn Ranch Road is anticipated to occur in approximately three to five years.

The proposed multi-family project would include the construction of a 20-foot emergency vehicle access (EVA) connection to Old Sand Creek Road at the northeastern end of the proposed development. The portions of Old Sand Creek Road that are to be relied upon for the EVA would be reconstructed as part of the proposed project to accommodate emergency vehicles. Pedestrian access would be provided in the form of sidewalks and trails throughout the proposed development, in conformance with City standards.

Off-Site Improvements

The project would also include a new 10-foot trail with connection to an existing trail in the Brentwood Hills development to the south of the project site. The trail would extend along the

western boundary of the proposed single-family homes and extend through the designated open space, along the north side of Sand Creek (beneath SR 4) to the commercial properties east of the project site. The trail would then connect to the site's internal circulation system and connect to Sand Creek Road. In addition, if the future school is developed on Parcel H within the project site, the proposed project would require off-site widening of the existing segment of San Jose Avenue to the south of the site in order to accommodate school traffic. The San Jose Avenue widening would occur within the existing San Jose Avenue right-of-way.

Design Review

In accordance with Chapter 17.820 (Design and Site Development Review) of the City's Municipal Code, all proposed structures are subject to design review approval, which may be given by the City Council if accompanied by legislative approval, to foster a good design character through consideration of aesthetic and functional relationships to surrounding development.

Discretionary Actions

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

- Certification of the Environmental Impact Report, including adoption of Findings of Fact and a Statement of Overriding Considerations;
- Adoption of the Mitigation Monitoring and Reporting Program;
- A General Plan amendment to (1) change the land use designation for the northwesterly 13.98 acres of the site from Regional Commercial (RC) to Planned Development (PD) for up to 258 multi-family units, (2) change the land use designation for 4.3 acres of the site south of the Sand Creek Road alignment to Park (P) for two public parks associated with the single-family units, and (3) revise the planned alignment of the proposed San Jose Avenue extension in the Circulation Element;
- A rezone of the site to modify the existing development standards for PD-36 to accommodate the single-family and multi-family portions of the site;
- A vesting tentative subdivision map to subdivide the approximately 137.3-acre project site into 4.3 acres for public parks, 13.98 acres for up to 258 multi-family units, approximately 28.35 acres for permanent open space, 252 single-family units, an 11.35-acre elementary school site (or alternatively, a residential overlay that could accommodate an additional 63 single-family units if development of the school is not constructed), and 19.59 acres for future commercial development;
- A design review for the single-family and multi-family portions of the site; and
- A Development Agreement between the City of Brentwood and the project applicant.

G. ENVIRONMENTAL CHECKLIST

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

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less-Than-Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
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?	☐	☐	✖	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	✖	☐	☐

Discussion

a,b. Examples of typical scenic vistas would include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista.

The City of Brentwood is located in the eastern valley area of Contra Costa County, immediately east of the Diablo Range, which includes Mount Diablo. The City of Brentwood has recognized views of Mount Diablo, in addition to local hills and ridgelines and open space areas, as scenic resources to be preserved (see Policy COS 7-3 of the Conservation and Open Space Element of the Brentwood General Plan). Public spaces and/or public viewing or sightseeing areas within the vicinity of the project site include St. Regis Avenue, San Jose Avenue, La Sata Drive, Old Sand Creek Road, and SR 4, as well as Black Gold Park.

According to the 2014 Brentwood General Plan EIR and the Caltrans California Scenic Highway Mapping System, the City of Brentwood does not contain an officially designated State Scenic Highway.[1] However, it should be noted that a segment of SR 4 located adjacent to the eastern boundary of the project site is listed as an Eligible State Scenic Highway. In addition, the 2014 Brentwood General Plan EIR identifies SR 4 as a local scenic route due to the panoramic vistas of the Diablo Range and Mount Diablo afforded to drivers on the highway.

Given the sloping topography of the project site, views of the Diablo Range and Mount Diablo from SR 4 to the east of the project site are framed by rolling hillsides within the project site (see Figure 6). The proposed project, under either the school or single-family housing development scenario, would include grading of these hillsides within the southern portion of the site to accommodate the proposed residential subdivision.

[1] City of Brentwood. *2014 Brentwood General Plan EIR* [pg. 3.1-5]. July 22, 2014.

Figure 6
Existing View of Project Site from SR 4 Looking West



The proposed grading activities would reduce the elevation of the higher portions of the project site and build up the lower portions such that the required cut and fill soils would balance across the project site. While the project applicant would be required to refrain from unnecessary leveling or grading through compliance with General Plan Policy COS 7-2 ("Preserve the topography of Brentwood's hills by discouraging unnecessary leveling/grading activities prior to site-building on hillsides where development is permitted."), the proposed onsite grading cuts are necessary to avoid hauling soils to the site. In addition, because the site has been anticipated for development in the General Plan, some level of grading has been anticipated to occur at the project site.

The project site does not contain scenic resources, including any trees, rock outcroppings, or historic buildings, that would be visible from SR 4. Portions of the project site are currently designated for buildout with residential and commercial uses per the General Plan, and associated impacts related to scenic vistas and scenic resources were analyzed in the General Plan EIR.

All areas of the site currently designated as P-OS would be preserved as open space and left undeveloped, while areas designated as P would be developed as a park. In addition, all development occurring on the project site would be subject to Design Review consistent with the criteria set forth in Section 17.820.007 of the City's Municipal Code. The Design Review process would ensure that the proposed project would be compatible with other facilities in the immediate area and with the overall setting of the area as viewed from key vantage points in the community.

Based on the above, the proposed project under either development scenario would not have a substantial adverse effect on a scenic vista and would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway, and a ***less-than-significant*** impact would occur.

c. The implementation of the proposed project would change the existing visual setting from open grazing land to a suburban area consisting of a single-family residential subdivision, a multi-family apartment complex, future commercial uses, and associated improvements. The following discussion provides an analysis of the changes in visual character and quality, as viewed from public areas in the project vicinity, that would be expected to occur as a result of the proposed project under either the elementary school or single-family housing development scenario.

Distinguishing between public and private views is important, because private views are views seen from privately-owned land and are typically associated with individual viewers, including views from private residences. Public views are experienced by the collective public, and include views of significant landscape features and along scenic roads. According to CEQA (Pub. Resources Code, § 21000 et seq.) case law, only public views, not private views, are protected under CEQA. For example, in *Association for Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720, the court determined that "we must differentiate between adverse impacts upon particular persons and adverse impacts upon the environment of persons in general. As recognized by the court in *Topanga Beach Renters Assn. v. Department of General Services* (1976) 58 Cal.App.3d 188: '[A]ll government activity has some direct or indirect adverse effect on some persons. The issue is not whether [the project] will adversely affect particular persons but whether [the project] will adversely affect the environment of persons in general.'" Therefore, the focus in this section is on potential impacts to public views.

Public views in the project vicinity would consist primarily of views seen by motorists traveling on SR 4 and motorists, bicyclists, and pedestrians traveling on local roadways to the south of the project site, including La Sata Drive, St. Regis Avenue, and San Jose Avenue. Views of the site from the commercial shopping centers to the east of the site would be blocked by the elevated SR 4 roadway. Views of the site would also be available from Old Sand Creek road to the north.

Along the southern portion of the project site, Parcels P and G would be preserved as open space and retained in an undeveloped state. Parcel M, at the southeast site boundary, would be developed with a bio-retention facility to serve the proposed single-family development, but would otherwise remain absent of any permanent structures. The proposed open space areas would provide a considerable setback between the proposed residential subdivision and the adjacent residential streets to the south. In general, the southern portion of the project site would essentially consist of an expansion of the existing Brentwood Hills neighborhood to the south of the project site. Similarly, the proposed commercial uses north of Sand Creek Road would serve as an expansion of the adjacent commercial uses located north and south of Sand Creek Road on the east side of SR 4, which include The Streets of Brentwood lifestyle center and Sand Creek Crossing, as well as businesses such as AMC, Ross, TJ Maxx, Home Goods, Party City, and Raley's.

As discussed throughout this IS, with the exceptions noted in the Project Description above the proposed project would be consistent with the project site's existing General Plan land use designations. Thus, buildout of the project site would not result in a substantial change to the aesthetic character or quality of the site beyond what was previously analyzed in the General Plan EIR. In addition, the proposed project would include grading of the hill in the southwestern portion of the project site. As noted above, all development occurring on the project site would be subject to Design Review consistent with the criteria set forth in Section 17.820.007 of the City's Municipal Code. The Design Review process would include a review of the exterior appearance of all proposed facilities and structures to ensure compliance with the City's established Design Guidelines. The project would be evaluated for consistency with the type and intensity of development in the surrounding areas. Furthermore, even though the proposed project would include grading of the hill in the southwestern corner of the site, Design Review would ensure the existing visual character of the site is not substantially reduced. Moreover, as noted above, the project applicant would be required to refrain from unnecessary leveling or grading through compliance with General Plan Policy COS 7-2 ("Preserve the topography of Brentwood's hills by discouraging unnecessary leveling/grading activities prior to site-building on hillsides where development is permitted.")

Based on the above, the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings beyond what has been previously evaluated in the General Plan EIR. As such, a ***less-than-significant*** impact would occur.

d. The project site is currently vacant and undeveloped. Implementation of the proposed project would change the site to a developed residential, commercial, and potential school site and would, therefore, introduce new sources of light and glare where little or none currently exists. Potential sources of light and glare associated with the proposed project would include interior light spilling through windows, exterior lighting on homes and the school buildings, street lighting on the internal street systems, and headlights from on-site vehicle traffic. Future development of Parcel C would likely include commercial uses with associated lighted parking lots.

As discussed above, the single-family residential component of the project would be visually compatible with the existing Brentwood Hills residential neighborhood to the south, and, thus, light and glare associated with the southern portion of the project site would be relatively similar to what already occurs in the area. Within the northern portion of the project site, the type and intensity of nighttime light associated with the proposed multi-family and future commercial development would be relatively similar to the existing commercial development to the east of the project site across SR 4.

Nevertheless, given that the project site is currently undeveloped, the proposed project could be considered to create a new source of substantial light or glare which would adversely affect day or night-time views in the area, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level under both development scenarios.

I-1. *To minimize the potential adverse impact associated with light and glare, prior to the issuance of any building permits for any future residential, or commercial use, applicant shall submit an exterior lighting control plan, which must be reviewed and approved by the Community Development Department.*

The applicant shall design and install all permanent exterior lighting and all temporary construction lighting such that: (a) lamps and reflectors are not directly visible from beyond the project site, as is feasible; (b) lighting does not cause excessive reflected glare; (c) direct lighting does not illuminate the nighttime sky; (d) illumination of the project and its immediate vicinity is minimized; and (e) the lighting mitigation plan complies with all relevant local policies and ordinances. The exterior lighting control plan shall include the following:

- *A photometric study that demonstrates spillover horizontal footcandle (fc) levels do not exceed 1.0 fc at the project site boundary;*
- *Identification of the location and direction of light fixtures that take the lighting control requirements into account;*
- *Lighting design that considers setbacks of project features from the site boundary to aid in satisfying the lighting control requirements;*
- *Lighting design that incorporates fixture hoods/shielding, with light directed downward or toward the area to be illuminated;*
- *Light fixtures that are visible from beyond the project boundary shall have cutoff angles that are sufficient to prevent lamps and reflectors from being visible beyond the project boundary, except where necessary for security;*
- *All lighting shall be of minimum necessary brightness consistent with operational safety and security; and*
- *Lights in high illumination areas not occupied on a continuous basis shall have (in addition to hoods) switches, timer switches, or motion detectors so that the lights operate only when the area is occupied.*

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	✖	☐	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
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))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	✖	☐	☐

Discussion

a,e. The 137.3-acre project site is currently vacant and undeveloped. The site has historically been used for dry farming of grains or hay. Sand Creek flows west to east through the northern portion of the site and supports both native riparian vegetation and a variety of landscaped or planted ornamentals. The remainder of the project site is currently vacant and covered with grasses and weedy vegetation.

According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the project site is identified as Farmland of Local Importance.[2] The project site contains the following soil types: Capay Clay (0 to 2 percent slopes), Rincon Clay Loam (0 to 2 percent slopes), Sycamore Silty Clay Loam (Clay Substratum), Brentwood Clay Loam, Altamont Clay (15 to 30 percent slopes), and Altamont Clay (9 to 15 percent slopes).[3] According to the "Guide to Mapping Units" included in the Contra Costa County Soil Survey, all of the on-site soils are considered Class I, II, III, or IV, as defined by the United States Department of Agriculture Natural Resource Conservation Service.[4] Section 17.730.020 of the City of Brentwood's Agricultural Preservation Program states that, "agricultural land" requiring mitigation, includes but is not limited to: "[…] Class I, II, III, or IV soils as defined by the United States Department of Agriculture Natural Resource Conservation Service." As a result, all on-site agricultural land that would be converted for development of the proposed project would be subject to mitigation per the City's Agricultural Preservation Program.

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2 California Department of Conservation. *California Important Farmland Finder.* Available at: http://maps.conservation.ca.gov/ciff/ciff.html. Accessed March 2020.

3 United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey.* Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed March 2020.

4 United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Contra Costa County, California*. September 1977.

It should be noted that the portions of the project site that would be developed by the proposed project are currently designated for residential and commercial uses per the City's General Plan. In addition, the project site is not located within a portion of the City planning area designated Agricultural Conservation (AGCON) per the City's General Plan.

According to the General Plan EIR, conversion of farmlands associated with buildout of the planning area would result in a significant and unavoidable impact even with implementation of General Plan goals and policies aimed at preserving agricultural lands. Given the fact that the project site has been previously anticipated for buildout with residential and commercial uses per the City's General Plan, conversion of farmland associated with buildout of the project site has been previously analyzed in the General Plan EIR. Furthermore, as noted above, the project will be required to comply with Chapter 17.730, Agricultural Preservation Program, of the Brentwood Municipal Code, which requires the project applicant to preserve agricultural lands by either:

1. Granting an agricultural conservation easement to or for the benefit of the City and/or a qualified land trust approved by the City on agricultural land deemed acceptable by the City. The easement shall encumber the exact acreage of the proposed entitlement, including any land used for park and recreation purposes and may encumber land acquired by the City and/or qualified land trust in fee; or
2. Paying an in-lieu fee established by City Council resolution. The fee may be adjusted annually but may not be increased by more than ten percent during any twelve-month period.

If the project applicant fails to comply with the City's agricultural preservation requirements, the project's conversion of agricultural land would result in a ***potentially significant*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would mitigate potential impacts related to the loss of agricultural resources to a *less-than-significant* level under both development scenarios.

II-1. *Prior to recordation of any final map or issuance of any grading permit, the developer shall comply with Chapter 17.730 (Agricultural Preservation Program) of the Brentwood Municipal Code in order to mitigate the project's conversion of agricultural land, as defined in Section 17.730.020, by granting an agricultural conservation easement or paying the current agricultural conservation City fee in effect at that time to provide funds to purchase conservation easements to mitigate the loss of farmland.*

b. The project site is not under Williamson Act contract, nor is the site zoned for agricultural use. The current zoning designation for the project site is Planned Development-36. Therefore, the project would have ***no impact*** with respect to conflicting with agricultural zoning or Williamson Act contracts.

c,d. The project site is not considered forest land (as defined in Public Resources Code section 12220[g]), timberland (as defined by Public Resources Code section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the proposed project would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

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

Discussion

a,b. The City of Brentwood is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan (CAP), adopted on April 19, 2017. The 2017 CAP was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 CAP. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area

is currently designated nonattainment, consistent with applicable air quality plans. The BAAQMD's established significance thresholds associated with development projects for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for PM_{10} and $PM_{2.5}$, expressed in pounds per day (lbs/day) and tons per year (tons/yr), are listed in Table 1.[5] By exceeding the BAAQMD's mass emission thresholds for ROG, NO_X, PM_{10}, or $PM_{2.5}$, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1
BAAQMD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO_x	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAQMD, CEQA Guidelines, May 2017.

During construction of the proposed project, heavy-duty equipment would operate on the project site. Exhaust emissions would be generated by the construction equipment. Construction worker trips and materials hauling truck trips would result in emissions as well. Operational emissions associated with the proposed development would primarily consist of an increase in vehicle trips, including supply deliveries to the commercial development and workers and residents traveling to and from the project site. Increased vehicle trips in the City of Brentwood would generate increased amounts of NO_X, ROG, PM_{10}, and $PM_{2.5}$. Therefore, the aforementioned activities could result in increased emissions in the project vicinity above thresholds established by the BAAQMD.

Construction and operational emissions associated with the proposed project, in combination with other past, present, and reasonably foreseeable projects within the project region could either delay attainment of the standards or require adoption of additional controls on existing and future air pollution sources to offset emission increases. The increase in emissions associated with construction and operations of the proposed project would require further study to determine the significance of related impacts. Thus, the project could conflict with or obstruct implementation of the applicable air quality plan and result in a cumulatively considerable net increase of criteria pollutants for which the project region is non-attainment under applicable federal and/or State ambient air quality standards. Based on the above, the proposed project could result in a ***potentially significant*** impact with regard to air quality.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions chapter of the Bridle Gate Project EIR.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems

[5] Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines*. May 2017.

are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors would be the single-family residences located south of the project site. Because the proposed project could potentially include development of an elementary school, the site itself would be considered a sensitive receptor. Due to the site's close proximity to SR 4, both future residents and students could be exposed to elevated concentrations of associated toxic air contaminant (TAC) emissions. Because SR 4 is part of the existing environment, the impacts of such are not typically required under the CEQA Guidelines (except for certain conditions, including school developments) unless the proposed project risks exacerbating those environmental hazards or conditions that already exist. Therefore, potential health affects related to the potential school site will be addressed in the Air Quality and Greenhouse Gas Emissions chapter of the EIR.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and TAC emissions. Project operations may contribute to localized CO emissions or include sources of TACs. Specifically, the proposed project could contribute to localized CO emissions through increased traffic levels on the project site and local roadways. Furthermore, the proposed project would involve operation of heavy-duty construction equipment on the project site throughout the duration of the construction activities, which would result in TAC emissions. However, the proposed residential and potential school uses are not typically associated with any major sources of TAC emissions. Given that operation and construction of the proposed project could result in localized CO and TAC emissions, respectively, further analysis of such emission sources is required.

Because the proposed project could involve emissions of localized CO and TACs associated with construction and operation, the project could expose existing sensitive receptors to substantial pollutant concentrations. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be ***potentially significant***.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions chapter of the Bridle Gate Project EIR.

d. Air pollutant emissions have the potential to adversely affect people. Emissions of principal concern include emissions leading to odors, emission that have the potential to cause dust, emissions of criteria pollutants, or other pollutants associated with health concerns. Criteria pollutants and pollutants associated with health concerns have been discussed in sections "a" through "c" above. Therefore, the following discussion focuses on emissions associated with odors and dust.

Per the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[6] 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

[6] *Ibid.*

dependent on a number of 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, quantitative analysis to determine the presence of a significant odor impact is difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses and is not located in the vicinity of any such existing or planned land uses.

Construction activities often include diesel-fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, construction activities would be temporary, and hours of operation for construction equipment would be restricted to daytime hours Monday through Friday per Section 9.32.050 of the City of Brentwood Municipal Code. 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 emissions, including emissions leading to odors. Accordingly, substantial objectionable odors would not be expected to occur during construction activities.

It should be noted that BAAQMD regulates objectionable odors through Regulation 7, Odorous Substances, which does not become applicable until the Air Pollution Control Officer (APCO) receives odor complaints from ten or more complainants within a 90-day period. Once effective, Regulation 7 places general limitation on odorous substances and specific emission limitations on certain odorous compounds, which remain effective until such time that citizen complaints have been received by the APCO for one year. The limits of Regulation 7 become applicable again when the APCO receives odor complaints from five or more complainants within a 90-day period. Thus, although not anticipated, if odor complaints are made after the proposed project is developed, the BAAQMD would ensure that such odors are addressed and any potential odor effects are minimized or eliminated.

With respect to dust, all projects under the jurisdiction of BAAQMD are required to implement the BAAQMD's Basic Construction Mitigation Measures. Such measures would act to reduce construction-related dust by ensuring that haul trucks with loose material are covered, reducing vehicle dirt track-out, and limiting vehicle speeds within project site, among other methods, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following project construction, vehicles operating within the project site would be limited to paved areas of the site, and non-paved areas would be landscaped. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

For the aforementioned reasons, construction and operation of the proposed project, under either the elementary school or single-family housing development scenario, would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	✖	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	✖	☐	☐
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?	☐	✖	☐	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	✖	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖	☐

Discussion

a. The following discussion is based on the Planning Survey Report (PSR) prepared for the project site by Moore Biological Consultants in order to comply with and receive permit coverage under the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) (See Appendix A).[7] It should be noted that the City of Brentwood, project applicant, and the East Contra Costa County Habitat Conservancy have agreed upon a Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement, dated January 6, 2020. The Agreement would require the project applicant to dedicate land and pay a development impact fee to mitigate any potential impacts to biological resources within the scope of the ECCC HCP/NCCP.[8] Compliance with the terms of this agreement would satisfy the requirements of the ECCC HCP/NCCP and any species and/or habitat mitigation requirements thereunder.

During the past decade, the project site has been subject to substantial earth disturbance related to the construction of SR 4, as well as agricultural uses, and other human activities. The site has also been farmed in hay crops for many years. Lands to the south of Sand Creek supports ruderal grassland vegetation that has is periodically disturbed by disking. The parcel to the north of Sand Creek was recently farmed in a winter wheat crop. There

[7] Moore Biological Consultants. *Application Form and Planning Survey Report Application, To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan*. May 2020.

[8] In addition to the ECCC HCP/NCP, see also H.T. Harvey & Associates. *East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan: Assessment of Plan Effects on CEQA Species.* February 2015."

is a notable seasonal wetland swale in the west part of the site that that drains into Sand Creek. There are numerous trees in the Sand Creek riparian corridor, a few trees in the field north of Sand Creek, and a few trees along Old Sand Creek Road.

The majority of the project site is vegetated with ruderal grassland vegetation that has been highly disturbed by past agricultural use and ground disturbance related to highway construction. The on-site grasslands have been graded and re-graded numerous times over the years, and are routinely disked. Dominant grass species in the site include oats (*Avena fatua*), soft chess brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), and perennial ryegrass (*Lolium perenne*). Other grassland species such yellow star-thistle (*Centaurea solstitialis*), black mustard (*Brassica nigra*), yellow sweetclover (*Melilotus officinalis*), American vetch (*Vicia americana*), purple owl's clover (*Castilleja exserta*) and filaree (*Erodium* spp.) are intermixed with the grasses.

Sand Creek and its associated riparian woodland habitat traverse the northern portion of the project site in an east to west direction. The riparian corridor supports valley oaks (*Quercus lobata*), California black walnut (*Juglans californica*), California buckeye (*Aesculus californica*), cottonwoods (*Populus fremontii*), almond (*Prunus dulcis*), and fan Palm (*Washingtonia filifera*) are the dominant trees along Sand Creek. A few scattered elderberry (*Sambucus* nigra ssp. *caerulea*) shrubs and patches of wild rose (*Rosa californica*) exist along the banks of the stream. Cattails (*Typha* sp.), bulrush (*Schoenoplectus americanus*), water plantain (*Alisma trivale*), and curly dock (*Rumex crispus*) are dominant species in creek bed.

In addition, a wetland swale, covering approximately 4.587 acres, is located in the southwestern portion of the project site. The seasonal wetland is also been routinely disked and highly disturbed. Water drains in to the site from an off-site basin in the residential subdivision just south of the site and drains through the seasonal wetland feature before draining into Sand Creek in the northwest part of the site. The swale is saturated seasonally but surface water is present only during or shortly after rain events. Perennial ryegrass is the dominant species in the swale, with lesser amounts of Mediterranean barley (*Hordeum marinum*), as well as upland species such as Harding grass (*Phalaris aquatica*) and black mustard. Approximately 0.255 acres of the seasonal wetland will be filled for construction of a water quality treatment basin. The remainder of the seasonal wetland is outside of the proposed residential development area.

According to the PSR, approximately 110 acres of the project site will be permanently disturbed by development of the proposed project. In addition, approximately 30 acres of land will remain in open space, including the Sand Creek corridor and adjacent 75+/-foot stream setback lands.

Special-Status Plant Species

Surveys to assess potentially suitable habitat for special-status plants and search for special-status plants were undertaken on April 9, 2020 and April 30, 2020. The site was systematically searched by walking throughout the project site. Covered or no-take plants were not observed in the project site. Potentially occurring special-status plant species listed in the ECCC HCP/NCCP for the annual grassland habitat type are not expected to occur on-site for the reasons described below.

Adobe Navarretia

The California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants (2020) describes adobe navarretia (*Navarretia nigelliformis ssp. radians*) as occurring in annual grasslands on clay barrens. Such suitable habitat does not occur on-site.

Alkali Milkvetch

The CNPS online Inventory of Rare and Endangered Plants describes alkali milkvetch (*Astragalus tener* ssp. *tener*) as occurring in annual grasslands in adobe clay soils, and alkaline vernal pools, at elevations up to 197 feet. Such suitable habitat does not occur on-site. In addition, the CNPS Inventory describes this species as extirpated in Contra Costa County.

Big Tarplant

The CNPS Inventory describes big tarplant (*Blepharizonia plumosa*) as occurring in annual grassland habitats at elevations between 98 and 1,657 feet. The ruderal grassland in the site is farmed in hay crops and does not provide suitable habitat for big tarplant. In addition, the project site is at the extreme low end of the elevation range of big tarplant.

Brewer's Dwarf Flax

The CNPS Inventory describes Brewer's dwarf flax (*Hesperolinon breweri*) as occurring in annual grasslands, usually in serpentine soils, at elevations between 295 and 2,953 feet. The site is farmed in hay crops, and due to this disturbance, does not provide suitable habitat for this species. In addition, the site is below the elevation range for Brewer's dwarf flax. The ECCC HCP/NCCP does not map the site as either "Suitable Low Potential Habitat" or "Suitable Habitat" for this species.

Brittlescale

The CNPS Inventory describes brittlescale (*Atriplex depressa*) as occurring in soils of the Pescadero or Solano soil series, as well as the southeastern region of the ECCC HCP/NCCP area. Brittlescale is generally found at low elevations but has been collected up to 1,055 feet. Due to the lack of suitable soils, the site does not provide suitable habitat for this species. In addition, the ECCC HCP/NCCP does not map the site as "Suitable Habitat" for this species.

Caper-fruited Tropidocarpum

The CNPS Inventory describes caper-fruited tropidocarpum (*Tropidocarpum capparideum*) as occurring in alkaline soils of low hills and Valley and foothill grassland at elevation less than 1,312 feet. Due to the lack of suitable soils, the site does not provide suitable habitat for this species.

Contra Costa Goldfields

The CNPS Inventory describes Contra Costa goldfields (*Lasthenia conjugens*) as occurring in annual grassland habitats and vernal pools at elevations up to 1,541 feet. The site is farmed in hay crops, and due to this disturbance, does not provide suitable habitat for this species. In addition, vernal pools are not located on-site.

Diablo Helianthella

The CNPS Inventory describes Diablo helianthella (*Helianthella castanea*) as occurring in in upland forest, chaparral, cismontane and riparian woodland, coastal scrub, and valley

and foothill grasslands, at elevations below 2,400 feet. The ECCC HCP/NCCP does not map the site as "Suitable Habitat" for this species and Diablo helianthella was not detected on the site during the rare plant surveys.

Diamond-petaled Poppy

The CNPS Inventory describes diamond-petaled poppy (*Eschscholzia rhombipetala*) as occurring in annual grassland habitats with alkaline or clay soils, at elevations up to 3,198 feet. The on-site grasslands are moderately to highly disturbed and areas of alkaline or clay soils do not occur on-site. In addition, the CNPS Inventory describes this species as extirpated in Contra Costa County.

Large-flowered Fiddleneck

The CNPS Inventory describes large-flowered fiddleneck (*Amsinckia grandiflora*) as occurring in annual grasslands habitats at elevations between 902 and 1,804 feet. The site is farmed in hay crops, and due to this disturbance, does not provide suitable habitat for this species. In addition, the project site is well below the elevation range for this species.

Mount Diablo Buckwheat

The CNPS Inventory describes Mount Diablo buckwheat (*Eriogonum truncatum*) as occurring in annual grassland habitats with sandy soils, at elevations between 10 and 1,148 feet. The on-site grasslands are moderately to highly disturbed, thereby reducing the suitability of the site for this species. In addition, the CNPS Inventory states that Mount Diablo buckwheat is only known from one population in Contra Costa County, within Mount Diablo State Park.

Mount Diablo Fairy-lantern

The CNPS Inventory describes Mount Diablo fairy-lantern (*Calochortus pulchellus*) as occurring in annual grassland habitats with sandy soils, at elevations between 98 and 2,756 feet. The project site is at the extreme low end of the elevation range for the species and the ECCC HCP/NCCP does not map the project site as "Suitable Habitat" for Mount Diablo fairy-lantern.

Mount Diablo Manzanita

The CNPS Inventory describes Mount Diablo manzanita (*Arctostaphylos aurculata*) as occurring in chaparral and cismontane woodland, at elevations between 700 and 1,860 feet. The project site is at the extreme low end of the elevation range for the species and the ECCC HCP/NCCP does not map the project site as "Suitable Habitat" for Mount Diablo manzanita.

Recurved Larkspur

The CNPS Inventory describes recurved larkspur (*Delphinium recurvatum*) as occurring on alkaline soils in chenopod scrub, cismontane woodland, and valley and foothill grasslands, at elevations between 328 and 6,562 feet. The project site is at the extreme low end of the elevation range for the species and the ECCC HCP/NCCP does not map the project site as "Suitable Habitat" for recurved lakspur.

Round-leaved Filaree

The CNPS Inventory describes round-leaved filaree (*California macrophylla*) as occurring in cismontane woodland habitats and annual grassland habitats with clay soils, at

elevations between 49 and 3,937 feet. The level of on-site disturbance greatly reduces the suitability of the site for this species. In addition, the project site is at the low end of the elevation range for round-leaved filaree.

San Joaquin Spearscale

The CNPS Inventory describes San Joaquin spearscale (*Atriplex joaquiniana*) as occurring in alkaline soils of chenopod scrub, meadows and seeps, playas and valley and foothill grassland at low elevations. San Joaquin spearscale was not detected on the site during the rare plant surveys. Due to the lack of suitable soils, the site does not provide suitable habitat for this species.

Showy Madia

The CNPS Inventory describes showy madia (*Madia radiata*) as occurring in annual grassland habitats at elevations between 82 and 2,953 feet. The highly disturbed condition of the grasslands in the site greatly reduces the suitability of the site for showy madia. In addition, the CNPS Inventory describes this species as extirpated in Contra Costa County; and no known records exist for showy madia in the ECCC HCP/NCCP planning area.

Conclusion

Based upon the above-described factors, construction of the project would not result in adverse impacts to special-status plant species. The moderate to highly disturbed nature of the grasslands on-site results in a relative lack of suitable habitat for the special-status plant species that could potentially occur within annual grassland habitats.

Special-Status Wildlife Species

Based upon the on-site habitats, nine covered species may occur on the project site. Each of these species is discussed below.

San Joaquin Kit Fox

The project site is within the range of the San Joaquin kit fox (*Vulpes macrotis mutica*) and is mapped as “Suitable Core Habitat” in the modeled range of the species (see Appendix D of the ECCC HCP/NCCP). Moore Biological inspected the project site for burrows and dens with evidence of kit fox occupancy (e.g., scat, tracks), and burrows and dens that met the dimensional criteria for kit fox. Comprehensive inspection of potential den habitat was accomplished by walking meandering transects throughout the property. Potential San Joaquin kit fox dens were not observed in the project area.

Western Burrowing Owl

The project site is within the range of the western burrowing owl (*Athene cunnicularia*). The site and visible areas on adjacent lands were inspected by Moore Biological for burrowing owls and ground squirrel burrows with evidence of burrowing owl occupancy (e.g., white wash, pellets, feathers). Comprehensive inspection of potential burrowing owl habitat was accomplished by driving and walking meandering transects throughout the property. Western burrowing owls or burrows with evidence of burrowing owl occupancy were not observed in the study area.

California Red-Legged Frog

The project site is within the range of the California red-legged frog (*Ranu auroura draytonif*) and Sand Creek provides low quality, yet potentially suitable habitat for the species. The entire site is considered ‘potential migration and aestivation habitat” in the

modeled range of California red-legged frog as mapped in Appendix D of the ECCC HCP/NCCP. California red-legged frog could travel across the site; however, due to the regular disking on the project site, California red-legged frog would not be expected to aestivate on the project site. In addition, the seasonal wetland and Sand Creek do not provide suitable breeding habitat due to the shallow runs of the creek and the lack of pooling within the wetland.

Swainson's Hawk

The project site is located along the western edge of the range of Swainson's hawks (*Buteo swainsoni*). The only potential nest trees on the site are the trees along Sand Creek and a few scattered trees in the fields north of Sand Creek. Trees on the project site and in adjacent lands were inspected for raptor stick nests. Moore Biological did not observe Swainson's hawks in the study area during the 2020 field surveys. Due to the location of the project site being at the far western edge of the species' range, it is unlikely that Swainson's hawks will nest in the trees on or near the project site.

Golden Eagle

The project site is within the range of the golden eagle (*Aquila chrysaetos*). The only potential nest trees on the site are the trees along Sand Creek and a few scattered trees in the fields north of Sand Creek. Trees on the project site and in adjacent lands were inspected for raptor stick nests. Moore Biological did not observe golden eagles in the study area during the 2020 field surveys. In addition, golden eagles most often nest in cliffs rather than trees.

White-Tailed Kite, Raptors, and Other Migratory Birds

White-tailed kite, though not one of the 28 species covered under the ECCC HCP/NCCP, is a fully protected species per California Fish and Game Code Section 3511. White-tailed kite could potentially nest in the trees located along Sand Creek. Although the project improvements are not anticipated to result in impacts to the trees located along Sand Creek, the possibility exists that construction of the project could disrupt nesting behavior if occupied white-tailed kite nests are present within such trees. In addition, riparian corridor trees and on-site grasslands could be used for nesting purposes by other bird species protected by the Migratory Bird Treaty Act. Removal of on-site grassland, or inadvertent impacts to trees within the riparian corridor, could therefore result in impacts to white-tailed kite and other raptors and migratory birds.

Other Covered Species

According to the PSR, the 4.59-acre seasonal wetland within the project site is not considered a vernal pool. The seasonal wetland swale has directional flow and is saturated seasonally; however, surface water is present only during or shortly after rain events. This seasonal wetland feature is highly disturbed from periodic disking and hay farming. This seasonal wetland swale does not provide suitable habitat for vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), or other special-status branchiopods. Due to the hydrological regime, the seasonal wetland does not provide suitable breeding habitat for California tiger salamander (*Ambystoma californiense*). Furthermore, due to intensive disking, the on-site grasslands are not suitable for California tiger salamander aestivation.

Conclusion

Due to the disturbed nature of the project site's ruderal grassland cover type, suitable habitat does not exist to support special-status plant species known to occur within the annual grassland cover type of East Contra Costa County. While the presence of special-status wildlife species is relatively unlikely, based upon the current land cover types found on-site, in accordance with the ECCC HCP/NCCP, the Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement would require the project applicant to dedicate land and pay a development impact fee to mitigate any potential impacts to biological resources. Compliance with the terms of this agreement would satisfy the requirements of the ECCC HCP/NCCP and any species mitigation requirements under the HCP. If the Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement is not carried out, the project could result in a ***potentially significant*** 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 (CDFW), or U.S. Fish and Wildlife Service (USFWS).

Mitigation Measure(s)

The following mitigation measures would reduce the above impact to a *less-than-significant* level under both development scenarios.

IV-1. *The developer shall pay the development fee set forth in and comply with all terms of the Multi-Party Mitigation and Land Dedication in Lieu of Development Fee Agreement, dated January 6, 2020.*

White-Tailed Kite

IV-2. *Prior to any ground disturbance related activities that occur during the nesting season (March 15-August 31), a qualified biologist shall conduct a preconstruction survey no more than one month prior to construction to establish whether white-tailed kite is nesting in on-site trees. In the event active nests are found, an initial 300-foot buffer shall be established around the nest tree. Ground disturbance related to covered activities within the buffer shall either be delayed until a qualified biologist determines nesting is complete, or until the applicant consults with the City of Brentwood and the California Department of Fish and Wildlife (CDFW) and implements CDFW-approved measures to minimize potential disturbance. If no active nests are found, further mitigation is not necessary.*

Nesting Raptors and Migratory Birds

IV-3. *Prior to any ground disturbance related to covered activities during the nesting season (March 15 to September 15), a qualified biologist shall conduct a preconstruction survey no more than two weeks prior to construction in order to establish whether occupied migratory bird and/or raptor nests are located within 250 feet of the project site. A written summary of the survey results shall be submitted to the City of Brentwood Community Development Department. In the event active nests are found, the applicant shall consult with CDFW for further guidance. If occupied nests are not found, further mitigation is not necessary.*

b,c. Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year. Vernal pools are seasonal depressional wetlands that are covered by shallow water for variable periods from winter to spring, but may be completely dry for most of the summer and fall. Vernal pools range in size from small puddles to shallow lakes, and are usually found in gently sloping plains of grasslands.

A wetland delineation was prepared for the project site and verified by the U.S. Army Corps of Engineers (USACE) on April 15, 2004. The Bridle Gate wetland delineation was re-verified by the USACE for another 5 years on February 9, 2009. The second verification has expired. The applicant has completed an updated wetland delineation and is in the process of seeking verification of the delineation by the USACE. A total of approximately 4.99 acres of wetlands have been delineated on-site. The delineated features include Sand Creek and a seasonal wetland swale, located in the southwestern corner of the project site. Per the ECCHCP (Table 6-2), the project is required to include a 75-foot setback from top-of-bank of both sides of Sand Creek in order to ensure that future development does not result in impacts to Sand Creek. As described above, approximately 0.255 acres of the seasonal wetland would be filled for construction of a water quality treatment basin. The remainder of the seasonal wetland is outside of the proposed residential development area and will remain in open space While the project includes a new vehicle bridge over Sand Creek, the bridge structure would be anticipated to be a "clear-span" bridge, arching over the creek and resting on abutments constructed entirely above the ordinary high-water mark (OHWM), and therefore not within the jurisdictional limits of the USACE. However, if a "clear-span" bridge is infeasible and the bridge would involve fill in jurisdictional Waters of the U.S., permits would be required from USACE and the California Regional Water Quality Control Board (CRWCQB). In addition, a 1602 Streambed Alteration Agreement may be needed from CDFW, depending on the degree of encroachment, if any, into the stream banks. Therefore, the possibility exists that the project improvements (e.g., bridge crossings) could result in a ***potentially significant*** impact regarding riparian habitat, seasonal wetlands, or vernal pools as defined by Section 404 of the Clean Water Act, or regarding a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS.

Mitigation Measure(s)

The following mitigation measures would reduce the above-stated impacts to a *less-than-significant* level under both development scenarios. The below mitigation measures would be required prior to initiation of *any* on-site ground disturbance activities.

IV-4. *Prior to initiation of any ground disturbance activities affecting the bed, bank, or associated riparian vegetation along Sand Creek, a Notification pursuant to Section 1602 of Fish and Game Code shall be submitted to the California Department of Fish and Wildlife (CDFW). If required, the developer shall enter in to a Streambed Alteration Agreement (SAA) with CDFW in developing appropriate mitigation, and shall abide by the conditions of the SAA. A copy of the executed SAA shall be submitted to the Brentwood Community Development Department.*

IV-5. *Prior to initiation of any ground disturbance activities along the Sand Creek corridor or associated with construction of the C.3. basin along the west*

edge of the project site, the applicant shall submit proof to the Community Development Department that the wetland delineation for the project site has been verified by the USACE.

IV-6 *Prior to the initiation of ground disturbance activities associated with construction of the C.3. basin along the west edge of the site, the developer shall obtain an appropriate Section 404 permit from the USACE and Section 401 water quality certification from the California Regional Water Quality Control Board (RWCQB). Developer shall abide by the conditions of any 404 and 401 permits.*

IV-7. *If the "clear-span" bridge is not feasible for the proposed Sand Creek crossing, and final bridge design and construction would require fill within jurisdictional Waters of the U.S., the developer shall also obtain an appropriate Section 404 permit from the USACE prior to initiation of ground disturbance activities associated with bridge construction. Developer shall also obtain a Section 404 permit prior to the construction of any stormwater outfalls, if applicable. Section 401 water quality certification or waiver from the California RWQCB will also be required prior to the initiation prior to the initiation of any ground disturbance activities associated with the construction of the bridge or stormwater outfalls. Developer shall abide by the conditions of any 404 and 401 permits.*

IV-8. *Prior to the initiation of ground disturbance activities along the Sand Creek corridor or associated with construction of the C.3. basin along the west edge of the site, the developer shall pay the Wetland mitigation fee determined for the project to the East Contra Costa County Habitat Conservancy. The Wetland mitigation fee amount applicable to the affected development project shall be the Wetland mitigation fee amount in effect at the time of grading or construction permit issuance.*

d. Development of the proposed project would include construction of one bridge over Sand Creek to extend Sand Creek Road. Sand Creek may currently serve as a limited migration corridor for wildlife; however, the above mitigation measures would ensure impacts related to Sand Creek are reduced to less-than-significant levels. Thus, the project would not obstruct any wildlife movement within Sand Creek. It is also important to note the urbanized nature of the area with development located to the east and south of the project site currently restricts wildlife movement. As such, the proposed project would not further restrict wildlife movement within the project site.

In addition, the ECCC HCP/NCCP shows movement corridors for San Joaquin kit fox west of the City of Brentwood. The nearest San Joaquin kit fox movement corridor is approximately three miles west of the project site. The project site is located in close proximity to SR 4 to the east and existing residential development to the south; such features already restrict wildlife movement through the site. Given the distance to the known movement corridor, and the fact that the project site would retain existing on-site open space areas that may currently serve as limited migration corridors, impacts related to the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impeding the use of wildlife nursery sites would be ***less-than-significant***.

e. As indicated in Figure 4 of the Bridle Gate PSR, an abundance of trees are located along the Sand Creek riparian corridor. According to the PSR, a total of 141 trees are located on-site. Valley oak (*Quercus lobata*) and almonds (*Prunus dulcis*) are the most dominant tree species, intermixed with lesser numbers of black walnut (*Juglans californica*), California buckeye (*Aesculus californica*), willows (*Salix* spp.), toyon (*Heteromels arbutifolia*), Fremont cottonwood (*Populus fremontii*), and a few ornamental tree species. While the project is required to include a 75-foot setback on either side of Sand Creek, construction of the one vehicle bridge over Sand Creek could result in the removal of existing trees. Impacts to existing vegetation would be minimized through the utilization of a "clear-span" bridge; however, up to 25 to 30 existing trees may require removal during construction. General Plan Policy COS 1-9 establishes the goal of protecting and incorporating existing, native, non-orchard trees and areas of natural vegetation as part of new development. Therefore, the proposed project has the potential to conflict with the City of Brentwood General Plan policies protecting biological resources, and would result in a ***potentially significant*** impact.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the impact from the proposed project to a *less-than-significant* level under both development scenarios.

IV-9. *Prior to issuance of a grading permit or construction permit associated with the proposed bridge crossing and development on Parcel A, the project improvement plans shall identify all native trees within the disturbance area. If the disturbance area contains native trees greater than six inches in diameter at 48" above grade, an arborist survey shall be conducted. If feasible, all trees identified by the survey to be in at least "good" condition shall be identified on the grading plan and protected from damage. Appropriate protective measures shall be taken to ensure preservation during grading activity. Any native tree in at least "good" condition, as determined by a certified arborist, that cannot be preserved in place shall be relocated or replaced at the following ratios, pursuant to General Plan Policies and/or Ordinances regarding tree preservation and replacement:*

- *Trees 6"-18" in diameter, as measured 48" above grade: 1:1 replacement shall be required.*
- *Trees 18"-24" in diameter, as measured 48" above grade: 2:1 replacement shall be required.*
- *Trees 24"-32" in diameter, as measured 48" above grade: 3:1 replacement shall be required.*
- *Trees over 32" in diameter, as measured 48" above grade: 4:1 replacement shall be required.*

f. In July 2007, the ECCC HCP/NCCP was adopted by Contra Costa County, the City of Brentwood, other member cities, the USFWS and the CDFW. The ECCC HCP/NCCP provides guidance for the mitigation of impacts to covered species. As discussed above, the Multi-Party Agreement is intended to address compliance with the ECCC HCP/NCCP and the developer is required to comply with the terms of this agreement per Mitigation Measure IV-1 above. Therefore, the applicant's performance of the requirements of the Multi-Party Agreement will ensure that the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community

Plan, or other approved local, regional, or state habitat conservation plan, and would result in a ***less-than-significant*** impact.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	✖	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	✖	☐	☐

Discussion

a. The following discussion is based on a Updated Cultural Resources Assessment (Updated Cultural Report) prepared for the proposed project by Ric Windmiller, Consulting Archaeologist, and Dana Supernowicz, Architectural Historian in April of 2020.[9] Windmiller Consulting, Inc. conducted a site survey as part of a previous 2004 study and revisited the site on April 16, 2020. In 2004, Windmiller identified the Elissondo Ranch Complex, the western half of which was located on the Bridle Gate property and the eastern half of which was located on the SR 4 Bypass Authority property. The Bridle Gate portion of the complex included three structures: a large barn, small barn and chicken coop, and a house trailer. Windmiller also identified a private bridge over Sand Creek, which consisted of an old railroad flatcar and abutments. It should be noted that the structures identified in the Updated Cultural Report have since been removed and do not currently exist on the project site.

The Updated Cultural Report included an assessment of the identified resources to determine the resources were eligible for listing the California Register of Historic Resources (CRHR). The Updated Cultural Report concluded that the Elissondo Ranch Complex and old railroad flatcar and abutments are not associated with an important person or persons and does not yield any information important to history. Thus, the Elissondo Ranch Complex and old railroad flatcar and abutments were determined not to be eligible for listing as historical resources in the CRHR.

Based on the above, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5, and a ***less-than-significant*** impact would occur.

b,c. A records search of the California Historic Resources Information System (CHRIS) was performed by the Northwest Information Center (NWIC) for cultural resource site records and survey reports within the proposed project area.[10] The CHRIS search concluded that the project site does not contain any recorded archaeological resources, historic buildings or structures included in any lists of historic resources, nor does the project site contain Native American resources. In addition, a records search by the Native American Heritage Commission (NAHC) of the Sacred Lands File resulted in negative findings of cultural resources on the project site.[11]

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9 Windmiller Consulting, Inc. *Bridle Gate Updated Cultural Resources Assessment, Brentwood, Contra Costa County.* April 2020.

10 Northwest Information Center. *Records Search Results for the proposed Bridle Gate Project.* September 5, 2019.

11 Native American Heritage Commission. *Letter RE: Bridle Gate Project, City of Brentwood; Brentwood USGS Quadrangle, Contra Costa County, California.* August 16, 2019.

However, considering that unknown archaeological resources, including human remains, and/or historic resources have the potential to exist on-site, ground-disturbing activity related to project construction could encounter such resources. Therefore, the proposed project could cause a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of dedicated cemeteries during construction. Thus, impacts could be considered ***potentially significant***.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level under both development scenarios.

V-1. *A qualified archaeologist shall conduct a Cultural Resources Worker Environmental Awareness Program (WEAP) training for all personnel involved in ground-disturbing, site preparation construction activities on the project site prior to construction and ground-disturbing activities. The training shall include basic information about the types of artifacts that might be encountered during construction activities, and procedures to follow in the event of a discovery. The training shall be provided for any additional personnel added to the project even after the initiation of construction and ground disturbing activities.*

V-2. *If historic and/or cultural resources are encountered during site grading or other site work, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department of the discovery. In such case, a qualified archaeological monitor shall be retained by the applicant and shall evaluate any potentially important discovery. Significance determinations shall be measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852[a]), and the definition of tribal cultural resources set forth in Public Resources Code Section 21074. The archaeologist shall be required to submit to the Community Development Department and the Wilton Rancheria for review and approval a report of the findings and method of curation or protection of the resources. Further grading or site work within the area of discovery shall not be allowed until the preceding work has occurred.*

V-3. *If human remains, or remains that are potentially human, are found during construction, a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance. The archaeologist shall notify the Contra Costa County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If*

an agreement is not reached, the qualified archaeologist or MLD must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.

VI. ENERGY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖	☐

Discussion

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

California Green Building Standards Code

The 2019 California Building Standards Code (CBSC), otherwise known as the CALGreen Code (CCR Title 24, Part 11), became effective on January 1, 2020. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory periodic inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 sf to ensure that all are working at their maximum capacity according to their design efficiencies; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2019 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards, resulting in a seven percent reduction in energy consumption from the 2016 standards for residential structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the

use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.

One of the improvements included within the 2019 Building Energy Efficiency Standards will be the requirement that certain residential developments, including some single-family and low-rise residential developments, include on-site solar energy systems capable of producing 100 percent of the electricity demanded by the residences. Certain residential developments, including developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, are exempted from the foregoing requirement; however, such developments would continue to be subject to all other applicable portions of the 2019 Building Energy Efficiency Standards.

Construction Energy Use

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

Even during the most intense period of construction, due to the different types of construction activities (e.g., 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 per the CARB 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 CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. 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.

In 2017, the CARB has released the *2017 Climate Change Scoping Plan Update* (2017 Scoping Plan),[12] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The proposed project would comply with a portion of the suggested measures within the 2017 Scoping Plan. For example, one suggested measure within the 2017 Scoping Plan is to enforce idling time restrictions for construction vehicles. Because the construction fleets

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

and equipment operated would be subject to CARB's idling restrictions, the proposed project would be required to comply with this measure. Implementation of some of the 2017 Scoping Plan suggested measures would minimize construction-related energy usage.

All projects within the jurisdiction of the BAAQMD are required to implement all of the BAAQMD's Basic Construction Mitigation Measures, which would include the following:

1. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
2. 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.
3. All vehicle speeds on unpaved roads shall be limited to 15 mph.
4. 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.
5. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
6. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
7. Post a publicly visible sign with the telephone number and 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 phone number shall also be visible to ensure compliance with applicable regulations.

The proposed project's required implementation of the BAAQMD's Basic Construction Mitigation Measures listed above for the project's construction activities, would minimize construction-related energy usage.

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

Operational Energy Use

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

The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the project by PG&E would comply with the State's Renewable Portfolio Standard (RPS), which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 60 percent by 2030. Thus, a portion of the energy consumed during project operations would originate from renewable sources.

With 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, of this IS, the project site is located within close proximity to existing residences, commercial uses, and transit infrastructure. The site is also located on a major arterial (Sand Creek Road), and, thus, would be a stop on an already determined path for several customers. The proposed project would also include a variety of uses, such as commercial space and residences, which would help to reduce vehicle miles traveled (VMT) as well.

Conclusion

Based on the above, construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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.	☐	☐	✖	☐
ii. Strong seismic ground shaking?	☐	☐	✖	☐
iii. Seismic-related ground failure, including liquefaction?	☐	✖	☐	☐
iv. Landslides?	☐	✖	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	✖	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	✖	☐	☐
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	✖	☐	☐
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?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	✖	☐	☐

Discussion

The following discussions are based on a Geotechnical Exploration prepared for the proposed project by ENGEO Incorporated[13] and relevant General Plan policies. Although the document was prepared in 1999, ENGEO Incorporated conducted a review of the revised Vesting Tentative Map, Preliminary Grading Plan, and Utility Plan and confirmed that the plans were in conformance with the geotechnical recommendations presented in the 1999 Geotechnical Exploration.[14] Thus, the conclusions presented in the 1999 Geotechnical Exploration remain valid.

ai-ii. According to the General Plan EIR, the project site is not within an Alquist-Priolo Special Studies Zone; however, the EIR indicates that the Brentwood area is located in a seismically active zone. Five active faults are located within an approximate 50-mile radius of the project site. The nearest active faults are the Greenville and Concord faults, located approximately nine miles southwest and 13 miles west, respectively. However, known active or potentially active faults do not exist on the project site. In addition, the project site is not located within a State-designated Alquist-Priolo Fault Zone.[15] Thus, the potential for fault rupture risk at the project site is relatively low.

[13] ENGEO Incorporated. *Geotechnical Exploration, Ellisondo Parcel, Brentwood, California.* September 15, 1999.
[14] ENGEO Incorporated. *Subject: Bridle Gate, Brentwood, California, Vesting Tentative Map Plan Review*. March 27, 2020.
[15] California Geologic Survey. *Seismic Hazard Zone Report for the Brentwood 7.5-Minute Quadrangle, Contra Costa County, California.* 2018.

An earthquake of moderate to high magnitude generated by the above faults could cause considerable ground shaking at the project site. However, the proposed residences would be properly engineered in accordance with the CBSC, which includes engineering standards appropriate for the seismic area in which the project site is located. Conformance with the design standards is verified by the City prior to the issuance of building permits. Proper engineering of the proposed residences would ensure that the project would not be subject to substantial risks related to seismic ground shaking.

Based on the above, a ***less-than-significant*** impact would occur related to seismic surface rupture and strong seismic ground shaking.

aiii-aiv,
c. Risks associated with liquefaction, landslides, lateral spreading, and subsidence are discussed in detail below.

Liquefaction

Liquefaction is a phenomenon in which saturated, cohesionless soils are subject to a temporary total loss of shear strength due to pore pressure build-up associated with seismic events. The Geotechnical Exploration prepared for the proposed project concluded that on-site soils consisted primarily of natural alluvial deposits and shallow deposits of residual soil over bedrock. Based on the material types and densities of granular materials encountered on-site and lack of groundwater, the risk of liquefaction at the project site was determined to be low.[16]

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of this hazard is greatest in the late winter when groundwater levels are highest and hillside colluvium is saturated. The risk of landslides is present at the project site due to varying degrees depending on the slope conditions and time of year. According to the Geotechnical Exploration, portions of the project site where residential development is proposed contain considerable slopes. As such, future development on the project site could be subject to landslide risks. However, according to the Geotechnical Exploration prepared for the project site, the hazard of seismically-induced landsliding to the proposed structures could be adequately mitigated by properly engineered stabilization of hillslopes and/or creation of sufficient buffers between hillslope areas and development areas. It should be noted that the proposed project would include grading of the hills within the southern portion of the project site to accommodate the proposed residential subdivision, which would reduce the elevation of the higher portions of the project site. The proposed grading would help to reduce the likelihood of future landslide occurrence.

Lateral Spreading

Lateral spreading is a phenomenon in which a soil mass moves towards a free face, such as an excavation or road cut, or down a gentle slope. Per the Geotechnical Evaluation, lateral spreading is not likely to pose a risk to the proposed project due to the low liquefaction potential.

[16] ENGEO Incorporated. *Geotechnical Exploration, Ellisondo Parcel, Brentwood, California* [pg. 16]. September 15, 1999.

Subsidence/Settlement

According to the project Geotechnical Exploration, areas of artificial fill, extending up to five feet in thickness, are present around the previous oil and gas well sites located on the project site. Other areas of deep fill are anticipated in the lower lying areas of the project site. Such artificial fill is considered highly susceptible to excessive total and differential-settlement, or subsidence, in the absence of remediation. To reduce potential total and differential settlements, the Geotechnical Exploration recommended that the uncontrolled existing fills be completely over excavated and removed. The actual extent of the fill would need to be determined during grading and would require removal and replacement with properly-engineered fill.

Conclusion

Based on the above, the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction or landslides. In addition, the project would not be subject to risks associated with lateral spreading. However, in the absence of proper mitigation to remediate artificial fill materials located on the project site, such fill materials could potentially result in on- or off-site subsidence or collapse. Thus, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure the above impact is reduced to a *less-than-significant* level under both development scenarios.

VII-1. *During construction, the project contractor shall completely remove and recompact any existing non-engineered fill on-site under the supervision of a registered geotechnical engineer, according to the recommendations presented in the Geotechnical Exploration Report and to the satisfaction of City. A written summary of the operations shall be submitted to the Director of Public Works/City Engineer.*

b. Issues related to erosion and degradation of water quality during construction are discussed in Section X, Hydrology and Water Quality, of this IS/MND, under question ‘a’. As noted therein, a Storm Water Pollution Prevention Plan (SWPPP) for the site would be required. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and addresses both grading/erosion impacts and non-point source pollution impacts of the development project, including post-construction impacts. The City of Brentwood requires all development projects to use BMPs to treat runoff. Thus, the proposed project would not result in substantial soil erosion or the loss of topsoil. Therefore, a ***less-than-significant*** impact would occur.

d. Expansive soils shrink/swell when subjected to moisture fluctuations, which can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Building damage due to volume changes associated with expansive soils can be reduced by performing proper moisture conditioning and compaction of fill materials within selected ranges to reduce their swell potential, and using structurally reinforced “rigid” mats or post-tensioned mats designed to resist the deflections associated with soil expansion. Per the Geotechnical Exploration, a high shrink-swell potential exists in the soils underlying the site. The clayey soil and clayey bedrock materials within the subject area display moderate to high potential for shrink-swell behavior, according to Plasticity Indices. Compliance with CBSC standards would reduce potential impacts related to expansive soil. In addition, the proposed Brentwood Union School District would be

required to comply with the regulations established California Environmental Protection Agency (CalEPA) related to school siting and geotechnical hazards. Nonetheless, the proposed project could be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would ensure the above potential impact is reduced to a *less-than-significant* level.

VII-2. *All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer, or through the state approval process for the school, prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the geotechnical report are properly incorporated and utilized in the project design. In addition, prior to issuance of a building permit for any lot, except the school, the applicant shall submit to the City a letter from a qualified Geotechnical Engineer and Civil Engineer stating that the lot has been constructed in conformance with the approved Grading Plan and recommendations in the Geotechnical Report. The Geotechnical Exploration Report provides feasible measures including, but not limited to: demolition and stripping design grades be cleaned to a firm undisturbed soil surface; specification of backfill materials and procedure; slope gradient guidelines; creek bank and bed protection proper foundation design; reinforced structural mat foundations; and post-tensioned slabs.*

e. The proposed project would connect to extended or existing sewer infrastructure, and, thus, would not require the use of septic systems. Therefore, ***no impact*** would occur related to having 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.

f. The City's General Plan indicates that known paleontological resources do not exist within the City planning area. However, development allowed under the General Plan could result in the discovery and disturbance of previously unknown or undiscovered paleontological resources. Geologic formations, including the Upper Cretaceous marine sedimentary rocks and various Quaternary subunits, that have a moderate to high potential for paleontological resources, are present throughout many areas of the City. The City's General Plan EIR concluded that with implementation of Action COS 6e, which requires all new development projects to comply with procedures upon discovery of unique paleontological resources, impacts related to disturbance of paleontological resources would be less than significant.

As noted in the City's General Plan EIR, the majority of the City is underlain by Quaternary Marine/Alluvium, which contains mostly nonmarine unconsolidated alluvium, lake, playa, and terrace deposits. Such soil types are not considered unique geologic features and are common within the geographic area of the City. Furthermore, the City's General Plan does not note the existence of any unique geologic features within the City. Consequently, implementation of the proposed project would not be anticipated to have the potential to result in direct or indirect destruction of unique geologic features.

Although the proposed project would not have the potential to result in the destruction of unique geologic features, previously unknown paleontological resources could exist within the project site. Thus, ground-disturbing activity, such as grading, trenching, or excavating associated with implementation of the proposed project, could have the potential to disturb or destroy such resources. Therefore, the proposed project could result in the direct or indirect destruction of a unique paleontological resource, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-3. *Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred. The language of this mitigation shall be included via notation on the project improvement plans.*

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✖	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	✖	☐	☐	☐

a,b. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because construction and operation of the proposed project would generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, impacts related to GHG emissions and global climate change could be cumulatively considerable and considered ***potentially significant***.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions chapter of the Bridle Gate Project EIR.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	✖	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖	☐
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?	☐	☐	☐	✖
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?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖	☐

Discussion

The following discussion is based on a Phase I Environmental Site Assessment (ESA) prepared for the proposed project by ENGEO Incorporated.[17] It should be noted that the Department of Toxic Substances Control, Cortese list, indicates that hazardous materials sites are not located in the immediate project vicinity.

a. The proposed project has limited potential for the routine transport, use, or disposal of hazardous materials. The 2014 General Plan EIR concluded that compliance with applicable General Plan Policies and Actions, as well as Federal and State regulations, would ensure that potential impacts associated with the routine use, transport, storage or disposal of accidental release of hazardous materials would be less than significant.

The proposed single- and multi-family residential uses would not involve the routine transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials. Hazardous materials associated with the residential uses would consist mostly of typical household-type cleaning products and fertilizers, which would be utilized in small quantities and in accordance with label instructions.

The proposed project would maintain the existing General Plan land use designation for Parcel C. While the project would include text amendments to the City's Zoning Code to alter development standards for the project site's PD-36 zoning designation, such changes

[17] ENGEO Incorporated. *Subject: Bridle Gate, Sand Creek Road and San Jose Avenue, Brentwood, California, Phase I Environmental Site Assessment.* May 6, 2020.

would not substantially affect the buildout potential of the parcel. As such, this IS assumes that Parcel C could be developed with approximately 199,940 sf of commercial uses in the future. The project does not include a specific development proposal for Parcel C at this time; however, future land uses on the parcel could involve varying amounts of hazardous materials during operation, including, but not limited to, household-type products, as well as maintenance products (e.g., paints, solvents, cleaning products), and products related to automobile repair and medical offices. Nevertheless, all future on-site development, including commercial development within Parcel C, would be required to comply with applicable federal, State, and local regulations pertaining to the transport, use, and disposal of hazardous waste, including Title 40, 42, 45, and 49 of the Code of Federal Regulations. Thus, the potential range of allowable uses within the project site would not result in adverse hazardous materials impacts.

Based on the above, the proposed project under both development scenarios would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, a ***less-than-significant*** impact would occur.

b. The project site is currently vacant and absent of any habitable structures. Per the Phase I ESA, the northern portion of the site formerly contained a homesite complex, which included an abandoned single-family residence, garage, barns, and several small outbuildings. However, the residence and garage, which were technically off-site, on the adjacent SR 4 Bypass property, have been burned to the ground in a fire department exercise and no longer exist. The remaining homesite complex structures were removed from the project site in order to facilitate the construction of SR 4, which is located adjacent to the eastern project site boundary. In addition, ENGEO Incorporated conducted a reconnaissance of the site and determined that water supply wells and septic systems are not present within the site.

Based on the Phase I ESA, the potential recognized environmental conditions (RECs) identified for the project site are discussed in further detail below.

Former Oil Wells/Gas Well Sites and Facilities

Per the Phase I ESA, seven oil and natural gas wells were formerly in operation on the project site. In addition, a gas production/above ground tank complex was located in the southeast area of the site. However, all such facilities have been decommissioned in accordance with the Department of Oil, Gas and Geothermal Resources (DOG) Regulations.

After decommission of the facilities, remediation activities were conducted on-site in 1996, which included excavation of soil from impacted well sites and the above-ground tank complex. The excavated soil was stockpiled on-site for bioremediation. Twenty-four active groundwater monitoring wells were installed on-site to address impacts resulting from the former oil/gas well facilities. While low levels of petroleum hydrocarbons were detected in a few groundwater samples, the groundwater monitoring wells and associated facilities have since been properly abandoned under the oversight of CRWQCB due to CRWQCB's formal issuance of "no further action" determinations for the entirety of the project site. Specifically, CRWQCB letters dated December 19, 1996, July 7, 2000, and March 29, 2001, confirmed that no further investigation, remedial or removal action, or monitoring was required on-site. However, residual impacts could remain within the vicinity of the

former wells. In addition, any abandoned oil pipelines found within the areas of the project site planned for development would need to be removed during construction activities.

Section 17.680.021 of the Brentwood Municipal Code requires development setbacks from abandoned wells. Specifically, Section 17.680.021 states the following regarding oil and gas wells:

> "Tentative maps, planned development and other development plans submitted to the City shall show the exact location of all wells drilled on the property. Development shall be designed such that the Building Official is satisfied that no structure will be built within ten feet of any well that has been properly abandoned pursuant to DOG requirements. Any lot or parcel containing an abandoned well shall be encumbered with a deed restriction specifying the exact location of such well and prohibiting any construction within said ten-foot area. If a final map is recorded, the encumbrance shall be recorded concurrent with the final map. The DOG, at its discretion, may also require that any abandoned well be uncovered, tested for leakage, require remedial work on leaking wells, and be accurately located on the final map before recordation of the map."

As such, final maps associated with the proposed project would be required to include development setbacks consistent with Section 17.680.021 in order to ensure that the abandoned oil and gas wells would not pose a risk to future development.

Natural Gas Pipelines

A PG&E-owned natural gas pipeline traverses the southwestern portion of the project site. The portion of the site containing the pipeline is currently designated P-OS per the City's General Plan, and would not be developed or disturbed by the proposed project.

Conclusion

As discussed above, the former on-site oil wells and associated facilities have been decommissioned and abandoned in accordance with State regulations. The CRWQCB has confirmed that no further investigation, remedial or removal action, or monitoring is required on-site for the former oil well production areas. The Phase I ESA did not identify any other RECs that would pose a risk to future development on the project site. However, per the City's Municipal Code, final maps prepared for the proposed project would be required to include adequate setbacks from the abandoned oil and gas wells. In addition, the proposed school and Brentwood Union School District would be required to comply with the regulations established by Department of Toxic Substances Control (DTSC) and CalEPA related to school siting. If the project applicant fails to comply with the applicable requirements contained within Section 17.680.021 of the City's Municipal Code and DTSC and CalEPA regulations specific to school sites, the proposed project, under both development scenarios, could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level under both development scenarios.

IX-1. *Prior to recordation of any final map for the proposed project, including* any *future residential, school, or commercial use, the applicant shall submit proof to the satisfaction of the Director of Public Works/City Engineer that all planned development on-site is at least 10 feet (10') from any abandoned oil wells. Precise locations of all oil well sites shall be depicted on the final map.*

If abandoned oil/gas well infrastructure is encountered during grading, grading shall cease and the well shall be removed to the satisfaction of City prior to resuming any grading. The project geotechnical consultant shall be consulted and the soil surrounding the abandoned infrastructure area shall be sampled by a qualified Phase II/Site Characterization Specialist to determine whether there is a need for removal and disposal. If removal and disposal is recommended, it shall be completed in accordance with applicable regulations and to the satisfaction of City.

IX-2. *Prior to the first building permit issuance for the proposed project, including any future residential, school, or commercial use, the applicant shall confirm, to the satisfaction of the Director of Public Works/City Engineer and the Community Development Director, the lot locations of all on-site oil wells, and shall confirm that subject oil well locations are incorporated into all subject lot deeds, and shall confirm that all proposed development on the project site is at least 10 feet from any abandoned oil well locations.*

IX-3 *Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional to prepare and submit to the City a Phase II Environmental Site Assessment for the project site. The Phase II ESA shall use methods and procedures consistent with the nationally recognized standard, ASTM E1527-13, and with Environmental Protection Agency All Appropriate Inquiry regulations. The Phase II ESA shall evaluate potential contamination issues associated with former oil and gas well facilities and include a topographic survey of Well 36-10 (see Figure 2 of the Phase I ESA).*

If the Phase II ESA does not identify any Recognized Environmental Conditions (RECs) associated with the project site, further action is not required. If the Phase II ESA identifies any RECs that would pose a risk to the proposed development, the project applicant shall ensure that the recommendations of the report are fully implemented, to the satisfaction of the City's Community Development Department. In the event that on-site soils are determined to be contaminated, potential methods for remediation may include, but would not necessarily be limited to, preparation of a Soil Management plan, excavation of the soils, and off-haul to an appropriate disposal facility by a licensed contractor. The Soil Management Plan shall outline procedures and guidelines for handling unanticipated impact material associated with former oil site use. If indicators of apparent soil contamination are encountered at the project site, specifically in the vicinity of abandoned oil wells or during removal of abandoned oil pipelines, the impacted area shall be isolated from surrounding, non-impacts areas. The project environmental professional shall obtain samples of the potentially impacted soils for analysis of the contaminants of concern and comparison

with current applicable regulatory screening levels. Measures for cleanup of soils shall be determined in coordination with the City's Community Development Department and the Contra Costa County Department of Environmental Health.

IX-4. *Prior to issuance of a grading permit, including any future residential, school, or commercial use, Division of Oil, Gas, and Geothermal Resources (DOGGR) shall be consulted to determine if the abandoned wells shall require modification in casing height, if grading is proposed proximate to these well locations.*

IX-5. *During construction activities, including any future residential, school, or commercial use, any abandoned oil pipelines within the project site shall be removed in consultation with the Contra Costa County Environmental Health Department. Proof of removal shall be provided to the City Community Development Department and City Engineer.*

c. While Loma Vista Elementary School is located approximately one-quarter of a mile to the southeast of the project site and the project itself includes 11.35 acres to potentially be developed as a school site, the proposed project has limited potential for the routine transport, use, or disposal of hazardous materials, as discussed above. All future development on the project site would be required to comply with all applicable federal, State, and local regulations regarding the use, storage, transport, handling, and disposal of hazardous materials. Compliance with applicable federal, State, and local regulations regarding hazardous materials would ensure that future commercial development within Parcel C would not pose a risk to the nearby elementary school. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and a ***less-than-significant*** impact would occur.

d. The project site has not been identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As a result, the proposed project would not create a significant hazard to the public or the environment. Therefore, ***no impact*** would occur.

e. The nearest public airport to the site is Byron Airport, which is located approximately 10 miles south of the site. In addition, a private airfield (Funny Farm Airfield) is located approximately 5.5 miles east of the project site. As such, the project site is not located within two miles of any public airports, and does not fall within an airport land use plan area. Therefore, ***no impact*** would occur related to the project being located within an airport land use plan or within two miles of a public airport or public use airport, thereby resulting in a safety hazard or excessive noise for people residing or working in the project area.

f. During construction of the proposed project, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events (e.g., SR 4). The project would not substantially alter existing circulation systems in the surrounding area. As a result, the project would have a ***less-than-significant*** impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

g. Areas at risk for wildland fires are typically in or on the edge of undeveloped areas with large amounts of combustible vegetation. The project site is surrounded by existing development to the east and south, and is not located within an area where wildland fires typically occur. According to the Cal Fire Resource Assessment Program, the project site is not located within a Very High Fire Hazard Severity Zone.[18] Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and a ***less-than-significant*** impact would occur. Additional analysis related to wildfire is included in Section XX, Wildfire, of this IS.

[18] California Department of Forestry and Fire Protection. *Contra Costa County Very High Fire Hazard Severity Zones in LRA.* January 7, 2009.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	✖	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	✖	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	✖	☐	☐
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	☐	✖	☐	☐
iv. Impede or redirect flood flows?	☐	☐	✖	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	✖	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	✖	☐

Discussion

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

The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in a land disturbance of one or more acres. Given that the proposed project would disturb more than one acre of land, the proposed construction activities would be subject to applicable SWRCB regulations. Performance Standard NDCC-13 of the City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires a SWPPP to be prepared for the site. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the development project, including post-construction impacts. The City of Brentwood requires all development projects to use BMPs to treat runoff.

Following completion of project buildout, the site would be largely covered with impervious surfaces and topsoil would no longer be exposed. As such, the potential for impacts to

water quality would be reduced. In addition, as discussed in further detail below, the proposed project would include three bio-retention basins located throughout the project site. The bio-retention basins have been designed for treatment and hydromodification sufficient to handle stormwater from all on-site impervious areas prior to discharge to the City's stormwater drainage system.

Based on the above, the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Thus, a ***less-than-significant*** impact would occur.

b,e. Water supplies for the project site are supplied by the City of Brentwood. Per the City's 2015 Urban Water Management Plan (UWMP),[19] thirty percent of the City's water is supplied by groundwater. The City pumps groundwater from the Tracy Subbasin underlying the City. While the proposed project would create new impervious surfaces within the site, the Tracy Subbasin is 345,000 acres in size; therefore, the groundwater basin within which the project site is located would be recharged from many sources over a large area. Except for seasonal variations resulting from recharge and pumping, the General Plan EIR anticipates the City will pump a relatively stable amount of groundwater through the year 2035. Therefore, any new impervious surfaces associated with the project would not interfere substantially with groundwater recharge within the Tracy Subbasin. In addition, runoff from on-site impervious surfaces would drain to a series of bio-retention facilities, allowing for continued recharge of the underlying subbasin.

A Water Supply Assessment (WSA) prepared by West Yost Associates, Inc. for the proposed project[20]. It should be noted that the water supply and demand estimates are based on the development scenario that would include the most water usage, which would be buildout of the elementary school. The development scenario without the school would result in less water demand than is presented herein. According to the WSA, the City of Brentwood projects a total water surplus of 7,196 acre-feet per year (af/yr) in 2020 and 2,799 af/yr in 2040 with implementation of the proposed project. With implementation of the proposed project, the City of Brentwood would have a total recycled water surplus of 7,181 af/yr in 2020 and 8,860 af/yr in 2040. Per the WSA, projected water demands for buildout of the proposed project total approximately 306 af/yr, of which approximately 284 af/yr is potable water demand and approximately 22 af/yr is recycled water demand for landscape irrigation. As approximately thirty percent of the City's supply is groundwater, the groundwater surplus would be 2,158.8 af/yr in 2020 and 839.7 af/yr in planning year 2040. Per the WSA, the City's groundwater supply, together with the City's other existing and planned future water supplies, is sufficient to meet the water demands of the proposed project, in addition to the City's existing and planned future uses. In addition, stormwater within the permanent open space areas and landscaped areas would percolate into on-site soils, which would allow further groundwater recharge. As such, because the proposed project would allow stormwater to percolate within on-site soils, the proposed project would not substantially deplete groundwater supplies or interfere with ground water recharge.

Therefore, the proposed project (both with and without the school) would result in a ***less-than-significant*** impact with respect to substantially depleting groundwater supplies or interfering substantially with groundwater recharge and would not conflict with an applicable groundwater management plan or water quality control plan.

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19 City of Brentwood. *Final 2015 Urban Water Management Plan*. June 2016.
20 West Yost Associates, Inc. *Bridle Gate Specific Plan, Water Supply Assessment.* March 2020.

ci-iii. The project site is located within Drainage Areas 104 and 105, as identified by the Contra Costa County Flood Control and Water Conservation District. Drainage Area 105 encompasses the southeastern residential portion of the proposed project, east of the prominent on-site hill, and drains to the existing storm drain line in San Jose Avenue. The remaining approximately seventy-five percent of the site lies within Drainage Area 104, which drains to Sand Creek. Existing on-site drainage patterns would be altered via the development of the project. According to the Stormwater Control Plan prepared for the residential portion of the proposed project, development of said residential area, south of the proposed Sand Creek Road extension, would result in the creation of approximately 1,382,058 sf of new impervious surface area. In addition, future, anticipated development of Parcels A and C, equating to approximately 13.98 acres and 19.59 acres, respectively, north of the Sand Creek Road extension would create more impervious surface area on the project site.

All municipalities within Contra Costa County (and the County itself) are required to develop surface water control standards for new development projects as part of the renewal of the Countywide NPDES permit. Known as the "C.3 Standards," new development and redevelopment projects that create or replace 10,000 or more sf of impervious surface area must contain and treat stormwater runoff from the site. The proposed project is a C.3 regulated project and is required to include appropriate site design measures, source controls, and hydraulically-sized stormwater treatment measures.

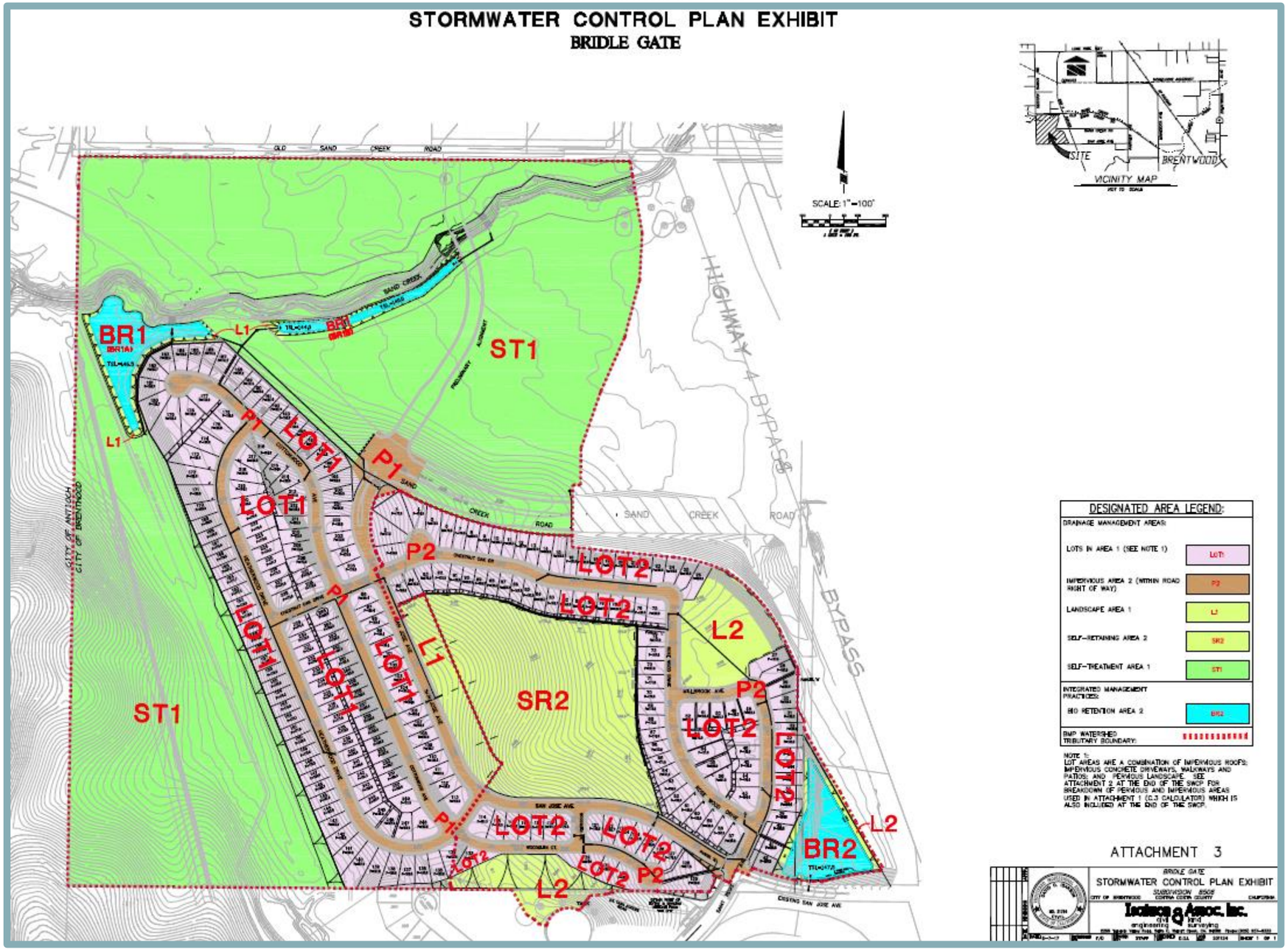
As illustrated in the Stormwater Control Plan prepared for the proposed residential subdivision south of the extension of Sand Creek Road (see Figure 7), this portion of the project site consists of two watersheds, each of which would contain a bio-retention basin for water quality treatment purposes, as well as flow control. Generally, Watershed 1 consists of the western portion of the residential area, while Watershed 2 consists of the eastern portion of the residential area.

Residential Subdivision South of Sand Creek Road Extension

Two bio-retention areas have been incorporated into the residential portion of the project south of Sand Creek Road, as follows:

> Bio-retention area 1 (BR1). Runoff from the western portion of the site, including pavement, rooftop and landscape/open areas, will be directed to BR1 located along the south side of Sand Creek. BR1 is comprised of three irregular shaped landscape areas consisting of a total of approximately 75,050 square feet. The first area lies just west of the future Sand Creek Road extension and consists of approximately 56,953 square feet. After treatment and hydromodification, BR1A will discharge runoff to the existing 36" outfall pipe stubbed into Sand Creek and located approximately 100 feet west of the future Sand Creek Road extension. The second and third landscape areas (noted on Attachment 3 as BR1B) lie between the future Sand Creek Road extension and the future San Jose Avenue extension. These two areas, consisting of approximately 18,097 square feet, are connected by a weir so that they will act as one large area. After treatment and hydromodification, BR1B will discharge runoff to the existing 36" outfall pipe stubbed into Sand Creek and located approximately 70 feet east of the future San Jose Avenue extension. Runoff from area 1 will enter a catch basin to be located within the future Sand Creek Road extension, just to the east of lot 187. The catch basin will be designed with two outflow pipes so that 76% of the Q10 flow will be

Figure 7
Stormwater Control Plan



directed to BR1A (76%=56,953/75,050). The remaining 24% will be directed to BR1B (24%=18,097/75,050). Bio-retention area 2 (BR2). Runoff from the eastern portion of the site, including pavement, rooftop and landscape/open areas, will be directed to BR2 located near the southeast corner of the project and along the north side of San Jose Avenue. BR2 is comprised of an irregular shaped landscape area consisting of approximately 65,613 square feet. After treatment and hydromodification, BR2 will discharge runoff to the existing 48" storm drain line in San Jose Avenue.

Both bio-retention basins have been designed to exceed the minimum volume requirements, as calculated by the Integrated Management Practice (IMP) sizing calculator.[21] Therefore, runoff from somewhat more intense storms will also be treated and hydro-modified. After infiltration into the basins, the treated storm water enters the storm drainage system. The outflow orifice for each bio-retention area will slowly meter flows to the existing storm drain systems. BR1 will drain northerly to the existing 36-inch outfall pipe stubbed into Sand Creek. BR2 will drain southerly into the existing 48-inch storm drain line in San Jose Avenue. All storm drain outfalls into Sand Creek will be required to be sized and constructed to accommodate the full development potential of the entire upstream watershed.

Remaining Parcels North of Sand Creek Road Extension

C.3 bio-retention areas are also proposed along the southern and northeastern edges of Sand Creek, within project Parcels A and C. Construction of a new storm drain line would provide connection to the bio-retention area in Parcel P which would then connect to the bio-retention area in Parcel C. As shown in Figure 7 above, the area north of the Sand Creek Road extension would consist of pervious self-retaining areas. The bio-retention basins will be required to accommodate public and vehicular access requirements pursuant to the Brentwood Municipal Code.

Conclusion

A Stormwater Control Plan has been prepared for the single-family residential portion of the project, demonstrating how this portion of the project will comply with C.3 standards and adequately treat and detain stormwater runoff. In addition, Stormwater Control Plans will be required to be submitted for any additional development. Lastly, a long-term maintenance plan is needed to ensure that all proposed stormwater treatment and control BMPs function properly. Should the proposed water quality treatment and control facilities not be maintained properly, a ***potentially significant*** impact could occur with respect to creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or providing substantial additional sources of polluted runoff.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level under both development scenarios.

X-1. *In conjunction with submittal of a site development plan for project Parcels A and C and, if developed, the 63-unit single family overlay, the applicant shall submit a Stormwater Control Plan to the Director of Public Works/City Engineer for review and approval. If the school site is developed as an*

[21] Isakson & Associates, *Stormwater Control Plan for Bridle Gate* [pg. 13-14]. June 7, 2017.

elementary school, the development shall comply with all state stormwater standards and requirements. Each Stormwater Control Plan shall identify the water quality treatment and source control measures needed to ensure that stormwater runoff from the respective parcel is adequately treated and peak flows do not exceed the capacity of the receiving storm drainage system.

X-2. *Prior to the completion of construction activities, the applicant shall prepare and submit, for the Director of Public Works/City Engineer's review and approval, a Stormwater Control Operation and Maintenance Plan. In addition, prior to the sale, transfer, or permanent occupancy of any portion of the site, other than the school site if developed as a school, the applicant shall be responsible for paying for the long-term maintenance of treatment facilities, and executing a Stormwater Management Facilities Operation and Maintenance Agreement and Right of Entry in the form provided by the City of Brentwood. The applicant shall accept the responsibility for maintenance of stormwater management facilities until such responsibility is transferred to another entity with the approval of the City. Typical routine maintenance consists of the following:*

- *Limit the use of fertilizers and/or pesticides. Mosquito larvicides shall be applied only when absolutely necessary.*
- *Replace and amend plants and soils as necessary to ensure the planters are effective and attractive. Plants must remain healthy and trimmed if overgrown. Soils must be maintained to efficiently filter the storm water.*
- *Visually inspect for ponding water to ensure that filtration is occurring.*
- *After all major storm events remove trash, inspect drain pipes and bubble-up risers for obstructions and remove if necessary.*
- *Continue general landscape maintenance, including pruning and cleanup throughout the year.*
- *Irrigate throughout the dry season. Irrigation shall be provided with sufficient quantity and frequency to allow plants to thrive.*
- *Excavate, clean and/or replace filter media (sand, gravel, topsoil) to ensure adequate infiltration rate (annually or as needed).*

X-3. *Contra Costa County Flood Control & Water Conservation District drainage fees for the Drainage Areas shall be paid by the applicant prior to issuance of building permits.*

civ. According to the June 16, 2009 FEMA Flood Insurance Rate Maps (FIRM), Panel IDs 06013C0353F and 06013C0335F, the 100-year flood plain limits (Zones AE and A) extend out from the defined channel of Sand Creek, which traverses the northern portion of the project site in an east-west manner. In addition, the 100-year flood plain extends southerly, just outside the far western edge of the project site. The proposed project would not include development of any habitable structures within the 100-year flood zone. Within the northern portion of the site, the project would include the construction of one clear-span bridge across the 100-year flood plain associated with Sand Creek. However, grading and/or placement of permanent supports within the 100-year flood plain would not be

required. As such, the proposed project would not 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. Therefore, a ***less-than-significant*** impact would occur related to such.

d. Although portions of the proposed project are located within flood hazard areas, implementation of the proposed project would use a clear span bridge to avoid encroachment within Sand Creek and the associated flood zone.

Tsunamis are defined as sea waves created by undersea fault movement. A tsunami poses little danger away from shorelines; however, when it reaches the shoreline, a high swell of water breaks and washes inland with great force. Waves may reach 50 feet in height on unprotected coasts. Historic records of the Bay Area used by one study indicate that nineteen tsunamis were recorded in San Francisco Bay during the period of 1868-1968. Maximum wave height recorded at the Golden Gate tide gauge (where wave heights peak) was 7.4 feet. The available data indicate a standard decrease of original wave height from the Golden Gate to about half original wave height on the shoreline near Richmond, and to nil at the head of the Carquinez Strait. As Brentwood is several miles inland from the Carquinez Strait, the project site is not exposed to flooding risks from tsunamis and adverse impacts would not result.

A seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir, whose destructive capacity is not as great as that of tsunamis. Seiches are known to have occurred during earthquakes, but none have been recorded in the Bay Area. In addition, the project is not located near a closed body of water. Therefore, the proposed project is not anticipated to be impacted by seiches in the future.

Mudflows typically occur in mountainous or hilly terrain. Given the existing and proposed topography, the project site can be characterized as hilly terrain. A Geotechnical Exploration was prepared for the project site by ENGEO Incorporated, which provides recommendations for the design and construction of the project. Mitigation measure VI-1 of this IS requires that all grading and foundation plans be reviewed and approved by the Director of Public Works/City Engineer and Chief Building Official prior to grading and building permit issuance to ensure that all geotechnical recommendations specified in the geotechnical evaluation report are properly incorporated and utilized in design. Implementation of the geotechnical recommendations would ensure that potential impacts resulting from mudslides would be reduced to a less-than-significant level.

Overall, with implementation of the mitigation measures set forth within this IS, impacts would be ***less than significant***.

XI. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	✖	☐
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?	☐	☐	✖	☐

Discussion

a. 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. Existing land uses in the project vicinity include a single-family residential development (Brentwood Hills) to the south and commercial uses to the east across SR 4. The proposed project would be consistent with the type and intensity of existing residential and commercial uses to the south and east. As such, the proposed project would not physically divide an established community and a ***less-than-significant*** impact would occur.

b. The project site is currently designated RC, R-LD, P-OS, and P per the City's General Plan and is zoned PD-36. Land designated for PD-36 uses are intended for concentrations of a variety of mixed uses to serve specific areas of the City. The proposed project would require a GPA to change a portion of the project site that is designated RC to PD. PD designated areas are intended to facilitate high quality development that provide special amenities and support diverse land use types. The proposed project would be consistent with the land use type and intensity typical of PD designated areas. In addition, 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 SWRCB regulations related to stormwater, and ECCC HCP/NCCP standards.

The project's consistency with assorted General Plan goals and policies is illustrated below:

Table 2
General Plan Consistency Table

General Plan Goals and Policies	Project Consistency
Policy LU 1-4: Require new development to occur in a logical and orderly manner, focusing growth on infill locations and areas designated for urbanization on the Land Use Map (Figure LU-1), and be subject to the ability to provide urban services, including paying for any needed extension of services.	The project proposes to locate in an area designated for urbanization in the Land Use Map of the General Plan. As discussed in the Utilities & Service Systems chapter of this IS, the project site would be served by applicable urban services with incorporation of design features, payment of required development impact fees, and mitigation measures.
Policy LU 1-5: Encourage new development to be contiguous to existing development, whenever possible.	The project would be located directly north of the existing Brentwood Hills residential subdivision and immediately south of the PA-1 Specific Plan planning area.

Policy LU 1-8: Maintain and/or establish buffers and appropriate open space areas between Brentwood and the neighboring cities of Antioch and Oakley.	The project proposes to include Park and Open Space area totaling some 29.02 acres (Parcels P and G) on its western boundary, thereby offering an open space buffer between the City of Antioch, which adjoins the site's western property line, and the City of Brentwood.
Policy LU 6-1: Create residential areas in Brentwood that include innovative designs which are linked with bikeways and pedestrian trails, commercial and employment centers, and transit stops.	As part of the proposed project, sidewalks and Class II bicycle lanes would be constructed along Sand Creek Road between the new SR 4 interchange and the project site, connecting with the existing sidewalks and Class II bicycle lanes on Sand Creek Road. Similarly, sidewalks and Class II bicycle lanes would be constructed along San Jose Avenue and St. Regis Avenue to connect with existing facilities. In addition, the applicant will provide a trail connection along the north side of Sand Creek beneath the SR4 overpass, connecting the project to the commercial uses to the east. Crosswalks would be provided at all project intersections. In addition, the proposed project would construct necessary on-site sidewalks, walkways, and other amenities in compliance with adopted policies, plans and programs. Internal pedestrian connections would link future retail uses on Parcels E and F with the adjacent on-site residential areas to allow retail patrons and employees to walk from nearby destinations.

Based on the above, the project would not cause a significant environmental impact due to conflicts with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES. *Would the project:*		Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	✖	☐
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?	☐	☐	✖	☐

Discussion

a,b. The City's General Plan EIR identifies coal, oil and gas, and sand as the significant mineral resources within the area. According to the Phase I ESA prepared for the proposed project, the project site contains up to seven crude oil or natural gas production wells that have been decommissioned and abandoned in accordance with the Department of Oil, Gas, and Geothermal Resources State regulations.[22] The project site has not been used for such purposes since approximately 1996. Per Section 17.680.021 of the City's Municipal Code, the proposed project is required to include adequate development setbacks from abandoned wells. The setbacks would ensure that the proposed project would not preclude future access of the wells, if necessary. Nonetheless, because the wells have been decommissioned and abandoned, the proposed project would not result in the loss of availability of such resources. Thus, a ***less-than-significant*** impact would occur.

[22] ENGEO Incorporated. *Subject: Bridle Gate, Sand Creek Road and San Jose Avenue, Brentwood, California, Phase I Environmental Site Assessment.* May 6, 2020.

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	✖	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖	☐
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?	☐	☐	☐	✖

Discussion

The following discussion is based primarily on an Environmental Noise and Vibration Assessment prepared for the proposed project by Illingworth & Rodkin, Inc. (see Appendix D).[23]

It should be noted that recent rulings by the California Supreme Court have clarified that environmental analyses prepared under CEQA are intended to analyze a project's impact on the environment, rather than the potential impact of the environment on the project (*Ballona Wetlands Land Trust v. City of Los Angeles,* (2011) 201 Cal.App.4th 455, 473 (*Ballona*)). Nonetheless, for informational purposes and in order to take a conservative approach, this analysis includes a discussion of the potential impacts on future sensitive receptors.

a. The following sections present information regarding sensitive noise receptors in proximity to the project site, the existing noise environment, and the potential for the proposed project to result in impacts during project construction and operation. The following terms are referenced in the sections below:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to decibels (dB) in this report will be A-weighted unless noted otherwise.
- Day-Night Average Level (Ldn): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. In the vicinity of the project site, the nearest existing noise sensitive land uses would be the single-family residences located approximately 35 feet south of the project site.

[23] Illingworth & Rodkin, Inc. *Bridle Gate Project Environmental Noise and Vibration Assessment.* January 15, 2019.

Standards of Significance

Both the City's Municipal Code and General Plan include regulations related to the generation of noise.

With regard to temporary construction noise, per General Plan Action N-1e, noise generating construction activities are limited to the hours of 7:00 AM and 6:00 PM on weekdays, and between 8:00 AM and 5:00 PM on Saturdays. Construction is prohibited on Sundays and City holidays.

The Noise Element of the City's General Plan establishes a land use compatibility criterion of 60 dB L_{dn} or less within outdoor activity areas of new residential land uses impacted by transportation noise sources (e.g. traffic noise, railroad noise). General Plan Policy N I-2 requires that new development and infrastructure projects be consistent with the Land Use Compatibility for Community Noise Environments standards (reproduced in Table 3 below) to ensure acceptable noise levels for existing and future development.

Table 3
Land Use Compatibility for Exterior Noise Environment (Ldn)

Land Use	Normally Acceptable	Conditionally Acceptable	Clearly Unacceptable
Single-Family Residential	≤60	60-75	>75
Multi-Family Residential, Hotels, and Motels	≤65	65-75	>75
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds	≤65	65-80	>80
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches	≤65	65-75	>75
Office Buildings, Business Commercial, and Professional	≤67	70-80	>77
Industrial	≤70	70-80	>80

Source: City of Brentwood General Plan (Table N-1), July 2014.

With regard to interior noise levels, per General Plan Policy N 1-14, new development may not result in in indoor noise levels exceeding 45 dBA L_{dn} for residential uses.

In addition to the noise level standards described above, the City also provides the following criteria to determine the significance of transportation noise impacts:

- Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a 5.0 dB Ldn increase in roadway noise levels would be considered significant;
- Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a 3.0 dB Ldn increase in roadway noise levels would be considered significant; and
- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a 1.5 dB Ldn increase in roadway noise levels would be considered significant.

Increases of 1 dB or less are not typically perceptible to the human ear.

Existing Noise Environment

The primary source of existing noise in the vicinity of the project is vehicular traffic along SR 4, Sand Creek Road, San Jose Avenue, and Saint Regis Avenue. A noise monitoring survey was performed in the vicinity of the project site beginning on Tuesday, January 9, 2018 and concluding on Thursday, January 11, 2018. The monitoring survey included two long-term measurements and three short-term measurements at five different locations (see Figure 8). It should be noted that Figure 8 notes the noise measurement locations under a previous iteration of the proposed vesting tentative map. The primary difference between the previous iteration of the tentative map and the one proposed is that the current map does not include a second roadway and bridge crossing over Sand Creek. However, the noise measurements and anticipated noise levels in the project area would not be affected by the minor difference in the maps. Thus, the findings presented in the Environmental Noise and Vibration Assessment remain valid.

Table 4 below provides a summary of the short-term noise measurements, while Figure 9 and Figure 10 provide the results of the long-term noise measurements.

Table 4
Summary of Existing Background Noise Measurement Data

Site	Location (Start Time)	L_{dn}	Average Measured Noise Levels (dB)				
			L_{10}	L_{50}	L_{90}	L_{eq}	Primary Noise Source
ST-1	Old Sand Creek Road (1:40 PM)	53	53	51	49	51	Traffic on SR-4
ST-2	South of Sand Creek Road Extension (2:10 PM)	56	56	54	52	54	Traffic on Sand Creek Road and SR-4
ST-3	West of SR-4 (2:40 PM)	64	67	63	59	64	Traffic on SR-4

Source: Illingworth & Rodkin, Inc., 2019.

It is noted that CEQA requires analysis of a project's effects on the environment. Generally, consideration of the potential effects of a site's environment on a project are outside the scope of required CEQA review as discussed above. However, when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. "In those specific instances, it is the Project's impact on the environment – and not the environment's impact on the Project – that compels an evaluation of how future residents or users could be affected by exacerbated conditions."

Impact Analysis

The following discussion presents the potential noise levels associated with construction and operation of the proposed project.

Construction Noise

During construction of the proposed project, heavy equipment would be used for grading, excavation, paving, and building construction, which would increase ambient noise levels when in use. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained.

Figure 8
Noise Measurement Locations

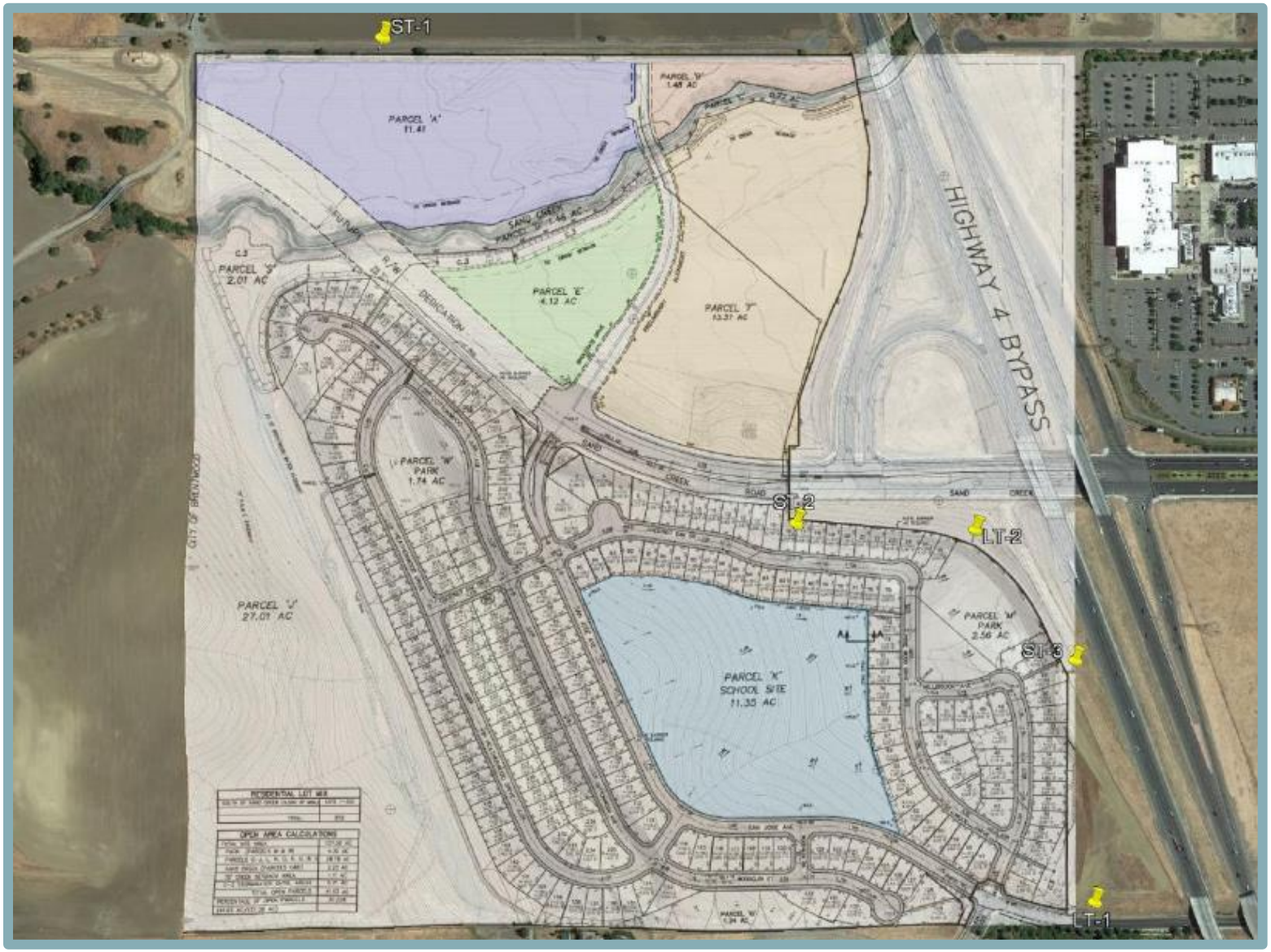


Figure 9
Noise Measurement Site LT-1

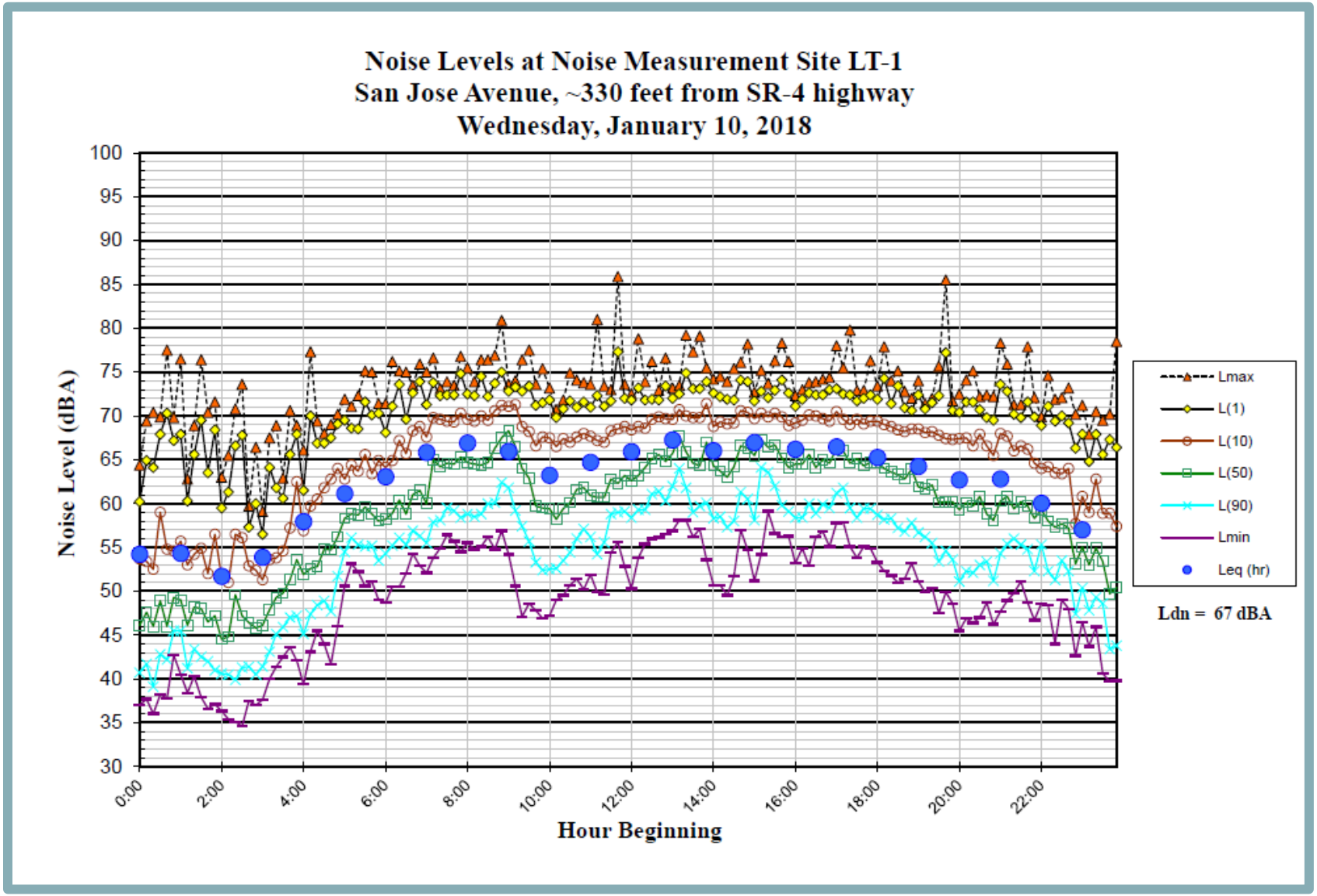
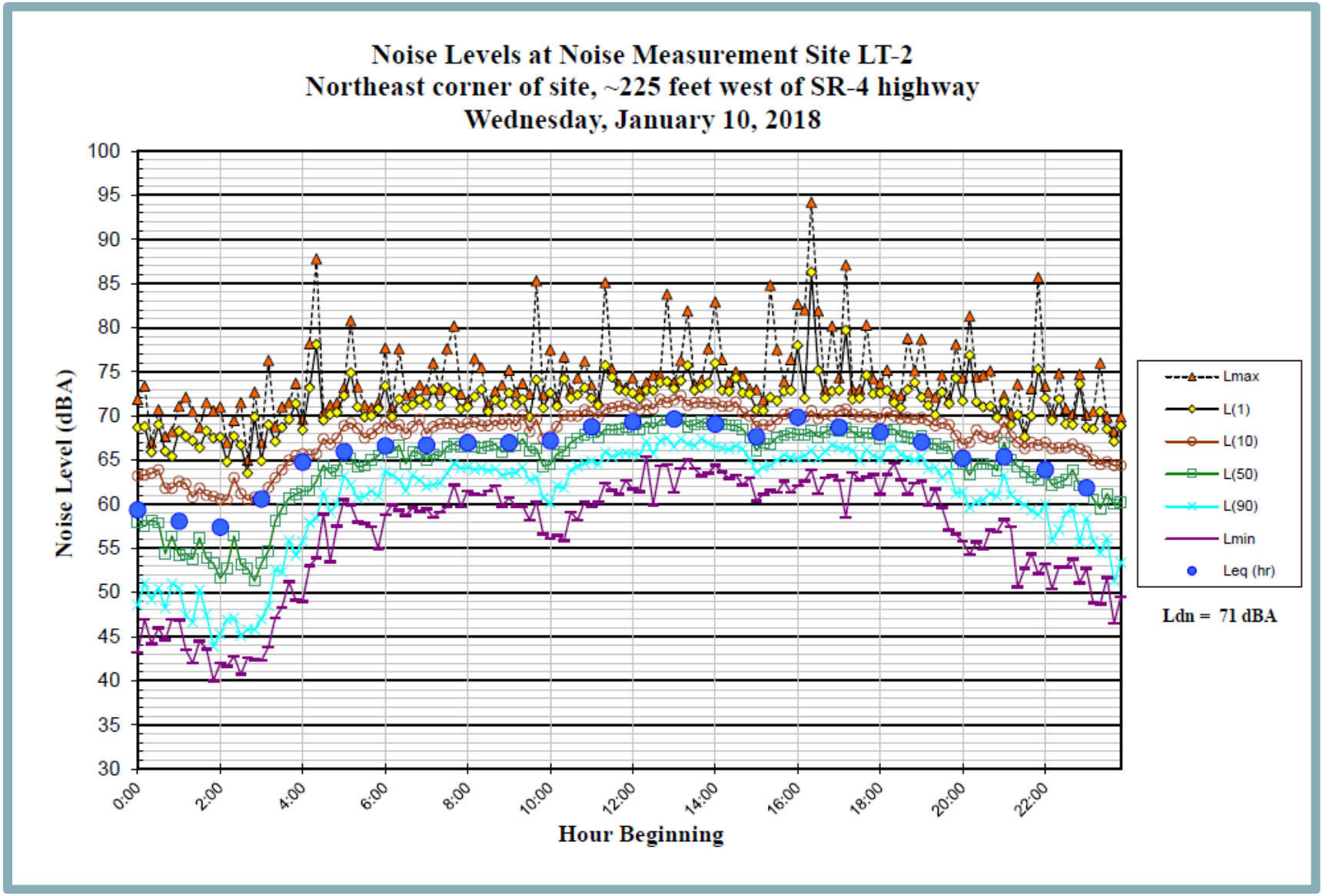


Figure 10
Noise Measurement Site LT-2



In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and trucks, would be used on-site. Table 5 shows maximum noise levels associated with typical construction equipment. Based on the table, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet.

Table 5
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

As distance between equipment increases, dispersion and distance attenuation reduce the effects of combining separate noise sources. The nearest sensitive receptors to the project site would be the single-family residences, located approximately 35 feet south of the site, commercial uses approximately 750 feet to the east, and additional residences located approximately 800 feet to the southeast. Hourly average construction noise levels are anticipated to range between 75 and 91 dBA L_{eq} at the nearest sensitive receptors to the south. Additional residences located 100 feet further south of the site would be exposed to construction noise levels between 66 and 82 dBA $L_{eq.}$ In addition, the commercial uses to the east and residences to the southeast would be exposed to construction noise levels between 48 and 64 dBA L_{eq}. Noise levels in shielded areas would be approximately 5 to 20 dB lower than the estimates provided above. Nonetheless, noise levels resulting from project construction could exceed daytime ambient noise levels at homes in the Brentwood Hills neighborhood during busy periods of construction near the site's southern boundary.

Per General Plan Action N-1e, noise generating construction activities, including truck traffic coming to and from the construction site, are limited to the hours of 7:00 AM and 6:00 PM on weekdays, and between 8:00 AM and 5:00 PM on Saturdays. Construction is prohibited on Sundays and City holidays. Should project construction occur during the prohibited time periods listed above, construction activity would be considered to result in a potentially significant impact related to the creation of temporary increases in ambient noise.

In addition, a timeline for construction is not yet available; however, due to the size of the project, construction activities are assumed to take approximately five years. Given the potential duration of construction and the proximity to nearby residences to the south, noise resulting from construction could result in a potentially significant impact.

Project Operational Noise

Most of the noise generated by project operations would be associated with vehicle traffic on the surrounding network. Sources of non-transportation noise would include heating ventilation and air conditioning (HVAC) equipment, as well as noise associated with the school site. Each source is discussed in further detail below.

Future Exterior Noise Environment

According to the Environmental Noise and Vibration Assessment, the future exterior noise environment at the project site would primarily consist of noise from traffic along SR 4, Sand Creek Road, and San Jose Avenue. Traffic projections provided in the project's traffic report include traffic volumes for Existing, Existing Plus Development Scenarios 1 and 2, Cumulative, and Cumulative Plus Scenarios 1 and 2 conditions, with Scenario 1 representing the construction of an additional 63 single-family homes and Scenario 2 representing the construction of an elementary school located at Parcel H. According to the Environmental Noise and Vibration Assessment, noise levels between the two scenarios would be similar with slightly higher levels expected under Scenario 2. Therefore, the 'worst-case' traffic condition, Scenario 2, is analyzed in the Environmental Noise and Vibration Assessment.

Two future exterior noise situations were considered for the purpose of the model. The first traffic noise modeling situation represents the future noise environment of the site with the development of the elementary school, with the site being directly exposed to traffic noise originating from SR 4 and Sand Creek Road. The second situation includes a sound wall running along lots 3 through 42. Table 6 presents the results of the model under both situations, with worst-case noise levels at each use being compared to their General Plan criteria. Table 6 shows the approximate noise levels with the sound wall that will be required as a condition of any subdivision map for the single-family homes on lots 3 through 42, as depicted in Figure 1. The sound wall would be six feet in height from lot 3 through 16, and increase to 12-ft in height from the remaining northern boundary of lot 16 through 42. Based on results of the noise monitoring survey described above, day-night average noise levels are anticipated to be equal to or 1 dB higher than peak-hour levels.

Table 6
Future Exterior Noise Levels

Proposed Use	Estimated Noise Levels		General Plan Criteria
	No Wall	With Wall	
Single-Family Residential	71	63	65
Multi-Family Residential	65	65	65
Neighborhood Park	71	65	65
School	65	63	65
Commercial	72	72	70

Source: Illingworth & Rodkin, Inc., 2019

As set out above, rulings by the California Supreme Court have clarified that environmental analyses prepared under CEQA are intended to analyze a project's impact on the environment, rather than the potential impact of the environment on the project (*Ballona*.) In the case of the proposed project, potential impacts related to future traffic noise on new sensitive receptors within the project site would be an example of impacts of the environment on the project. What CEQA does mandate "is an analysis of how a

project might exacerbate existing environmental hazards." (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 392; see also *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 197 ["identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA's legislative purpose nor required by the CEQA statutes"], quoting *Ballona*, *supra*, 201 Cal.App.4th at p. 474.) Therefore, for the purposes of the CEQA analysis, the relevant inquiry is not whether the proposed project's future users or residents will be exposed to preexisting environmental noise-related hazards, but instead whether project-generated noise will exacerbate the pre-existing conditions. Nonetheless, in order to take a conservative approach, this analysis includes a discussion of the potential noise impacts on future sensitive receptors.

Based on the comparison of Existing traffic volumes and Existing Plus Project traffic volumes, traffic noise increase attributable to the proposed project would reach up to 3 dB along the northbound off ramp of SR 4 between San Jose Avenue and Sand Creek Road. As segments along the southern and eastern sides of the future commercial parcels would exceed the General Plan noise criteria by 2 dB, approval of future commercial uses would need to avoid placement of noise-sensitive outdoor use areas along the southern and eastern boundaries. The placement of noise sensitive outdoor uses away from the southern and eastern boundaries would be included as a condition of approval for future commercial development. Traffic noise levels increase along all other roadway segments provided in the (TIS) would be 1 dB or less. An increase in noise by 1 dB is not perceptible by humans and, therefore, would not constitute a significant noise level increase at existing off-site sensitive receptors along local roadways in the project area, including the existing residences to the south of the project site. As such, noise levels at the outdoor areas of such off-site sensitive receptors would not be substantially affected. Therefore, the proposed project would result in a less-than-significant impact related to traffic noise.

Non-Transportation Noise

The City's General Plan Policy N 1-14 requires that noise resulting from development down not increase interior noise at nearby residences to a level exceeding 45 dB L_{dn}. The City's Municipal Code limits operational noise at residential land uses to 5 dB L_{eq} or 70 dB L_{max} between the hours of 7 AM and 10 PM, and to 45 dB L_{eq} or 65 dB L_{max} between the hours of 10 PM and 7 AM.

The proposed single-family residences are not anticipated to result in substantial noise generation. Typical sources of noise at the proposed multi-family residential uses with the site would include HVAC equipment. Typical sources of noise at the potential school site would include outdoor activity areas, HVAC equipment, and deliveries. Typical sources of noise at the commercial development would include parking lot activities, HVAC equipment, and deliveries. Because specific plans that indicate noise sources at the site are not available, conditions were analyzed based on what is typical of the proposed uses.

The nearest residences to the site are located approximately 35 feet to the south. The potential elementary school would be located approximately 470 feet north of the existing residences. When accounting for shielding from intervening structures noise levels would decrease by 5 dB to 20 dB. Assuming a typical noise level of 50 to 60 dB at a distance of 30 feet for HVAC equipment at the potential school, noise from HVAC would reach 31 to 41 dB at the nearest off-site residences, with shielding from the proposed on-site residences. The noise level produced by outdoor play activities typically range from 66 dB

to 68 dB L_{eq} at a distance of 50 feet. Not including the potential shielding of the proposed on-site residences, noise levels at the existing off-site residences would range from 47 to 49 dB. Assuming that standard residential construction provides approximately 15 dB exterior to interior noise reduction, noise levels at the residences to the south would not exceed the City's 45 dB interior noise level standard.

The HVAC equipment associated with the future multi-family apartment complex consisting of 258 units would result in noise levels of 50 dB to 60 dB at a distance of 30 feet. The nearest sensitive receptor to Parcel A would be the existing residence located approximately 1,500 feet to the northeast. Due to the distance from the site, the HVAC equipment would be inaudible at the existing residence.

The nearest sensitive receptor to Parcel C is a residence located approximately 900 to the northeast, while the residences to the south are located approximately 1,600 feet away. Due to the distance from the site, the existing noise environment characterized by SR 4 and the commercial use activities would be well below existing ambient noise levels, as well as the City's 45 dB interior noise level standard.

Therefore, the proposed project would not generate noise in excess of standards established in the City's General Plan.

Conclusion

Based on the above, the proposed project would not result in a substantial permanent increase in noise levels in the vicinity of the project. While construction noise is temporary in nature and the City has applicable standards to regulate construction noise, if construction does not adhere to the regulations, temporary noise could exceed the standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Additionally, noise levels at the proposed residences and outdoor commercial areas could exceed the City's interior and exterior noise standards. Therefore, considering the potential for construction noise and interior and exterior environments to experience noise levels in the project area in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level under both development scenarios.

XIII-1. *Construction activities shall be limited to the hours set forth below:*

Monday-Friday 7:00 AM to 6:00 PM
Saturday 8:00 AM to 5:00 PM

Construction shall be prohibited on Sundays and City holidays. These criteria shall be included in the grading plan and project improvement plans submitted by the applicant/developer for review and approval of the Community Development Director prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer.

XIII-2. *The project contractor shall ensure that the following construction noise BMPs are met on-site during all phases of construction:*

- *All equipment driven by internal combustion engines shall be equipped with mufflers, air-inlet silencers where appropriate, and any other shrouds, shields, or other noise-reducing features in good operating condition that meet or exceed original factory specifications. Mobile or fixed "package" equipment (e.g., arc welders, air compressors) shall be equipped with shrouds and noise-control features that are readily available for that type of equipment.*
- *All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.*
- *The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists.*
- *At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences.*
- *Unnecessary idling of internal combustion engines shall be prohibited.*
- *Construction staging areas shall be established at locations that would create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible.*
- *Construction site and access road speed limits shall be established and enforced during the construction period.*
- *The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.*
- *Project-related public address or music systems shall not be audible at any adjacent receptor.*
- *Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing.*
- *The construction contractor shall designate a "noise disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.*

Construction noise BMPs shall be included in the grading plan and project improvement plans submitted by the developer for review and approval by the Community Development Director prior to grading permit issuance.

XIII-3. *Prior to approval of project improvement plans, the improvement plans for the proposed project shall show that lots 3 through 42 shall be shielded from SR 4 through the use of sound walls built to dimensions sufficient to achieve compliance with City noise standards, as verified by an acoustical engineer, and subject to the approval of the City Engineer. The approximate locations of the barriers are shown on Figure 11 of this IS/MND.*

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception 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.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events.

Table 7, which was developed by the California Department of Transportation (Caltrans), shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors. However, according to the Environmental Noise and Vibration Assessment, 0.3 in/sec PPV could result in structural damage to surrounding residential structures, and a conservative limit of 0.25 in/sec PPV for historic and other old buildings. The 0.3 in/sec PPV vibration limit would be applicable to properties in the vicinity of the project site.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate groundborne vibration of 0.3 in/sec PPV or more. Although noise and vibration associated with the construction phases of the project would add to the noise and vibration environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours. Construction activities could occur at a distance of 35 feet from the nearest existing structure. Thus, per the vibration levels shown in Table 8, groundborne vibrations would be approximately 0.145 in/sec PPV at the nearest existing residence, which would be below the 0.30 in/sec PPV threshold established by Caltrans for annoyance to sensitive receptors located in buildings and subject to vibrations over relatively short periods of time.

The primary vibration-generating activities associated with the proposed project would occur during grading, placement of underground utilities, and construction of foundations. Table 8 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory rollers.

Figure 11
Future Traffic Noise with Sound Wall

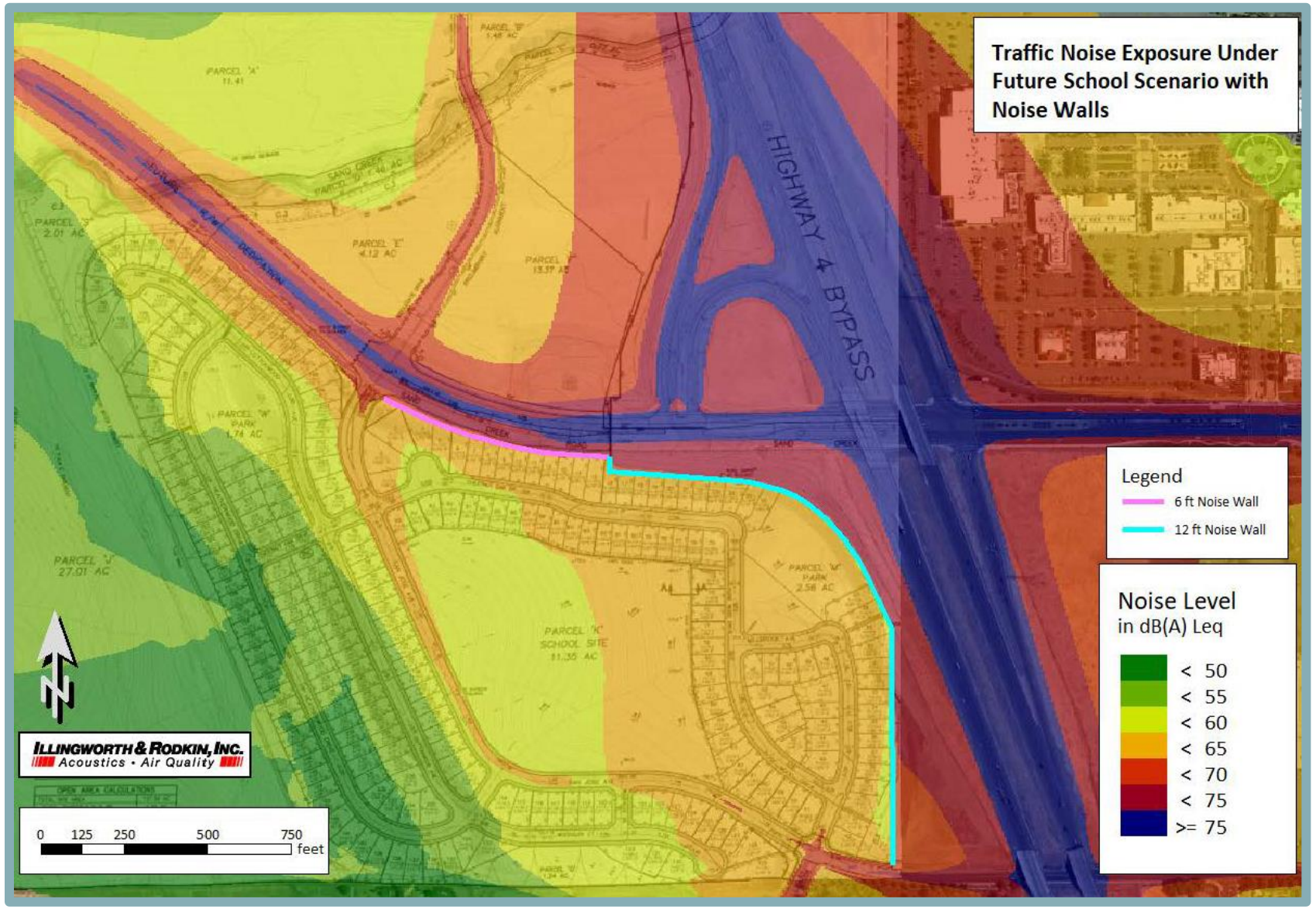


Table 7
Effects of Vibration on People and Buildings

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

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

Table 8
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 35 feet (in/sec)	PPV at 150 feet (in/sec)
Clam Shovel Drop	0.202	0.140	0.028
Hydromill (in soil)	0008	0.006	0.001
Hydromill (in rock)	0.017	0.012	0.002
Vibratory Roller	0.210	0.145	0.029
Hoe Ram	0.089	0.061	0.012
Large Bulldozer	0.089	0.061	0.012
Caisson Drilling	0.089	0.061	0.012
Loaded Trucks	0.076	0.052	0.011
Jackhammer	0.035	0.024	0.005
Small Bulldozer	0.003	0.002	0.000

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

Use of vibratory rollers could be required during construction of the proposed on-site drive aisles, which would extend throughout the project site.

Based on the above, the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels, and a ***less-than-significant*** impact would occur.

c. The nearest public airport to the site is Byron Airport, located approximately 10 miles south of the site. In addition, a private airfield (Funny Farm Airfield) is located approximately 5.5 miles east of the project site. The project site is not covered by an existing airport land use

plan. Given that the project site is not located within two miles of a public or private airport, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with airports. Thus, ***no impact*** would occur.

XIV. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	✖	☐	☐	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✖

Discussion

a. The proposed project would directly induce population growth in the area as a result of the construction of 252 units of single-family housing and up to 258 units of multi-family housing. An additional 63 medium-density, single-family units would be added to Parcel H in the event that the area is not developed as a school, for a total of 315 units. In addition, the project would set aside one remainder parcel for future commercial development. Given that the General Plan has anticipated the project site for development, the General Plan EIR has analyzed a portion of the predicted growth associated with the proposed project. Nonetheless, the proposed project would result in a direct population increase, insomuch as it would include up to 258 multi-family units in lieu of the commercial uses anticipated by the General Plan. It should be noted that population growth itself does not constitute an environmental impact; rather, increased demands on the physical environment resulting from increases in population are considered environmental impacts. Physical environmental effects associated with development of the proposed project area are evaluated throughout this IS and will be further discussed in the Bridle Gate Project EIR. The final conclusions can be found in Chapter 4.0, Introduction to the Analysis, Chapter 4.1, Air Quality and Greenhouse Gas Emissions, and Chapter 4.2, Transportation and Circulation, of the EIR. In addition, the Bridle Gate Project EIR will also include a discussion of growth-inducing impacts associated with the proposed project in the Statutorily Required Sections chapter of the EIR.

A GPA would be required in order to develop the proposed multi-family apartment complex, as the area proposed for such development is currently designated RC per the City's General Plan. However, as discussed in Section XVIII, Utilities and Services Systems, of this IS, adequate utility infrastructure and services exist to meet the additional demands that would be created by the project. Similarly, as discussed in Section XIV, Public Services, public service providers such as local police and fire departments would be capable of accommodating the demands of the proposed project. As a result, the project would have a less-than-significant impact with respect to inducing population growth, as growth resulting from the project could be accommodated by existing utility systems and service providers. However, the impacts from the project population growth related to air quality, GHGs, and transportation will be further addressed in the project EIR and, thus, may result in a ***potentially significant*** impact.

Further analysis of the above impact will be included in the Air Quality and Greenhouse Gas Emissions, Transportation and Circulation, and Statutorily Required Sections chapters of the Bridle Gate Project EIR.

b. The project site is currently vacant and devoid of any habitable structures. As such, the proposed project would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Therefore, ***no impact*** would occur.

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:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	✖	☐
b. Police protection?	☐	☐	✖	☐
c. Schools?	☐	☐	✖	☐
d. Parks?	☐	✖	☐	☐
e. Other Public Facilities?	☐	✖	☐	☐

Discussion

a. Fire protection services are currently provided to the site by the East Contra Costa Fire Protection District (ECCFPD). The ECCFPD protects approximately 249 square miles and over 128,000 residents, across three fire stations. The City of Brentwood is served primarily by Station 52, which is the nearest station to the project site and is located approximately two miles south of the site at 201 John Muir Parkway.

The General Plan includes nine policies and four actions (Policies CSF 1-1 through 1-3, and 4-1 through 4-6, and Actions CSF 1a, and 4a-c) to provide that fire protection services are provided in a timely fashion, are adequately funded, are coordinated between the City and appropriate service agency, and that new development pays their fair share of services. Among the action items included in the General Plan that are applicable to the project are the following:

- Action CSF 1a: Requiring new development to pay their fair share fees of the cost of on and off-site community services and facilities;
- Action CSF 4a: Continue to enforce the CBC and the California Fire Code to ensure that all construction implements fire-safe techniques, including fire resistant materials, where required; and
- Action CSF 4b: As part of the City's existing development review process for new projects, the City would continue to refer applications to the ECCFPD for determination of the project's potential impacts on fire protection services. Requirements would be added as conditions of project approval, if appropriate.

The project would comply with the General Plan actions listed above. For example, the City of Brentwood collects one-time development impact fees that support the construction of new fire facilities in the amount of approximately $905.06 per new single-family or multi-family residence.[24]

The City collects a fire facility impact fee, but not a service fee. The District has identified insufficient funding to increase service availability. This shortfall has resulted in staffing deficiencies that do not allow the District to meet current service level response time standards. While an increase in response times or in demand on public facilities, services, and utilities do not, on their own, constitute an environmental impact under CEQA, if such

[24] City of Brentwood. *City of Brentwood Development Fee Program, 2019 Update.* Adopted [to be inserted].

an increase requires the construction of new or expanded public facilities to meet the increased demand, then the construction necessitated by that project will require CEQA analysis and, potentially, mitigation. (*City of Hayward v. Trustees of California State University* (2015) 242 Cal.App.4th 833.) Given the new project resident and employee population, the project would/would not necessitate the construction or expansion of fire facilities.

The proposed project would include enhanced funding for fire and other emergency services as part of the proposed project's DA. The project applicant has agreed to provide ECCFPD with additional funding in order to address the funding shortfall for personnel. The applicant's agreement with the ECCFPD would include the payment of a fire impact fee or other such amount necessary to fund the developer's proportionate share of fire capital assets, and the agreement to participate in a Community Facilities District. The Community Facilities District would be established by the ECCFPD and would include annual assessments in an amount sufficient to cover the service costs associated with the proposed project.

The staffing of additional personnel requires stable ongoing funding for salaries and benefits; however, the additional funding would enable the ECCFPD to get closer to meeting response times that are consistent with the standards for industry best management practices. The fees and Community Facilities District could be used to fund new facilities, maintain existing facilities and equipment, and pay for salaries and benefits. In addition to providing additional revenue for fire facilities, the project would be required to comply with all ECCFPD standard conditions of approval related to provision of fire flow, roadway widths, etc. The project would also be subject to the City of Brentwood residential life safety sprinkler requirements set forth in Section 15.64.010 of the Municipal Code.

Given the project's compliance with the relevant General Plan policies and actions related to fire service, the impact from the proposed project would be ***less than significant*** regarding the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts.

b. The City of Brentwood Police Department (Brentwood Police) provides law enforcement and police protection services throughout the City over an area of approximately 14 square miles, and would provide police protection services to the project site. The Brentwood Police station is located at 9100 Brentwood Boulevard, approximately 3.75 miles southeast of the project site. The Department currently has 62 sworn police officers and another 30 civilian support staff members. In addition to permanent staff, the Department works with approximately 20 community citizen volunteers who assist with day-to-day operations.[25]

The Brentwood General Plan includes eight policies and five actions (Policies CSF 1-1 through 1-3, and 3-1 through 3-5; and Actions CSF 1a and 3a-d) to provide that police protection services are provided in a timely fashion, are adequately funded, are coordinated between the City and appropriate service agency, and that new development pays their fair share of services. Among the policies and actions included in the Brentwood General Plan that are applicable to the project are the following:

[25] City of Brentwood. *Police, About Us.* Available at: https://www.brentwoodca.gov/gov/police/default.asp. Accessed March 2020.

- Policy CSF 3-4: Emphasize the use of physical site planning as an effective means of preventing crime. Open spaces, landscaping, parking lots, parks, play areas, and other public spaces should be designed with maximum feasible visual and aural exposure to community residents;
- Policy CSF 3-5: Promote coordination between land use planning and urban design through consultation and coordination with the Police Department during the review of new development applications;
- Action CSF 1a: Requiring new development to pay their fair share fees of the cost of on and off-site community services and facilities; and
- Action CSF 3c: As part of the development review process, consult with the police department in order to ensure that the project design facilitates adequate police staffing and that the project addresses its impacts on police services.

Because the proposed project would increase population, the proposed project could require increased use of police protection services. However, the project applicant would be required by the City to comply with the above policies and actions, which have been included for the purposes of mitigation impacts related to police protection services. For example, Action CSF 1a requires new development to pay their fair share fees of the cost of on and off-site community services and facilities. The fees would provide existing police facilities with additional funding for personnel, equipment, and other facility needs. The Brentwood Police Department has determined that the increased demand generated by the development of the project would not require the construction of a new police station or facilities.

Therefore, the project would have a ***less-than-significant*** impact regarding the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts.

c. The project site is located within the Liberty Union High School District and the Brentwood Union School District (BUSD). Liberty Union High School District (LUHSD) includes four comprehensive high schools: Liberty High, Freedom High, Heritage High, and Independence High. In addition, the LUHSD includes one continuation high school, La Paloma. According to the LUHSD, the five high schools have a capacity of 6,840. With a total enrollment of 8,219 students, the high schools exceed capacity by 1,379 students.

According to a Facility Needs Assessment prepared for the LUHSD in April of 2016, LUHSD student generation factor for grades nine through 12 is 0.1436 for single-family detached units and 0.056 for multi-family units. With 252 single-family units and up to 258 multi-family units, the project is expected to generate approximately 51 new high school students [(252 X 0.1436) + (258 X 0.056) = 51 students]. In the event that Parcel H is not developed as a school, the proposed project would include 315 single-family units and up to 258 multi-family units. With the additional 63 units, the project would generate approximately 60 new high school students [(315 X 0.1436) + (258 X 0.056) = 60 students]. Per the Facility Needs Assessment, enrollment for the 2017/2018 school year was 8,219 students with a capacity of 6,840 students as of 2015/2016. Thus, current student enrollment exceeds the current capacity of the LUHSD by 1,379 students. Either the 51 or 60 students that would be generated by the proposed project would add to the capacity deficit.

According to a School Facilities Needs Assessment prepared for BUSD in May of 2019, the BUSD consists of seven elementary schools and three middle schools. For the 2018/2019 school year, the BUSD had a K through 6th grade enrollment of 7,026 with a K through 6th grade capacity of 6,391. The BUSD's 2018/2019 7th and 8th grade enrollment was 2,260 with a 7th and 8th grade capacity of 2,354. Therefore, the BUSD has excess capacity for another 94 7th and 8th grade students, but is over capacity for grades K through 6th by approximately 635 students. Utilizing the BUSD's student generation rates, the proposed single- and multi-family development would introduce up to 141 new K through 5th grade students [(252 X 0.3230) + (258 X 0.2306) = 141 students] and 43 new 6th through 8th grade students [(252 X 0.1205) + (258 X 0.0484) = 43 students]. In the event that 63 additional single-family units are developed on Parcel H, the project would generate approximately 162 new K through 5th grade students [(315 X 0.3230) + (258 X 0.2306) = 162 students] and 51 new 6th through 8th grade students [(315 X 0.1205) + (258 X 0.0484) = 51 students]. Therefore, the proposed project would add to the capacity deficit that currently exists. It should be noted that the proposed project would accommodate potential future development of Parcel H with a future BUSD school, which, if developed, could increase the overall student capacity of the BUSD.

Under state law, the project would be subject to school facility impact fees to mitigate any potential project-related increases in student enrollment. The BUSD and LUHSD require the payment of development fees based on a per square foot basis of new development. The fees, which vary depending on the type of land use (e.g., the fees for residential uses may be different than commercial or civic uses), would be collected at the building permit stage and would be paid prior to building construction of the proposed project. While the fee varies, all on-site land uses would be required to pay requisite school fees. Pursuant to Section 65995(h) of the California Government Code, the payment of school fees is considered full and complete mitigation for impacts on school facilities. Once funded, the school districts are responsible for identifying the location of new school facilities and undertaking acquisition, design, construction, and any required CEQA review of the facilities.

The proposed project would also potentially include development of a school site on Parcel H. Development of the school site would increase the student enrollment capacity within the City of Brentwood. As a result, impacts to schools would be ***less than significant***.

d,e. A 2.56-acre parcel within the eastern portion of the site and a 1.74-acre parcel within the northwest portion of the site, totaling 4.31 acres, would be dedicated to the City of Brentwood for use as public parks (see Figure 4, "Parcel I" and "Parcel J"). The parks would provide a recreational amenity for residents of the proposed single-family subdivision. Landscaping elements would be provided throughout the proposed park area and all other developed portions of the site consistent with City requirements. It should be noted that only the proposed residential development would have the potential to cause an increase in demand for recreational facilities and, thus, are discussed in further detail below.

Chapter 16.150 of the City's Municipal Code specifies that subdivision projects including more than fifty parcels are required to dedicate 0.0160 acre of land per dwelling unit for park purposes. In addition, Policy CSF 2-2 of the City's General Plan requires that the City achieve and maintain a minimum overall citywide ratio of five acres of parkland per 1,000 residents. Additionally, as discussed throughout this Initial Study, with the exception of Air Quality and Greenhouse Gas Emissions and Transportation, construction of the proposed

development, including the proposed park facilities would not result in any significant physical environmental impacts that cannot be mitigated to a less than significant level.

The single-family residential portion of the Bridle Gate project, located south of the proposed extension of Sand Creek Road, includes up to 252 single family residences, under the development scenario that includes a school site on Parcel H. Applying the Brentwood standard of 3.2 residents per dwelling unit, the proposed project would create housing for approximately 806 residents for the single-family housing portion of the project. With the additional 63 single-family residences if the elementary school site is developed as residential, the proposed project would create approximately 202 additional residents, for a total of 1,008. The multi-family residential portion of the Bridle Gate project, located north of the proposed westerly extension of Sand Creek Road, includes up to 258 multi-family residences. Applying the Brentwood standard of 2.38 residents per multi-family dwelling unit, the proposed multi-family component of the project would create housing for approximately 615 residents, for a total of 1,421 residents as proposed. In the event that Parcel H is not developed as a school site, the resultant project would increase the total population to 1,623 residents. The Brentwood General Plan calls for five acres of park per 1,000 residents. The proposed project would thus require approximately 6.99 acres of park space for the additional residents. The proposed project includes two park parcels, totaling 4.31 acres. The two park parcels are Parcels I and J, which are 2.56 acres and 1.75 acres, respectively. Parcel I is located in the within the residential development area toward the northwest corner of the project site. The second designated park area, Parcel J, is located within the residential development area toward the eastern edge of the project site. Although the proposed project would dedicate 4.3 acres to the City for park area, the designated parkland acreage does not meet the City's parkland dedication requirements. While the construction of the parks associated with the proposed project would not result in significant adverse environmental effects, the proposed project would not include a sufficient amount of parkland. It should be noted that the deficit in parkland dedication can be satisfied by the payment of in-lieu fees pursuant to Section 16.150.020(B) of the Brentwood Municipal Code.

As explained above, this IS includes a conservative analysis of the project's potential impacts, which assumes that Parcel H will be built out with a school site. However, as illustrated on the VTSM (see Figure 4), Parcel H could ultimately be built out with 63 additional single-family residences. Should residential uses be built on Parcel H, additional park acreage or public facilities, in-lieu fees, or a combination of both, will need to be provided to the City of Brentwood in accordance with Section 16.150.020, Dedication, Park Land or Fees-in-Lieu, of the City's Municipal Code.

Additionally, the increase in residents to the City of Brentwood could increase the use of other public facilities, such as libraries. The City has established a Development Impact Fee Program to supplement the Community Facility Fee Fund, which covers funding sources for public facilities, including library operations. The fees are collected at issuance of building permit for new development with fees determined by the fee schedule in effect at the time of permit issuance. As a standard condition of project approval, the project applicant is required to pay the City's development impact fee pursuant to the Schedule of City Fees in effect at the time of issuance of building permits. As such, the proposed project would result in a less-than-significant impact related to library facilities.

Nonetheless, because the proposed project would not include an appropriate amount of parkland for the estimated number of residents, a ***potentially significant*** impact could

result to existing park facilities if the applicant does not comply with the City's park land requirements.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the impact to a *less-than-significant* level under both development scenarios.

XV-1. *Prior to recordation of any final map, the City Community Development Department shall determine the methods by which the project applicant shall comply with Section 16.150, Dedication, Park Land or Fees-in-Lieu, of the City's Municipal Code. Available methods include on-site park land dedication, payment of in-lieu fees, or a combination of both. To the extent the on-site park land that applicant proposes to be dedicated for these purposes is insufficient to satisfy applicant's entire obligation under Section 16.150, applicant shall be allowed to pay a fee in lieu of dedicating any further park land. Any future park land dedication, or in-lieu fee calculations, shall account for any surplus park land acreage provided within the residential area south of the extension of Sand Creek Road.*

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖	☐

Discussion

a. As explained above under Question 'd' of the Public Services section, the VTSM for the proposed project does not include sufficient park land acreage for the 252 single-family units and the 258 multi-family units. Per the VTSM, Parcel H could be built out with a school site and/or single-family residential uses. Should any future development applications include residential uses within Parcel H (63 additional units), additional park land dedication or in-lieu fee payments would be required to meet the City's park land requirements. Mitigation Measure XIV-2 of this IS requires future applicants proposing residential uses north of the extension of Sand Creek Road to comply with the City's park land requirements set forth in Section 16.150 of the Municipal Code. Therefore, the proposed project would have a ***less-than-significant*** impact with respect to increasing 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.

b. The proposed project would not require the expansion of any existing recreational facilities in the project region. While the project would include the construction of new park facilities within the project site, the physical effects associated with construction of such facilities has been evaluated throughout this IS. With the exception of potential impacts related to air quality and GHG emissions and transportation, which will be further evaluated in the Air Quality and Greenhouse Gas Emissions and Transportation and Circulation chapters, of the EIR, all environmental impacts have been determined to be less than significant with implementation of mitigation. Therefore, a ***less-than-significant*** impact would occur.

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

Discussion

a. The proposed project would include construction of internal roadways within the proposed subdivision, as well as extension of Sand Creek Road. The proposed project would include the construction of one bridge to allow vehicles to travel across Sand Creek in the northern portion of the site. Increased vehicle trips in the area related to project construction and operations could impact roadway systems by increasing vehicle volumes and congestion at intersections. In addition, improvements to San Jose Avenue may be necessary to accommodate school traffic associated with potential development of an elementary school on the project site. It should be noted that because the proposed San Jose Avenue extension would not continue west of the site to connect with Hillcrest Avenue, as is envisioned per Figure CIR-1 of the Brentwood General Plan, the proposed project would require a GPA to the Circulation Element. With development of the proposed project, the proposed extension of Sand Creek Road would terminate at a new turnaround at the western project site boundary. However, the City anticipates that Sand Creek Road will ultimately extend further west to connect with Heidorn Ranch Road and Hillcrest Avenue (within the City of Antioch). The connection with Heidorn Ranch Road is anticipated to occur in approximately three to five years. Thus, further study is required to determine whether implementation of the proposed project would result in substantial impacts related to traffic load and capacity of the roadway system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). In addition, the project could exceed, either individually or cumulatively, a level of service standard established by the City General Plan for roads affected by project traffic.

   Bicycle and pedestrian facilities could also be affected by the proposed project. For example, the City of Brentwood Master Plan Trail Map includes proposed bicycle and circulation facilities, which the proposed project does not incorporate. In addition, the proposed project may be considered inconsistent with a number of applicable General Plan policies related to bicycle and pedestrian facilities. Therefore, the project could result in a ***potentially significant*** impact related to conflicting with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

   Further analysis of the above impact will be included in the Transportation and Circulation chapter of the Bridle Gate Project EIR.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Per Section 15064.3, for projects commencing July 1,

2020, analysis of vehicle miles travelled (VMT) attributable to a project will be considered the most appropriate measure of transportation impacts for CEQA purposes. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Given that the proposed project would generate new vehicle trips, a ***potentially significant*** impact could occur.

Further analysis of the above impact will be included in the Transportation and Circulation chapter of the Bridle Gate Project EIR.

c,d. Vehicular access to the proposed single-family residential area would be provided at three locations: 1) the westerly extension of Sand Creek Road, 2) the westward extension of San Jose Avenue; and 3) the northerly extension of Saint Regis Avenue. Access to the commercial and multi-family parcels would be provided by the westerly extension of Sand Creek Road. In addition, an EVA would be provided at the northern portion of the site by way of a new connection to Old Sand Creek Road. The existing portions of Old Sand Creek Road that would be relied upon for the EVA would be reconstructed as part of the proposed project to accommodate emergency vehicles.

The internal circulation system would consist of multiple roads to all the residences, commercial buildings, and the proposed future school within the subdivision. The proposed increase in development intensity of the site through development of the proposed project could cause an increase in traffic-related hazards or affect emergency access in the project area. Without further evaluation, the proposed project could result in a ***potentially significant*** impact related to an increase in hazards from design features or incompatible uses, or inadequate emergency access to the project.

Further analysis of the above impact will be included in the Transportation and Circulation chapter of the Bridle Gate Project EIR.

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

Discussion

a,b. As discussed in Section V, Cultural Resources, of this IS, the proposed project included a record search of the NWIC. In addition, on August 7, 2019, an NAHC Sacred Lands File search was requested. Per the NAHC Sacred Lands File, the site does not contain known tribal cultural resources.

In compliance with AB 52 (Public Resources Code Section 21080.3.1), the City distributed project notification letters to the following tribes: Wilton Rancheria, The Ohlone Indian Tribe, North Valley Yokuts Tribe, Muwekma Ohlone Indian Tribe of the SF Bay Area, Ione Band of Miwok Indians, Indian Canyon Mutsun Band of Costanoan, Amah Mutsun Tribal Band of Mission, San Juan Bautista. The letters were distributed on September 5, 2019. One letter was received from the Wilton Rancheria requesting copies of all environmental documentation completed for the proposed project related to cultural resources. The requested information was provided; however, the tribe did not request formal consultation.

According to the Cultural Report, a field survey of the project site did not reveal indications of any on-site tribal resources. In compliance with SB 18, consultation letters have been sent out to several Native American tribes identified by the Native American Heritage Commission as having traditional lands or cultural places located within the Brentwood General Plan boundaries. The City has not received any responses within 90 days of distribution of the consultation letters.

Based on the history of disturbance at the project site as a result of past development and agricultural uses, as well as the lack of identified tribal cultural resources at the site, known tribal cultural resources are not expected to occur within the site. Nevertheless, the possibility exists that development of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact to tribal cultural resources could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above potential impact to a *less-than-significant* level under both development scenarios.

XVIII-1. *Implement Mitigation Measures V-1, V-2, and V-3.*

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	✖	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖	☐
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?	☐	✖	☐	☐
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?	☐	☐	✖	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖	☐

Discussion

a,c. Wastewater treatment and collection and stormwater control associated with the proposed project are discussed in detail below.

Wastewater Treatment Plant Capacity

The existing wastewater treatment plant (WWTP) is located on approximately 70 acres of land owned by the City on the north side of Sunset Road and east of SR 4. The WWTP has an average dry weather flow (ADFW) capacity of 5 million gallons per day (mgd) and was designed to be expandable to an average dry weather flow capacity of 6.4 mgd. Wastewater from the City that is not reused is treated and discharged to Marsh Creek, which drains to Big Break in the Delta.

Flows to the WWTP in the 2016 calendar year were 3.8 mgd, about 63 gpcd, which is consistent with flow data from the first three months of 2017. The Wastewater Treatment Plant Phase I Expansion project design was completed in 1998-2002, to bring the treatment plant to current levels. The Wastewater Treatment Plant Phase II Expansion project design is currently underway and is expected to be completed by the end of 2020.

Phase II would expand the capacity of the WWTP to 7.5 MGD by 2020, while Phase III would expand the capacity to 10 MGD by 2025. Expanding the capacity of the WWTP increases the potential amount of recycle wastewater available for non-potable uses.[26]

Implementation of the proposed project would include the construction of between 252 and 315 single-family units depending on whether Parcel H is retained as a future school

[26] West Yost Associates, Inc. *City of Brentwood: Bridle Gate Specific Plan, Water Supply Assessment.* March 2020.

site or developed with 63 single-family units. In addition, the project would include construction of up to 258 units of multi-family housing. Table 9 below summarizes population estimates for the proposed project based on persons per household rates from the City's General Plan EIR.[27]

Table 9
Project Population Estimates

Land Use Type	Number of Units	Persons Per Unit	Population
With School Site			
Single-Family	252	3.1	782
Multi-Family	258	2.38	615
		Total	**1,397**
With Residential Overlay			
Single-Family	315	3.1	977
Multi-Family	258	2.38	615
		Total	**1,592**

Source: City of Brentwood, 2014.

For the purposes of this IS, the RC-designated parcel (Parcel C) would be developed with commercial uses in the future. The proposed residential development, as well as the future commercial development, would increase wastewater generation associated with the project site. Table 10 and Table 11 below summarize wastewater demand associated with buildout of the proposed project with and without the proposed school site, respectively. The unit demand factors used in the tables are sourced from the City's 2017 Sewer Master Plan.[28]

Table 10
Wastewater Demand – With School Site

Parcel	Development Type and Intensity	Average Flow Factor	Project Wastewater Flow (gpd)
--	252 single-family	141 gpd/unit	35,532
A	258 multi-family	141 gpd/unit	36,378
C	19.59 acres commercial	1,500 gpd/acre	29,385
		Total	**101,295**

Source: City of Brentwood, Sewer Master Plan, 2017.

Table 11
Wastewater Demand – With Residential Overlay

Parcel	Development Type and Intensity	Average Flow Factor	Project Wastewater Flow (gpd)
--	315 single-family	141 gpd/unit	44,415
A	258 multi-family	141 gpd/unit	36,378
C	19.59 acres commercial	1,500 gpd/acre	29,385
		Total	**110,178**

Source: City of Brentwood, Sewer Master Plan, 2017.

It should be noted that with the exception of the proposed multi-family apartment complex, the proposed project would be consistent with the project site's existing General Plan land

[27] City of Brentwood. *2014 Brentwood General Plan EIR* [pg. 2.0-14]. July 22, 2014.
[28] City of Brentwood. *Sewer Master Plan.* August 1, 2017.

use designations. As such, wastewater generation associated with the single-family residences and future commercial development on Parcel C has been previously anticipated for the project site.

If Parcel A were to be developed per the existing RC General Plan land use designation, as opposed to the proposed multi-family apartment complex, the associated wastewater generation would be approximately 20,970 gpd (13.98 acres X 1,500 gpd/acre = 20,970 gpd). Therefore, the proposed project would increase the wastewater generation associated with the project site by 69,030 gpd from what has been previously anticipated (90,000 gpd – 20,970 gpd = 69,030 gpd).

An additional 69,030 gpd, or 0.069 mgd, of wastewater could be accommodated within the excess capacity of the City's WWTP. Therefore, the current capacity of the WWTP would be sufficient to handle the increase in wastewater flow that would result from the proposed project from what is currently anticipated and planned for buildout of the site. In addition, the project applicant would be required to pay the necessary sewer impact fees, which would contribute towards the cost of any future WWTP upgrades. As a result, the proposed project would not have an adverse impact on the wastewater treatment capacity of the City's existing WWTP.

Wastewater and Water Infrastructure

As part of the recent SR 4 construction, the SR 4 contractor extended a 10-inch sewer line within the Sand Creek Road alignment to the eastern edge of the project site. The sewer line improvement was reviewed and approved by the Brentwood Public Works Department. The 10-inch sewer line would be extended westerly along the proposed Sand Creek Road extension, with additional lines constructed within internal streets to serve proposed development areas. Additional sewer lines would be extended as the remaining parcels north of Sand Creek Road are built out.

Furthermore, as part of the recent SR 4 construction, the SR 4 contractor extended a 16-inch water line within the Sand Creek Road alignment to the eastern edge of the project site. The proposed water line improvement was reviewed and approved by the Brentwood Public Works Department. The 16-inch water line would be extended westerly along the proposed Sand Creek Road extension and a looped water system would be constructed off of the 16-inch line to serve the single-family subdivision, south of Sand Creek Road. Additional water lines would be extended as the remaining parcels, north of Sand Creek Road, are built out.

Per the City's Water and Sewer Master Plans, pipes and other infrastructure in the project area are planned to accommodate buildout of the General Plan. Specifically, a non-potable water line is planned to be constructed in Sand Creek Road, near the project site. The Master Plan anticipated development of the project site. As such, the existing and planned infrastructure in the project area is anticipated to have adequate capacity to serve the proposed project. However, the City requires that design calculations be reviewed and approved by the City Engineer as part of the development process to ensure the water and wastewater demand can be accommodated.

Stormwater Drainage

As discussed in Section VIII, Hydrology and Water Quality, of this IS, the proposed residential subdivision south of the extension of Sand Creek Road consists of two watersheds, each of which would contain a bio-retention basin for water quality treatment

purposes, as well as flow control. Both bio-retention basins have been designed to exceed the minimum volume requirements, as calculated by the Integrated Management Practice (IMP) sizing calculator. Therefore, runoff from somewhat more intense storms will also be treated and hydro-modified. After infiltration into the basins, the treated storm water enters the storm drainage system. The outflow orifice for each bio-retention area will slowly meter flows to the existing storm drain systems. The northwest bio-retention basin (BR1) will drain northerly to the existing 36-inch outfall pipe stubbed into Sand Creek; and the southeast basin (BR2) will drain southerly into the existing 48-inch storm drain line in San Jose Avenue.

C.3 bio-retention areas are also proposed along the southern and northeastern edges of Sand Creek, within project parcels A and C, respectively. However, because a site plan has not been submitted for development of these parcels, the City cannot determine the extent of bio-retention facilities needed to meet C.3 requirements. A detailed SWCP will need to be submitted concurrently with site plan submittal for any proposed development within Parcels A and C. As a result, Mitigation Measure X-1 requires the applicant to submit a Stormwater Control Plan to the Director of Public Works/City Engineer along with future development plans for Parcels A and C, which shall identify the water quality treatment and source control measures needed to ensure that stormwater runoff from Parcels A and C is adequately treated and peak flows do not exceed the capacity of the receiving storm drainage system. With implementation of this mitigation measure, the project would have a less-than-significant impact with respect to requiring or resulting in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Electricity, Natural Gas, and Telecommunications

The proposed project would be supplied natural gas and electricity services by Pacific Gas and Electric (PG&E). The proposed project would include construction of new natural gas and electricity infrastructure within the project site which would connect to existing infrastructure within Sand Creek Road. Telecommunication services would be supplied to the project site by AT&T.

Conclusion

Because the City requires the applicant to submit design calculations to ensure that the planned improvements could accommodate the project, the project could have a ***potentially significant*** impact related to requiring or resulting in the 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.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the impact to a *less-than-significant* level under both development scenarios.

XIX-1. *Prior to approval of construction plans, the applicant shall submit design calculations, subject to review and approval by the City Engineer to verify that the increased water and wastewater demand from the proposed project can be accommodated in the planned infrastructure improvements identified in the City's Water and Sewer Master Plan. To the extent that the demand from the project exceeds the capacity of the planned improvements, the project applicant shall pay the incremental costs to*

design and construct any additional improvements need beyond those identified in the Water and Sewer Master Plan. The payment, if any, is in addition to the payment of impact fees.

b. Water for the proposed project would be distributed to the site by the existing water line on the southern side of the project site along San Jose Avenue. The City of Brentwood has prepared an UWMP that predicts the water supply available to the City of Brentwood in normal, single-dry, and multiple-dry years out to 2035.[29] The future demand projections included in the UWMP are based on General Plan land use designations. As such, the General Plan Amendment to modify the RC designation to PD for up to 258 very high-density residential units would result in additional water demand.

The following discussion is primarily based on the WSA prepared for the proposed project.[30] The discussion will address both available water supply and water supply infrastructure to serve the project site.

Water Supply

The proposed residential development, as well as the future commercial development, would increase demand for water supplies associated with the project site. Table 12 and Table 13 below summarize water demand associated with buildout of the proposed project with and without the proposed school site, respectively. The unit demand factors used in the tables are based on the water use demand factors presented within the WSA. As discussed previously, with the exception of the proposed multi-family apartment complex, the proposed project would be consistent with the project site's existing General Plan land use designations. As such, the City has anticipated an increase in demand for water supplies associated with development on the project site. If Parcel H is retained as a school site rather than developed with single-family residences, associated water demand would decrease. In addition, the multi-family apartment complex would include a looped water system to provide potable water to the individual units. The anticipated water usage associated with the various proposed uses are presented in Table 12 and Table 13 below.

Table 12
Water Demand – With School Site

Parcel	Development Type and Intensity	Demand Factor	Project Water Demand (gpd)
--	252 single-family	450 gpd/unit	113,400
K	11.35-acre school site	1,500 gpd/acre	17,025
A	258 multi-family	275 gpd/unit	70,950
C	19.59 acres commercial	2,000 gpd/acre	39,180
I and J	4.3 acres park	1,000 gpd/acre	4,300
		Total	**244,855**

Source: West Yost Associates, Inc., City of Brentwood: Bridle Gate Specific Plan, Water Supply Assessment, March 2020.

[29] City of Brentwood. *2015 Urban Water Management Plan* [pg. 7-4]. June 2016.
[30] West Yost Associates, Inc. *City of Brentwood: Bridle Gate Specific Plan, Water Supply Assessment.* March 2020.

Table 13 Water Demand – With Residential Overlay			
Parcel	**Development Type and Intensity**	**Demand Factor**	**Project Water Demand (gpd)**
--	315 single-family	450 gpd/unit	141,750
A	258 multi-family	275 gpd/unit	70,950
C	19.59 acres commercial	2,000 gpd/acre	39,180
I and J	4.3 acres park	1,000 gpd/acre	4,300
		Total	**256,180**
Source: West Yost Associates, Inc., City of Brentwood: Bridle Gate Specific Plan, Water Supply Assessment, March 2020.			

If Parcel A were to be developed per the existing RC General Plan land use designation, as opposed to the proposed multi-family apartment complex, the associated water demand would be approximately 27,960 gpd (13.98 acres X 2,000 gpd/acre). As such, the proposed project would result in an increase of a total of 10,740 gpd from what was previously considered for Parcel A.

As noted in Section X, Hydrology and Water Quality, of this Initial Study, and based on the WSA, the City finds that the total project water supplies determined to be available for the proposed project during normal, single dry, and multiple dry water years during a 20-year projection would meet the water demand associated with the proposed project. As noted previously, the water supply and demand estimates are based on the development scenario that would include the most water usage, which includes buildout of the elementary school. Approximately 22 af/yr of recycled water is needed to meet landscape irrigation demands at buildout of the proposed project. The planned future recycled water supplies noted within Section X would be sufficient to meet recycled water demands. Therefore, based on the WSA, the proposed project (both with or without the school) would have a less-than-significant impact with respect to the availability of sufficient water supplies to serve the project.

Conclusion

Because adequate long-term water supply is available to serve full buildout of the proposed project (both with and without the school) and the project includes the extension of adjacent infrastructure, the project would have a ***less-than-significant*** impact related to water supply.

d,e. The solid waste from Brentwood is disposed of at Keller Canyon County landfill. Keller Canyon Landfill covers 2,600 acres of land; 244 acres are permitted for disposal. The site currently handles 2,500 tons of waste per day, although the permit for the site allows up to 3,500 tons of waste per day to be managed at the facility. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Keller Canyon Landfill has a remaining capacity of 63,408,410 cubic yards out of a total permitted capacity of 75,018,280 or 85 percent remaining capacity.[31]

As noted above, with the exception of the proposed multi-family apartment complex, the proposed project would be consistent with the project site's existing General Plan land use designations. As such, solid waste generation associated with the single-family residences

[31] California department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Keller Canyon Landfill (07-AA-0032)*. Available at: https://www2.calrecycle.ca.gov/swfacilities/Directory/07-AA-0032. Accessed March 2020.

and future commercial development on Parcel C has been previously anticipated for the site.

Solid waste generation associated with the proposed 258-unit multi-family apartment complex would be approximately 1,593 lbs/day based on a conservative waste generation rate of 5.31 lbs/day per unit (258 units X 5.31 lbs/day per unit = 1,593 lbs/day).[32] In addition, Should the 63 single-family units be developed within the school site, the additional 63 units would result in approximately 630 lbs/day based on a waste generation rate of 10.0 lbs/day per unit. Solid waste generation associated with the school site would be approximately 900 lbs/day based on a conservative waste generation rate of 1.0 lbs/student per day. Such an increase would be relatively modest, would not substantially increase the solid waste generation from what has been anticipated for the site, and would not cause remaining capacity at the landfill to be exceeded. In addition, the area designated for commercial development may generate organic waste, such as food and beverages; however, development of the site and an increase in solid waste generation associated with residential and commercial uses has been anticipated by the City. Furthermore, the project would be required to comply with all applicable provisions of Chapter 8.16, Solid Waste, of the City's Municipal Code. Therefore, the proposed project, under either development scenario, 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, the proposed project's impact to solid waste would be ***less than significant***.

[32] CalRecycle. *Estimated Solid Waste Generation Rates.* Available at: https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed March 2020.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
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?	☐	☐	✖	☐
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?	☐	☐	✖	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖	☐

Discussion

a-d. According to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within or near a state responsibility area or lands classified as a Very High Fire Hazard Severity Zone (VHFHSZ).[33] The nearest VHFHSZ is approximately eight miles west of the project site. Therefore, the site is not in or near a VHFHSZ. Based on the above, the proposed project would not be subject to risks related to wildfires, and a ***less-than-significant*** impact would occur.

However, for informational purposes, the area directly south of the project site is occupied with residential development, which would act as a fire break, reducing the potential for fire to spread to the project site from the south. Similarly, the area to the east of the site consists of SR 4 and other existing development. The area to the north consists of actively maintained and irrigated agricultural land, which would not be considered a substantial fire risk. However, the area to the west of the site is undeveloped. With implementation of the proposed project, site clearing activities would remove vegetation within the developable area and would create a buffer between the undeveloped area and the proposed residences. Furthermore, development of the proposed project would include the installation of fire suppression systems (e.g., fire hydrants, fire sprinklers, smoke detectors) and would be designed in accordance with the latest requirements of the California Fire Code. In accordance with State standards, the project would be required to maintain defensible space to provide a fire break that would prevent the spread of ground fires and protect on-site structures. The proposed project would also be subject to fire safety requirements of the ECCFPD. Compliance with such would ensure that the potential hazards associated with wildland fires to the proposed buildings and structures would be reduced.

[33] California Department of Forestry and Fire Protection. *Contra Costa County, Very High Fire Hazard Severity Zones in LRA*. January 7, 2009.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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?	☐	☐	✖	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	✖	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✖	☐	☐	☐

Discussion

a. As discussed in Section IV, Biological Resources, of this IS, while a limited potential exists for San Joaquin kit fox, western burrowing owl, California red-legged frog, Swainson's hawk, golden eagle, white-tailed kite, and raptors and migratory birds protected by the MBTA to occur on-site, implementation of Mitigation Measures IV-1 through IV-3, which requires the developer to comply with the Multi-Party Agreement and conduct preconstruction surveys for white-tailed kite and raptors and migratory birds, would ensure that any impacts related to special-status species would be reduced to a less-than-significant level. In addition, Mitigation Measures IV-4 through IV-8 would ensure that the proposed project does not result in a substantial adverse effect on a riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS or conflict with the City of Brentwood General Plan policies protecting biological resources. The project site is predominantly undeveloped, has been previously disturbed, and does not contain any known historic or prehistoric resources. Thus, implementation of the proposed project is not anticipated to have the potential to result in impacts related to archaeological resources or human remains. Nevertheless, Mitigation Measures V-1, V-2, and V-3 would ensure that in the event that prehistoric resources are discovered within the project site, such resources would be protected in compliance with the requirements of CEQA and other State standards.

Considering the above, the proposed project would not degrade the quality of the environment, substantially reduce or impact the habitat of fish or wildlife species, cause fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, a ***less-than-significant*** impact would occur.

b. The proposed project in conjunction with other development within the City of Brentwood could incrementally contribute to cumulative impacts in the project area, particularly in relation to air quality, and GHG emissions and transportation. A discussion of cumulative

impacts associated with the proposed project will also be discussed in the Statutorily Required Section chapter, as well as in relevant technical chapters of the Bridle Gate project EIR. Thus, a ***potentially significant*** impact could occur with regard to cumulative impacts in the project area.

Further analysis of the above impacts will be included in the Bridle Gate Project EIR.

c. As described in this IS, implementation of the proposed project could result in impacts related to air quality, GHG emissions, and transportation. As such, in the absence of further study, the project could cause substantial adverse effects on human beings, and a ***potentially significant*** impact could occur.

Further analysis of the above impacts will be included in the Bridle Gate Project EIR.

Appendix A

Planning Survey Report

Application Form and Planning Survey Report

To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan

Please complete this application to apply for take authorization under the state and federal East Contra Costa County HCP/NCCP incidental take permits. The East Contra Costa County Habitat Conservancy ("Conservancy") or local jurisdiction (City of Brentwood, City of Clayton, City of Oakley, City of Pittsburg, and Contra Costa County) may request more information in order to deem the application complete.

I. PROJECT OVERVIEW

PROJECT INFORMATION	
PROJECT NAME: Bridle Gate	
PROJECT TYPE: ☒ Residential ☒ Commercial ☐ Transportation ☐ Utility ☐ Other	
PROJECT DESCRIPTION (BRIEF): The project proposes the development of 252 single family residential units, three parks, a commercial area, and open space. A school site is reserved; if the school district does not purchase the land, this area will be residential. Multi-family development (i.e., apartments) will be developed in the north part of the site. A detailed project description is included in Attachment A.	
PROJECT ADDRESS/LOCATION: The project site is located at the west end of Sand Creek Road, just west of the State Highway 4 in Brentwood, Contra Costa County, California.	
PARCEL/PROJECT SIZE (ACRES): 137.39 acres (135.31 site and 2.08 acres of off-site improvements)	
PROJECT APN(S): 019-082-007, 097-550-018, and portions of 019-110-050 and 019-110-051.	
APPLICATION SUBMITTAL DATE: May 2020	**FINAL PSR DATE:** (City/County/Conservancy use)
LEAD PLANNER:	
JURISDICTION: ☒ City of Brentwood ☐ City of Clayton ☐ City of Oakley ☒ City of Pittsburg ☐ Contra Costa County ☐ Participating Special Entity*	
*Participating Special Entities are organizations not subject to the authority of a local jurisdiction. Such organizations may include school districts, irrigation districts, transportation agencies, local park districts, geological hazard abatement districts, or other utilities or special districts that own land or provide public services.	
DEVELOPMENT FEE ZONE: ☐ Zone I ☒ Zone II ☐ Zone III ☐ Zone IV	
See figure 9-1 of the HCP/NCCP at www.cocohcp.org for a generalized development fee zone map. Detailed development fee zone maps by jurisdiction are available from the jurisdiction.	

PROJECT APPLICANT INFORMATION	
APPLICANT'S NAME: Discovery Builders, Inc.	
AUTHORIZED AGENT'S NAME AND TITLE: Louis Parsons, Project Manager	
PHONE NO.: (925) 682-6419	**APPLICANT'S E-MAIL:** lparsons@discoverybuilders.com
MAILING ADDRESS: 4061 Port Chicago Highway, Concord, California 94520	

BIOLOGIST INFORMATION[1]	
BIOLOGICAL/ENVIRONMENTAL FIRM: Moore Biological Consultants	
CONTACT NAME AND TITLE: Diane S. Moore, M.S., Principal Biologist	
PHONE NO.: (209) 745-1159	**CONTACT'S E-MAIL:** moorebio@softcom.net
MAILING ADDRESS: 10330 Twin Cities Rd., Ste 30, Galt, CA 95632	

[1] A USFWS/CDFW-approved biologist (project-specific) is required to conduct the surveys. Please submit biologist(s) approval request to the Conservancy.

II. PROJECT DETAILS

Please complete and/or provide the following attachments:

1) **Project Description**
   Attach as **Attachment A: Project Description**. Provide a detailed written description that concisely and completely describes the project and location. Include the following information:
   - All activities proposed for the site or project, including roads utilized, construction staging areas, and the installation of underground facilities, to ensure the entire project is covered by the HCP/NCCP permit
   - Proposed construction dates, including details on construction phases, if applicable
   - Reference a City/County application number for the project, if applicable
   - General Best Management Practices, if applicable
   - If the project will have temporary impacts, please provide a restoration plan describing how the site will be restored to pre-project conditions, including revegetation seed mixes or plantings and timing

2) **Project Vicinity Map**
   Provide a project vicinity map. Attach as **Figure 1** in **Attachment B: Figures**.

3) **Project Site Plans**
   Provide any project site plans for the project. Attach as **Figure 2** in **Attachment B: Figures**.

4) **CEQA Document**
   Indicate the status of CEQA documents prepared for the project. Provide additional comments below table if necessary.

Type of Document	Status	Date Completed
☐ Initial Study		
☐ Notice of Preparation		
☒ Draft EIR	In preparation	
☐ Final EIR		
☐ Notice of Categorical Exemption		
☐ Notice of Statutory Exemption		
☐ Other (describe)		

The environmental impact report will be circulated for public review in late-May or early-June 2020.

III. EXISTING CONDITIONS AND IMPACTS

Please complete and/or provide the following attachments:

1) **Field-Verified Land Cover Map**[2]
   Attach a field-verified land cover map in **Attachment B: Figures** and label as **Figure 3**. The map should contain all land cover types present on-site overlaid on aerial/satellite imagery. Map colors for the land cover types should conform to the HCP/NCCP (see *Figure 3-3: Landcover in the Inventory Area* for land cover type legend).

2) **Photographs of the Project Site**
   Attach representative photos of the project site in **Attachment B: Figures** and label as **Figure 4**. Please provide captions for each photo.

[2] For PSEs and city or county public works projects, please also identify permanent and temporary impact areas by overlaying crosshatching (permanent impacts) and hatching (temporary impacts) on the land cover map.

3) Land Cover Types and Impacts and Supplemental Tables

- For all terrestrial land cover types please provide calculations to the nearest **hundredth of an acre (0.01)**.
  For aquatic land cover types please provide calculations to the nearest **thousandth of an acre (0.001)**.
- **Permanent Impacts** are broadly defined in the ECCC HCP/NCCP to include all areas removed from an undeveloped or habitat-providing state and includes land in the same parcel or project that is not developed, graded, physically altered, or directly affected in any way but is isolated from natural areas by the covered activity. Unless such undeveloped land is dedicated to the Preserve System or is a deed-restricted creek setback, the development mitigation fee will apply (if proposed, would require Conservancy approval).
- **Temporary Impacts** are broadly defined in the ECCC HCP/NCCP as any impact on vegetation or habitat that does not result in permanent habitat removal (i.e. vegetation can eventually recover).
- If **wetland (riparian woodland/scrub, wetland, or aquatic)** land cover types are present on the parcel but will not be impacted please discuss in the following section 4) Jurisdictional Wetlands and Waters. Wetland impact fees will only be charged if wetland features are impacted. However, development fees will apply to the entire parcel.
- **Stream** land cover type is considered a linear feature where impacts are calculated based on length impacted. The acreage within a stream, below Top of Bank (TOB), must be assigned to the adjacent land cover type(s). Insert area of impact to stream below TOB in parentheses after the Land Cover acreage number (e.g., Riparian Woodland/Scrub: 10 (0.036) – where 10 is the total impacted acreage <u>including</u> 0.036 acre, which is the acreage within stream TOB). Complete following supplemental **Stream Feature Detail** table to provide information for linear feet.
- **Total Impacts** acreage should be the <u>total parcel acreage</u> (development project) or <u>project footprint acreage</u> (rural infrastructure or utility project).

<u>Table 1: Land Cover Types and Impacts</u>

Land Cover Type	Permanent Impacts	Temporary Impacts	*Proposed for HCP/NCCP Dedication on the Parcel (Requires Conservancy Approval)*	
			Stream Setback	*Preserve System Dedication*
Grassland				
Annual Grassland (includes acreage of rock outcrop)				
Alkali Grassland				
Ruderal	129.45 acres			
Shrubland				
Chaparral and Scrub				
Woodland				
Oak Savannah				
Oak Woodland				
Riparian				
Riparian Woodland/Scrub	3.35 acres (0.34 acres of impact)			
Wetland				
Permanent Wetland				
Seasonal Wetland	4.587 acres (0.255 acres of impact)			
Alkali Wetland				
Aquatic				
Aquatic (Reservoir/Open Water)				
Slough/Channel				
Pond				
Stream (in linear feet)	2,343 feet (170 feet of impact)	-	-	-
Irrigated Agriculture				
Pasture				
Cropland				
Orchard				
Vineyard				
Other				
Nonnative woodland				
Wind turbines				
Developed (not counted toward Fees)				
Urban				
Aqueduct				
Turf				
Landfill				
TOTAL IMPACTS	137.39 acres			

Identify any uncommon vegetation and uncommon landscape features[3]:

Supplemental to Table 1: Uncommon Vegetation and Landscape Features

	Permanent Impacts	Temporary Impacts
Uncommon Grassland Alliances		
Purple Needlegrass Grassland		
Blue Wildrye Grassland		
Creeping Ryegrass Grassland		
Wildflower Fields		
Squirreltail Grassland		
One-sided Bluegrass Grassland		
Serpentine Bunchgrass Grassland		
Saltgrass Grassland		
Alkali Sacaton Bunchgrass Grassland		
☐ Other		
Uncommon Landscape Features		
Rock Outcrops		
Caves		
Springs and seeps (seepy seasonal wetland)		
Scalds		
Sand Deposits		
☐ Mines[4]		
☐ Buildings (bat roosts)[3]		
☒ Potential nest sites (trees or cliffs)[3]	141 trees (approx. 25-30 will be removed)	

There are a total of 141 trees within the project site. Several of these trees are large enough to support nesting raptors, and songbirds may use the trees in the site for nesting. Approximately 25 to 30 trees will be removed related to the construction of a bridge across Sand Creek and development of the north part of the site.

Please provide details of impacts to stream features: A clear-span bridge will be constructed across Sand Creek. The bridge will not involve work in jurisdictional Waters of the U.S., but will involve the removal of some riparian vegetation.

Stream Name: Sand Creek **Watershed:** Marsh Creek

Supplemental to Table 1: Stream Feature Detail[5]

Stream Width	Stream Type[6]	Permanent Impacts (linear feet)[7]	Temporary Impacts (linear feet)[7]
☐ ≤ 25 feet wide ☒ > 25 feet wide	☒ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order	170	
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		

[3] These acreages are for Conservancy tracking purposes. Impacts to these uncommon vegetation and landscape features should be accounted for within the land cover types in Table 1 (e.g., x acres of purple needlegrass in this supplemental table should be accounted for within annual grassland in Table 1).
[4] Insert amount/number, not acreage. Provide additional information on these features in Attachment A: Project Description.
[5] Use more than 1 row as necessary to describe impacts to streams on site.
[6] See glossary (Appendix A) for definition of stream type and order.
[7] Stream length is measured along stream centerline, based on length of impact to any part of the stream channel, TOB to TOB.

4) Summary of Land Cover Types

Please provide a written summary of descriptions for land cover types found on site including characteristic vegetation.

During the past decade, the project site has been subject to substantial earth disturbance related to the construction of State Highway 4. The site has also been farmed in hay crops for many years. Lands to the south of Sand Creek supports ruderal grassland vegetation that has is periodically disturbed by disking. The parcel to the north of Sand Creek was recently farmed in a winter wheat crop. There is a notable seasonal wetland swale in the west part of the site that that drains into Sand Creek. There are numerous trees in the Sand Creek riparian corridor, a few trees in the field north of Sand Creek, and a few trees along Old Sand Creek Road.

Ruderal Grassland: The site is vegetated with ruderal grassland vegetation that has been highly disturbed by past agricultural use and ground disturbance related to highway construction (Figures 3 and 4a-4d). The on-site grasslands have been graded and re-graded numerous times over the years, and are routinely disked. Dominant grass species in the site include oats (*Avena fatua*), soft chess brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), and perennial ryegrass (*Lolium perenne*). Other grassland species such yellow star-thistle (*Centaurea solstitialis*), black mustard (*Brassica nigra*), yellow sweetclover (*Melilotus officinalis*), American vetch (*Vicia americana*), purple owl's clover (*Castilleja exserta*) and filaree (*Erodium* spp.) are intermixed with the grasses.

Riparian Woodland/Scrub: Sand Creek is located in an incised corridor in the north part of the site and flows west to east across the site (Figures 3, 4g, and Wetland Delineation Map in Attachment E). . Valley oak (*Quercus lobata*), California black walnut (*Juglans californica*), California buckeye (*Aesculus californica*), cottonwoods (*Populus fremontii*), almond (*Prunus dulcis*), and fan palm (*Washingtonia filifera*) are the dominant trees along Sand Creek. There are a few scattered elderberry (*Sambucus* nigra ssp. *caerulea*) shrubs and patches of wild rose (*Rosa californica*) along the banks of the stream. Cattails (*Typha* sp.), bulrush (*Schoenoplectus americanus*), water plantain (*Alisma trivale*), and curly dock (*Rumex crispus*) are dominant species in creekbed.

Seasonal Wetland: The seasonal wetland in the west part of the site is also been routinely disked and highly disturbed (Figures 3, 4d-4f, and Wetland Delineation Map in Attachment E). Water drains in to the site from an off-site basin in the residential subdivision just south of the site and drains through the seasonal wetland feature before draining into Sand Creek in the northwest part of the site. The swale is saturated seasonally but surface water is present only during or shortly after rain events. Perennial ryegrass is the dominant species in the swale, with lesser amounts of Mediterranean barley (*Hordeum marinum*), as well as upland species such as Harding grass (*Phalaris aquatica*) and black mustard.

Trees: There are numerous trees along the Sand Creek riparian corridor and a few in and along the edges of the field north of Sand Creek (Figure 5a). Valley oak (*Quercus lobata*) and almonds (*Prunus dulcis*) are the most dominant tree species, intermixed with lesser numbers of black walnut (*Juglans californica*), California buckeye (*Aesculus californica*), willows (*Salix* spp.), toyon (*Heteromels arbutifolia*), Fremont cottonwood (*Populus fremontii*), and a few ornamental tree species.

5) Jurisdictional Wetlands and Waters

If wetlands and waters are present on the project site, project proponents must conduct a delineation of jurisdictional wetlands and waters. Jurisdictional wetlands and waters are defined on pages 1-18 and 1-19 of the ECCC HCP/NCCP as the following land cover types: permanent wetland, seasonal wetland, alkali wetland, aquatic, pond, slough/channel, and stream. It should be noted that these features differ for federal and state jurisdictions. If you have identified any of these land cover types in Table 1, complete the section below.

a) Attach the wetland delineation report as **Attachment E: Wetland Delineation.** If a wetland delineation has not been completed, please explain below in section 4c.

b) Please check the following permits the project may require. Please submit copies of these permits to the Conservancy prior to the start of construction:

☒ CWA Section 404 Permit[8] ☒ CWA Section 401 Water Quality Certification

☒ Waste Discharge Requirements ☒ Lake and Streambed Alteration Agreement

c) Provide any additional information on impacts to jurisdictional wetland and waters below, including status of the permit(s):

A wetland delineation of the site was conducted on April 1, 2020 and April 16, 2020. There is a total of 5.09 acres of potentially jurisdictional Waters of the U.S and Wetlands in the project site. This total includes a 4.59+/- acre seasonal wetland and 0.50+/- acres of stream (see Wetland Delineation Map in Attachment E).

Approximately 0.255 acres of the seasonal wetland will be filled for construction of a water quality treatment basin. Sand Creek Road will be extended through the site and will include the construction of a bridge across Sand Creek. The bridge will be a "clear span" over the channel and will not involve the placement of fill in jurisdictional Waters of the U.S.

6) Species-Specific Planning Survey Requirements

Based on the land cover types found on-site and identified in Table 1, check the applicable boxes in Table 2a.

Table 2a. Species –Specific Planning Survey Requirements

Land Cover Type in Project Area	Required Survey Species	Habitat Element in Project Area	Planning Survey Requirement[9]	Info in HCP
☒ Grasslands, oak savannah, agriculture, or ruderal	☒ San Joaquin kit fox	Assumed if within modeled range of species	If within modeled range of species, identify and map potential breeding or denning habitat within the project site and a 250-ft radius around the project footprint.	pp. 6-37 to 6-38
	☒ Western burrowing owl	Assumed	Identify and map potential breeding habitat within the project site and a 500-ft radius around the project footprint. Please note the HCP requires buffers for occupied burrows. Surveys may need to encompass an area larger than the project footprint.	pp. 6-39 to 6-41
☒ Aquatic (ponds, wetlands, streams, sloughs, channels, and marshes)	☐ Giant garter snake	Aquatic habitat accessible from the San Joaquin River	Identify and map potential habitat.	pp. 6-43 to 6-45
	☐ California tiger salamander	Ponds and wetlands Vernal pools Reservoirs Small lakes	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	pp. 6-45
	☒ California red-legged frog	Slow-moving streams, ponds and wetlands	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	p. 6-46
	☐ Covered shrimp	Seasonal wetlands Vernal pools Sandstone rock outcrops Sandstone depressions	Identify and map potential habitat. Please note the HCP requires a 50 foot non-disturbance buffer from seasonal wetlands that may be occupied by covered shrimp. Surveys may need to encompass an area larger than the project footprint.	pp. 6-46 to 6-48
☐ Any	☐ Townsend's big-eared bat	Rock formations with caves Mines Abandoned buildings outside urban area	Map and document potential breeding or roosting habitat.	pp. 6-36 to 6-37
	☒ Swainson's hawk	Potential nest sites within 1,000 feet of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-41 to 6-43

[8] The USACE Sacramento District issued a Regional General Permit 1 (RGP) related to ECCC HCP/NCCP covered activities. The RGP is designed to streamline wetland permitting in the entire ECCC HCP/NCCP Plan Area by coordinating the avoidance, minimization, and mitigation measures in the Plan with the Corps' wetland permitting requirement. Applicants seeking authorization under this RGP shall notify the Corps in accordance with RGP general condition number 18 (Notification).

[9] The planning survey requirements in this table are not comprehensive. Please refer to Chapter 6.4.3 in the ECCC HCP/NCCP for more detail.

☒ Golden Eagle	Potential nest sites with ½ mile of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-38 to 6-39

Surveys for all covered species must be conducted by a qualified biologist (USFWS/CDFW project-specific approved). Please submit biologist approval request to the East Contra Costa County Habitat Conservancy.
Surveys for all covered species must be conducted according to the respective USFWS or CDFW survey protocols, as identified in Chapter 6.4.3 in the HCP/NCCP.

7) Planning Survey Species Habitat Maps

Provide Planning Survey Species Habitat Maps as required in Table 2a, attach as **Figure 5** in **Attachment B: Figures**.

8) Results of Species Specific Surveys

Provide a written summary describing the results of the planning surveys. Please discuss the location, quantity, and quality of suitable habitat for specified covered wildlife species on the project site.

General Setting: The 137.39+/- acre site is in Brentwood, in Contra Costa County, California (Figure 1). The site is within Section 10 in Township 1 North, Range 2 East of the USGS 7.5-minute Brentwood topographic quadrangle. The site is situated at elevations of approximately 130 to 220 feet above mean sea level.

Land uses in this portion of Brentwood are primarily residential and agricultural. Most of the natural habitats in the project vicinity are either intensively farmed or have been replaced with development. There is a relatively new subdivision to the south of the site and commercial development to the east of the site, across Highway 4. The fields to the north and west of the site are currently being farmed in hay crops.

San Joaquin Kit Fox: The site is ruderal grassland that is within the range of San Joaquin kit fox (*Vulpes macrotis mutica*) (Figure 5a) and is mapped as "suitable core habitat" in the modeled range of the species as mapped in Appendix D of the ECCCCHCP. The site was inspected for burrows or dens with evidence of kit fox occupancy (i.e. scat, tracks) or burrows or dens that meet the dimensional criteria for kit fox. A search of the site for potential San Joaquin kit fox dens was accomplished by driving and walking meandering transects throughout the property. While a few burrows were observed in the site, they were too small and appeared to be used by ground squirrels. No dens with appropriate dimensions and/or evidence of San Joaquin kit fox were observed in the site. The nearest occurrence of this species in California Department of Fish and Wildlife's California Natural Diversity Database (CNDDB, 2020) is a record approximately 3 miles southwest of the project site.

Western Burrowing Owl: The site is ruderal grassland (Figure 5a) that is within the range of western burrowing owl (*Athene cunnicularia*). The site and visible areas on adjacent lands were inspected for burrowing owls and ground squirrel burrows with evidence of burrowing owl occupancy (i.e., white wash, pellets, feathers). Comprehensive inspection of potential burrowing owl habitat was accomplished by walking and driving meandering transects throughout the property. No western burrowing owls were observed in the site. No burrows with evidence of burrowing owl occupancy were observed. There are a few occurrences of burrowing owl in the CNDDB (2020) within 500 feet or the site and several other records within half of a mile from the site (Figure 5b).

Swainson's Hawk: The site is ruderal grassland along the extreme western edge of the range of Swainson's hawks (*Buteo swainsoni*). There are several potential nest trees along Sand Creek and in the field north of Sand Creek that may be utilized by Swainson's hawk for nesting (Figure 5a). No Swainson's hawks were observed perching or nesting in the on-site trees or off-site trees visible from the site during the April 2020 field surveys. The grasslands in the site may be used for foraging by Swainson's hawks.

The CNDDB (2020) contains a 2007 record of a pair of Swainson's hawks nesting within an on-site tree along Sand Creek (Figure 3b). During the 2020 field surveys, a nest occupied by great-horned owls was observed in the same location along the creek. There are no other records of nesting Swainson's hawks within 1,000 feet of the project site.

Golden Eagle: The site is ruderal grassland and is within the range of golden eagles (*Aquila chrysaetos*). There are a few potential nest trees for golden eagles in the site along Sand Creek and in the field north of Sand Creek (Figure 5a). The nearest occurrence of this species in the CNDDB (2020) is approximately 5 miles

southeast of the project site; there are no records of nesting golden eagle within 0.5 miles of the site. As described above, trees in and visible from the site were inspected for raptor stick nests and only one was observed along Sand Creek, which was occupied by great-horned owls. No other raptor stick nests were observed in the on-site trees or off-site trees visible from the site. No golden eagles were observed during the 2020 field surveys.

California Red-legged Frog: The site is within the range of California red-legged frog (*Rana auroura draytonii*) and Sand Creek provides low quality, yet potentially suitable habitat for this species. The entire site is "potential migration and aestivation habitat" in the modeled range of California red-legged frog as mapped in Appendix D of the ECCCCHCP; Sand Creek and the seasonal wetland are mapped as potential breeding habitat for this species. California red-legged frog may travel across the on-site grasslands while dispersing from both on-site and off-site aquatic habitats, but due to intensive disking, they would not be expected to aestivate on the site. There are no notable plunge pools within Sand Creek providing highly suitable breeding habitat; most of the creek consist of shallow runs. The seasonal wetland does not provide suitable California red-legged frog breeding habitat. The nearest occurrence of California red-legged frog in the CNDDB (2020) is a 2005 record approximately 1 mile southwest of the site.

Other Covered Species: The 4.59 acre seasonal wetland (Figure 3) is not a vernal pool. The seasonal wetland swale has directional flow and is saturated seasonally, but surface water is present only during or shortly after rain events. This seasonal wetland feature is highly disturbed from periodic disking and hay farming. This seasonal wetland swale does not provide suitable habitat for vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), or other special-status branchiopods. Due to its hydrological regime, the seasonal wetland does not provide suitable breeding habitat for California tiger salamander (*Ambystoma californiense*). Due to intensive disking, the on-site grasslands are not suitable for California tiger salamander aestivation.

9) Covered and No-Take Plants

Please check the applicable boxes in Table 2b based on the land cover types found in the project area. If suitable land cover types are present on site, surveys must be conducted using approved CDFW/USFWS methods during the appropriate season for identification of covered and no-take species (see page 6-9 of the ECCC HCP/NCCP). Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted. In order to complete all the necessary covered and no-take plant surveys, spring, summer, and fall surveys may be required.

Table 2b. Covered and No-Take Plant Species

Plant Species	Covered (C) or No-Take (N)	Associated Land Cover Type	Typical Habitat or Physical Conditions, if Known	Typical Blooming Period	Suitable Land Cover Type Present
Adobe navarretia (*Navarretia nigelliformis* ssp. *radians*) [a]	C	Annual Grassland	Generally found on clay barrens in Annual Grassland [b]	Apr–Jun	☐ Yes ☒ No
Alkali milkvetch (*Astragalus tener* ssp. *tener*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernally moist habitat in soils with a slight to strongly elevated pH	Mar–Jun	☒ Yes ☐ No
Big tarplant (*Blepharizonia plumosa*)	C	Annual grassland	Elevation below 1500 feet [d] most often on Altamont Series or Complex soils	Jul–Oct	☐ Yes ☒ No
Brewer's dwarf flax (*Hesperolinon breweri*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Generally, restricted to grassland areas within a 500+ buffer from oak woodland and/or chaparral/scrub [d]	May–Jul	☐ Yes ☒ No
Brittlescale (*Atriplex depressa*)	C	Alkali grassland Alkali wetland	Restricted to soils of the Pescadero or Solano soil series; generally found in southeastern region of plan area [d]	May–Oct	☐ Yes ☒ No

Caper-fruited tropidocarpum (*Tropidocarpum capparideum)*	N	Alkali grassland		Mar–Apr	☐ Yes ☒ No
Contra Costa goldfields (*Lasthenia conjugens*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernal pools	Mar–Jun	☒ Yes ☐ No
Diablo Helianthella (*Helianthella castanea*)	C	Chaparral and scrub Oak savanna Oak woodland	Elevations generally above 650 feet [d]	Mar–Jun	☐ Yes ☒ No
Diamond-petaled poppy (*Eschscholzia rhombipetala*)	N	Annual grassland		Mar–Apr	☐ Yes ☒ No
Large-flowered fiddleneck (*Amsinckia grandiflora*)	N	Annual grassland	Generally on clay soil	Apr–May	☐ Yes ☒ No
Mount Diablo buckwheat (*Eriogonum truncatum*)	N	Annual grassland Chaparral and scrub	Ecotone of grassland and chaparral/scrub	Apr–Sep	☐ Yes ☒ No
Mount Diablo fairy-lantern (*Calochortus pulchellus*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Elevations generally between 650 and 2,600[d]	Apr–Jun	☐ Yes ☒ No
Mount Diablo Manzanita (*Arctostaphylos auriculata*)	C	Chaparral and scrub	Elevations generally between 700 and 1,860 feet; restricted to the eastern and northern flanks of Mt. Diablo [d] and the vicinity of Black Diamond Mines	Jan–Mar	☐ Yes ☒ No
Recurved larkspur (*Delphinium recurvatum*)	C	Alkali grassland Alkali wetland		Mar–Jun	☐ Yes ☒ No
Round-leaved filaree (*California macrophylla*) [c]	C	Annual grassland		Mar–May	☐ Yes ☒ No
San Joaquin spearscale (*Extriplex joaquiniana*) [e]	C	Alkali grassland Alkali wetland		Apr–Oct	☐ Yes ☒ No
Showy madia (*Madia radiata*)	C	Annual grassland Oak savanna Oak woodland	Primarily occupies open grassland or grassland on edge of oak woodland	Mar–May	☐ Yes ☒ No

[a] The species *Navarretia nigelliformis* subsp. *nigelliformis* is no longer considered to occur within Contra Costa County based on specimen annotations at the UC and Jepson Herbaria at the University of California Berkeley as well as the opinions of experts in the genus. This taxon is now recognized as *Navarretia nigelliformis* subsp. *radians.* Any subspecies of *Navarretia nigelliformis* encountered as a part of botanical surveys in support of a PSR should be considered as covered under this HCP/NCCP.

[b] Habitat for the *Navarretia nigelliformis* subspecies that occurs within the inventory are is inaccurately described in the HCP/NCCP as vernal pools. The entity within the Inventory generally occupies clay barrens within Annual Grassland habitat, which is an upland habitat type.

[c] From California Native Plant Society. 2007. *Inventory of Rare and Endangered Plants* (online edition, v7-07d). Sacramento, CA. Species may be identifiable outside of the typical blooming period; a professional botanist shall determine if a covered or no take plant occurs on the project site. Reference population of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant is visible and detectable at the time surveys are conducted.

[d] See Species Profiles in Appendix D of the Final HCP/NCCP. Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted.

[e] In the recent update to the Jepson eflora (JFP 2013) *Atriplex joaquinana* has been circumscribed and segregated into a new genus called *Extriplex* based on the work of Elizabeth Zacharias and Bruce Baldwin (2010). The etymology of the genus *Extriplex* means, "beyond or outside Atriplex".

10) Results of Covered and No-Take Plant Species

Provide a written summary describing the results of the planning surveys conducted as required in Table 2b. Describe the methods used to survey the site for all covered and no-take plants, including the dates and times of all surveys conducted (see Tables 3-8 and 6-5 of the ECCC HCP/NCCP for covered and no-take plants), including reference populations visited prior to conducting surveys.

If any covered or no-take plant species were found, include the following information in the results summary:

- Description and number of occurrences and their rough population size.
- Description of the "health" of each occurrence, as defined on pages 5-49 and 5-50 of the HCP/NCCP.
- A map of all the occurrences.
- Justification of surveying time window, if outside of the plant's blooming period.
- The CNDDB form(s) submitted to CDFW (if this is a new occurrence).

- A description of the anticipated impacts that the covered activity will have on the occurrence and how the project will avoid impacts to all covered and no-take plant species. If impacts to covered plant species cannot be avoided and plants will be removed by covered activity, the Conservancy must be notified and has the option to salvage the covered plants. All projects must demonstrate avoidance of all six no-take plants (see table 6-5 of the HCP/NCCP).

Survey Methods

Surveys for special-status plants and to assess potentially suitable habitat for special-status plants were undertaken on April 9 and April 30, 2020, by botanist Jeff Glazner. The site was systematically searched for special-status plants by walking throughout the site, identifying plants as possible in the field, and collecting specimens for subsequent identification in the laboratory. The field survey was floristic in nature with the goal of identifying species observed to the taxonomic level necessary to determine if it was a special-status species or not.

Survey Results and Discussion

No covered or no-take plants were observed or are expected to occur in the project site. The ruderal grassland in the site is highly disturbed and does not provide potentially suitable habitat for any of the covered plants that occur in more natural annual grasslands in the greater project vicinity. No alkaline soils are present on the site. The seasonal wetland is also highly disturbed and provides very poor quality habitat for covered plants that occur in seasonal wetland habitats (i.e., alkali milkvetch and Contra Costa Goldfields). Covered seasonal wetland plants are discussed below. For the sake of completeness, each of the plant species identified in Table 2b as potentially occurring in annual grassland habitats is also discussed below.

Alkali Milkvetch (*Astragalus tener* ssp. *tener*): Alkali milkvetch, a dicot of the Fabaceae family, is an annual herb native and endemic to California. It is ranked by the CNPS as 1B.2. It produces upright stems up to 30 cm tall with several lance-shaped to oval leaflets. The inflorescence is a dense cluster of pinkish-purple white-smudged flowers. The California Native Plant Society (CNPS) on-line *Inventory of Rare and Endangered Plants* (2020) describes alkali milkvetch as occurring in alkaline habitats of playas, valley and foothill grasslands in adobe clay soils, and vernal pools, at elevations up to 197 feet. It grows in both coastal and inland areas. The CNPS Inventory also describes this species as extirpated in Contra Costa County. The ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. No alkaline soil is present on the site, and the species was not detected during the rare plant surveys.

Contra Costa Goldfields (*Lasthenia conjugens*): Contra Costa goldfields, a dicot of the Asteraceae family, is an annual herb native and endemic to California, primarily in vernal pools. It is ranked by the CNPS as 1B.2. Stems are simple or freely branched and erect attaining a height of less than 40 cm. The yellow ray flowers may number six to thirteen petals, and the five- to ten-millimeter ligules are yellow as well. The yellow disk flowers are numerous, and anther tips are linear to somewhat ovate. The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes Contra Costa goldfields as occurring in mesic habitats of cismontane woodland, alkaline playas, valley and foothill grasslands, and vernal pools at elevations up to 1,541 feet. The site falls within the known range of the species; the ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. There are no vernal pools on the site and no suitable habitat for this species. It was not detected during the rare plant surveys.

Adobe (Shining) Navarretia (*Navarretia nigelliformis* ssp. *radians*)[10]: This navarretia, a dicot of the Polemoniaceae family, is an annual herb native to California. It is ranked by the CNPS as 1B.2. The herbage is light gray-green with branches decumbent. The corolla is included, 9–11 mm long, with lobes 1-2 mm. The on-line *Inventory of Rare and Endangered Plants* (2020) describes shining navarretia as occurring in vernal pools and clay depressions, at elevations between 492 and 3,280 feet. The site falls within the known range of the

[10] Per Table 2B, the species *Navarretia nigelliformis* subsp. n*igelliformis* is no longer considered to occur within Contra Costa County based on specimen annotations at the UC and Jepson Herbaria at the University of California Berkeley as well as the opinions of experts in the genus. This taxon is now recognized as *Navarretia nigelliformis* subsp. *radians.*

species; the ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. There are no vernal pools in the site and other than the wetland swale, no mesic areas were observed in the site. The species was not detected during the rare plant survey.

Big Tarplant (*Blepharizonia plumosa*): Big tarweed, a dicot of the Asteraceae family, is an annual herb native and endemic to California. It is ranked by the CNPS as 1B.1. This aromatic annual herb produces a hairy, erect stem up to 2 meters tall. The leaves are linear in shape and sometimes toothed. The inflorescence bears several flower heads, each with a fringe of up to 13 red-veined white ray florets. The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes big tarplant as occurring in valley and foothill grassland habitats (usually clay) at elevations between 98 and 1,657 feet. It grows in the Central Coast Ranges and adjacent sections of the southern San Francisco Bay Area and Central Valley. The site is mapped in the ECCCHCP/NCCP as both "Suitable" and "Suitable Low Potential Habitat". The ruderal grasslands in the site do not provide suitable habitat for big tarplant and its likelihood of occurrence is extremely low.

Brewer's Dwarf Flax (*Hesperolinon breweri*): Brewer's dwarf flax, a dicot of the Linaceae family, is an annual herb native and endemic to California, where it is known from 3 counties in the San Francisco Bay Area. It is ranked by the CNPS as 1B.2. It grows erect to a height of 5 to 20 cm. Its narrow, linear leaves are greenish to purplish in color, and it produces dense inflorescences of flowers with glandular sepals and five bright yellow petals. The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes Brewer's dwarf flax as occurring in chaparral, cismontane woodland, and valley and foothill grasslands, usually in serpentinite soils, at elevations between 295 and 2,953 feet. The site is not mapped in the ECCCHCP/NCCP as "Suitable Low Potential Habitat" or as "Suitable Habitat" for Brewer's dwarf flax. No serpentinite is present on the site. The ruderal grasslands in the site do not provide suitable habitat for Brewer's dwarf flax and it was not detected during the rare plant surveys.

Brittlescale *(Atriplex depressa):* Brittlescale, a dicot, is an annual herb of the Chenopodiacae family that is native and endemic to California. It is ranked by the CNPS as 1B.2. Brittlescale occurs on alkali soils and typically occurs in barren areas within alkali grassland, alkali meadow, and alkali scrub. The CNPS states that the species occurs in alkaline and clay soils of chenopod scrub, meadows and seeps, playas, valley and foothill grassland and vernal pools. It is occasionally found on the margins of alkali vernal pools. Brittlescale occurs along the western side of the Great Valley from Glenn County to Merced County and in the small valleys of the inner Coast Ranges, including the Livermore Valley. It occurs in the broad flood basins of the valley floor and on alluvial fans associated with the major streams draining from the inner Coast Range foothills. It is generally found at low elevations but has been collected up to 1,055 feet. Brittlescale is diminutive and generally grows prostrate; it rarely exceeds 20 centimeters in height. It blooms from April to October. The site is not mapped in the ECCCHCP/NCCP as "Suitable Habitat" for brittlescale, no alkaline soil is present on the site, and the species was not detected during the rare plant surveys.

Caper-fruited tropidocarpum (*Tropidocarpum capparideum*): Caper-fruited tropicocarpum is an annual herb in the Brassicaceae (mustard) family that is native to California. It is ranked by the CNPS as 1B.1. It occurs in alkaline soils of low hills and Valley and foothill grassland at elevation less than 1,312 feet. The species was generally considered to be extinct since the 1950s, but it has been reported since. According to CNPS, occurrences in Alameda, Contra Costa, Glenn, Santa Clara, and San Joaquin counties are presumed extirpated. Flowers are obovate to spoon-shaped, yellow, occasionally tinged purple, and the bloom period is from March to April. Habitat distribution has not been modeled for caper-fruited tropicocarpum in the ECCCHCP/NCCP. No alkaline soil is present on the site, and the species was not detected during the rare plant surveys.

Diablo helianthella (*Helianthella castanea*): Diablo helianthella, a dicot, is a perennial herb of the sunflower family (Asteraceae) that is native to California and endemic to the San Francisco Bay Area, occurring in the Diablo Range, Berkeley Hills, and San Bruno Mountain. It is ranked by the CNPS as 1B.2. It usually occurs in thin, rocky, well-drained soils, often in partial shade. According to CNPS, its habitats include broadleafed upland forest, chaparral, cismontane and riparian woodland, coastal scrub, and valley and foothill grassland. It most often occurs at elevations below 2,400 feet but it has been collected from locations as high as 3,800 feet. Diablo helianthella grows up to 18 inches tall. Its leaves are up to 6 inches long. The plant usually produces one yellow flower head per stem. Each head contains both ray flowers and disc flowers. It blooms from March to June. The ECCCHCP/NCCP contains a model predicting where this species may occur within the plan area.

However, the site is located well north of areas deemed "Suitable Habitat" for the species, and Diablo helianthella was not detected during the rare plant surveys.

Diamond-petaled poppy (*Eschscholzia rhombipetala*): Diamond-petaled poppy, a dicot of the Papaveraceae family, is an annual herb native and endemic to California, growing 5-30 cm. tall. It is ranked by the CNPS as 1B.1. Diamond-petaled California poppy may have erect or nodding buds, the flowers are small and yellow, and the bases of the leaves are fleshy. The fruits are conspicuous because they are 4 to 7 cm. long, which may nearly equal the height of the plants The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes diamond-petaled poppy as occurring in valley and foothill grassland habitats with alkaline or clay soils, at elevations up to 3,198 feet; the CNPS Inventory describes this species as extirpated in Contra Costa County. The site falls within the known range of the species; the ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. No areas of alkaline or clay soils were observed in the site. The ruderal grasslands in the site do not provide suitable habitat for diamond-petaled poppy and it was not detected during the rare plant surveys.

Large-flowered fiddleneck (*Amsinckia grandiflora*): Large-flowered fiddleneck, a dicot of the Boraginaceae family, is an annual herb native and endemic to California. It is ranked by the CNPS as 1B.1. It is a striking annual plant, growing to 50 cm. tall and having bright orange flowers (14-20 mm. long). The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes large-flowered fiddleneck as occurring in cismontane woodland and valley and foothill grassland habitats at elevations between 902 and 1,804 feet. The site falls within the known range of the species; the ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. While the ruderal grassland in the site may provide potentially suitable habitat for large-flowered fiddleneck, the site is below the elevation range of this species, and this species was not detected during the rare plant surveys.

Mount Diablo buckwheat (*Eriogonum truncatum*): Mount Diablo buckwheat, a dicot of the Polygonaceae family, is an annual herb native and endemic to California, known only from Mt. Diablo in Contra Costa County. It is ranked by the CNPS as 1B.1. It grows between 150–750 millimeters high and blooms with several dozen pinkish flowers, having a maroon line down the center of each petal. The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes Mount Diablo buckwheat as occurring in sandy soils of chaparral, coastal scrub, and valley and foothill grassland habitats, at elevations between 10 and 1,148 feet. The site falls within the known range of the species; the ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. No areas of sandy soils were observed in the site. The ruderal grasslands in the site do not provide suitable habitat for Mount Diablo buckwheat and it was not detected during the rare plant surveys.

Mount Diablo fairy-lantern (*Calochortus pulchellus*): Mount Diablo fairy-lantern, a monocot of the Liliaceae family, is a perennial herb (bulb) that is native and endemic to California. It is ranked by the CNPS as 1B.2. It grows a branching stem up to about 30 cm. tall. The basal leaf is up to 40 cm. long and does not wither at flowering. The inflorescence is a solitary flower or a cluster of several flowers, which are nodding and usually spherical with all their petal tips touching. The three sepals and three petals are 2 or 3 cm long and pale to deep yellow. The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes Mount Diablo fairy-lantern as occurring in chaparral, cismontane or riparian woodland, and valley ad foothill grassland habitats at elevations between 98 and 2,756 feet. In contrast, the ECCCHCP/NCCP describes this species as occurring at elevations between 650 and 2,600 feet. The site is not mapped in the ECCCHCP/NCCP as "Suitable Habitat". The ruderal grasslands in the site do not provide suitable habitat for Mount Diablo fairy-lantern and it was not detected during the rare plant surveys.

Mount Diablo manzanita (*Arctostaphylos auriculata*): Mount Diablo manzanita, a dicot, is an evergreen shrub that is native and endemic to Contra Costa County, California. It is ranked by the CNPS as 1B.3. Mount Diablo manzanita occurs primarily in chaparral (sandstone) and cismontane woodland. It can be found as an understory shrub in coast live oak woodland. It is found only on Mount Diablo and in the adjacent foothills, between 700 and 1,860 feet. Mount Diablo manzanita is generally between 1 and 4.5 meters tall with serpentine, glandless stems covered in white hair. The short, silvery leaves overlap and have deeply lobed bases. It flowers densely in white. The Mount Diablo Manzanita has no basal burl for regrowth and must propagate by seed. Its bloom period is from January to March. The site is not mapped in the ECCCHCP/NCCP as

"Suitable Habitat" for Mount Diablo manzanita; furthermore, the study area is below the reported range for this species, and it was not detected during the rare plant surveys.

Recurved larkspur (*Delphinium recurvatum*): Recurved larkspur, a perennial herb, is a member of the buttercup family (Ranunculaceae) that is native and endemic to California. It is ranked by the CNPS as 1B.2. Recurved larkspur occurs on alkaline soils in chenopod scrub, cismontane woodland, and valley and foothill grasslands ranging in elevation from 328 to 6,562 feet. The species now appears to be very rare outside the southern San Joaquin Valley. Four occurrences are reported from the inventory area, three of which are on private land southeast of Byron. (East Contra Costa County HCP). This species reaches a maximum height of about half a meter. Its deeply lobed leaves are mainly basal, with those located further up the dark purple stem being much smaller. The flowers are generally pale blue, with the sepals and lower petals darker than the upper petals. The sepals are usually curved back, the trait which gives the plant its name. It blooms from March to June. No alkaline soils are present on the site, and the site is located below the elevational range of the species. In addition, the site is not mapped in the ECCCHCP/NCCP as "Suitable Habitat" for recurved larkspur, and the species was not detected during the rare plant surveys.

Round-leaved filaree (*California macrophylla*): Round-leaved filaree, a dicot of the Geraniaceae family, is an annual herb native to California. It is ranked by the CNPS as CBR (Considered but Rejected) (CNPS 2020). It grows only a few centimeters high, forming a patch of slightly lobed, somewhat kidney-shaped to rounded leaves on long, slender petioles. The inflorescence is an umbel of flowers with petals around a centimeter long and white in color, often tinted pinkish or purplish. The fruit has a fuzzy base and a long, narrow style which may reach 5 cm. in length. The 2016 version of the CNPS on-line *Inventory of Rare and Endangered Plants* described round-leaved filaree as blooming from March through May and occurring in annual grassland habitats with clay soils, at elevations between 49 and 3,937 feet. The 2020 version of the *Inventory* provides no description of the species. Portions of the northern and eastern edges of the site are mapped in the ECCCHCP/NCCP as "Secondary Habitat". The ruderal grasslands in the site do not provide suitable habitat for round-leaved filaree and it was not detected during the rare plant surveys..

San Joaquin spearscale (*Atriplex joaquiniana*): San Joaquin spearscale, a dicot, is an annual herb of the Chenopodiacae family that is native and endemic to California. It is ranked by the CNPS as 1B.2. San Joaquin spearscale typically occurs in alkaline soils of chenopod scrub, meadows and seeps, playas and valley and foothill grassland. San Joaquin spearscale occurs along the western side of the Great Valley from Glenn County to Merced County and in the small valleys of the inner Coast Ranges, including the Livermore Valley. It occurs in the broad flood basins of the valley floor and on alluvial fans associated with the major streams draining from the inner Coast Range foothills. It is generally found at low elevations but has been collected up to 1,055 feet. It is an annual herb between 1 and 3 feet tall, blooming from April to October. According to the ECCCHCP/NCCP, "a species distribution model was developed that had the same assumptions as the model developed for brittlescale (all alkali grasslands and alkali wetlands on soils of the Pescadero or Solano soil series). Many occurrences, however, fell outside of the modeled habitat. Comparison with detailed mapping of San Joaquin spearscale populations in the Los Vaqueros Watershed (Jones & Stokes Associates 1989) showed that this species is not restricted to soils of the Solano and Pescadero soil series. Other soil series on which the species was found were too widespread to provide a useful prediction of the species' distribution in the inventory area. Therefore, the original species model was discarded." No alkaline soils are present on the site, and San Joaquin spearscale was not detected during the rare plant surveys.

Showy madia (*Madia radiata)*: Showy madia, a dicot of the Asteraceae family, is an annual herb native to California, mostly from the Central Coast Ranges and adjacent edges of the San Francisco Bay Area and Central Valley. It is ranked by the CNPS as 1B.1. It grows upright 10 to 90 cm. tall, the stem often branching and coated in bulbous resin glands. The bristly, glandular leaves are up to 10 cm. long, often wider at the top of the plant than below. The inflorescence produces flower heads lined with hairy, gland-studded phyllaries. The head has golden yellow ray florets up to almost 2 cm, long and a center filled with many disc florets. The CNPS on-line *Inventory of Rare and Endangered Plants* (2020) describes showy madia as blooming from March through May and occurring in cismontane woodland and valley and foothill grassland habitats at elevations between 82 and 2,953 feet. The Inventory also describes this species as extirpated in Contra Costa County. The site falls within the known range of the species; the ECCCHCP/NCCP does not contain a model predicting where this species may occur within the plan area. The ruderal grasslands in the site do not provide suitable habitat for showy madia and it was not detected during the rare plant surveys.

IV. SPECIES-SPECIFIC AVOIDANCE AND MINIMIZATION REQUIREMENTS

Please complete and/or provide the following attachments:

1) Species-Specific Avoidance and Minimization for Selected Covered Wildlife
Complete the following table and check the applicable box for covered species determined by the planning surveys.

Table 3. Summary of Applicable Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring Requirements[11]

Species	Preconstruction Survey Requirements	Avoidance and Minimization Requirements	Construction Monitoring Required	Info in HCP
☒ San Joaquin kit fox	• On project footprint and 250-ft radius, map all dens (>5 in. diameter) and determine status • Provide written survey results to USFWS within 5 working days after surveying	• Monitor dens • Destroy unoccupied dens • Discourage use of occupied (non-natal) dens	• Establish exclusion zones (>50 ft for potential dens, and >100 ft for known dens) • Notify USFWS of occupied natal dens	pp. 6-37 to 6-38
☒ Western burrowing owl	• On project footprint and 500-ft radius, identify and map all owls and burrows, and determine status • Document use of habitat (e.g. breeding, foraging)	• Avoid occupied nests during breeding season (Feb-Sep) • Avoid occupied burrows during nonbreeding season (Sep – Feb) • Install one-way doors in occupied burrow (if avoidance not possible) • Monitor burrows with doors installed	• Establish buffer zones (250 ft around nests) • Establish buffer zones (160 ft around burrows)	pp. 6-39 to 6-41
☐ Giant garter snake	• Delineate aquatic habitat up to 200 ft from water's edge on each side • Document any occurrences	• Limit construction to Oct-May • Dewater habitat April 15 – Sep 30 prior to construction • Minimize clearing for construction	• Delineate 200 ft buffer around potential habitat near construction • Provide field report on monitoring efforts • Stop construction activities if snake is encountered; allow snake to passively relocate • Remove temporary fill or debris from construction site • Mandatory training for construction personnel	pp. 6-43 to 6-45
☐ California tiger salamander	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-45
☒ California red-legged frog	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-46
☐ Covered shrimp	• Establish presence/absence • Document and evaluate use of all habitat features (e.g. vernal pools, rock outcrops)	• Establish buffer near construction activities • Prohibit incompatible activities	• Establish buffer around outer edge of all hydric vegetation associated with habitat (50 ft or immediate watershed, whichever is larger) • Mandatory training for construction personnel	pp. 6-46 to 6-48
☐ Townsend's big-eared bat	• Establish presence/absence • Determine if potential sites were recently occupied (guano)	• Seal hibernacula before Nov • Seal nursery sites before April • Delay construction near occupied sites until hibernation or nursery seasons are over	• None	pp. 6-36 to 6-37
☒ Swainson's hawk	• Determine whether potential nests are occupied	• No construction within 1,000 ft of occupied nests within breeding season (March 15 - Sep 15) • If necessary, remove active nest tree after nesting season to prevent occupancy in second year.	• Establish 1,000 ft buffer around active nest and monitor compliance (no activity within established buffer)	pp. 6-41 to 6-43
☒ Golden Eagle	• Establish presence/absence of nesting eagles	• No construction within ½ mile near active nests (most activity late Jan – Aug)	• Establish ½ mile buffer around active nest and monitor compliance with buffer	pp. 6-38 to 6-39

[11] The requirements in this table are not comprehensive; they are detailed in the next section on the following page.

2) Required Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring

All preconstruction surveys shall be conducted in accordance with the requirements set forth in Section 6.4.3, Species-Level Measures, and Table 6-1 of the ECCC HCP/NCCP. Detailed descriptions of preconstruction surveys, avoidance and minimization, and construction monitoring applicable to each of the wildlife species in Table 3 are located below. Please remove the species-specific measures that do not apply to your project (highlight entire section and delete).

SAN JOAQUIN KIT FOX

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW– approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as supporting suitable breeding or denning habitat for San Joaquin kit fox. The surveys will establish the presence or absence of San Joaquin kit foxes and/or suitable dens and evaluate use by kit foxes in accordance with USFWS survey guidelines (U.S. Fish and Wildlife Service 1999). Preconstruction surveys will be conducted within 30 days of ground disturbance. On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 250-foot radius from the perimeter of the proposed footprint to identify San Joaquin kit foxes and/or suitable dens. Adjacent parcels under different land ownership will not be surveyed. The status of all dens will be determined and mapped. Written results of preconstruction surveys will be submitted to USFWS within 5 working days after survey completion and before the start of ground disturbance. Concurrence is not required prior to initiation of covered activities.

If San Joaquin kit foxes and/or suitable dens are identified in the survey area, the measures described below will be implemented.

Avoidance and Minimization Requirements

- If a San Joaquin kit fox den is discovered in the proposed development footprint, the den will be monitored for 3 days by a USFWS/CDFW– approved biologist using a tracking medium or an infrared beam camera to determine if the den is currently being used.
- Unoccupied dens should be destroyed immediately to prevent subsequent use.
- If a natal or pupping den is found, USFWS and CDFW will be notified immediately. The den will not be destroyed until the pups and adults have vacated and then only after further consultation with USFWS and CDFW.
- If kit fox activity is observed at the den during the initial monitoring period, the den will be monitored for an additional 5 consecutive days from the time of the first observation to allow any resident animals to move to another den while den use is actively discouraged. For dens other than natal or pupping dens, use of the den can be discouraged by partially plugging the entrance with soil such that any resident animal can easily escape. Once the den is determined to be unoccupied it may be excavated under the direction of the biologist. Alternatively, if the animal is still present after 5 or more consecutive days of plugging and monitoring, the den may have to be excavated when, in the judgment of a biologist, it is temporarily vacant (i.e., during the animal's normal foraging activities).

Construction Monitoring

If dens are identified in the survey area outside the proposed disturbance footprint, exclusion zones around each den entrance or cluster of entrances will be demarcated. The configuration of exclusion zones should be circular, with a radius measured outward from the den entrance(s). No covered activities will occur within the exclusion zones. Exclusion zone radii for potential dens will be at least 50 feet and will be demarcated with four to five flagged stakes. Exclusion zone radii for known dens will be at least 100 feet and will be demarcated with staking and flagging that encircles each den or cluster of dens but does not prevent access to the den by kit fox.

WESTERN BURROWING OWL

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW- approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The

surveys will establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership will not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls will be identified and mapped. Surveys will take place no more than 30 days prior to construction. During the breeding season (February 1– August 31), surveys will document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted.

Avoidance and Minimization and Construction Monitoring

This measure incorporates avoidance and minimization guidelines from CDFW's *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Game 1995).

If burrowing owls are found during the breeding season (February 1 – August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1 – January 31), the project proponent should avoid the owls and the burrows they are using, if possible. Avoidance will include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur will be established around each occupied burrow (nest site). Buffer zones of 160 feet will be established around each burrow being used during the nonbreeding season. The buffers will be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation will be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

CALIFORNIA RED- LEGGED FROG

Minimization

Written notification to USFWS, CDFW, and the Implementing Entity, including photos and habitat assessment, is required prior to disturbance of any suitable breeding habitat. The project proponent will also notify these parties of the approximate date of removal of the breeding habitat at least 30 days prior to this removal to allow USFWS or CDFW staff to translocate individuals, if requested. USFWS or CDFW must notify the project proponent of their intent to translocate California red-legged frog within 14 days of receiving notice from the project proponent. The applicant must allow USFWS or CDFW access to the site prior to construction if they request it.

There are no restrictions under this Plan on the nature of the disturbance or the date of the disturbance unless CDFW or USFWS notify the project proponent of their intent to translocate individuals within the required time period. In this case, the project proponent must coordinate the timing of disturbance of the breeding habitat to allow USFWS or CDFW to translocate the individuals. USFWS and CDFW shall be allowed 45 days to translocate individuals from the date the first written notification was submitted by the project proponent (or a longer period agreed to by the project proponent, USFWS, and CDFW).

SWAINSON'S HAWK

Preconstruction Survey

Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below).

Avoidance and Minimization and Construction Monitoring

During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

Mitigation for Loss of Nest Trees

The loss of non-riparian Swainson's hawk nest trees will be mitigated by the project proponent by:

- If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below.

  AND either

  1) Pay the Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below, OR

  2) The project proponent will plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below.

The following requirements will be met for all planting options:

- Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years will be replaced. Success will be reached at the end of 12 years if at least 5 trees per tree lost survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation.
- Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival.
- Native trees suitable for this site should be planted. When site conditions permit, a variety of native trees will be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for Swainson's hawk. This variety will help to ensure that nest trees will be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This will also minimize the temporal loss of nest trees.
- Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species.
- Whenever feasible and when site conditions permit, trees should be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site).

- Whenever feasible, plantings on the site should occur closest to suitable foraging habitat outside the UDA.
- Trees planted in the HCP/NCCP preserves or other approved offsite location will occur within the known range of Swainson's hawk in the inventory area and as close as possible to high-quality foraging habitat.

GOLDEN EAGLE

Preconstruction Survey

Prior to implementation of covered activities, a qualified biologist will conduct a preconstruction survey to establish whether nests of golden eagles are occupied (see Section 6.3.1, *Planning Surveys*). If nests are occupied, minimization requirements and construction monitoring will be required.

Avoidance and Minimization

Covered activities will be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

Construction Monitoring

Construction monitoring will focus on ensuring that no covered activities occur within the buffer zone established around an active nest. Although no known golden eagle nest sites occur within or near the ULL, covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring will ensure that direct effects to golden eagles are minimized

3) Construction Monitoring Plan

Before implementing a covered activity, the applicant will develop and submit a construction monitoring plan to the planning department of the local land use jurisdiction and the East Contra Costa County Habitat Conservancy for review and approval. Elements of a brief construction monitoring plan will include the following:

- Results of planning and preconstruction surveys.[12]
- Description of avoidance and minimization measures to be implemented, including a description of project-specific refinements to the measures or additional measures not included in the HCP/NCCP.
- Description of monitoring activities, including monitoring frequency and duration, and specific activities to be monitored.
- Description of the onsite authority of the construction monitor to modify implementation of the activity.

☒ Check box to acknowledge this requirement.

[12] If the preconstruction surveys do not trigger construction monitoring, results of preconstruction surveys should still be submitted to the local jurisdiction and the East Contra Costa County Habitat Conservancy.

V. SPECIFIC CONDITIONS ON COVERED ACTIVITIES

1) Check off the HCP conservation measures that apply to the project.

APPLIES TO ALL PROJECTS

☒ **Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds.** This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

APPLIES TO PROJECTS THAT IMPACT COVERED PLANT SPECIES

☐ **Conservation Measure 3.10. Plant Salvage when Impacts are Unavoidable.** This condition applies to projects that cannot avoid impacts on covered plants and help protect covered plants by prescribing salvage whenever avoidance of impacts is not feasible. Project proponents wishing to remove populations of covered plants must notify the Conservancy of their construction schedule to allow the Conservancy the option of salvaging the populations. See HCP pp. 6-48 to 6-50.

APPLIES TO PROJECTS THAT INCLUDE ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☒ **Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization.** All projects will implement measures described in the HCP to avoid and minimize impacts on wetlands, ponds, streams, and riparian woodland/scrub. See HCP pp. 6-33 to 6-35.

APPLIES TO NEW DEVELOPMENT PROJECTS

☒ **Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion.** All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

APPLIES TO NEW DEVELOPMENT PROJECTS THAT INCLUDE OR ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☒ **Conservation Measure 1.7. Establish Stream Setbacks.** A stream setback will be applied to all development projects covered by the HCP according to the stream types listed in Table 6-2 of the HCP. See HCP pp. 6-15 to 6-18 and Table 6-2.

APPLIES TO NEW DEVELOPMENT PROJECTS ADJACENT TO EXISTING PUBLIC OPEN SPACE, HCP PRESERVES, OR LIKELY HCP ACQUISITION SITES

☐ **Conservation Measure 1.6. Minimize Development Footprint Adjacent to Open Space.** Project applicants are encouraged to minimize their development footprint and set aside portions of their land to contribute to the HCP Preserve System. Land set aside that contributes to the HCP biological goals and objectives may be credited against development fees. See HCP pages 6-14 to 6-15.

☐ **Conservation Measure 1.8. Establish Fuel Management Buffer to Protect Preserves and Property.** Buffer zones will provide a buffer between development and wildlands that allows adequate fuel management to minimize the risk of wildlife damage to property or to the preserve. The minimum buffer zone for new development is 100 feet. See HCP pages 6-18 to 6-19.

☐ **Conservation Measure 1.9. Incorporate Urban-Wildlife Interface Design Elements.** These projects will incorporate design elements at the urban-wildlife interface to minimize the indirect impacts of development on the adjacent preserve. See HCP pp. 6-20 to 6-21.

APPLIES TO ROAD MAINTENANCE PROJECTS OUTSIDE THE UDA

☐ **Conservation Measure 1.12. Implement Best Management Practices for Rural Road Maintenance.** Road maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways, spreading invasive weeds, and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-25 to 6-26.

APPLIES TO NEW ROADS OR ROAD IMPROVEMENTS OUTSIDE THE UDA

☐ **Conservation Measure 1.14. Design Requirements for Covered Roads Outside the Urban Development Area (UDA).** New roads or road improvements outside the UDA have impacts on many covered species far beyond the direct impacts of their project footprints. To minimize the impacts of new, expanded, and improved roads in agricultural and natural areas of the inventory area, road and bridge construction projects will adopt siting, design, and construction requirements described in the HCP and listed in Table 6-6. See HCP pp. 6-27 to 6-33 and Table 6-6.

APPLIES TO FLOOD CONTROL MAINTENANCE ACTIVITIES

☐ **Conservation Measure 1.13. Implement Best Management Practices for Flood Control Facility Maintenance.** Flood control maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-26 to 6-27.

2) For all checked conservation measures, describe how the project will comply with each measure. Attach as Attachment C: Project Compliance to HCP Conditions.

VI. MITIGATION MEASURES

1) Mitigation Fee Calculator(s)
Complete and attach the fee calculator (use permanent and/or temporary impact fee calculator as appropriate), and attach as **Attachment D: Fee Calculator(s)**.

2) Briefly describe the amount of fees to be paid and when applicant plans to submit payment.

The Developer, the City, and the East Contra Costa County Habitat Conservancy entered into a Multi-Party Mitigation and Land Dedication In-Lieu of Development Fee Agreement dated August 26, 2019 ("Mitigation Agreement") in which Developer will pay an adjusted HCP development fee and dedicate that certain real property referred to therein as the Nortonville Strip, Britton Property, and Britton Adjacent Property upon mutually agreed terms and provisions.

On December 12, 2019, the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife issued a joint letter approving use of the Mitigation Agreement for the Bridle Gate project. The adjusted fee for the Bridle Gate project is $3,156,000.00.

Construction is expected to commence in 2021. Fees will paid in accordance with the Multi-Party Mitigation and Land Dedication In-Lieu of Development Fee Agreement.

ATTACHMENT A: PROJECT DESCRIPTION

Bridle Gate
Project Description
May 2020

The 137.39+/- acre project site is in Brentwood, Contra Costa County, California. The site is within Section 10, in Township 1 North, Range 2 East of the USGS 7.5-minute Brentwood topographic quadrangle (Figure 1). The site is at the west end of Sand Creek Road, just west of Highway 4. Sand Creek flows meanders from west to east across the north part of the site.

The site includes the 137.30+/- acre Bridle Gate Tentative Map area (Figure 2a), plus 0.09 acres of city-owned land along the south edge of the site just west of Saint Regis Avenue that will be graded during construction of the project.

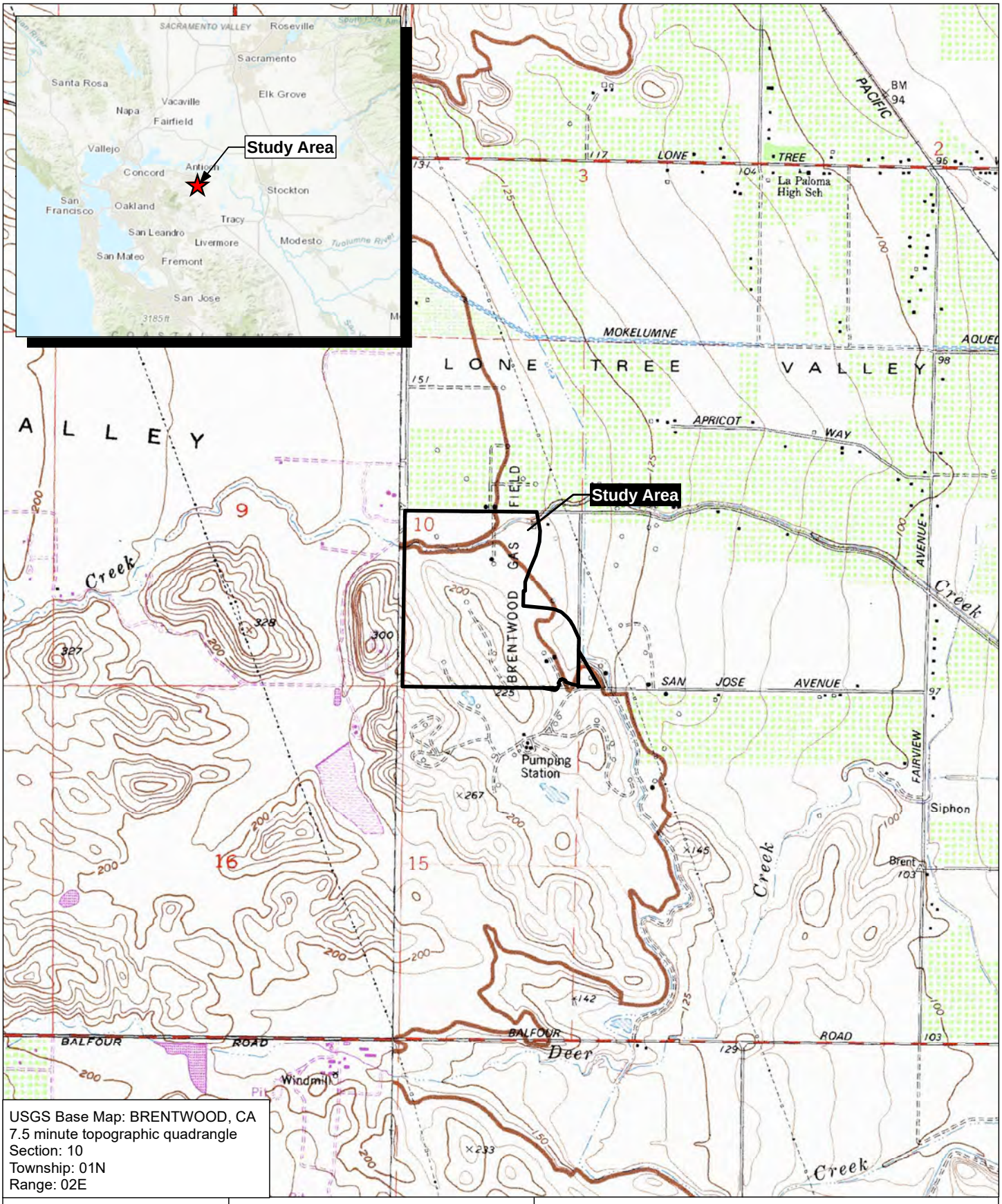
Discovery Builders, Inc., proposes the development of 252 single-family residential units in the site, each with a home and ancillary services (Figure 2a and 2b). The project also involves the reservation of an 11.35+/- acre school site, with a 63 unit single family overlay in the event the district school does not purchase the site. Approximately 20 acres of land in the northeast part of the site will be developed for commercial uses. Approximate 14 acres north of Sand Creek is for multi-family development of 258 apartments (Figure 2c). The project includes over 4 acres of parks and approximately 30 acres of land will remain in open space, including the Sand Creek corridor and adjacent 75+/-foot stream setback lands.

Sand Creek Road will be extended through the site and will include the construction of a clear-span bridge across Sand Creek. Access to the southeast part of the site will be from San Jose Drive and Saint Regis Avenue. Storm water will be conveyed in to several C.3 treatment basins, where it will be treated before being discharged into Sand Creek via existing storm drain outfalls. The new lots will tie into the City's existing sewer and water system.

Standard construction best management practices (BMPs) will be employed during construction to minimize the potential for erosion and off-site transport of fines. BMPs will include use of water trucks, appropriate compaction of soil, and installation of straw wattles, silt fences or other technologies along the perimeter of the site during construction, and stabilization of bare soils as appropriate with seeding, straw, and/or hydrolmulch.

Construction is expected to begin in Spring 2021 and is expected to continue through 2024.

ATTACHMENT B: FIGURES



USGS Base Map: BRENTWOOD, CA
7.5 minute topographic quadrangle
Section: 10
Township: 01N
Range: 02E

Figure 1

0 1,000 2,000
Feet
1 inch = 2,000 feet

N
W E
S

Map Date: 05/07/2020

Site Map/USGS

Bridle Gate

Contra Costa County, CA

Moore Biological Consultants

C:\Users\owner\Documents\EFG - INC\Projects\Moore Biological\Bridlegate\MXD\bridlegate_ecop_figure_1.mxd

BRIDLE GATE

VESTING TENTATIVE MAP & PRELIMINARY GRADING PLAN

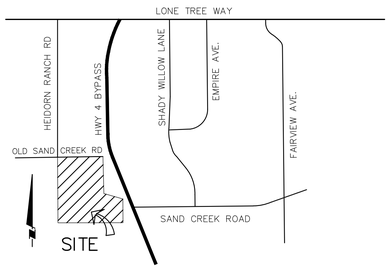
SUBDIVISION 8506

CITY OF BRENTWOOD

SCALE: 1"=100'

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS:

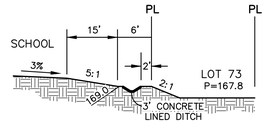
SS	SANITARY SEWER
SD	STORM DRAIN
W	WATER
Z2	WATER PRESSURE ZONE 2
CL	CENTERLINE
EX	EXISTING
HP	HIGH POINT
BC	BEGINNING OF CURVE
EC	END OF CURVE
SF	SQUARE FEET
R/W	RIGHT OF WAY
R=	RADIUS

GENERAL NOTES:

1. PROPERTY OWNER: WEST COAST HOME BUILDERS, INC.
   4021 PORT CHICAGO HWY
   CONCORD, CA. 94524
   (925) 671-7711
2. ENGINEER: ISAKSON & ASSOCIATES
   2 MIRANGO COURT
   CLAYTON, CA 94517
   (925) 937-9333
3. SOILS ENGINEER: ENGEO INC.
   2401 CROW CANYON ROAD #200
   SAN RAMON, CA 94583
   (925) 838-1600
4. A.P.N.: 019-082-007, PORTION OF 019-110-050&051
5. PROPOSED LAND USE: -252 SINGLE FAMILY RESIDENTIAL LOTS
   -3.70 DWELLING UNITS/GROSS ACRE
   (WITH SCHOOL SITE)
   -4.64 DWELLING UNITS/ GROSS AC
   (WITHOUT SCHOOL SITE)
   -PARCEL A: 13.98 AC (MULTI-FAMILY)
   -PARCEL B: 2.32 AC (SAND CREEK)
   -PARCEL C: 18.72 AC (COMMERCIAL)
   -PARCEL D: 0.05 AC (STORM&SEWER)
   -PARCEL E: 0.09 AC (LANDSCAPE)
   -PARCEL F: 0.08 AC (LANDSCAPE)
   -PARCEL G: 27.01 AC (OPEN SPACE)
   -PARCEL H: 11.35 AC (SCHOOL SITE)
   -PARCEL I: 0.03 AC (STORM&SEWER)
   -PARCEL J: 2.56 AC (PARK)
   -PARCEL K: 0.03 (STORM)
   -PARCEL L: 0.34 AC (C.3)
   -PARCEL M: 1.99 AC (OFFSITE C.3)
   -PARCEL N: 1.24 AC (OPEN SPACE)
   -PARCEL O: 0.09 AC (LANDSCAPE)
   -PARCEL P: 2.01 AC (C.3)
   -PARCEL Q: 0.87 AC (C.3)
   -PARCEL R: 0.02 AC (STORM)
   -PARCEL S: 0.04AC (TRAIL)
   -PARCEL T: 1.74 AC (PARK)
6. EXISTING GENERAL PLAN: R-LD: RESIDENTIAL LOW DENSITY
   P-OS: OPEN SPACE
   P: PARK
   RC: REGIONAL COMMERCIAL
7. PROPOSED GENERAL PLAN: R-LD: RESIDENTIAL LOW DENSITY
   P-OS: OPEN SPACE
   P: PARK
   RC: REGIONAL COMMERCIAL
   R-VHD: RESIDENTIAL VERY HIGH DENSITY
8. ZONING: PD #36 & R-3
9. FEMA: ZONE A, E, & X PER FIRM 06013C0353F & 06013C0355F
10. WATER: CITY OF BRENTWOOD (ALL LOTS - ZONE 2)
11. SANITARY SEWER: CITY OF BRENTWOOD
12. STORM DRAIN: CITY OF BRENTWOOD
13. TELEPHONE: AT&T
14. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
15. FIRE HYDRANTS: TO BE LOCATED TO THE SATISFACTION OF THE FIRE MARSHAL AND THE CITY
16. PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE OWNER RESERVES THE RIGHT TO FILE MULITPLE FINAL MAPS ON THE LANDS SHOWN ON THIS MAP.

LEGEND

EXISTING	PROPOSED	ITEM	(ABBREV.)
		PAVEMENT	(PVMT)
		SIDEWALK	(SDWK)
		CURB & GUTTER	(C&G)
		SANITARY SEWER MAIN	(SS)
		SANITARY SEWER MANHOLE	(SSMH)
		STORM DRAIN LINE	(SD)
		STORM DRAIN MH	(SDMH)
		CATCH BASIN	(CB)
		FIRE HYDRANT	(FH)
		WATER LINE & VALVE	(W)
		BLOW OFF VALVE	(BO)
		AIR RELEASE VALVE	(ARV)
		HANDICAP RAMP	(HCR)
		SIGN (STREET NAME SIGN = SNS)	
		STREET LIGHT	(SL)
		UTILITY POLE	(PP)
		STREET MONUMENTS	(MON)
		NOISE BARRIER	
		GEOWALL WALL	
	2.0%	STREET SLOPE	
	185.8	PAD ELEVATION	
	161	LOT NUMBER	
		LOT LINE	
		RIGHT OF WAY LINE	
		CENTERLINE	
		ABANDONED WELLHEAD (6 TOTAL) (ABANDONED ACCORDING TO STATE REGULATIONS).	



SECTION A-A
NOT TO SCALE



OPTIONAL SCHOOL OVERLAY

RESIDENTIAL LOT MIX	
SOUTH OF SAND CREEK (4,500 SF MIN.)	LOTS 1-252
TOTAL:	252

OPEN AREA CALCULATIONS	
TOTAL SITE AREA	137.30 AC
PARK (PARCELS J & T)	4.30 AC
PARCELS D-G, I, K, N, O, R, & S	28.78 AC
SAND CREEK (PARCEL B)	2.32 AC
75' CREEK SETBACK AREA	1.11 AC
C-3 STORMWATER CNTRL AREAS	5.21 AC
TOTAL OPEN PARCELS	41.72 AC
PERCENTAGE OF OPEN PARCELS	30.39%
(41.72 AC/137.30 AC)	

REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 21764
CIVIL
STATE OF CALIFORNIA

SUBDIVISION 8506 BRIDLE GATE

BRIDLE GATE

VTM & PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying
2 Mirango Court, Clayton, CA. 94517 Phone:(925) 876-0889

DATE: 01-09-2020	DESIGNED BY: DOI	DRAWN BY: RLB	CHECKED BY: DOI	JOB NO. 201124	SHEET 1 OF 2

201124 - BRIDLE GATE - TENTATIVE MAP - 01-09-2020

W:\Land Development\Active Roots\201124\Civil\Dwg\201124-TM-2Sht.dwg

Figure 2a. Bridle Gate Tentative Map Sheet 1

BRIDLE GATE

UTILITY PLAN

SUBDIVISION 8506

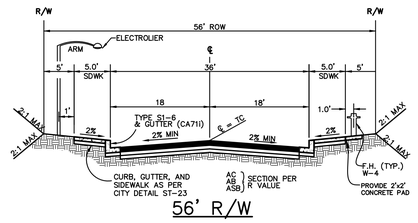
CITY OF BRENTWOOD

SCALE: 1"=100'

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

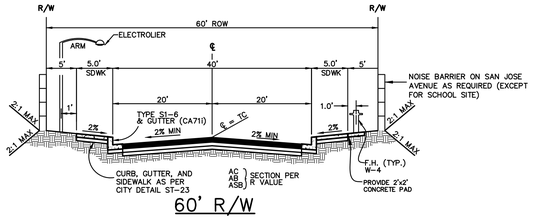




56' R/W

NOT TO SCALE

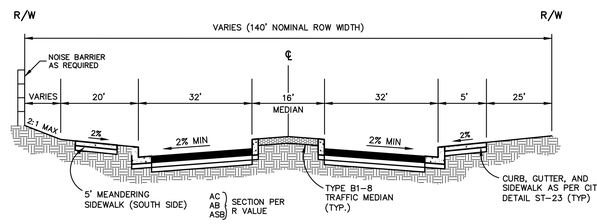
TYPICAL CUL-DE-SAC



60' R/W

NOT TO SCALE

SAN JOSE AVENUE AND TYPICAL THRU STREET



SAND CREEK ROAD

NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 21764
CIVIL
STATE OF CALIFORNIA

SUBDIVISION 8506 BRIDLE GATE

TENTATIVE MAP
UTILITY PLAN

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying
2 Mirango Court, Clayton, CA. 94517 Phone:(925) 876-0889

DATE: 01-09-2020	DESIGNED BY: DOI	DRAWN BY: RLB	CHECKED BY: DOI	JOB NO. 201124	SHEET 2 OF 2

M:\Land Development\Bridle Gate\UTILITY\PLANS\TENTATIVE MAP\201124-Tm-2b.dwg

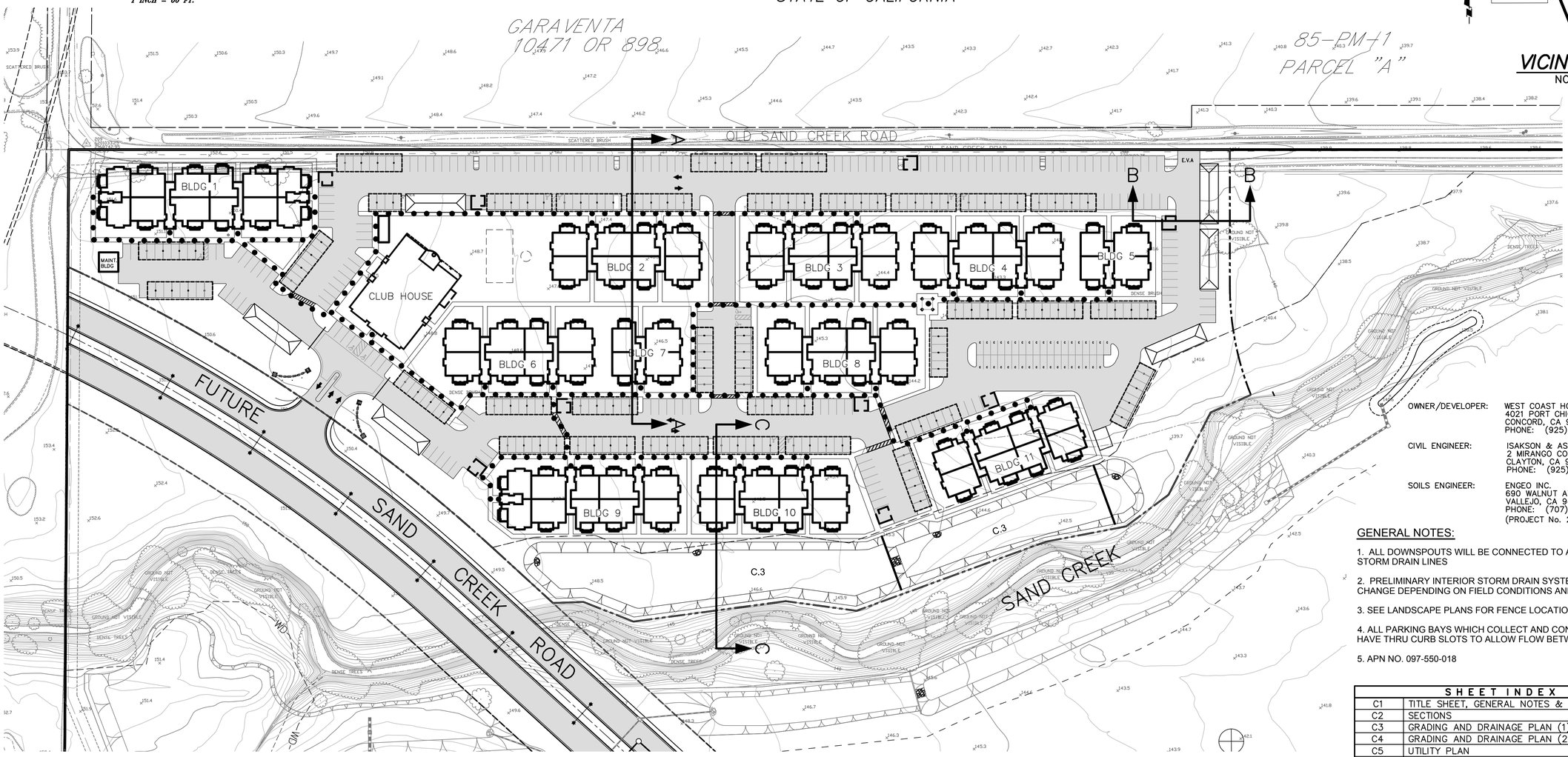
Figure 2b. Bridle Gate Tentative Map Sheet 2

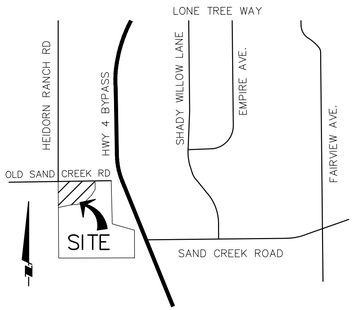
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

ENCLAVE AT SAND CREEK

CITY OF BRENTWOOD
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.





VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER: WEST COAST HOME BUILDERS, INC.
4021 PORT CHICAGO HWY
CONCORD, CA 94524
PHONE: (925) 671-7711

CIVIL ENGINEER: ISAKSON & ASSOCIATES, INC.
2 MIRANGO COURT
CLAYTON, CA 94517
PHONE: (925) 876-0889

SOILS ENGINEER: ENGEO INC.
690 WALNUT AVENUE, SUITE 220
VALLEJO, CA 94592
PHONE: (707) 562-0030
(PROJECT No. 2705.2.702.01)

GENERAL NOTES:

1. ALL DOWNSPOUTS WILL BE CONNECTED TO AREA DRAINS AND STORM DRAIN LINES
2. PRELIMINARY INTERIOR STORM DRAIN SYSTEM SUBJECT TO CHANGE DEPENDING ON FIELD CONDITIONS AND LANDSCAPING
3. SEE LANDSCAPE PLANS FOR FENCE LOCATIONS
4. ALL PARKING BAYS WHICH COLLECT AND CONVEY WATER SHALL HAVE THRU CURB SLOTS TO ALLOW FLOW BETWEEN ISLANDS
5. APN NO. 097-550-018

SHEET INDEX	
C1	TITLE SHEET, GENERAL NOTES & PATH OF TRAVEL
C2	SECTIONS
C3	GRADING AND DRAINAGE PLAN (1)
C4	GRADING AND DRAINAGE PLAN (2)
C5	UTILITY PLAN
C6	UTILITY PLAN – OFFSITE SEWER

LEGEND:

- PROJECT BOUNDARY
- RIGHT-OF-WAY LINES
- PROPERTY LINES
- DAYLIGHT LINES
- 22 — BUILDING NUMBER
- P=250.0 — PAD GRADE
- FF=250.0 — BUILDING FINISH FLOOR
- FIRE HYDRANT
- 8" SS — SEWER LINE, & DIRECTION
- SEWER MANHOLE (PROPOSED)
- ⊗CO — SEWER CLEANOUT
- RETAINING WALL
- 42" +/- DECORATIVE METAL VIEW FENCE
- + 93.56 — EX. SPOT ELEVATION
- TOE OF SLOPE — 2.3% — 16.0 + H.P. — PROPOSED 2:1 SLOPE (UNLESS OTHERWISE NOTED); STREET GRADE & DIRECTION
- 8" SD — STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- STORM AREA DRAIN
- STORM BASIN OUTFALL
- 10" W — WATER LINE & SIZE
- 250.0 — DENOTES FINISH GRADE
- DENOTES HANDICAP PATH OF TRAVEL
- STAIRWAY
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK/WALKWAY
- CARPORT
- GARAGE

APPR. | DATE

REGISTERED PROFESSIONAL ENGINEER — DAVID O. ISAKSON — NO. 21764 — CIVIL — STATE OF CALIFORNIA

ENCLAVE AT SAND CREEK

TITLE SHEET
ENCLAVE AT SAND CREEK
CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA

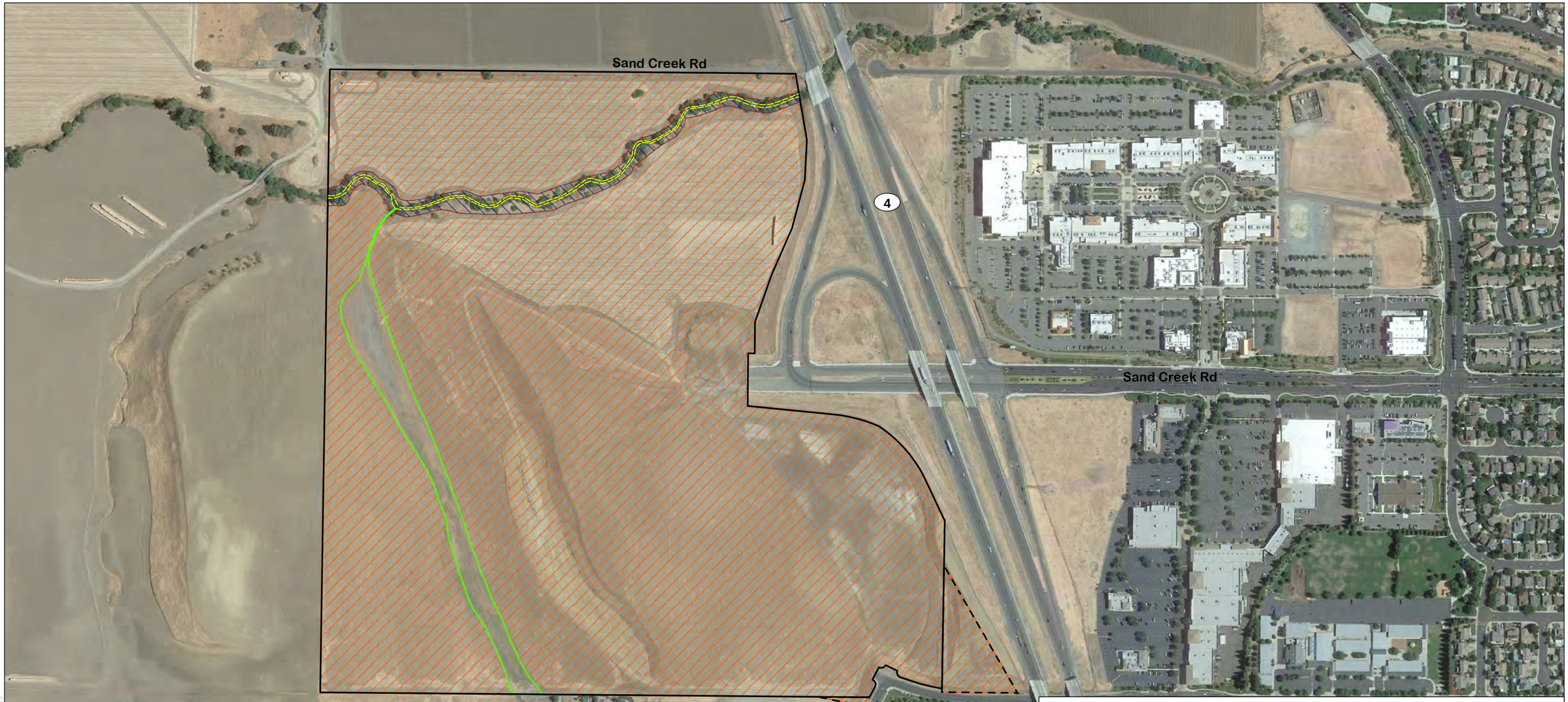
Isakson & Assoc. Inc.
civil engineering land surveying
2 Mirango Court, Clayton, CA. 94517 Phone: (925) 876-0889

DATE: 01-16-20	DESIGNED BY: DOI	DRAWN BY: RLB	CHECKED BY: DOI	JOB NO. 201710	SHEET C1 OF 6

ENCLAVE AT SAND CREEK - PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN 01-16-2020

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Figure 2c. Enclave at Sand Creek - Preliminary Site Plan



	Riparian Woodland/Scrub (Acres)	Seasonal Wetland (Acres)	Ruderal Grassland (Acres)
On-Site	3.35*	4.59	127.37
Off-Site	--	--	2.08
Total	**3.35**	**4.59**	**129.45**

**Includes 0.50-acre of Waters of the U.S.*

Figure 3

Moore Biological Consultants

On-Site (135.31 ac.)

Off-Site Improvements (2.08 ac.)

Ordinary High Water Mark (OHWM)

N W E S

0 250 500

Map Date: 05/07/2020
Aerial Source: Google Earth 06/2018)

Field Verified Landcover Map

Bridle Gate

Contra Costa County, CA

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Disked ruderal grassland in the southwest part of the site, looking north along the western fenceline; 04/16/20.



Disked ruderal grassland in the south part of the site, looking northwest; 04/01/20. Due to periodic disking for over a decade, the ruderal grasslands do not provide suitable aestivation habitat for California tiger salamander and it is very unlikely they occur in the site.

FIGURE 4a

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Ruderal grassland in the northeast part of the site, looking west; 04/01/20.



Ruderal grassland and soil stockpile near Highway 4, looking east; 04/01/20.

FIGURE 4b

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Ruderal grassland in the southeast part of the site, looking east; 04/01/20.



East edge of the site where Sand Creek Road will be extended, providing access to the new subdivision and commercial parcels, looking west; 04/01/20.

FIGURE 4c

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Ruderal grassland along the east edge of the site, looking north from just west of Highway 4; 04/16/20.



Sand Creek riparian corridor, looking west; 04/16/20.

FIGURE 4d

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Sand Creek near the west edge of the site, looking west; 04/16/20.



Sand Creek, looking west from approximately mid-way down the stream from the west edge of the site; 04/16/20.

FIGURE 4e

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



Large cottonwoods along Sand Creek near the east edge of the site, looking east; 04/16/20.



Sand Creek approximately 800 feet west of the east edge of the site, looking southwest; 04/16/20. Sand Creek provides poor quality habitat for California red-legged frog.

FIGURE 4f

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



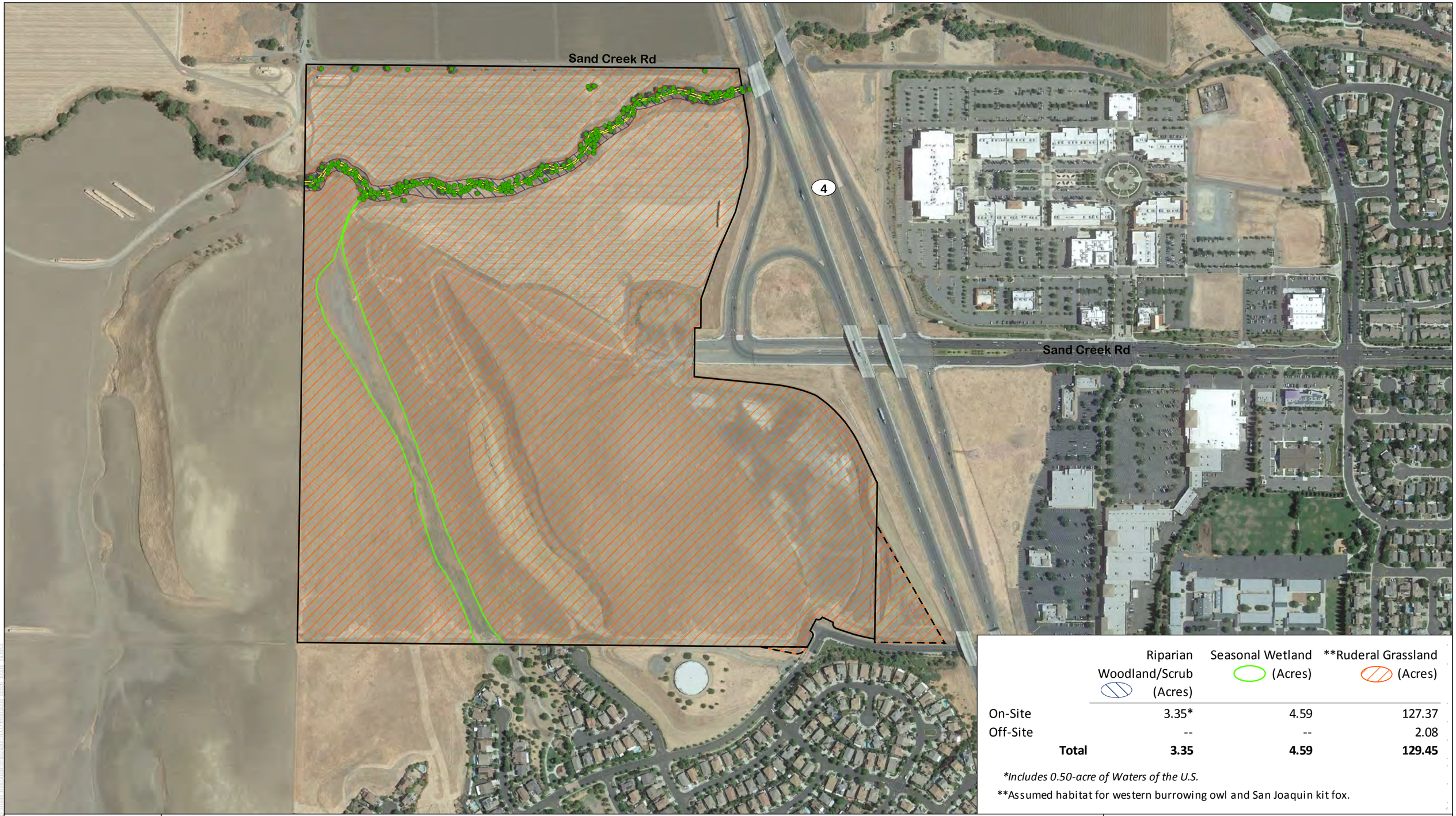
Seasonal wetland swale (outlined with dashed line) in the west part of the site, looking northwest; 04/01/20.



Off-site pond just south of the site, looking southwest; 04/01/20. Areas to the south of this pond drain north in to the seasonal wetland swale.

FIGURE 4g

MOORE BIOLOGICAL **REPRESENTATIVE PHOTOGRAPHS**



	Riparian Woodland/Scrub (Acres)	Seasonal Wetland (Acres)	**Ruderal Grassland (Acres)
On-Site	3.35*	4.59	127.37
Off-Site	--	--	2.08
Total	**3.35**	**4.59**	**129.45**

**Includes 0.50-acre of Waters of the U.S.*

**Assumed habitat for western burrowing owl and San Joaquin kit fox.

Figure 5a

Moore Biological Consultants

On-Site (135.31 ac.)

Off-Site Improvements (2.08 ac.)

Trees; assumed habitat for Swainson's hawk, golden eagle, and white-tailed kite.

Ordinary High Water Mark (OHWM); area below the OHWM potential breeding habitat for California red-legged frog.

N W E S

0 250 500

Map Date: 05/07/2020
Aerial Source: Google Earth 06/2018)

Planning Survey Species Habitat Map

Bridle Gate

Contra Costa County, CA

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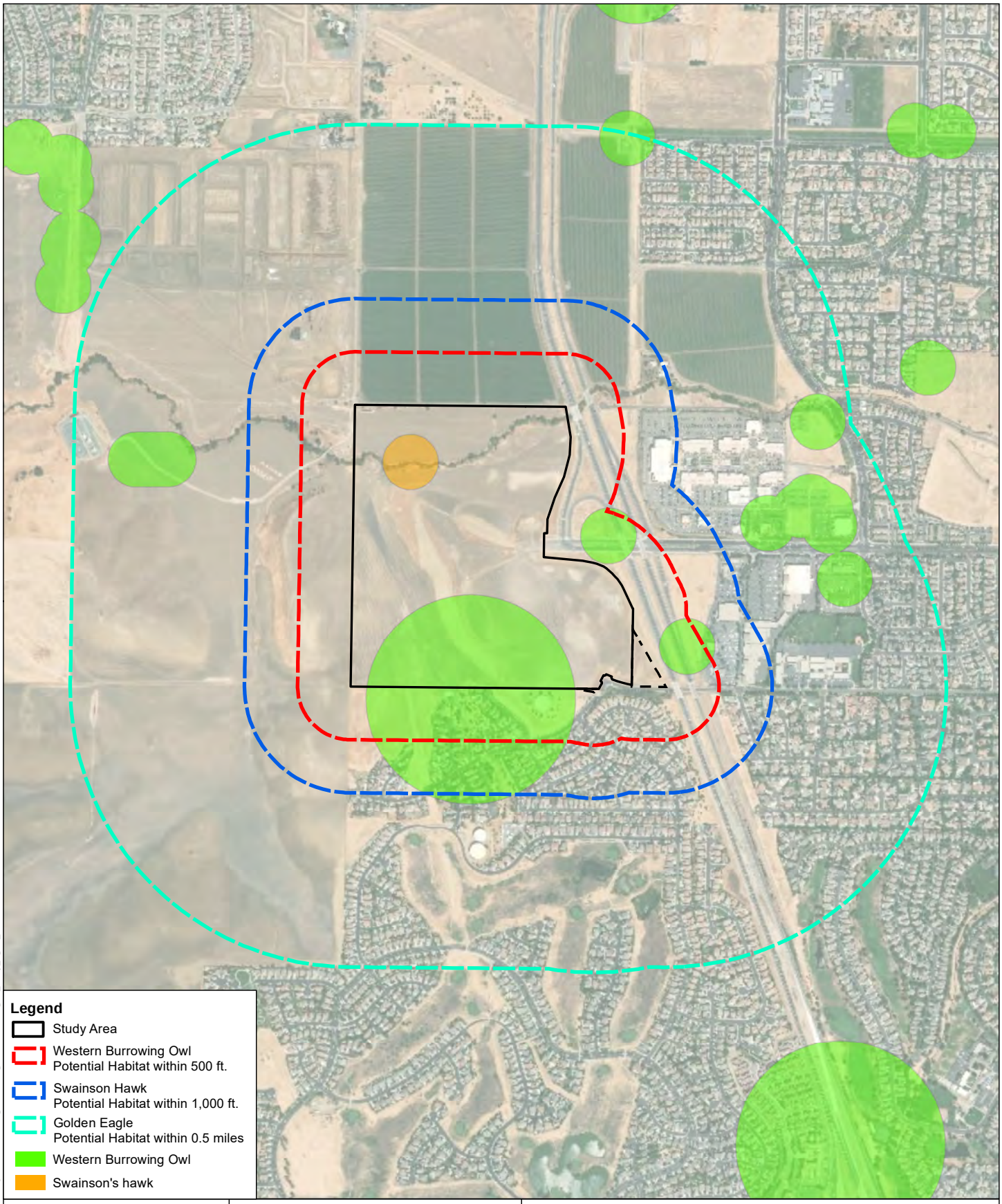


Figure 5b

Moore Biological Consultants

0 500 1,000

N W E S

Map Date: 05/07/2020
Aerial Photo: DigitalGlobe (2018)

Regional Species Habitat Map

Bridle Gate

Contra Costa County, CA

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ATTACHMENT C: PROJECT COMPLIANCE TO HCP CONDITIONS

Bridle Gate
Project Compliance to HCP Conditions

May 2020

HCP/NCCP Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Covered Migratory Birds:

The potential for special-status plants to occur within the site is considered low, as described in Section III (10).

Species-specific pre-construction surveys, and if needed, monitoring and avoidance requirements for burrowing owl, Swainson's hawk, and golden eagle will be conducted as described in Section IV (2). There is no suitable habitat in the site for ringtail (*Bassariscus astutus*), a "fully protected species," per California Fish and Game Code Section 4700. Similarly, there is no suitable nesting habitat in the site for peregrine falcon (*Falco peregrinus*), a "fully protected species," per California Fish and Game Code Section 3511.

White-tailed kite (*Elanus caeruleus*), another "fully protected species," per California Fish and Game Code Section 3511 could potentially nest in trees in or near the site. Prior to any ground disturbance related to covered activities that occur during the nesting season (March 15-August 31), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether white-tailed kite is nesting in trees within or visible from the site. In the event active nests are found, an initial 300-foot buffer shall be established around the nest tree. Ground disturbance related to covered activities within the buffer shall either be delayed until a qualified biologist determines nesting is complete, or until the applicant and consults with the Implementing Entity and CDFW and implements CDFW-approved measures to minimize potential disturbance.

On-site grasslands and trees could be used by other species of nesting birds protected by the Migratory Bird Treaty Act. If possible, any ground disturbance related to covered activities will occur outside of the general bird nesting season (February 1 through August 31). Alternately, a qualified biologist will conduct a preconstruction survey no more than 2 weeks prior to any ground disturbance related to covered activities. In the event active nests are found, initial 300-foot and 50-foot buffers shall be established around the nests for raptors or other birds, respectively. Ground disturbance related to covered activities within the buffer shall

either be delayed until a qualified biologist determines nesting is complete, or until the applicant consults with the Implementing Entity and CDFW and implements CDFW-approved measures to minimize potential disturbance.

HCP/NCCP Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization:

Potentially jurisdictional Waters of the U.S. and wetlands in the site are being avoided to the maximum extent practicable. Other than the construction of a clear-span bridge, the stream in the north part of the site (Sand Creek) will not be impacted by the project. A 75-foot stream setback will be implemented along Sand Creek.

Approximately 0.255 acres of the seasonal wetland in the west part of the site will be filled for construction of a water quality treatment basin. Due to site topography and the need to treat storm water prior to discharge in to Sand Creek, impacts to this wetland is unavoidable. The remaining 4.333 acres of the seasonal wetland will be preserved as open space.

The following measures from pages 6-33 through 6-35 will be implemented to avoid and minimize impacts of covered activities on wetlands:

- The project will comply with the stream setback requirements in Conservation Measure 1.7.
- The project will comply with the guidelines in Conservation Measure 1.10 to minimize the effects of urban development on downstream hydrology, streams, and wetlands.
- All wetlands to be avoided by covered activities will be temporarily staked in the field by a qualified biologist.
- The project will establish a buffer zone between Sand Creek and development as described in Conservation Measure 1.7.
- Personnel conducting ground-disturbing activities within or adjacent to the seasonal wetland in the west part of the site or the buffer zone along Sand Creek will be trained by a qualified biologist in these avoidance and minimization and the permit obligations of project proponents working under the ECCCHCP. Vehicles and equipment will be parked on pavement, existing roads, and previously disturbed areas.
- Trash generated during project construction will be promptly and properly removed from the site.

- No construction or maintenance vehicles will be refueled within 200 feet of Sand Creek or the seasonal wetland unless a bermed and lined refueling area is constructed and hazardous material absorbent pads are available in the event of a spill.
- Appropriate erosion-control measures (e.g., fiber rolls, filter fences, vegetative buffer strips) will be used on site to reduce siltation and runoff of contaminants into Sand Creek or the seasonal wetland. Filter fences and mesh will be of material that will not entrap reptiles and amphibians. Erosion control blankets shall be used as a last resort because of their tendency to biodegrade slowly and trap reptiles and amphibians.
- Fiber rolls used for erosion control will be certified as free of noxious weed seed.
- Seed mixtures applied for erosion control will not contain invasive non native species, and will be composed of native species or sterile nonnative species.
- Herbicides will not be applied within the buffer area along Sand Creek unless needed to control serious invasive plants. In this case, herbicides that have been approved for use by EPA in or adjacent to aquatic habitats may be used as long as label instructions are followed and applications avoid or minimize impacts on covered species and their habitats. Appropriate herbicides may be applied to the ruderal grassland within the buffer area during the dry season to control nonnative invasive species such as yellow star-thistle. Herbicide drift shall be minimized by applying the herbicide as close to the target area as possible.

HCP/NCCP Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion:

The project has been designed to maintain hydrologic conditions and minimize erosion. Site drainage will be conveyed to Sand Creek.

The project applicant will develop a Storm Water Pollution Prevention Plan (SWPPP) that will identify best management practices (BMPs) to be implemented to minimize the introduction of foreign material into waterbodies, control stormwater runoff, minimize erosion and sedimentation, and limit the amount of surface disturbance to the area.

Standard construction BMPs will be employed during construction to minimize the potential for erosion and off-site transport of fines. BMPs will include

use of water trucks, appropriate compaction of soil, and installation of straw wattles, silt fences or other technologies along the perimeter of the site during construction, and stabilization of bare soils as appropriate with seeding, straw, and/or hydrolmulch.

HCP/NCCP Conservation Measure 1.7. Establish Stream Setbacks:

A stream is defined in Chapter 3 of the ECCCHCP as "a long, narrow body of flowing water that occupies a channel with defined bed and bank and moves to lower elevations under the force of gravity".

Other than the construction of a clear-span bridge, the stream in the north part of the site (Sand Creek) will not be impacted by the project. A 75-foot stream setback will be implemented along Sand Creek.

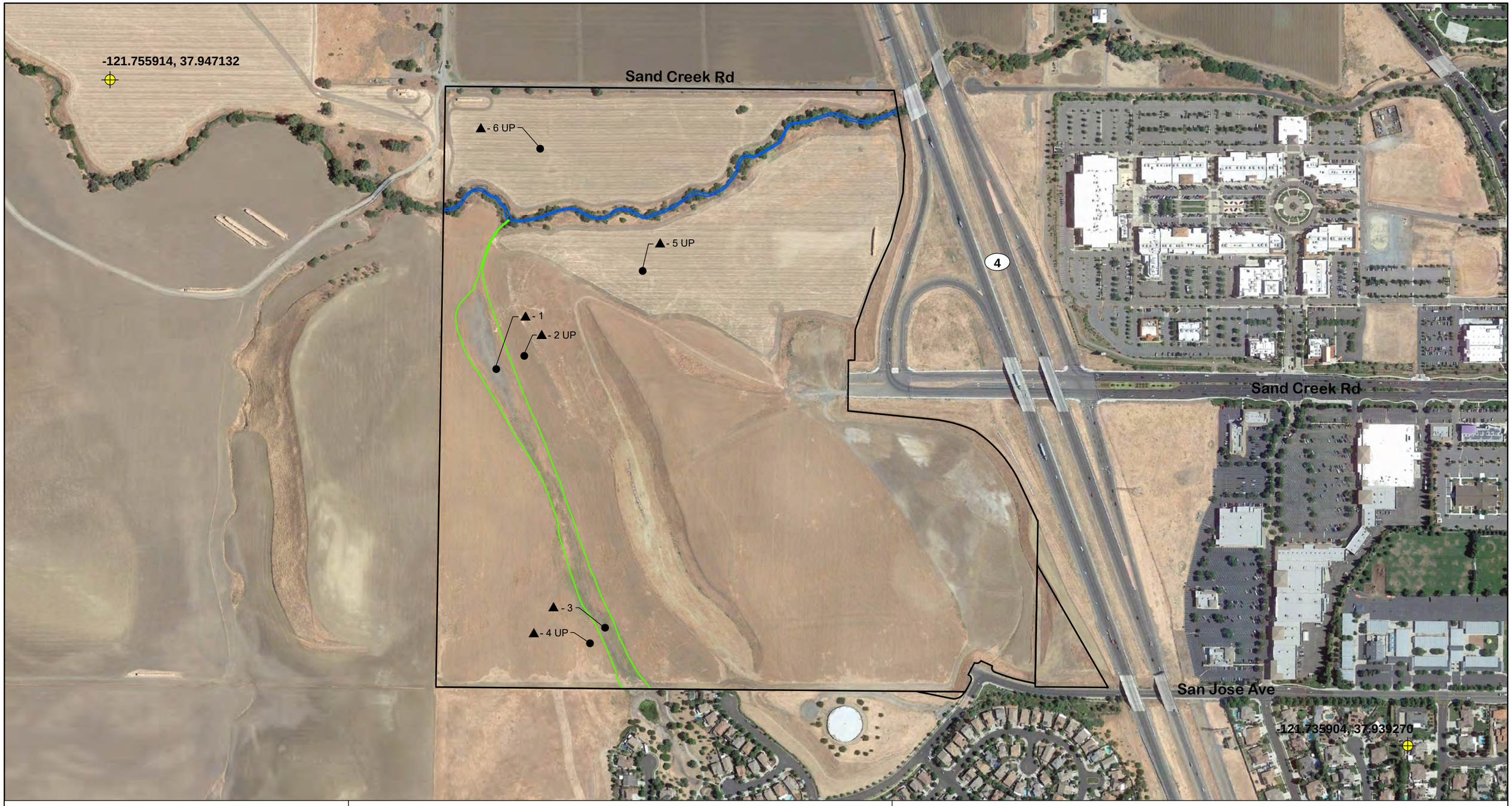
Stream setbacks are designed to protect existing habitat quality, to protect water quality and hydrologic processes through buffering, and allow for at least minimal restoration (page 6-16). The stream setback measure is intended to achieve several purposes as listed on pages 6-16 and 6-17 of the ECCCHCP, along a variety of stream types. Six of the seven purposes have applicability to the project:

- Maintain or improve water quality by filtering sediments and pollutants from urban runoff before they reach the stream,
- Allow for protection of preserved and restored riparian woodland and scrub within and adjacent to the stream,
- Maintain a buffer zone between urban development and existing and restored nesting habitat for Swainson's hawk and other bird species,
- Maintain and enhance the water quality of the stream to protect native fish populations, including populations of special-status species that occur in downstream creeks (i.e., fall-run Chinook salmon in Marsh Creek),
- Maintain a more viable wildlife corridor for some species (e.g., California red-legged frog, foothill yellow-legged frog) than would be present with a narrower buffer zone, and
- Maximize the natural flood protection value of the floodplain.

ATTACHMENT D: FEE CALCULATOR

***** NOT APPLICABLE DUE TO SETTLEMENT AGREEMENT IN PLACE THAT ESTABLISHES FEES *****

ATTACHMENT E: WETLAND DELINEATION



Data Disclaimer:
The delineation has been done in accordance with the 1987 Wetlands Delineation Manual, US Army Corps of Engineers and the 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. The boundaries and jurisdictional status of all waters shown on this map are preliminary and subject to verification by the U.S. Army Corps of Engineers.

Aerial Source: Google Earth (06/2018)

Moore Biological Consultants

N

0 200 400

1 inch = 400 feet

Study Area (±137.39 acres)

- 1 3-Parameter Data Point

Stream - (0.50 ac / 21,709 sf)

Seasonal Wetland - (4.59 ac / 199,850 sf)

Potential Waters of the U.S. and Wetlands

Bridle Gate

Contra Costa County, CA

Map Date: 05/07/2020

Appendix B

Geotechnical Exploration

GEOTECHNICAL EXPLORATION

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

SUBMITTED

TO

WEST COAST HOME BUILDERS, INC.

CONCORD, CALIFORNIA

PREPARED

BY

ENGEO INCORPORATED

PROJECT NO. 3359.2.050.01

SEPTEMBER 15, 1999

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ENGEO
INCORPORATED

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
MATERIALS TESTING

Project No.
3359.2.050.01

September 15, 1999

Mr. Richard Sestero
West Home Builders, Inc.
4021 Port Chicago Highway
P.O. Box 4113
Concord, CA 94524-4113

Subject: Ellisondo Parcel
Brentwood, California

GEOTECHNICAL EXPLORATION

Dear Mr. Sestero:

With your authorization, we conducted a geotechnical exploration at your proposed residential project located southwest of the intersection of San Jose Avenue and Sand Creek Road, in Brentwood, California.

The accompanying report contains our exploration data, conclusions, and recommendations for grading and final development of the project. It is our opinion that the proposed development is feasible from a geotechnical standpoint provided the recommendations included in this report are incorporated into the project plans and implemented during construction.

We are pleased to be of service to you on this project and will continue to consult with you and your design team as project planning progresses.

Very truly yours,

ENGEO INCORPORATED

Debra Carey, CEG

Theodore P. Bayham, RCE

dc/tpb/ja:gex

Reviewed by:

Paul C. Guerin, GE

REGISTERED PROFESSIONAL ENGINEER
THEODORE P. BAYHAM
NO. C48793
EXP. 9-30-00
CIVIL
STATE OF CALIFORNIA

2401 Crow Canyon Road • Suite 200 • San Ramon, CA 94583-1545 • (925) 838-1600 • Fax (925) 838-7425
www.engeo.com • E-mail: engstaff@engeo.com

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INTRODUCTION

At your request, we conducted a geotechnical exploration at the Ellisondo property located southwest of the intersection of San Jose Avenue and Sand Creek Road, in Brentwood, California.

Purpose

The purpose of this study is to evaluate subsurface information and perform a geotechnical exploration to develop geotechnical conclusions and recommendations for proposed mixed single-family residential and commercial development and appurtenant roadways. This report contains our conclusions regarding site development, recommendations for site preparation and grading, foundation design for the residential structures and preliminary roadway design. Details regarding the proposed structures and improvements for the commercial portions of the site have not been determined at this time; as such, it is anticipated that design-level explorations may be required for future commercial buildings at the site after details regarding proposed building types and structural loads, individual pad grading, and building layouts have been determined.

Scope of Services

The scope of our work included:

1. Review of available maps and reports regarding geotechnical and geologic characteristics of the subject site.
2. Exploratory drilling and logging of sixteen borings.
3. Sampling and laboratory testing of subsurface materials.
4. Analysis of the geotechnical data.
5. Preparation of this report presenting our findings and recommendations.

Once grading and improvement plans have been prepared for the planned project, ENGEO Incorporated should review these for conformance with the intent of our recommendations. During that time, ENGEO may need to perform supplemental analyses and/or modify the recommendations contained herein, as deemed appropriate.

Site Location and Description

The subject site, known as the Ellisondo property, is situated west of San Jose Avenue and south of the existing Sand Creek Road in Brentwood, California. The location of the site is shown on the Site Location Map, Figure 1. The property is located northeast of Mt. Diablo and northwest of Brentwood and encompasses an area of about 160 acres. Structures presently on the property consist of one residence and a farm building in the northeast corner of the site. An existing PG&E natural gas pipeline crosses the western margin of the property as shown in the air photograph (1992), Figure 2. Sand Creek Road borders the property on the north, San Jose Avenue borders the property on the east, undeveloped lands border the property on the west, and an existing residential development borders the southern side of the site. At the time of our field exploration (May 1999), the nearly square-shaped property was undeveloped. Prior uses for the site include dry-land farming, agriculture and extraction of crude oil. Previously existing oil wells have been permanently closed and abandoned (Oxy USA Inc., 1992).

The central and western portions of the project site contain moderately sloping hillsides along a northwesterly trending ridge. A northwesterly trending valley is located west of the ridge. A portion of Sand Creek crosses the northern portion of the property. The northeastern and eastern portions of the site consist of gently easterly sloping topography ranging in elevation from approximately 120 feet above mean sea level (msl) to approximately 160 feet above msl. The highest elevation at the site is along the ridge in the southwestern portion of the site, at an approximate elevation of 230 feet above msl.

Proposed Development

According to a conceptual development plan provided to us (Figure 3) by West Coast Home Builders, Inc., (untitled and undated), the northern half of the site will be developed for commercial use and the southern half of the site will be developed for residential use. Details regarding the residential and commercial development have not been determined at this time.

As indicated on the conceptual development plan, mass grading at the site is anticipated to involve cuts in the south center of the site on the upper portion of two small rolling hills, and fills are anticipated on the eastern half and northern, lower elevations. The maximum cuts are anticipated to be approximately 30 feet deep, and the maximum fills are anticipated to be up to about 20 to 30 feet thick along the lower elevation areas. Designated undeveloped open space is shown along the western and southern margins of the site.

We understand that the residential area will be developed with one- to two-story-high detached residential buildings. The number of units, layout and structural details regarding the planned residential lots has not been determined at this time; however, based on similar developments, it is anticipated that the building loads for the residential development will be light to moderate. It is anticipated that site development will include the installation of underground utilities, and construction of interior roadways servicing the planned development. The details regarding the commercial structures and layout in this area have not been determined at this time.

The conceptual diagram indicates that Sand Creek Road will be realigned and pass through the site generally in an east-west direction. Sand Creek Road will separate the residential and commercial developments. The proposed Route Four bypass will traverse the northeast corner of the site with an interchange at Sand Creek Road.

FIELD EXPLORATION

Our field exploration was conducted in May 1999 and consisted of drilling sixteen test borings throughout the site. The borings ranged in depth from about 15 to 30 feet and were located at the approximate locations shown on Figure 5. The borings were located by taping or pacing from existing features and the shown locations should be considered approximate.

Test borings were drilled by Ram Drilling using a truck-mounted B-24 drill rig with 4-inch-diameter continuous flight augers. Soil samples recovered during drilling were retrieved using a 3-inch O.D. California-type split-spoon sampler fitted with 6-inch-long brass liners and a 2-inch O.D. standard penetration test split-spoon sampler.

Blow counts were obtained using a 140-pound hammer with a 30-inch drop. Penetration resistance of driven samples was field recorded as the number of blows needed to drive the sampler 18 inches in 6-inch increments, and the blow counts on the boring logs are recorded as the number of blows required for the last one foot of penetration. No correction factors have been applied to field blow counts presented on the boring logs.

Borings were logged in the field by an ENGEO geologist. The field logs were then used to develop the report borelogs (Figures 7 through 22). The logs depict subsurface conditions within the borings for the date of drilling; however, subsurface conditions may vary with time.

Laboratory Testing

Samples recovered during borehole drilling were tested to determine the following soil characteristies:

Test	ASTM Designation	Location of Results Within this Report
Natural Unit Weights and Moisture Contents	D-2216	Boring Logs, Figures 7 through 22
Atterberg Limits	D-4318	Figure 23
Unconfined Compression Strength	D-2166	Figures 24 through 26
Swell Potential "B"	D-4546	Figures 27 through 30
Compaction Curve	D-1557	Figures 31 and 32
Resistance R-Value	Cal 216	Figures 33 and 34

The purpose of these tests is explained in Table II. The laboratory test results are shown on the borelogs (Figures 7 through 22) and are summarized on Table III. Individual test results are presented on Figures 23 through 35.

Subsurface Stratigraphy

Soils found at the site consist of natural alluvial deposits and shallow deposits of residual soil over bedrock. The soil deposits consist predominately of stiff to hard sandy to silty clay with some silty and clayey sand layers. The upper 5 to 15 feet of the soil is moist. Below this upper layer, the clayey soil is typically stiff to very stiff, and the granular material is generally medium dense to dense. Markley formation bedrock is located beneath the soils on site.

Plasticity Indices (PI) of on-site materials range from 24 to 43. This indicates that the on-site materials have a moderate to critically high shrink-swell potential when subjected to fluctuations in moisture content.

Ground Water

Ground water was not encountered during drilling. All ENGEO boreholes were backfilled on the day of drilling with cement grout in accordance with Contra Costa County Health Services Department requirements. Fluctuations in ground-water levels may occur seasonally and over a period of years because of precipitation, changes in drainage patterns, irrigation and other factors. Future landscape irrigation may cause an overall rise in ground-water levels.

GEOLOGIC CONDITIONS

Bedrock and Sediment Geology

The geology in the area has been mapped by Brabb, Sonneman and Switzer (1971), and Atwater (1982) of the U.S. Geological Survey. Faults in the area have been mapped by Atwater (1982) and Pampeyan (1979) of the U.S. Geological Survey, C. W. Jennings (1977) of the California Division of Mines and Geology, and by Weber-Band (1998) in a thesis for the University of California.

The site sediments are composed of alluvium from Sand Creek. Sand Creek is located within the northern portion of the site and flows easterly. The alluvium deposited on site consists of silt, sand and gravel, mixed with clay. As shown on the Regional Geologic Map, Figure 4, the sediments are mapped as Qa (alluvium). These materials are unconsolidated.

Bedrock at the site consists of Eocene-age Markley Sandstone (Tem). Markley Sandstone is massive, with a distinctive component of mica and also contains claystone and siltstone interbeds. The Markley Sandstone is mapped beneath the ridge in the southwestern portion of the site and extends beneath the younger alluvium (Qa) in the north and eastern portions of the site. The deeper bedrock beneath the site is faulted by inactive faults and has provided structural traps for reservoirs of oil and natural gas. The oil and natural gas deposits beneath the site are considered nearly depleted due to extraction in the last century.

The bedrock formation at the site is relatively young and weak. Weathering has further weakened the rock, as has fracturing from overburden unloading and tectonics. Bedrock strikes to the northwest/west and dips shallowly to the northeast. As such, north facing cut slopes may be susceptible to slope instability. Further consultation regarding slope stability should be made as project planning progresses.

Review of USDA Soil Map

The USDA (1977) soil designations shown on Figure 2 indicate that the soils on the hilly portions of the site consist of Altamont clay (AbD, AbE). Altamont clay typically consists of 2 to 3 feet of dark grayish brown clay, underlain by grayish brown, silty clay, and grayish brown shale to more than 5 feet in depth. Altamont clay is described as having a high shrink-swell potential and medium to low shear strength. Permeability is rated as slow. This soil type is also noted for its high corrosivity.

The nearly level areas in the northeastern portion of the site are mapped as Brentwood clay (Bb), Capay clay (CaA) or Sycamore silty clay (Sp). These soils typically consist of 1½ to 3 feet of brown to dark grayish brown clay, underlain by brown to yellowish brown clay to silty clay, and mottled grayish brown, brown and reddish brown silty clay to more than 5 feet in depth. These soils are described as having a high shrink-swell potential and medium to low shear strength. Permeability is rated as slow. These soil types are also noted for their high corrosivity. Shallow ground water may be encountered in areas underlain by Sycamore silty clay.

Faulting and Seismicity

The site is not located within a State of California Earthquake Fault Zone. No active faults are mapped on the property. The nearest State of California zoned, active[1] faults are the Greenville and Concord faults, located about 9 miles southwest and 13 miles west, respectively.

[1] An active fault is defined by the State Mining and Geology Board as one that has had surface displacement within Holocene time (about the last 10,000 years) (Hart, 1992). The State of California has prepared maps designating zones for special studies that contain these active earthquake faults.

Large historical earthquakes have not occurred within the Brentwood area. Historical seismicity has been limited to low magnitude and microseismic events. Historically, distant sources to the west of Brentwood have produced the largest earthquakes and nearby sources have produced a sporadic baekground of smaller earthquakes with low to intermediate magnitudes.

Table I summarizes pertinent faults in the region along with the peak ground accelerations expected at the site from each fault during the maximum moment earthquake magnitude. Figure 6 shows the approximate locations of these faults. Distant seismic ground shaking sources include the major known active faults of the Bay Area, namely the San Andreas, Hayward, Calaveras, Rodgers Creek-Healdsburg and the Concord-Green Valley faults. These sources are all at least 10 miles west of the Brentwood area and are known to be capable of producing moderate to large-scale seismic events.

Sources for design basis ground shaking near the Brentwood area include the Calaveras, Concord, and Greenville faults, small local faults that may produce low magnitude earthquakes, and deeper wrench faulting in the lower crust (Weber-Band, 1998). This crustal scale wedging is estimated by Blake (1993) to be capable of a maximum moment earthquake on the order of magnitude 7. The magnitude 6.7 Coalinga earthquake in 1983 is thought to have occurred on the buried thrust fault in the lower crust often referred to as the Coast Ranges-Sierran Block (CRSB) boundary zone (Unruh and others, 1993). Earthquakes on blind thrust faults are not expected to cause surface ground rupture as might occur along a major strike slip fault, however, secondary seismic hazards could be expected from such an event.

Based on the current state of knowledge, it appears likely that secondary seismic hazards from an earthquake on any of the above listed sources including the Coast Ranges-Sierran Block boundary zone, would occur in all regional areas of localized weak soils such as on unstable slopes or in improperly constructed fills. Site grading recommendations are designed with this in mind.

DISCUSSION AND CONCLUSIONS

Based on the findings from subsurface explorations, laboratory test results and analyses, we conclude that the proposed residential development is feasible from a geotechnical standpoint. The recommendations included in this report, along with sound engineering practices, should be incorporated into the design of the project and also implemented during construction of the project.

The main geotechnical concerns for the proposed site development include:

(1) The presence of moderate to highly expansive soil and bedrock materials which are susceptible to significant volume changes (swell and compression) with varying moisture contents.

(2) The presence of existing unstable colluvial deposits along slopes.

(3) The presence of near surface soft and compressible colluvial and alluvial deposits susceptible to excessive total and differential settlements.

Other geotechnical matters addressed in this report include: seismic hazards, stability of proposed cut and fill slopes; preliminary foundation recommendations; retaining walls design criteria; preliminary pavement design; underground utilities; drainage and subdrainage recommendations, and shrinkage/swell factors.

Expansive Soils

The expansive nature of the native soil and bedrock is of significant geotechnical concern in this region. The clayey soil and clayey bedrock materials within the subject area display Plasticity Indices (PI) of 24 to 43, which is an indication of moderate to high potential for shrink-swell behavior.

Expansive soils shrink and swell as a result of moisture changes. This can cause heaving and cracking of slabs-on-grade, pavements and foundations. Building damage due to volume changes associated with expansive soils can be reduced by performing proper moisture conditioning and compaction of fill materials within selected ranges to reduce their swell potential, and using structurally reinforced "rigid" mats or post-tensioned mats designed to resist the deflections associated with the soil expansion. Foundation criteria are further discussed in the "Foundations" section of this report.

Successful construction on expansive soils requires special attention during construction. It is imperative that exposed soils be kept moist by occasional sprinkling for several days prior to placement of concrete for foundation construction. It is extremely difficult to remoisturize clayey soils without excavation, moisture conditioning, and recompaction. Mitigation measures should include the prevention of moisture variation.

Rough Shrinkage/Swell Factors

The factors provided below should be considered rough estimates since several assumptions were made in the calculations. Rough estimates for shrinkage/swell factors of the on-site soil/rock materials are as follows:

1. Colluvium and near surface alluvial deposits within the upper 5 feet of existing grade are estimated to have an average shrinkage factor of about 10 percent.
2. Bedrock cuts are estimated to have an average swell factor of about 5 percent.

Slope Stability

It is our opinion that the geologic conditions at the site capable of causing slope instability are colluvial deposits mapped along the side slopes of the ridge in the southwestern portion of the

site. Based on a review of the tentative development plans, it appears that upper portions of the identified colluvial areas will be removed by design cut. In general, the lowest risk approach is to remove these deposits in their entirety. This approach is recommended for the colluvial deposits along slopes within the limits of grading. In areas where major cut slopes are to remain in-place upslope of areas of the development, it is recommended that a 20-foot-wide debris bench with a keyed toe buttress fill be constructed. The debris bench should be of sufficient width to act as a run-out or catchment area for potential upslope debris (Figure 38).

Although slope instability can be a significant hazard, it can also be mitigated by proper grading measures. Recommendations for maximum slope gradients, slope rebuilding and construction of debris benches between rear property lines and open space slopes are provided in the recommendations section of this report.

Compressible Colluvial and Soft Alluvial Deposits

Excessive total and differential settlement at the site may also result from consolidation of the soft and compressible colluvial and alluvium deposits typically encountered in the upper 2 feet in lower elevation areas where fills will be placed and from settlement of foundation elements supported over these compressible colluvial and soft alluvial deposits.

To reduce settlement resulting from these deposits, it is recommended that these deposits be overexcavated, completely removed, and replaced with engineered fill material. It is anticipated that these deposits may be reused as fill material.

Artificial Fill Materials

Areas of artificial fills extending up to 5 feet in thickness are present surrounding the previous oil and gas well sites. It is not known whether or not these materials were placed as engineered fill.

Information regarding the placement and compaction of these materials (if available) should be reviewed if these existing fills are proposed to remain in-place. Otherwise, assuming these materials are uncontrolled, they are considered highly susceptible to excessive total and differential settlements. Therefore, to reduce potential total and differential settlements, any uncontrolled existing fills should be completely overexcavated and removed. The actual extent of the fill will need to be determined during grading and will require removal and replacement with properly engineered fill. If existing artificial fills are cleared of unsuitable debris, rubble and any hazardous materials, these soils are anticipated to be suitable for reuse as engineered fill.

Swell/Settlement Related to Deep Fill

Fills up to about 30 feet in thickness are anticipated in the lower lying areas. It is estimated that deep fills will undergo settlement during placement and continuing for a period of time following mass grading. As the fills eventually become wetted from irrigation and rainfall over a long period of time (possibly several years following site grading), additional movements (i.e. heave or compression) of the fill may result due to the effects of hydro-expansion/compression. The magnitude and depth of swell is dependent on many factors including the clay component of the fill, in-place fill density, moisture content, surcharge loads, etc.

Based on our laboratory test results, remolded on-site materials exhibit swell upon inundation under surcharge loads of less than about 2,000 pounds per square foot (psf), which corresponds to approximately 15 feet of fill. At increased surcharge loads greater than about 2,000 psf, the remolded on-site materials (compacted to 90 percent at 3 percent above optimum moisture content) are expected to exhibit minor compression when inundated. On this basis, we estimate that subsequent to the initial settlement of the fill material, about 1 to 2 inches of total long-term heave may result once the fills become wetted. In the deeper portions of the fill, some hydro-compression or settlement may result from long-term wetting. Figure 35 shows the

graphic plot of measured swell/settlement of on-site materials upon inundation for various surcharge loads.

Bedrock Rippability and Suitability

Based on field observations during drilling at the subject site, blow counts recorded in the exploratory borings, and laboratory test results, it is our opinion that the site bedrock should be rippable with conventional heavy construction equipment (such as a Caterpillar D-8). Trenching for utilities should be excavatable with conventional equipment.

In general, all soil and bedrock materials observed on the site appear suitable for use as engineered fill, if properly processed. If rocks greater than 6 inches in diameter are encountered during grading, these should be placed in accordance with recommendations provided in the "Soil Materials" Section 2.02A-1 of Part 2 of the Guide Contract Specifications in the Appendix.

Seismic Hazards

Potential seismic hazards resulting from a nearby moderate to major earthquake can be classified as primary or secondary. The primary hazard is ground rupture, or surface faulting. The common secondary seismic hazards include ground shaking, ground lurching, landsliding, soil liquefaction, densification and lateral spreading. These hazards are discussed in the following sections. Based on topographic and lithologic data, the risk from regional subsidence or uplift, tsunamis or seiches is considered low to unlikely at the site.

Ground Rupture. Since there are no known active faults crossing the site and the property is not within an Earthquake Fault Special Study Zone, the likelihood of primary fault ground rupture is considered low.

Ground Shaking. An earthquake of moderate to high magnitude generated within the San Francisco Bay Region could cause considerable ground shaking at the site. The degree of shaking is dependent on the magnitude of the event, the distance to its epicenter and local geologic conditions. Deterministic computer studies from California fault data yield maximum moment horizontal accelerations at the site of up to 0.3 g based on the attenuation relation by Campbell and Bozorgnia (1994) (Table I).

To mitigate ground shaking effects, all structures should be designed using sound engineering judgment and the latest 1997 Uniform Building Code (UBC) requirements as a minimum. Based on the subsurface soil conditions encountered and the Greenville fault seismic source, the site may be characterized for design, based on Chapter 16 of the 1997 UBC using the following information:

Categorization/Coefficient	Design Value
Soil Profile Type (Table 16-J)	S_c
Seismic Zone (Figure 16A-2)	4
Seismic Zone Factor (Table 16-I)	0.4
Seismic Source Type (Table 16-U)	B
Near Source Factor N_a (Table 16-S)	1.0
Near Source Factor N_v (Table 16-T)	1.0
Seismic Coefficient C_a (Table 16-Q)	0.40 N_a
Seismic Coefficient C_v (Table 16-R)	0.56 N_v

We anticipate that these factors should be reevaluated during structural design.

Conformance to current building code recommendations does not constitute any kind of guarantee that significant structural damage will not occur in the event of a maximum magnitude earthquake. The design-basis earthquake ground motion for residential and commercial construction has a 10 percent chance of exceedance in 50 years according to the 1997 UBC.

Lurching. Ground lurching is a result of the rolling motion imparted to the ground surface during energy released by an earthquake. Such rolling motion can cause ground cracks to form. The potential for the formation of these cracks is considered greater at contacts between deep alluvium and bedrock. While such an occurrence is possible at the site, the offset or strain is expected to be very minor.

Seismically-Induced Landslides. Seismically induced landslides are triggered by earthquake ground shaking. The risk of this hazard is greatest in the late winter when ground-water levels are highest and hillside colluvium is saturated. This risk is also present at the site to varying degrees depending on the slope conditions and time of year. In our opinion, the hazard of seismically induced landsliding to the proposed structures can be best mitigated by properly engineered stabilization of hillslopes or creation of sufficient buffers between hillslope areas and development areas.

Liquefaction. Liquefaction is a phenomenon in which saturated, cohesionless soils are subject to a temporary but essentially total loss of shear strength because of pore pressure build-up under the reversing cyclic shear stresses associated with earthquakes. Based on the material types and densities (blow counts) of granular materials encountered in our borings and the lack of ground water, the risk of liquefaction is considered low at this site.

Densification Due to Earthquake Shaking. Densification of granular soils above and below the ground-water level can cause settlement due to earthquake-induced vibrations. Since there are no loose granular deposits at the site, densification is expected to be minor.

Lateral Spreading. Lateral spreading is a failure within a nearly horizontal soil zone (possibly due to liquefaction) which causes the overlying soil mass to move toward a free face, or down a

gentle slope. It is our opinion, that lateral spreading at the site is unlikely, due to the low liquefaction potential.

Differential-Fill Thickness

We recommend that the differential fill thickness under individual buildings be less than 10 feet. Local subexcavation of soil material and replacement by engineered fill will be necessary to achieve this requirement (Figure 39). Overexcavation requirements will be provided by the Geotechnical Engineer based on review of the final 40-scale grading plans.

Corrosion Potential

The USDA (1977) classified the on-site soils of having a high corrosion potential to uncoated steel. Based on this finding, we conclude that chemical tests should be conducted on subgrade soils prior to foundation and utility construction.

GRADING RECOMMENDATIONS

Supplemental recommendations and modifications to the geotechnical recommendations presented herein should be provided during grading, as needed. As-built keyway and subdrain locations should be submitted at the completion of grading.

Grading

We recommend that the final grading plans for the project be developed in coordination with ENGEO in order to mitigate known soil and rock conditions. Before contract bidding, the final grading plans should be reviewed by ENGEO.

Prior to grading, a notification of at least 48 hours is needed in order for ENGEO to coordinate its schedule with the grading contractor. Grading operations should meet the requirements of the "Guide Contract Specifications" included in the Appendix and must be observed and tested by ENGEO's field representative.

After the grading operations commence, the Engineering Geologist should make geologic observations of cut areas at frequent intervals. This is advised so that geologic recommendations can be updated as grading proceeds.

Demolition and Stripping

Site development will commence with the removal of the existing vegetation and any other improvements, uncontrolled existing fills, excavation and removal of buried structures including utilities, septic tanks and their leach fields. Underground structures, which could act as water traps or could deteriorate, should be removed from the project site.

All debris, vegetation or loose, soft compressible materials in any location to be graded should also be removed as necessary for project requirements. The Geotechnical Engineer should determine the depth of removal of such materials in the field at the time of grading.

Topsoil is estimated to be from 6 to 12 inches in thickness depending on location. The Geotechnical Engineer or his/her qualified representative in the field should determine the actual depths of removal of these materials. Subject to approval by the Landscape Architect, strippings and organically contaminated soils can be used in landscape areas. Otherwise, such soils should be removed from the project site. Any topsoil that will be retained for future use in landscape areas should be stockpiled in areas where it will not interfere with grading operations.

Excavations resulting from demolition and stripping below design grades should be cleaned to a firm undisturbed soil surface determined by the Geotechnical Engineer. This surface should then be scarified, moisture conditioned and backfilled with compacted engineered fill. The requirements for backfill materials and placement operations are the same as those for engineered fill as described in the "Fill Placement" section.

No loose or uncontrolled backfilling of depressions resulting from demolition and stripping are permitted.

Graded Slopes

For the long-term stability of the site and to minimize maintenance, ENGEO recommends that major graded slopes be constructed at slope gradients not exceeding 3:1 (horizontal:vertical). Steeper slope gradients are acceptable in specific limited situations; however, in no case are unreinforced graded slopes to be steeper than 2:1 (horizontal:vertical) as indicated in the table below. The following slope gradient guidelines may generally be applied for mass grading design.

Maximum Slope Gradients (horizontal:vertical)	Fill Slope Height (ft)	Cut Slope Height (ft)
2:1	Less than 15	Less than 4
3:1	Greater than 15	Greater than 4

An Engineering Geologist should observe all cuts in bedrock for features that indicate adverse slope stability. All fill slopes should be adequately keyed into the underlying bedrock where called for by the Geotechnical Engineer, or firm natural materials unaffected by shrinkage cracks (Figures 36 and 38).

Flooding and Creek Bank Protection

A portion of the site is located along Sand Creek. The flooding potential for the areas along the creek should be evaluated by the project Civil Engineer. The required creek bank and bed protection along the proposed improvements should be provided by the project Erosion Control Specialist in conjunction with the project hydrologist and should include erosion control measures and surface protection along the project. Based on experience in the vicinity, we recommend that a minimum structure setback for buildings be determined by projection of a 3:1 (horizontal:vertical) imaginary surface from the toe elevation of the creek banks to proposed finished grades above the top of the banks plus an additional horizontal distance of 15 feet beyond this 3:1 projection.

Selection of Materials

With the exception of organically contaminated soil containing more than 2 percent organics, the site soils are suitable for use as engineered fill. The Geotechnical Engineer should be informed when import materials are planned for the site. Import materials should conform to Section 2.02B of Part I of the Guide Contract Specifications in the Appendix and must be

approved by the Geotechnical Engineer. A sample of such material should be submitted to the Geotechnical Engineer for evaluation by laboratory testing prior to delivery at the site.

Fill Placement

After stripping or subexcavation, the firm undisturbed surface should be scarified to a depth of 12 inches, moisture conditioned and recompacted to provide adequate bonding with the initial lift of fill. All fills should be placed in thin lifts. The lift thickness should not exceed 8 inches or the depth of penetration of the compaction equipment used, whichever is less.

The following compaction control requirements are generally applied to general fills:

1. Moderately to highly expansive soils and bedrock material (P.I greater than 12) to be used as fill should be compacted as follows: Within the upper 5 feet of finished grade, these fill materials should be moisture conditioned to at least 4 percent above optimum moisture content and compacted to between 85 and 90 percent relative compaction. At depths between 5 and 30 feet of finished grade, these fill materials should be moisture conditioned to at least 3 percent above optimum moisture content and compacted to at least 90 percent relative compaction. At depths greater than 30 feet below finished grade, these fills should be moisture conditioned to at least 3 percent over optimum moisture content and compacted to not less than 95 percent relative compaction.

2. Non- to low-expansive soil and bedrock materials (P.I. less than or equal to 12) to be used as fill should be compacted as follows. Within the upper 30 feet of finished grade, these fills should be moisture conditioned to above optimum moisture content and compacted to not less than 90 percent relative compaction. At depths greater than 30 feet below finished grade, these fills should be moisture conditioned to above optimum moisture content and compacted to not less than 95 percent relative compaction.

Relative compaction refers to in-place dry density of the fill material expressed as a percentage of the maximum dry density as determined by ASTM D-1557-91. Optimum moisture is the moisture content corresponding to the maximum dry density.

It is important that all site preparation, including demolition and stripping, be done under the observation of a Geotechnical Engineer or his/her field representative and should be carried out according to the requirements contained in the Guide Contract Specifications in Appendix A.

Foundations

The major consideration in foundation design at the site is the swelling potential of the on-site soils. The effect of heaving can be minimized by the choice of a proper foundation system. In order to reduce the effects of the potentially expansive soils, the foundations should be sufficiently stiff to move as rigid units with minimum differential movements. This section provides recommendations for appropriate foundation types for proposed residential structures. It is anticipated that design level explorations may be required for commercial structures once details regarding these have been determined.

Provided the surface soil materials are removed and recompacted as recommended in the "Fill Placement" section, a mat foundation system can be used to support the proposed residential buildings. Either post-tensioned slabs or conventional thickened slabs can be used. We anticipate that structural mats constructed on swelling soils will move differentially. Structural mats may need to be stiffened to reduce differential movements due to swelling/shrinkage to a value compatible with the type of structure that will be constructed. The Geotechnical Engineer should review the final foundation plans when they become available to check for conformance with these recommendations. In addition, the Geotechnical Engineer or his/her representative should observe foundation construction.

We recommend that the foundation slabs be underlain by a sand cushion and a tough vaporproof membrane, at least 10 mils thick (Part I of Guide Contract Specifications, Section 2.05D), to minimize moisture condensation under the floor coverings. The Architect should be consulted on this matter.

Reinforced Structural Mats

It is anticipated that mat foundations can be used to support the proposed one- or two-story residential structures on level building pads. For building areas capped with a minimum of 3 feet of non- to low-expansive fill (depending on its availability), these structural mats should be designed for unsupported interior span distances of 10 feet minimum, and an edge cantilever distance of 3 feet minimum. These reinforced structural mats should have a minimum thickness of 8 inches.

For building areas capped with less than 3 feet of non- to low-expansive materials, these structural mats should be designed for a 6-foot-edge cantilever distance and a 20-foot unsupported interior-span distance. These structural mats should have a minimum thickness of 10 inches.

All mats should be reinforced with top and bottom steel, as determined by the Structural Engineer to provide structural continuity and permit spanning of local irregularities. Structural reinforced mats should be designed to accommodate a maximum differential movement of 1/600 of the effective span without experiencing structural distress to the slabs or excessive deflections in the framing and wall finishes. Structural mats should be designed for an allowable uniform soil pressure of 1,000 pounds per square foot (psf). All mats should be designed with a thickened edge at least 12 inches wide and 2 inches increased thickness along the edge. The minimum backfill height of soil against the mat at the perimeter should be 6 inches.

Post-Tensioned Slabs

Post-tensioned slabs should be designed according to the method recommended in the Design and Construction of Post-Tensioned Slabs-on-Ground (PTI–latest edition). The following soil design criteria for the post-tensioned slab foundations may be used:

Thickness of Non- to Low Expansive Cap	Center Lift Condition		Edge Lift Condition	
	e_m (feet)	y_m (inches)	e_m (feet)	y_m (inches)
Minimum 3 feet	5.5	3.6	4.0	0.9
Less than 3 feet	5.5	4.0	4.0	1.4

These values should be confirmed after grading based upon soil conditions at subgrade level on the building pads. The post-tensioned slabs should be designed to impose a maximum allowable bearing pressure of 1,000 pounds per square foot (psf) for dead-plus-live loads. This value may be increased by one-third when considering total loads including wind or seismic loads. All post-tensioned slabs should be designed with a thickened edge at least 12 inches wide and 2 inches increased thickness along the edge. The minimum backfill height of soil against the slab at the perimeter should be 6 inches.

Post-tensioned slabs should be designed to accommodate a maximum differential movement of 1/600 of the effective span without experiencing structural distress to the slabs or excessive deflections in the framing and wall finishes.

Foundation Subgrade Presaturation

The subgrade material under structural mats and post-tensioned slabs should be smooth, uniform and non-yielding under the weight of compaction equipment. In addition, the foundation subgrade should be moisture conditioned by presoaking or sprinkling these areas immediately (typically within 48 hours) prior to placement of the concrete foundation elements. In general,

presoaking should be performed in such a manner as to obtain moisture contents of at least 4 percent above optimum. The subgrade should not be allowed to dry prior to concrete placement. The moisture content of the foundation subgrade soils should be checked by the Geotechnical Engineer prior to their acceptance to receive concrete.

Secondary Slab-on-Grade Construction

This section provides guidelines for secondary slabs such as porch slabs, exterior patio slabs, walkways, driveways and steps. Secondary slabs-on-grade should be constructed structurally independent of the foundation system. This allows slab movement to occur with a minimum of foundation distress. Where slab-on-grade construction is anticipated, care must be exercised in attaining a near-saturation condition of the subgrade soil before concrete placement.

Slabs-on-grade should be designed specifically for their intended use and loading requirements by the Structural Engineer. As mentioned previously, some of the site soils have a moderate to high expansion potential; therefore, cracking of conventional slabs should be expected in the future. To reduce and control cracking, slabs-on-grade should be reinforced with steel rebar and provided with frequent control joints. The actual reinforcement should be designed by the Structural Engineer and should, as a minimum, consist of No. 3 bars spaced 16 inches on center each way. In our experience, welded wire mesh is not sufficient to control slab cracking.

Secondary slabs-on-grade should have a minimum thickness of 4 inches. A 4 inch thick layer of clean crushed rock or gravel (Section 2.04, Part I of "Guide Contract Specifications") should be placed under all concrete slabs.

Steel should not be used to tie porch slabs, exterior patio slabs, driveways, walkways and steps to adjacent foundations. Exterior slabs may be constructed with thickened edges extending at least

6 inches into compacted soil to minimize water infiltration, and they should slope away from the building to prevent water from flowing toward the buildings.

Retaining Walls

Unrestrained drained retaining walls less than 10 feet in vertical height and constructed on level ground may be designed for active lateral fluid pressures determined as follows:

Backfill Slope Condition (horizontal:vertical)	Active Pressure (pound per cubic foot (pcf))
Level	50
4:1	55
3:1	60
2:1	70

Passive pressures acting on wall foundations may be assumed as 250 pcf provided that the area in front of the retaining wall is level for a distance of at least 10 feet or three times the depth of foundation. The upper one-foot of soil should be excluded from passive pressure computations unless it is confined by pavement or a concrete slab.

The friction factor for sliding resistance may be assumed as 0.35. It is recommended that retaining wall footings be designed using an allowable bearing pressure of 2,500 psf in firm native materials or fill. Appropriate safety factors against overturning and sliding should be incorporated into the design calculations. The Geotechnical Engineer should be consulted on design values where surcharge loads such as from automobiles are expected or where a downhill slope exists below a proposed wall.

All retaining walls should be provided with drainage facilities to prevent the buildup of hydrostatic pressures behind the walls. Wall drainage may be provided using a 4-inch-diameter

perforated pipe embedded in Class 2 permeable material (Part I of Guide Contract Specifications, Section 2.05B), or free-draining gravel surrounded by synthetic filter fabric. The width of the drain blanket should be at least 12 inches. The drain blanket should extend to about one foot below the finished grades. As an alternative, prefabricated synthetic wall drain panels can be used. The upper one-foot of wall backfill should consist of on-site clayey soils. Collector perforated pipes should be directed to an outlet approved by the Civil Engineer. Subdrain pipe, drain blanket and synthetic filter fabric should meet the minimum requirement as listed in Part I of the Guide Contract Specifications.

All backfill should be placed in accordance with recommendations provided above for engineered fill. Light equipment should be used during backfill compaction to minimize possible overstressing of the walls.

Preliminary Pavement Design

Based on the field explorations and laboratory testing, we estimate that site materials have R-values ranging from 5 to 12. The following preliminary pavement sections have been determined for Traffic Indices of 5.0 to 9.0 and an assumed a minimum R-value of 5. According to methods contained in Topic 608 of Highway Design Manual by CALTRANS and City of Brentwood requirements, the following minimum asphaltic concrete pavement sections are recommended:

Traffic Index	Alternative I		Alternative II		
	AC (in.)	AB (in.)	AC (in.)	AB (in.)	ASB (in.)
5.0	4*	9*	--	--	--
6.0	4*	9*	--	--	--
7.0	4*	16	4*	9*	8
8.0	5	18	5	9*	10
9.0	5.5	21	5.5	9*	13

Notes: AC is asphaltic concrete
AB is aggregate base Class 2 Material with minimum R = 78
ASB is aggregate subbase with minimum R = 50
* - Minimum pavement section component thickness as required by City of Brentwood
In addition, where R-Value of less than 10 is determined in final pavement area subgrades, the City of Brentwood requires that the pavement area subgrade be completely blanketed with a geotextile subgrade supporting membrane.

The Traffic Index should be determined by the Civil Engineer or appropriate public agency. These sections are for estimating purposes only. Actual sections to be used should be based on R-value tests performed on samples of actual subgrade materials recovered at the time of grading.

Pavement materials and construction should comply with the specifications and requirements of the Standard Specifications by the State of California Division of Highways, City of Brentwood requirements and the following minimum requirements.

- All pavement subgrades should be scarified to a minimum depth of 12 inches below finished subgrade elevation; low expansive subgrade soils should be moisture conditioned to above optimum and compacted to at least 95 percent relative compaction and moderate to highly expansive subgrade soils should be moisture conditioned to not less than 3 percent above and compacted to at least 92 percent relative compaction.

- Subgrade soils should be in a stable, non-pumping condition at the time aggregate baserock materials are placed and compacted.

- Adequate provisions must be made such that the subgrade soils and aggregate baserock materials are not allowed to become saturated.

- Class 2 Aggregate Subbase Materials should meet current Caltrans specifications for Class 2 Aggregate Base and should be compacted to at least 95 percent of maximum dry density.
- Asphalt paving materials should meet current Caltrans specifications for asphalt concrete.
- All concrete curbs separating pavement and irrigated landscaped areas should extend into the subgrade and below the bottom of adjacent aggregate baserock materials.

Drainage

The building pads must be positively graded at all times to provide for rapid removal of surface water runoff from the foundation systems and to prevent ponding of water under floors or seepage toward the foundation systems at any time during or after construction. Ponded water will cause undesirable soil swell and loss of strength.

Ponding of storm water must not be permitted on the building pads during prolonged periods of inclement weather. As a minimum requirement, finished grades should have slopes of at least 3 to 5 percent within 7 feet from the exterior walls at right angles to them to allow surface water to drain positively away from the structures. For paved areas, the slope gradient can be reduced to 2 percent. All surface water should be collected and discharged into the storm drain system. Landscape mounds must not interfere with this requirement. Sufficient area drains should be constructed around the residential buildings to remove excessive surface water.

All roof storm water should be collected and directed to downspouts. Storm water from roof downspouts should be directed to a solid pipe that discharge to the street or to an approved outlet.

Requirements for Landscaping Irrigation

Vegetation should not be planted immediately adjacent to structures. If planting adjacent to the buildings is desired, we recommend using plants that require very little moisture with drip irrigation systems.

Sprinkler systems should not be installed where they may cause ponding or saturation of foundation soils within 5 feet of the walls or under structures. Ponding or saturation of foundation soils may cause soil swell, consequent loss of strength, and movements of the foundation and slabs.

Irrigation of landscaped areas should be strictly limited to that necessary to sustain vegetation. Excessive irrigation could result in saturating, weakening, and possible swelling of foundation soils. The Landscape Architect and prospective owners should be informed of the surface drainage requirements included in this report.

If, at any time, the drainage or irrigation requirements cannot be followed, it is very important that the foundation soils be protected from adverse wetting caused by poor drainage. This can be accomplished by installing perimeter subdrains.

Ponding of storm water, except within engineered sediment detention basins, should not be permitted at the site, particularly during work stoppage for rainy weather. Before the grading is halted by rain, positive slopes should be provided to direct the surface runoff water in a controlled manner.

Utilities

It is recommended that utility trench backfilling be done under the observation of a Geotechnical Engineer. Pipe zone backfill (i.e. material beneath and immediately surrounding the pipe) may consist of a well-graded import or native material less than ¾ inch in maximum dimension compacted in accordance with recommendations provided above for engineered fill. Trench zone backfill (i.e. material placed between the pipe zone backfill and the ground surface) may consist of native soil compacted in accordance with recommendations for engineered fill.

Where import material is used for pipe zone backfill, we recommend it consist of fine- to medium-grained sand or a well-graded mixture of sand and gravel and that this material not be used within 2 feet of finish grades. In general, uniformly-graded gravel should not be used for pipe or trench zone backfill due to the potential for migration of: (1) soil into the relatively large void spaces present in this type of material, and (2) water movement along trenches backfilled with this type of material. All utility trenches entering buildings and paved areas must be provided with an impervious seal consisting of native materials or concrete where the trenches pass under the building perimeter or curb lines. The impervious plug should extend at least 3 feet to either side of the crossing. This is to prevent surface water percolation into the sands under foundations and pavements where such water would remain trapped in a perched condition, allowing clays to develop their full expansion potential..

Care should be exercised where utility trenches are located beside foundation areas. Utility trenches constructed parallel to foundations should be located entirely above a plane extending down from the lower edge of the footing at an angle of 45 degrees. Utility companies and Landscape Architects should be made aware of this information.

Utility trenches in areas to be paved should be constructed in accordance with City of Brentwood requirements. Compaction of native trench backfill by jetting should not be allowed at this site.

If there appears to be a conflict between City or other agency requirements and the recommendations contained in this report, this should be brought to the Owner's attention for resolution prior to submitting bids.

To evaluate the corrosivity of the site soils, we recommend chemical testing of the subgrade soils after completion of rough grading in order to determine what type of cement should be used in concrete, and if special protection of concrete reinforcement and metal utility lines will be required.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report is issued with the understanding that it is the responsibility of the owner to transmit the information and recommendations of this report to developers, owners, buyers, architects, engineers, and designers for the project so that the necessary steps can be taken by the contractors and subcontractors to carry out such recommendations in the field. The conclusions and recommendations contained in this report are solely professional opinions.

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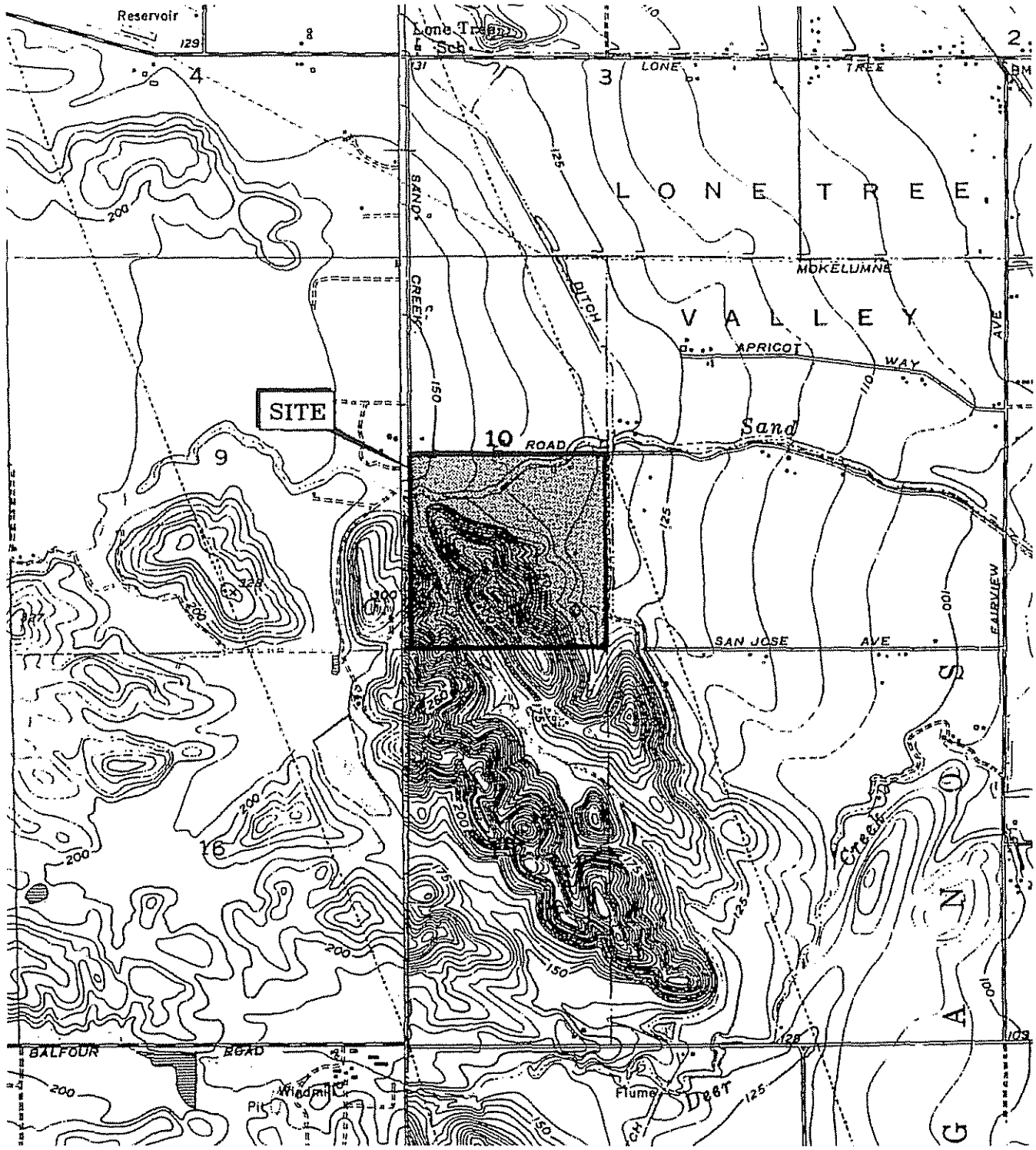
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APPENDIX A

APPENDIX A

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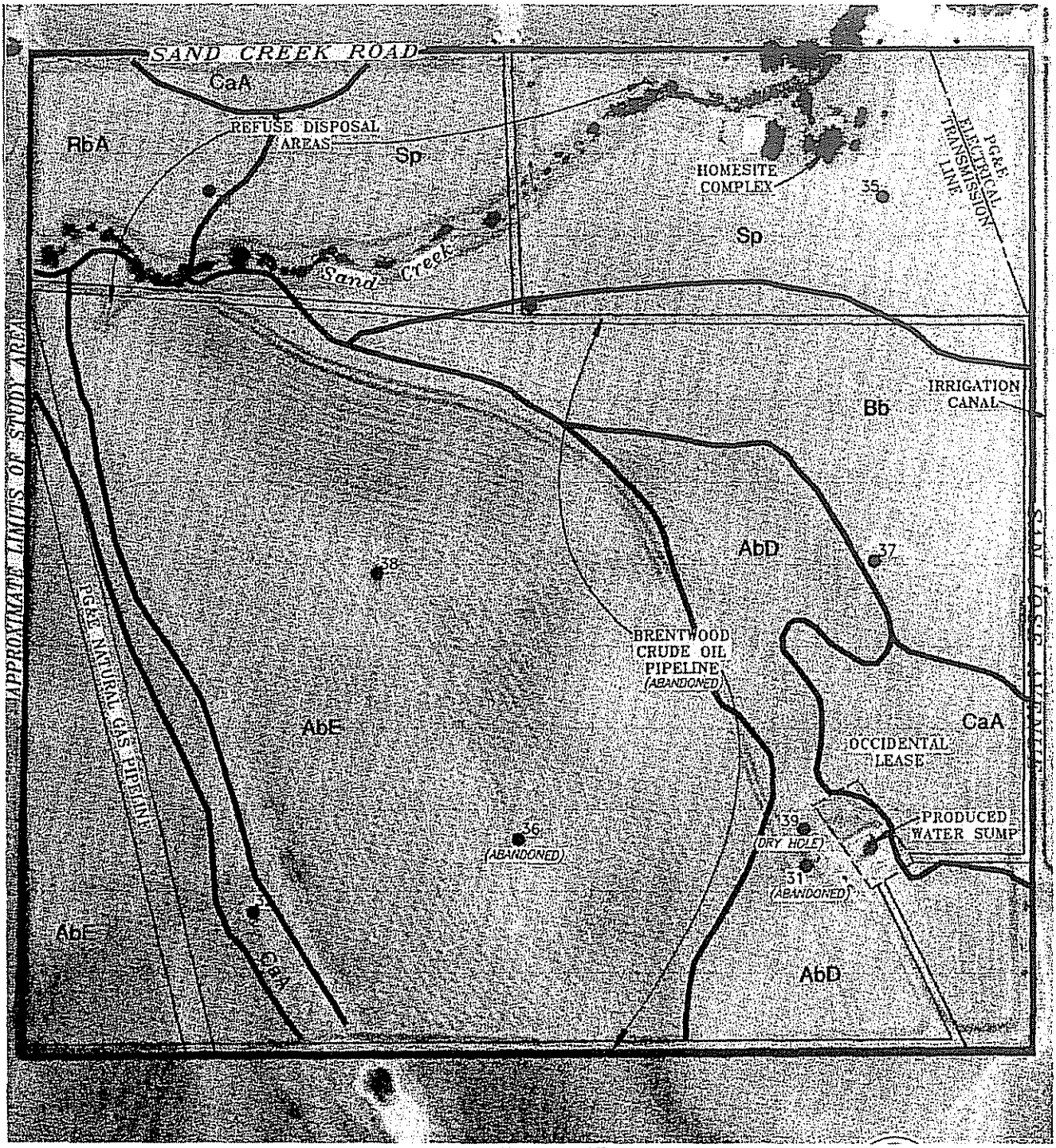
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SITE LOCATION MAP

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01		FIGURE NO 1
DATE: FEBRUARY 1999		
DRAWN BY: CB	CHECKED BY: TB	



EXPLANATION

AbD	ALTAMONT CLAY, 9-15% SLOPES
AbE	ALTAMONT CLAY, 15-30% SLOPES
Bb	BRENTWOOD CLAY LOAM
CaA	CAPAY CLAY, 0-2% SLOPES
RbA	RINCON CLAY LOAM, 0-2% SLOPES
Sp	SYCAMORE SILTY CLAY LOAM, CLAY SUBSTRATUM

0 FEET 400
0 METERS 200

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SOURCE: PACIFIC AERIAL SURVEYS, AV 4230-0134-9, 5-8-92, WITH USDA SOILS MAP, 1975 OVERLAY

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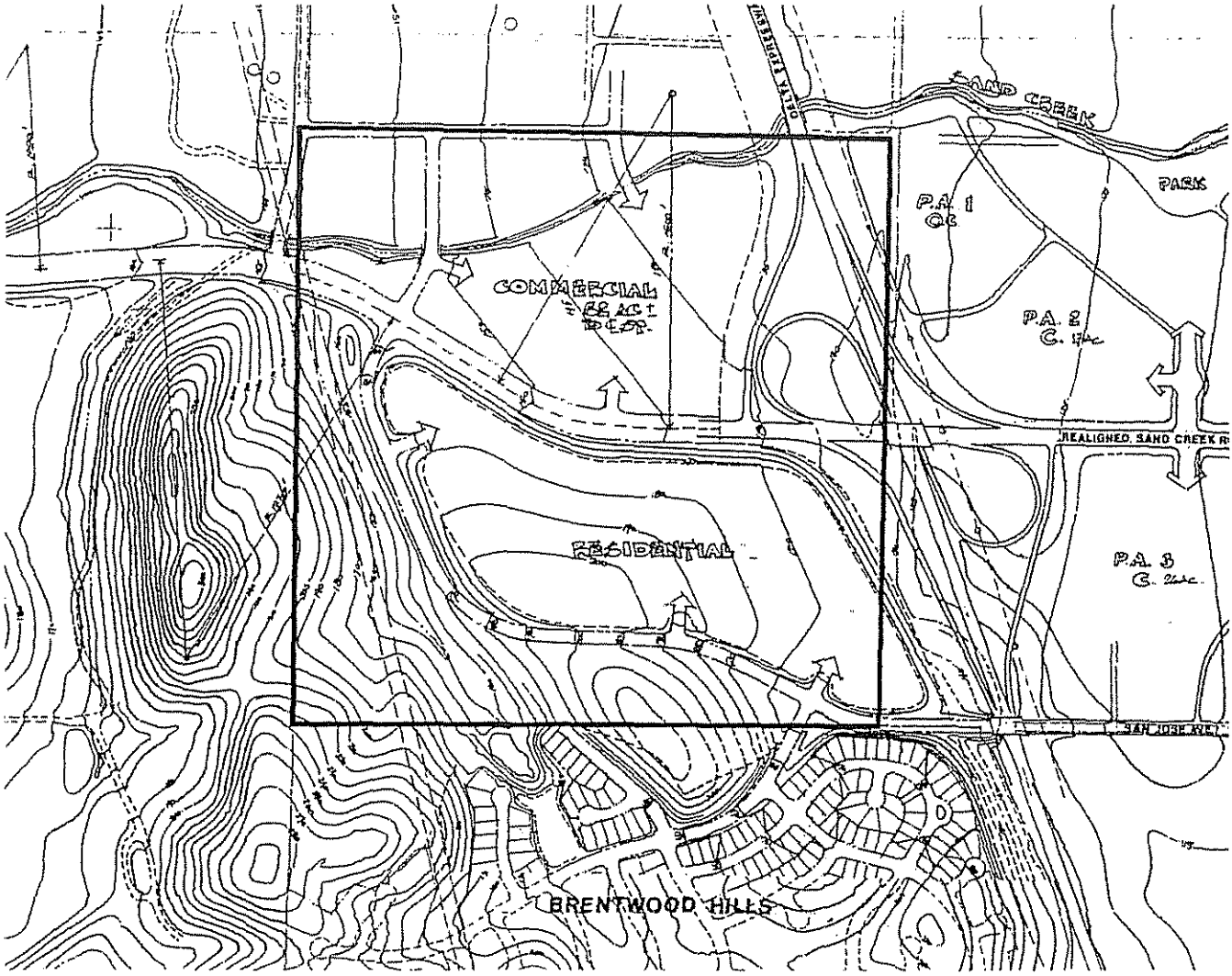
AIR PHOTOGRAPH
ELLISONDO PARCEL
BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01
DATE: FEBRUARY 1999
DRAWN BY: LB
CHECKED BY: DC

FIGURE NO 2

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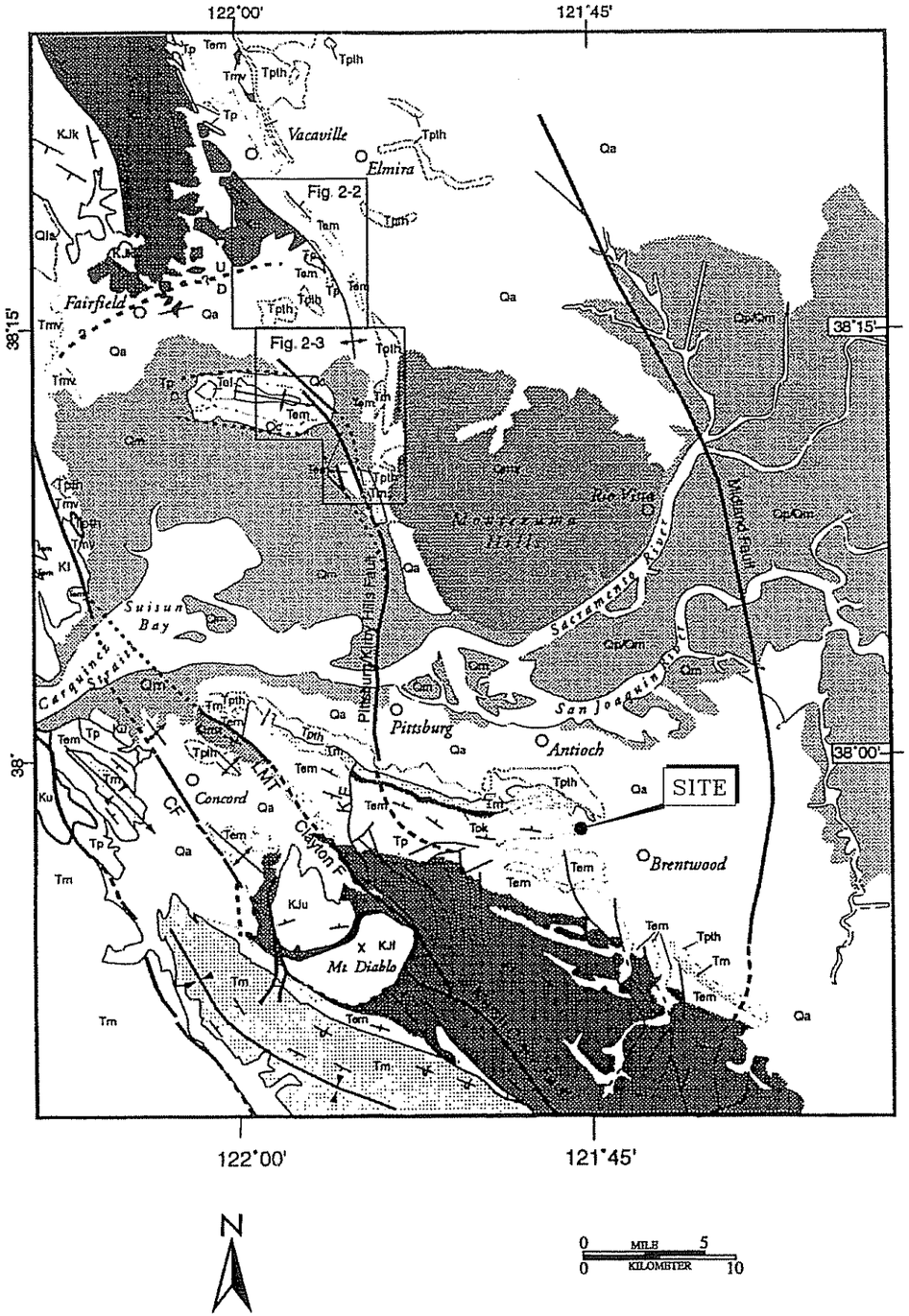
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CONCEPTUAL DIAGRAM

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01	FIGURE NO. 3
DATE: FEBRUARY 1999	
DRAWN BY: LB	CHECKED BY: TH



EXPLANATION

SURFICIAL DEPOSITS

Alluvial deposits: Qsc stream channel deposits; Qa alluvium; Qls landslide deposits; Qsd sand dunes. Basin deposits: Qm marsh; Qp peat.

FANS AND TERRACES

Modesto Fm (?) — Qmf: lower member; higher alluv. terrace & fans; stands a meter or less above Qa and Qb

Qt: Travertine in small patches in southern Vaca Mountains; possibly marking ancient fault.

OLDER UNCONSOLIDATED UNITS

(Rockland ash) Qra: age = 0.45 my loosely agg. pummice lapilli ash; occurs to the south in the San Joaquin Valley

Montezuma Fm approx. 200 m: deeply weathered and dissected arkosic gravels, silts; contains local pumice beds. = Turlock Lake fm; = Tulare fm

angular unconformity

SEDIMENTARY ROCKS INCLUDING SOME VOLCANIC ROCKS

Tehama Fm 150-300 m — Tpth: pale-green, gray, and tan sandstone and siltstone with lenses of cross-bedded pebble and cobble conglomerate of Coast Range and Sierran sources.

Lawlor tuff 15-30 m: pumiceous tuff; age: 4.1±0.2 my (Sarna-Wojcecki, 1991)

angular unconformity

Neroly Fm <760 m — Tmn: blue sandstone, minor shale, siltstone, tuff and andesite conglomerate. Contains a siltstone bed at top just south of Antioch (max 60 m thick). Marine grades into non-marine towards the top.

Cierbo Fm 60-600 m — Tmc: Brown, gray, and white standtone, minor conglomerate, tuff, and shale. Marine.

Volcanics — Tmv: Basalt, vesicular and porphyritic; locally present north of Vacaville and in Los Medanos Hills.

Kirker Fm 0-100 m — Tok: Locally contains a white tuff at the top (Kirker Tuff); light-gray tuffaceous sandstone, minor conglomerate and siltstone. Marine.

HOLOCENE / PLEISTOCENE / PLIOCENE / MIOCENE / OLIGOCENE

* Markley gorge only in subsurface

Markley Fm. 200-1100 m — Tem: Massive reddish-brown to tan micaceous sandstone with minor amounts of light-gray thinly bedded shales; middle member is a light tan, thinly laminated siliceous shale.

Nortonville Fm. 100-200 m — Tan: Brown mudstone and grayish-green claystone, minor siltstone and sandstone.

Domengine Fm. 500-1300 m — Tmd: Massive medium-grained brownish-gray to white cross-bedded sandstone with lensoid conglomerate beds and thin coal units.

Capay Fm. & Hamilton Sand 650 m — Tel: Brownish gray, thinly-bedded, clay shale and mudstone; light-gray sandstone with pebble conglomerate at base; marine.

Meganos Fm. 550 m: * Meganos gorge-fill: outcrops only along northeast flank of Mt. Diablo. Gray-brown sandstone and blue-gray shale with many sandstone interbeds; marine.

Martinez Fm. 300 m — Tp: Massive brown and greenish-gray sandstone, frequently glauconitic, siltstone and interbeds of foraminiferal shale.

* Martinez gorge and fill only in subsurface.

MIDDLE EOCENE / LOWER EOCENE / PALEOCENE

Undiff. Upper Cretaceous ~6500 m: unnamed upper Cret. units — Ku: Massive sandstone, siltstone and shale, minor conglomerate. Marine (Maestrichtian); Forbes mem — Kfo: Brown-gray clay shale with thin sand and silt interbeds. Marine.; Guinda mem — Kg: Massive and thick-bedded tan-gray sandstone, common leaf impressions. Marine.

Lower Cret. >1200 m — Kl: Shale and mudstones with thin to thick sandstone beds; some conglomerate beds. Distal turbidites.

Knoxville Fm. >900 m — KJk: Mainly dark gray mudstone, minor siltstone, sandstone and 2 to 3 inch thick beds of limestone. Marine.

UPPER CRETACEOUS / LOWER CRETACEOUS

fault contact

Franciscan Formation (thickness unknown) — KJf: Melange at Mt. Diablo consists of blocks of red and green chert, greenstone, graywacke, in a matrix of serpentinite, black argillite and shale. Tectonic assemblage of marine rocks.

Franciscan Formation: Serpentinite along Coast Range Fault exposed at Mt. Diablo.

JUR / CRET

U / D — Fault, active or potentially active. U, upthrown side; D, downthrown side. Arrows show relative horizontal movement. Query indicates that fault location is uncertain or that further extent of fault is unknown.

Strike and dip of bedding, (northwest, dip to northeast)

Strike and dip of overturned bedding, (dip to northeast)

Anticline, plunging; axis dotted where inferred

Syncline, axis dotted where inferred

SOURCE: WEBER-BAND, 1998

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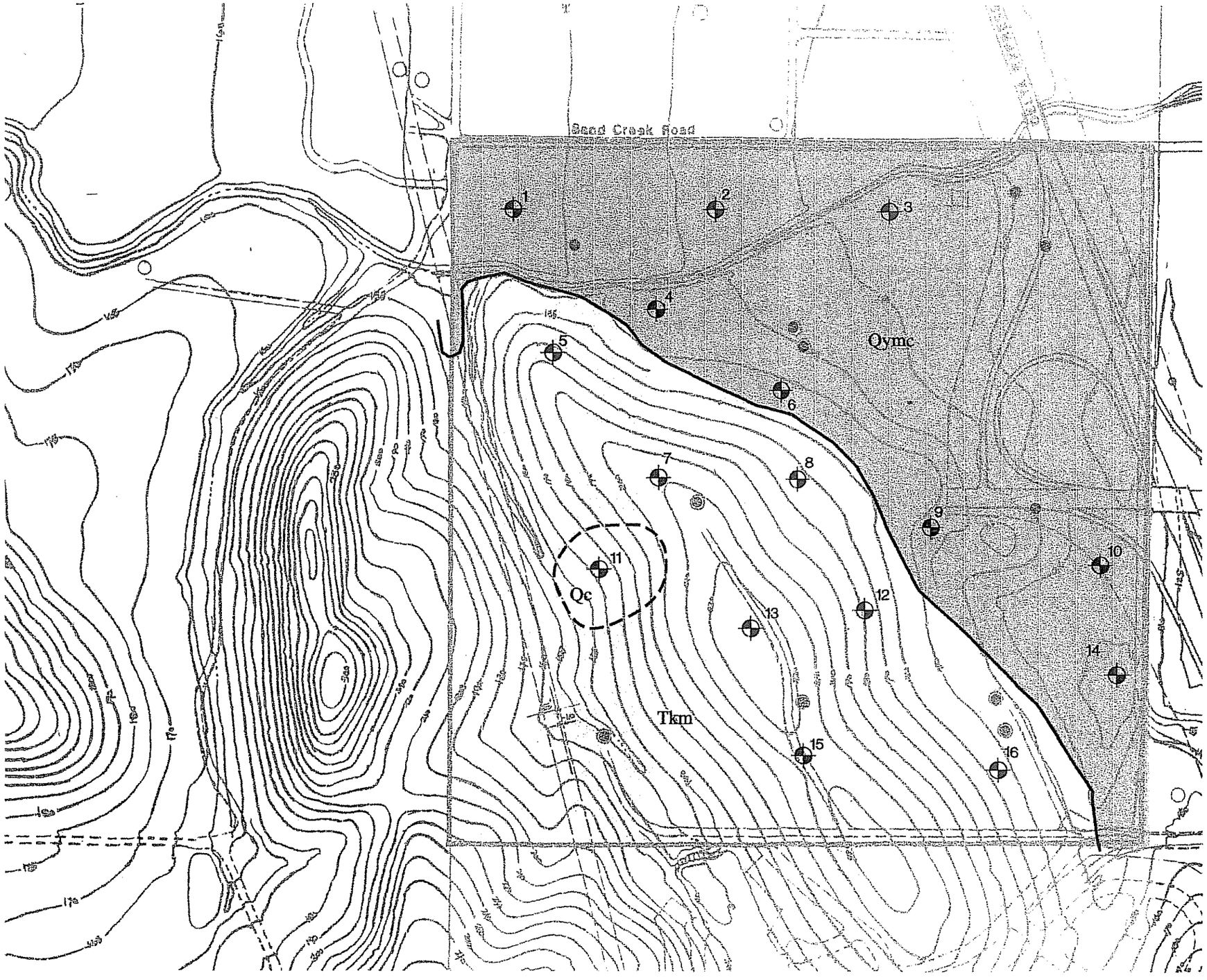
REGIONAL GEOLOGIC MAP
ELLISONDO PARCEL
BRENTWOOD, CALIFORNIA

PROJECT NO: 3359.2.050.01
DATE: FEBRUARY 1999
DRAWN BY: MB CHECKED BY: DC

FIGURE NO 4

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EXPLANATION

16 ⊕ BORING LOCATION

● OIL OR GAS WELL LOCATION

Qymc YOUNGER ALLUVIUM FROM SAND CREEK; SANDY TO SILTY CLAY, CLAYEY SAND; MEDIUM STIFF TO VERY STIFF AND MEDIUM DENSE TO DENSE.

Qc COLLUVIUM; SANDY TO SILTY CLAY SUSCEPTIBLE TO DOWNSLOPE MOVEMENT

Tkm MARKLEY FORMATION BEDROCK; MICACEOUS, ARKOSIC SANDSTONE, MINOR SILTSTONE OR SHALE, GYPSUM DEPOSITS COMMON.

0 FEET 400
0 METERS 200

N

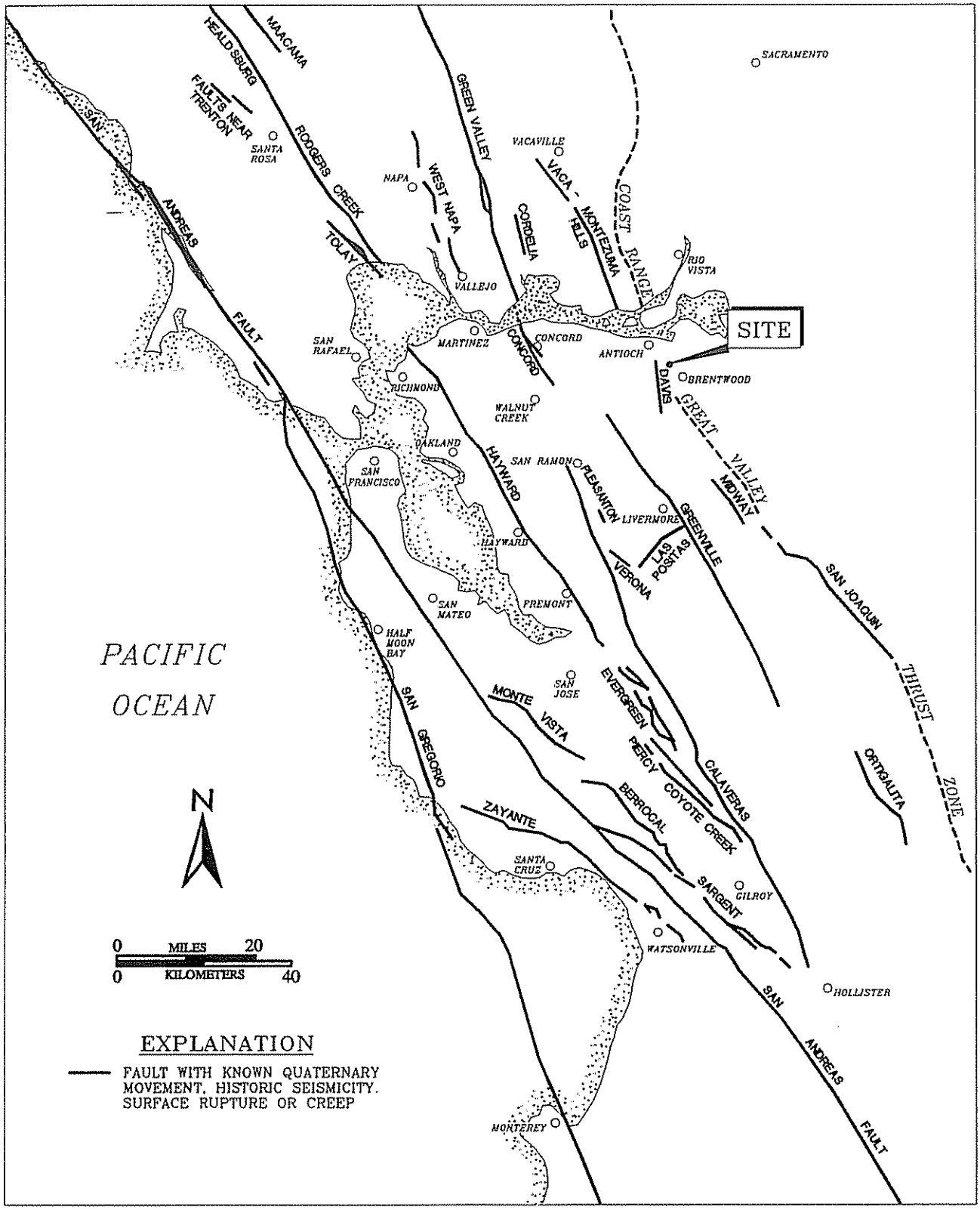
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SITE GEOLOGIC MAP WITH BOREHOLE LOCATIONS
ELLISONDO PARCEL
BRENTWOOD, CALIFORNIA

PROJECT NO: 3359.2.050.01
DATE: FEBRUARY 1999
DRAWN BY: LB CHECKED BY: DC

FIGURE NO 5

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REGIONAL FAULTING

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01	FIGURE NO. 6
DATE: FEBRUARY 1999	
DRAWN BY: LB	CHECKED BY: DC

DATE OF BORING: May 13. 1999

SURFACE ELEVATION: Approx 152 0 feet (46 3 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, stiff to very stiff, trace organics (CL)				
		1-1-1			51/6"	+5*	114 1	12.4
5	1							
	2	1-2-1		SANDY CLAY with trace rock fragments, dark brown, very stiff, trace quartz, rock fragments and silicate minerals. (CL)	56/4"	+5*	118 5	13 1
10	3							
		1-3-1		SANDY CLAY, light brown, moist, medium stiff, trace quartz and rock fragments (CL)	44	+5*	109.7	17 2
	4							
15				SILTY SAND, yellow brown, moist, medium dense (SC)				
	5	1-4-1			22		101 0	9 7
				SILTY CLAY with trace sand, yellow brown, moist, stiff (CL)				
20	6							
		1-5-1		SANDY CLAY, yellow brown, moist, stiff. (CL)	54		111.0	17.3
				Bottom of boring at approximately 21.5 feet. No ground water encountered during drilling				
	7							
25								
	8							
30	9							

MET 3359.GPJ 9/16/99

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 1

DATE: September 1999

PROJ NO: 3359 2.050.01

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FIGURE NO 7

DATE OF BORING: May 13. 1999

SURFACE ELEVATION: Approx 143 0 feet (43 6 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff. (CL)				
		2-1-1			44	+5*	116 7	14 7
	1			CLAYEY SAND, yellow brown, dry, dense (SC)				
5								
	2	2-2-1			54		106.3	8 7
				SANDY CLAY, yellow brown, dry, stiff (CL)				
10	3	2-3-1			62/6"		114 0	11 1
	4			CLAYEY SAND, yellow brown, moist, medium dense to dense (SC-SM)				
15		2-4-1			50		115 5	10 5
	5	2-5-1			18			8 2
				Bottom of boring at approximately 17 feet. No ground water encountered during drilling				
20	6							
	7							
25								
	8							
30	9							

MET 3359.GPJ 9/16/99

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 2

DATE: September 1999

PROJ NO: 3359.2.050.01

CHECKED BY: JC

FIGURE NO. 8

DATE OF BORING: May 13. 1999

SURFACE ELEVATION. Approx 138 0 feet (42 1 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0	0			SANDY CLAY, dark brown, moist, stiff (CL)				
		3-1-1			56	+5*	115 4	11.6
5	1							
		3-2-1			66	+5*	113 9	16 1
	2			SANDY CLAY, yellow brown, moist, medium stiff (CL)				
10	3	3-3-1			31	3.5*	95 2	22.6
				CLAYEY SAND, yellow brown, moist, medium dense (SC)				
	4							
15		3-4-1			31		113 0	16.0
	5			Bottom of boring at approximately 15.5 feet. No ground water encountered during drilling.				
20	6							
	7							
25	8							
30	9							

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO : 3

DATE: September 1999

PROJ NO : 3359.2.050.01

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FIGURE NO 9

MET 3359.GPJ 9/16/99

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx. 146.0 feet (44.5 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff (CL)				
		4-1-1			29	+5*	109.3	12.4
	1							
				SILTY CLAY, dark yellowish brown, with fine sand, dry, dense, carbonates present to 9 feet.				
5								
		4-2-1			37	+5*	103.6	12.5
	2							
				CLAYEY SAND, yellow brown, dry, dense, with quartz, feldspar, and rock fragments present. (SC)				
10		4-3-1			78		123.8	10.6
	3							
	4							
15		4-4-1			45		115.4	9.7
	5			Bottom of boring at approximately 15.5 feet. No ground water encountered during drilling				
20	6							
	7							
25								
	8							
30	9							

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 4

DATE: September 1999

PROJ. NO: 3359.2.050.01

CHECKED BY: DC

FIGURE NO. 10

MET 3359.GPJ 9/16/99

DATE OF BORING: May 13. 1999

SURFACE ELEVATION: Approx 180 0 feet (54 9 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff. (CL)				
		5-1-1		SANDSTONE, mottled light brown and orange, highly weathered, weak.	28	+5*	101.2	10.7
5	1	5-2-1			54	+5*	106.7	17.4
	2							
10	3	5-3-1		SANDSTONE, lithic, feldspar alteration to CLAY, slightly darker that above.	36			25.9
				CLAYSTONE, dark brown, completely weathered, friable.				
	4							
15		5-4-1		SILTSTONE, lithic, mottled light brown, orange and gray, moderately weathered, moderately hard.	61/6"		107.0	20.8
	5							
	6	5-5-1			50/5.5"			26.5
20				Bottom of boring at approximately 20 feet No ground water encountered during drilling				
	7							
25								
	8							
	9							
30								

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 5

DATE: September 1999

PROJ. NO: 3359.2.050.01

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FIGURE NO 11

MET 3359.GPJ 9/16/99

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx. 150.0 feet (45.7 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX.	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff, with roots (CL)				
		6-1-1			26	+5*	89.9	22.6
	1			Dry hard.				
		6-2-1			70		98.2	17.7
5								
	2							
				SANDY CLAY, light brown, moist, stiff to very stiff. (CL)				
10	3	6-3-1			43	3.5*	99.6	13.1
				CLAYEY fine SANDSTONE, mottled orange brown and gray, dry moderately weathered, weak with oxide staining, with carbon and twig impressions.				
	4							
		6-4-1			50/3"		107.4	19.2
15								
	5							
				SANDY CLAYSTONE, light brown, moist, stiff to very stiff.				
				With gypsum.				
20	6	6-5-1			40			23.1
				Bottom of boring at approximately 20 feet. No ground water encountered during drilling.				
	7							
25								
	8							
30	9							

MET 3359.GPJ 9/16/99

ENGEO INCORPORATED

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 6

DATE: September 1999

PROJ. NO: 3359.2.050.01

CHECKED BY: PC

FIGURE NO 12

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx. 210.0 feet (64.0 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff. (CL)				
		7-1-1			39	+5*	102.9	19.5
5	1							
		7-2-1		SANDSTONE, mottled light brown and orange, highly weathered, friable to moderately hard.	60/6"		92.8	20.0
	2							
				SANDSTONE, yellow and brown, lithic, moderately weathered, weak.				
10	3	7-3-1			34	3.0*		19.7
	4			Interbed of CLAYSTONE.				
15		7-4-1		SANDSTONE, lithic, mottled light brown and gray, moderately weathered.	50/5"		113.9	14.5
	5							
				Interbed of CLAYSTONE.				
20	6	7-5-1			37			24.9
	7			SANDSTONE, lithic, mottled orange and gray, highly weathered, friable, quartz and feldspar, well sorted.				
25		7-6-1			34			18.0
	8							
	9	7-7-1			40			21.4
30				Bottom of boring at approximately 30 feet. No ground water encountered during drilling.				

MET 3359.GPJ 9/16/99

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 7

DATE: September 1999

PROJ NO: 3359.2.050.01

CHECKED BY: DC

FIGURE NO 13

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx 180 0 feet (54 9 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff (CL)				
		8-1-1		CLAYSTONE, mottled gray and orange, highly weathered, weak to friable.	41	+5*	98.7	27.9
5	1	8-2-1			21			25.6
	2			Mottled gray and yellow				
10	3	8-3-1			50/3"		94.1	27.8
	4			SANDSTONE, lithic, mottled gray and reddish orange, highly weathered, weak to friable.				
15		8-4-1			30			23.8
	5			Bottom of boring at approximately 15 feet. No ground water encountered during drilling.				
20	6							
	7							
25	8							
30	9							

MET 3359.GPJ 9/16/99

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 8

DATE: September 1999

PROJ NO: 3359.2.050.01

CHECKED BY: JC

FIGURE NO 14

DATE OF BORING: May 13. 1999

SURFACE ELEVATION: Approx. 145 0 feet (44 2 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX.	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff, trace organics and rootlets. (CL)				
		9-1-1			41	+5	76.0	18.1
	1							
5		9-2-1		Color change to mottled light brown and dark brown.	65	+5*	104.2	19.7
	2							
				CLAYSTONE, mottled gray and orange, highly weathered, weak, with trace gypsum veins				
10	3	9-3-1			76		90.3	30.6
	4	9-4-1			60/2"	4.0	94.2	28.0
15	5							
		9-5-1			36			38.7
20	6			Bottom of boring at approximately 20 feet. No ground water encountered during drilling.				
	7							
25	8							
30	9							

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BRENTWOOD, CALIFORNIA

BORING NO.: 9

DATE: September 1999

PROJ NO: 3359.2.050.01

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FIGURE NO 15

DATE OF BORING May 13, 1999

SURFACE ELEVATION. Approx. 133 0 feet (40 5 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff (CL)				
		10-1-1			30	+5*		21 2
	1							
5		10-2-1		With trace calcium carbonate	51		90 8	19 6
	2							
		10-3-1		SILTSTONE, gray, highly weathered, weak	50/6"		86 2	23 4
10	3							
	4			Color changes to mottled red and gray with some clay partings	25			24 1
15				Bottom of boring at approximately 15 feet. No ground water encountered during drilling.				
	5							
20	6							
	7							
25								
	8							
	9							
30								

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 10

DATE: September 1999

PROJ NO: 3359.2.050.01

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FIGURE NO 16

MET 3359.GPJ 9/16/99

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx. 170.0 feet (51.8 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON. COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, moist, stiff to very stiff. (CL)				
		11-1-1			54	+5*	110.6	12.4
	1							
5		11-2-1		White rootlets present	56	+5*	102.6	13.2
	2							
		11-3-1			37		105.9	13.4
10	3			SANDSTONE, lithic, mottled brown, white, and orange, highly weathered, weak with flaser bedding.				
				SANDSTONE, lithic, mottled brown, white and orange, highly weathered, weak, with gypsum.				
	4			Gypsum interval.				
15		11-4-1			32			23.3
				Bottom of boring at approximately 15 feet. No ground water encountered during drilling.				
	5							
20	6							
	7							
25								
	8							
30	9							

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BRENTWOOD, CALIFORNIA

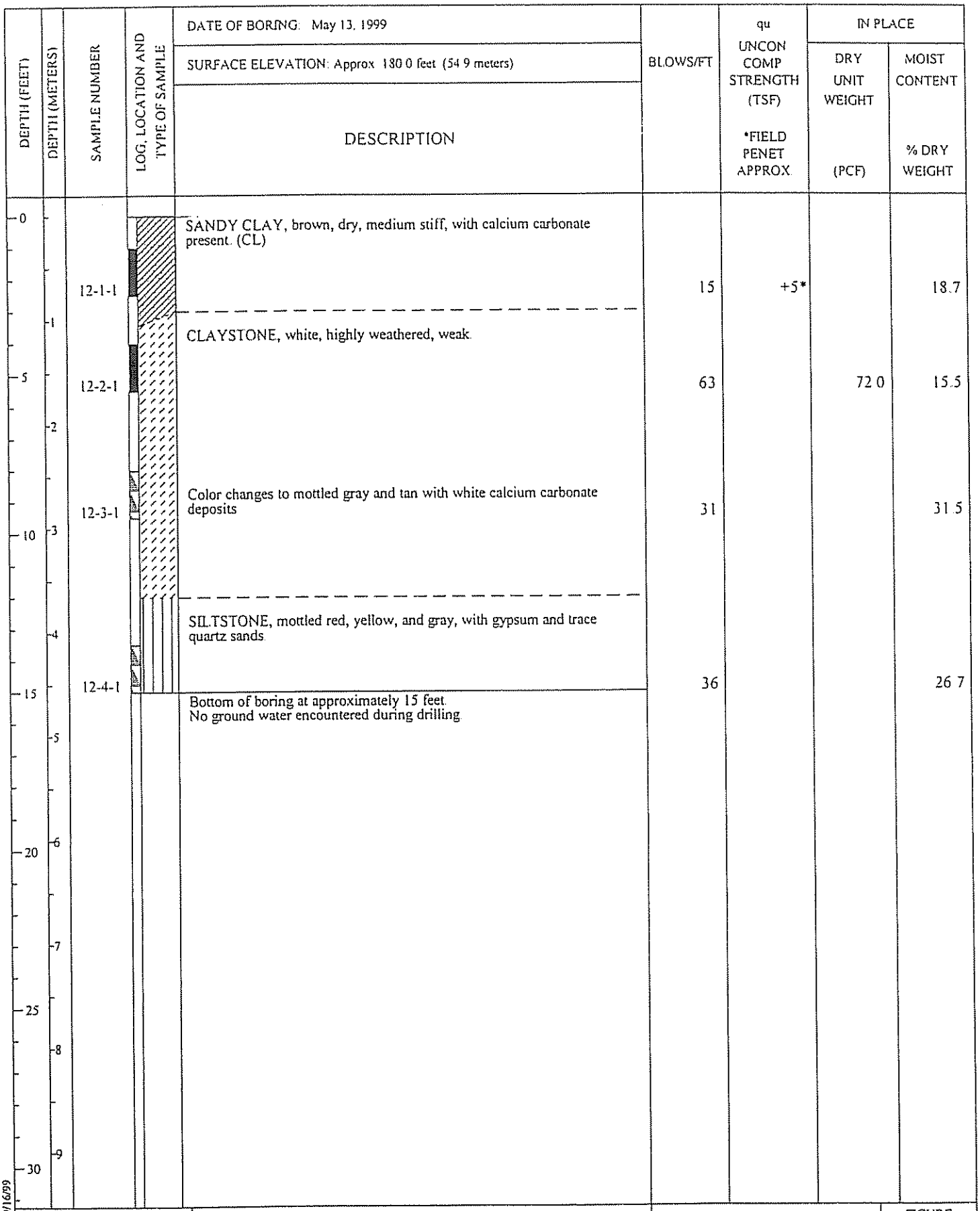
BORING NO.: 11

DATE: September 1999

PROJ. NO: 3359.2.050.01

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FIGURE NO 17



MET 3359.GPJ 9/16/99

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 12

DATE: September 1999

PROJ. NO: 3359.2.050.01

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FIGURE NO 18

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx. 220.0 feet (67.1 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX.	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, dry, stiff to very stiff (CL)				
		13-1-1			22	+5*	93.7	9.7
	1			SANDSTONE, lithic, mottled gray and brown, highly weathered, weak.				
5		13-2-1			60		103.8	16.7
	2							
				SILTY SANDSTONE				
10	3	13-3-1		SANDSTONE, lithic, gray, highly weathered, friable	43			22.1
	4							
				Color changes to mottled gray and orange.				
15		13-4-1			34			27.8
	5							
				Increasing fines.				
20	6	13-5-1			35			24.9
				Bottom of boring at approximately 20 feet. No ground water encountered during drilling				
	7							
25								
	8							
	9							
30								

MET 3359.GPJ 9/16/99

ENGEO INCORPORATED

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 13

DATE: September 1999

PROJ NO: 3359.2.050.01

CHECKED BY: JC

FIGURE NO 19

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx. 130.0 feet (39.6 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, dark brown, with trace organics, moist, stiff to very stiff (CL)				
		14-1-1			41	8.2	106.2	15.1
	1							
5		14-2-1			54	+5*	111.9	15.1
	2							
		14-3-1			52/6"	+5*	112.0	17.2
10	3							
	4							
		14-4-1		SANDSTONE, lithic, mottled gray and yellow, highly weathered, friable, with quartz, feldspar, and gypsum.	68		99.1	25.6
15				Bottom of boring at approximately 15 feet. No ground water encountered during drilling				
	5							
20	6							
	7							
25								
	8							
	9							
30								

MET 3359.GPJ 9/16/99

ENGEO INCORPORATED

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 14

DATE: September 1999

PROJ. NO: 3359.2.050.01

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FIGURE NO. 20

DATE OF BORING: May 13, 1999

SURFACE ELEVATION: Approx 215 0 feet (65 5 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY, brown, moist, stiff to very stiff, with some orange sandy clasts (CL)				
	1	15-1-1			38	+5*	112 7	15 0
				SANDSTONE, gray, completely weathered, friable				
5		15-2-1		SANDSTONE, fine grained, yellow brown, completely weathered, weak	40		98 1	21 3
	2							
				SANDSTONE, lithic, dark red brown, highly weathered, friable, with white gypsum and iron oxide				
10	3	15-3-1			35			26 2
				SANDSTONE, lithic, mottled gray, orange, and brown, highly weathered, weak, with gypsum veins				
	4							
15		15-4-1			41			22 6
	5			Bottom of boring at approximately 15 5 feet. No ground water encountered during drilling				
20	6							
	7							
25	8							
30	9							

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ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 15

DATE: September 1999

PROJ NO: 3359.2.050.01

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FIGURE NO 21

MET 3359.GPJ 9/16/99

DATE OF BORING: May 13. 1999

SURFACE ELEVATION: Approx 150 0 feet (45 7 meters)

DEPTH (FEET)	DEPTH (METERS)	SAMPLE NUMBER	LOG, LOCATION AND TYPE OF SAMPLE	DESCRIPTION	BLOWS/FT	qu UNCON COMP STRENGTH (TSF) *FIELD PENET APPROX	IN PLACE DRY UNIT WEIGHT (PCF)	IN PLACE MOIST CONTENT % DRY WEIGHT
0				SANDY CLAY. dark brown, moist. stiff to very stiff, with white rootlets. (CL)				
		16-1-1			18	+5*		17.7
	1							
5		16-2-1		SANDSTONE, mottled gray and yellow, highly weathered, weak.	50/2"		87.4	24.7
	2			Interbedded SANDSTONE and CLAYSTONE, mottled gray and yellow, highly weathered, friable, thin (1 inch thick) sandstone beds seperated by 1 inch to 3 inch thick claystone beds.				
10	3	16-3-1		SANDSTONE, reddish brown, completely weathered, friable, with iron oxide staining.	14			28.2
				CLAYSTONE, mottled yellow and gray, highly weathered, friable				
	4			SANDSTONE/CLAYSTONE, mottled red and yellow with gray claystone, highly weathered, weak.				
15		16-4-1			34			28.3
	5			Bottom of boring at approximately 15.5 feet. No ground water encountered during drilling				
20	6							
	7							
25	8							
	9							
30								

ENGEO INCORPORATED

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

BORING NO.: 16

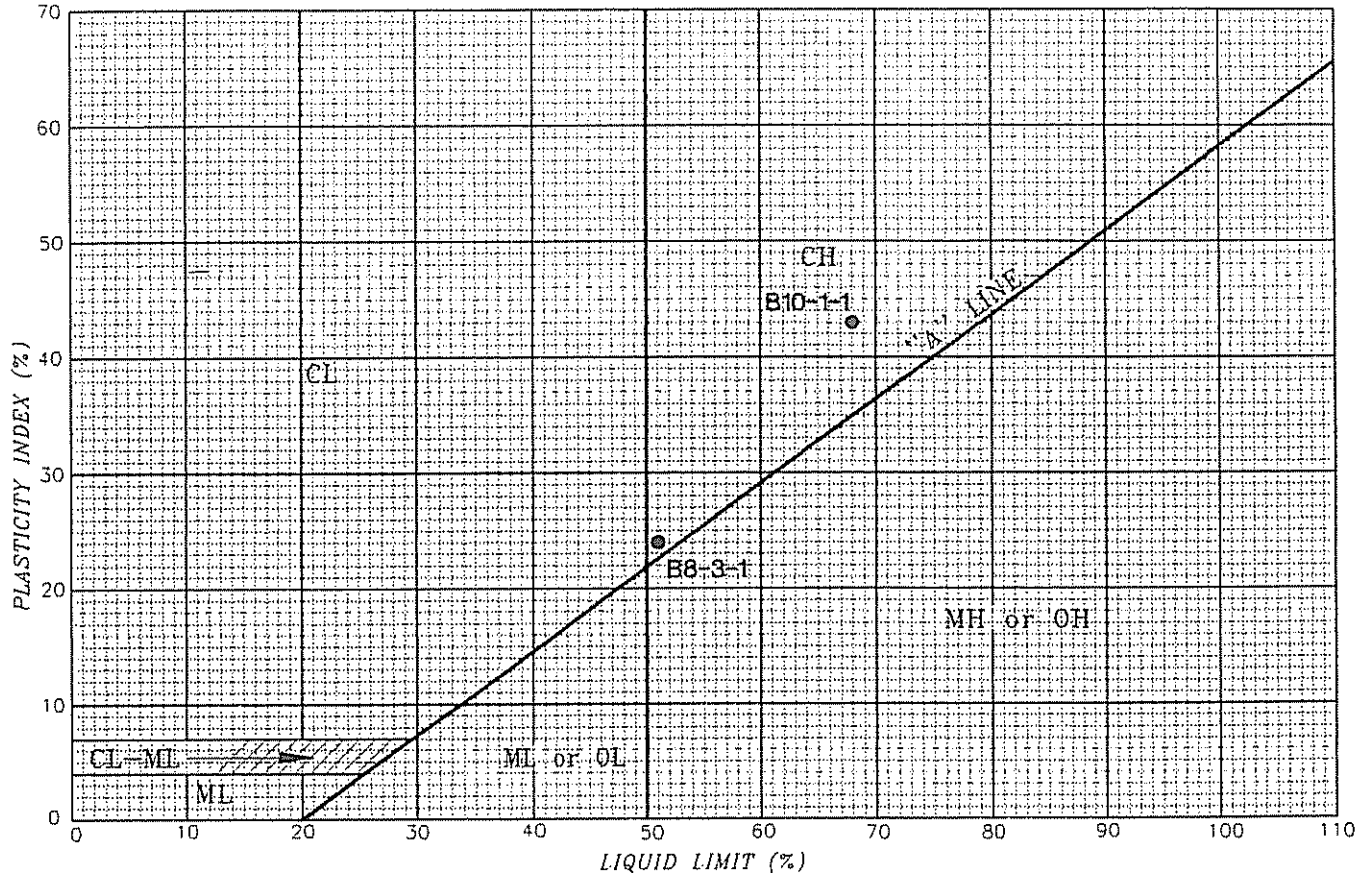
DATE: September 1999

PROJ NO.: 3359.2.050.01

CHECKED BY DC

FIGURE NO 22

ET 3359.GPJ 9/16/99



NO.	SAMPLE DEPTH IN FEET (METERS)	NATURAL WATER CONTENT (%)	ATTERBERG LIMITS			PERCENT PASSING NO. 200 SIEVE	UNIFIED SOIL CLASSIFI-CATION SYMBOL
			LIQUID LIMIT (%)	PLASTIC LIMIT (%)	PLASTICITY INDEX (%)		
B8-3-1	9.0 (2.7)	27.8	51	27	24	-	CH-CL
B10-1-1	2.0 (0.6)	21.2	68	25	43	-	CH

ENGEO INCORPORATED

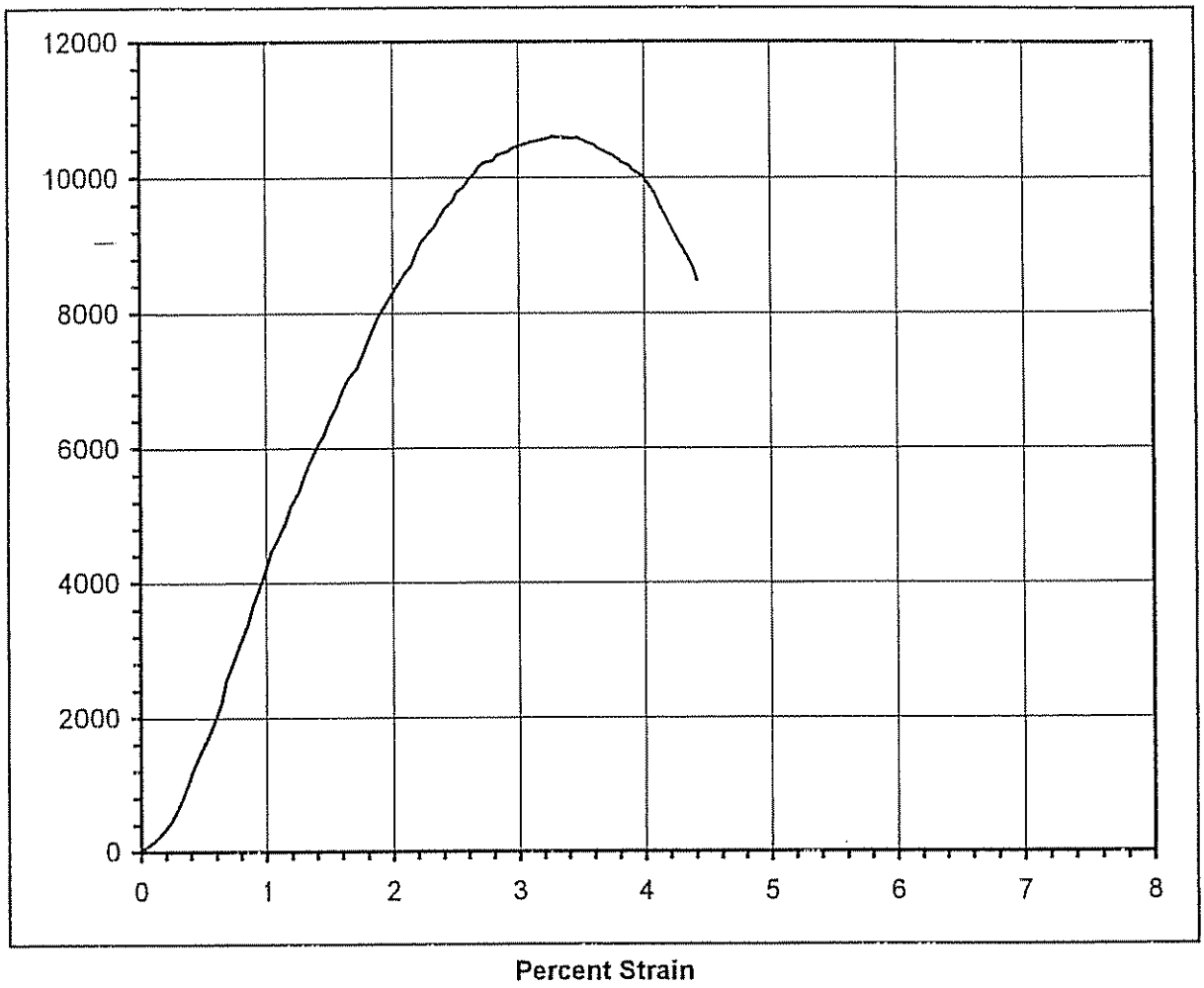
PLASTICITY CHART
ELLISONDO PARCEL
BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01
DATE: JULY 1999
DRAWN BY: MVS | CHECKED BY: DC

FIGURE NO. 23

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Unconfined Compression Test
ASTM Test Method D2166



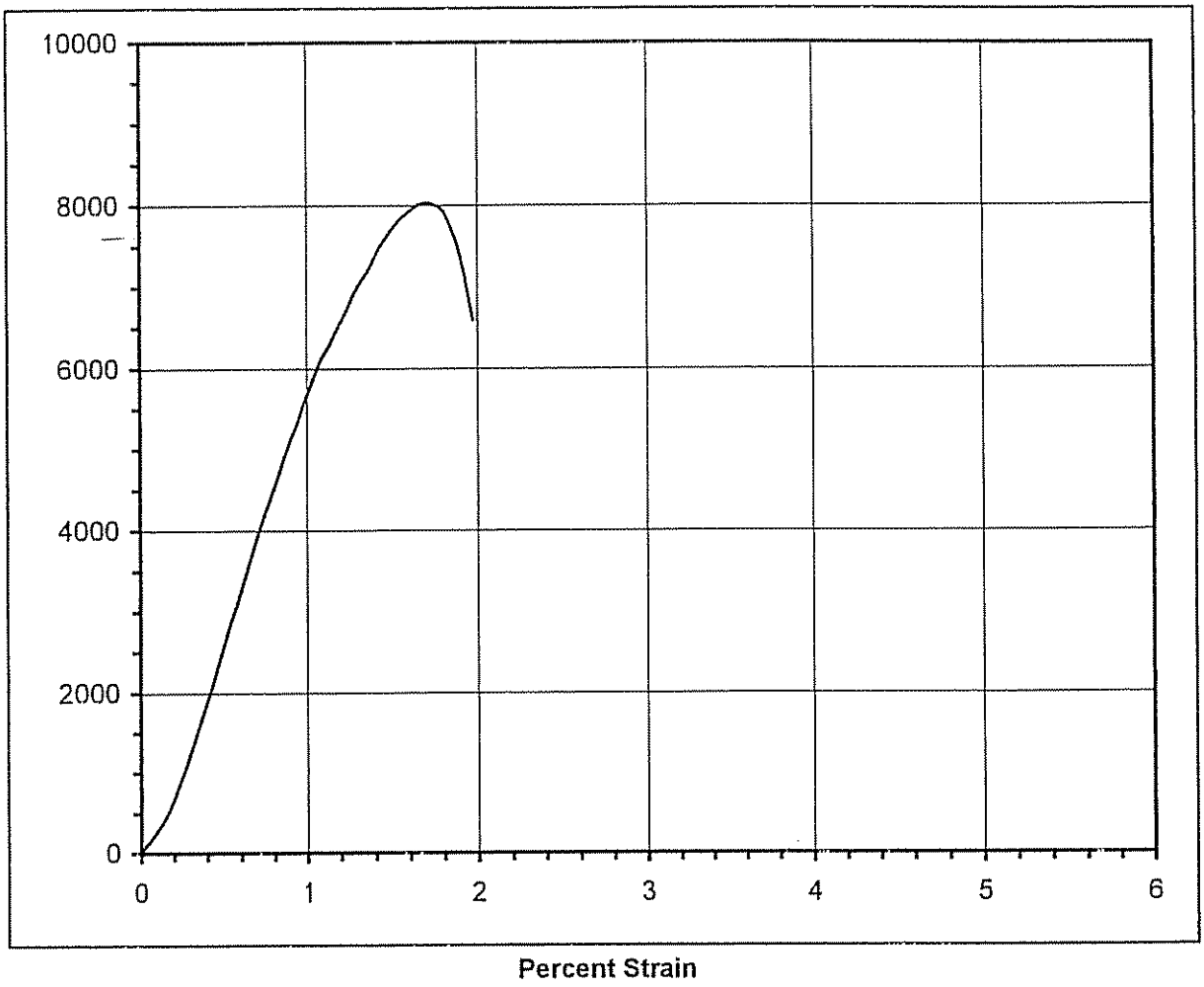
Unconfined Compressive Strength: 10610 psf 5.3 tsf

Sample Description: Dark yellowish brown silty Clay with fine sand

Initial Diameter:	2.375	in.	Sample Number:	2-1	
Initial Height:	4.23	in.	Boring Number:	4	
Strain Rate:	1.425	%/min	Dry Unit Weight:	103.6	pcf
Total Strain:	4.42	%	Moisture Content:	12.5	%
			Depth of Sample:		ft.

ENGEO INCORPORATED	ELLISONDO Brentwood, California	Job No.: 3359205001 Sample Number: 4-2-1 Date: 6/21/99	Figure No. 24

Unconfined Compression Test
ASTM Test Method D2166



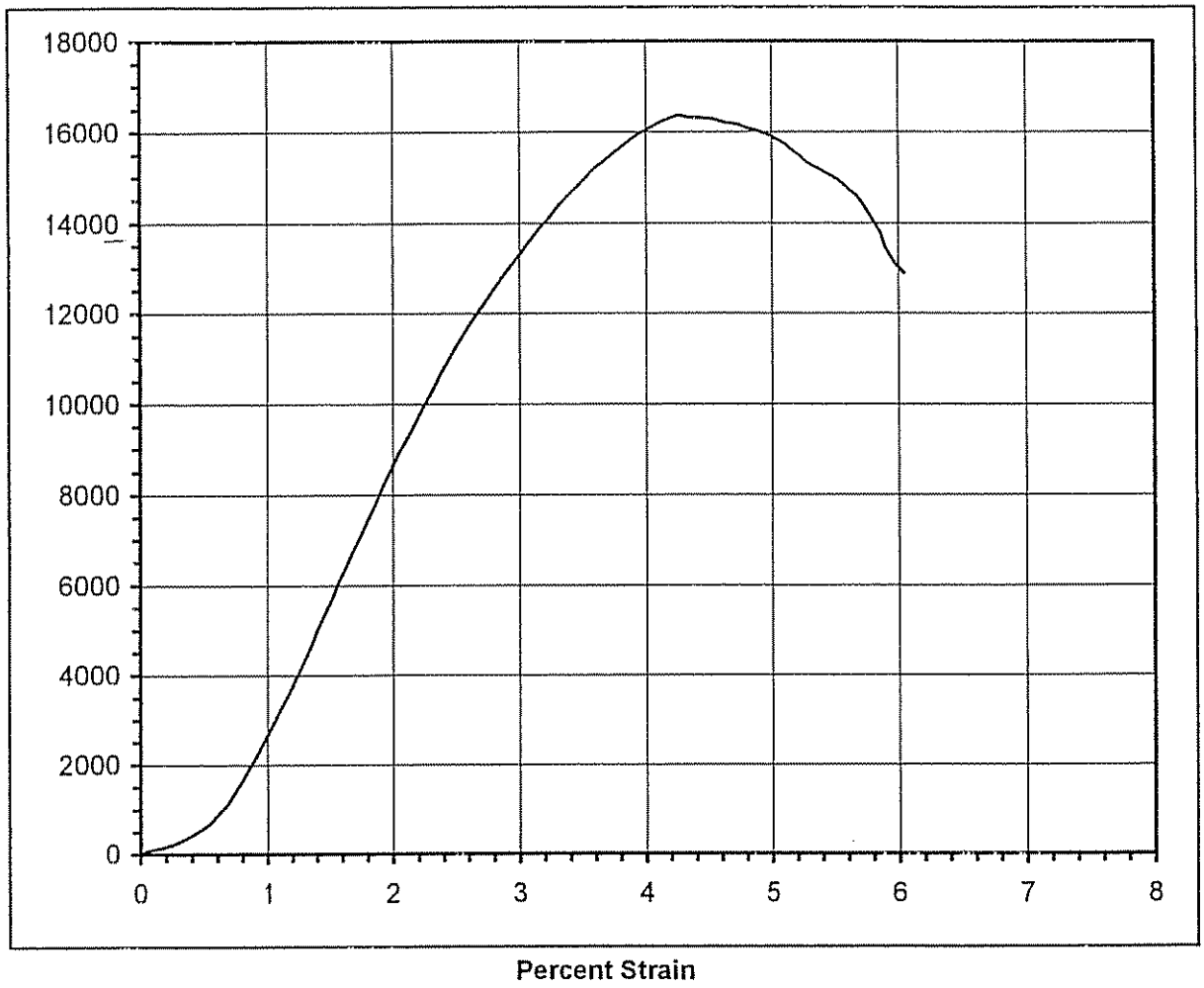
Unconfined Compressive Strength: 8020 psf 4.0 tsf

Sample Description: Yellowish brown weathered silty Claystone

Initial Diameter:	2.375	in.	Sample Number:	4-1	
Initial Height:	5.65	in.	Boring Number:	9	
Strain Rate:	1.137	%/min	Dry Unit Weight:	94.2	pcf
Total Strain:	1.97	%	Moisture Content:	28.0	%
			Depth of Sample:		ft.

ENGEO INCORPORATED	ELLISONDO Brentwood, California	Job No.: 3359205001 Sample Number: 9-4-1 Date: 6/21/99	Figure No. 25

Unconfined Compression Test
ASTM Test Method D2166



Unconfined Compressive Strength: 16360 psf 8.2 tsf

Sample Description: Very dark grayish brown Clay

Initial Diameter:	2.375	in.	Sample Number:	1-1	
Initial Height:	3.63	in.	Boring Number:	14	
Strain Rate:	1.677	%/min	Dry Unit Weight:	106.2	pcf
Total Strain:	6.04	%	Moisture Content:	15.1	%
			Depth of Sample:		ft.

ENGEO INCORPORATED	ELLISONDO Brentwood, California	Job No.: 3359205001 Sample Number: 14-1-1 Date: 6/21/99	Figure No. 26

ENGEO INC.

ASTM SWELL POTENTIAL

D4546 METHOD "B"

File Number:	3359.2.050.01	Date:	06/21/99
File Name:	ELLISONDO	Sample Number:	Bulk #1 90% Comp. at 3 Over
Sample Description:	Dark grayish brown silty Clay with sand		

Initial Sample Ht.:	1.00 in.	Sample Diameter:	2.375 in.
Pre-test sample wt:	139.8 g	Sp.Gravity (est.):	
Tare Weight:	8.0 g		
Gross Wet Wt (g):	155.1 g	Net Wet Sample Wt.:	147.1 g
Gross Dry Wt. (g):	129.6 g	Net Dry Sample Wt.:	121.6 g

** PRE-TEST CONDITIONS **		** POST-TEST CONDITIONS **
Moisture content:	15.0%	21.0%
Dry Density:	104.6 pcf	103.4 pcf

Initial LVDT Reading: 0.4000

COMPRESSION DATA

Load :	0.3489 kg
Surcharge Pressure:	500 psf
Initial LVDT Reading:	0.4000
Final LVDT Reading:	0.3969
Displacement:	-0.31% (Net Compression)

SWELL DATA

Load :	0.3489 kg
Surcharge Pressure:	500 psf
Initial LVDT Reading:	0.3969
Final LVDT Reading:	0.4112
Displacement:	1.43% (Net Swell)

TOTAL DISPLACEMENT: 1.12%

FIGURE 27

ENGEO INC.

ASTM SWELL POTENTIAL

D4546 METHOD "B"

File Number:	3359.2.050.01	Date:	06/21/99
File Name:	ELLISONDO	Sample Number:	Bulk #1
			90% Comp. at 3 Over
Sample Description:	Dark grayish brown silty Clay with sand		

Initial Sample Ht.:	1.00 in.	Sample Diameter:	2.375 in.
Pre-test sample wt:	140.6 g	Sp.Gravity (est.):	
Tare Weight:	8.2 g		
Gross Wet Wt (g):	155.5 g	Net Wet Sample Wt.:	147.3 g
Gross Dry Wt. (g):	130.3 g	Net Dry Sample Wt.:	122.1 g

	** PRE-TEST CONDITIONS **	** POST-TEST CONDITIONS **
Moisture content:	15.2%	20.6%
Dry Density:	105.0 pcf	105.2 pcf

Initial LVDT Reading: 0.4000

COMPRESSION DATA

Load :	1.0466 kg
Surcharge Pressure:	1500 psf
Initial LVDT Reading:	0.4000
Final LVDT Reading:	0.3930
Displacement:	-0.70% (Net Compression)

SWELL DATA

Load :	1.0466 kg
Surcharge Pressure:	1500 psf
Initial LVDT Reading:	0.3930
Final LVDT Reading:	0.3983
Displacement:	0.53% (Net Swell)

TOTAL DISPLACEMENT: -0.17%

FIGURE 28

ENGEO INC.

ASTM SWELL POTENTIAL

D4546 METHOD "B"

File Number:	3359.2.050.01	Date:	06/21/99
File Name:	ELLISONDO	Sample Number:	Bulk #2
		90% Comp. at 3 Over	
Sample Description:	Yellowish brown silty Clay with sand		

Initial Sample Ht.:	1.00	in.	Sample Diameter:	2.375	in.
Pre-test sample wt:	140.4	g	Sp.Gravity (est.):		
Tare Weight:	8.3	g			
Gross Wet Wt (g):	158.8	g	Net Wet Sample Wt.:	150.5	g
Gross Dry Wt. (g):	130.3	g	Net Dry Sample Wt.:	122.0	g

** PRE-TEST CONDITIONS **		** POST-TEST CONDITIONS **
Moisture content:	15.1%	23.4%
Dry Density:	104.9 pcf	101.6 pcf

Initial LVDT Reading: 0.4000

COMPRESSION DATA

Load :	0.3489 kg
Surcharge Pressure:	500 psf
Initial LVDT Reading:	0.4000
Final LVDT Reading:	0.3983
Displacement:	-0.17% (Net Compression)

SWELL DATA

Load :	0.3489 kg
Surcharge Pressure:	500 psf
Initial LVDT Reading:	0.3983
Final LVDT Reading:	0.4323
Displacement:	3.40% (Net Swell)

TOTAL DISPLACEMENT: 3.23%

FIGURE 29

ENGEO INC.

ASTM SWELL POTENTIAL

D4546 METHOD "B"

File Number: 3359.2.050.01 Date: 06/21/99
File Name: ELLISONDO Sample Number: Bulk #2
90% Comp. at 3 Over

Sample Description: Yellowish brown silty Clay with sand

Initial Sample Ht.:	1.00 in.	Sample Diameter:	2.375 in.
Pre-test sample wt:	140.4 g	Sp.Gravity (est.):	
Tare Weight:	8.3 g		
Gross Wet Wt (g):	157.5 g	Net Wet Sample Wt.:	149.2 g
Gross Dry Wt. (g):	129.1 g	Net Dry Sample Wt.:	120.8 g

** PRE-TEST CONDITIONS **		** POST-TEST CONDITIONS **
Moisture content:	16.2%	23.5%
Dry Density:	103.9 pcf	103.4 pcf

Initial LVDT Reading: 0.4000

COMPRESSION DATA

Load :	1.0466 kg
Surcharge Pressure:	1500 psf
Initial LVDT Reading:	0.4000
Final LVDT Reading:	0.3961
Displacement:	-0.39% (Net Compression)

SWELL DATA

Load :	1.0466 kg
Surcharge Pressure:	1500 psf
Initial LVDT Reading:	0.3961
Final LVDT Reading:	0.4049
Displacement:	0.88% (Net Swell)

TOTAL DISPLACEMENT: 0.49%

FIGURE 30

COMPACTION CURVE

Project No : 3359 2 050 01 Date: 05/28/99

Project: Ellisondo

Location: Brentwood,California

Elev/Depth:

Remarks:

Lab Number: 7445 Curve Data No: 1998+475 Run by: DY

MATERIAL DESCRIPTION

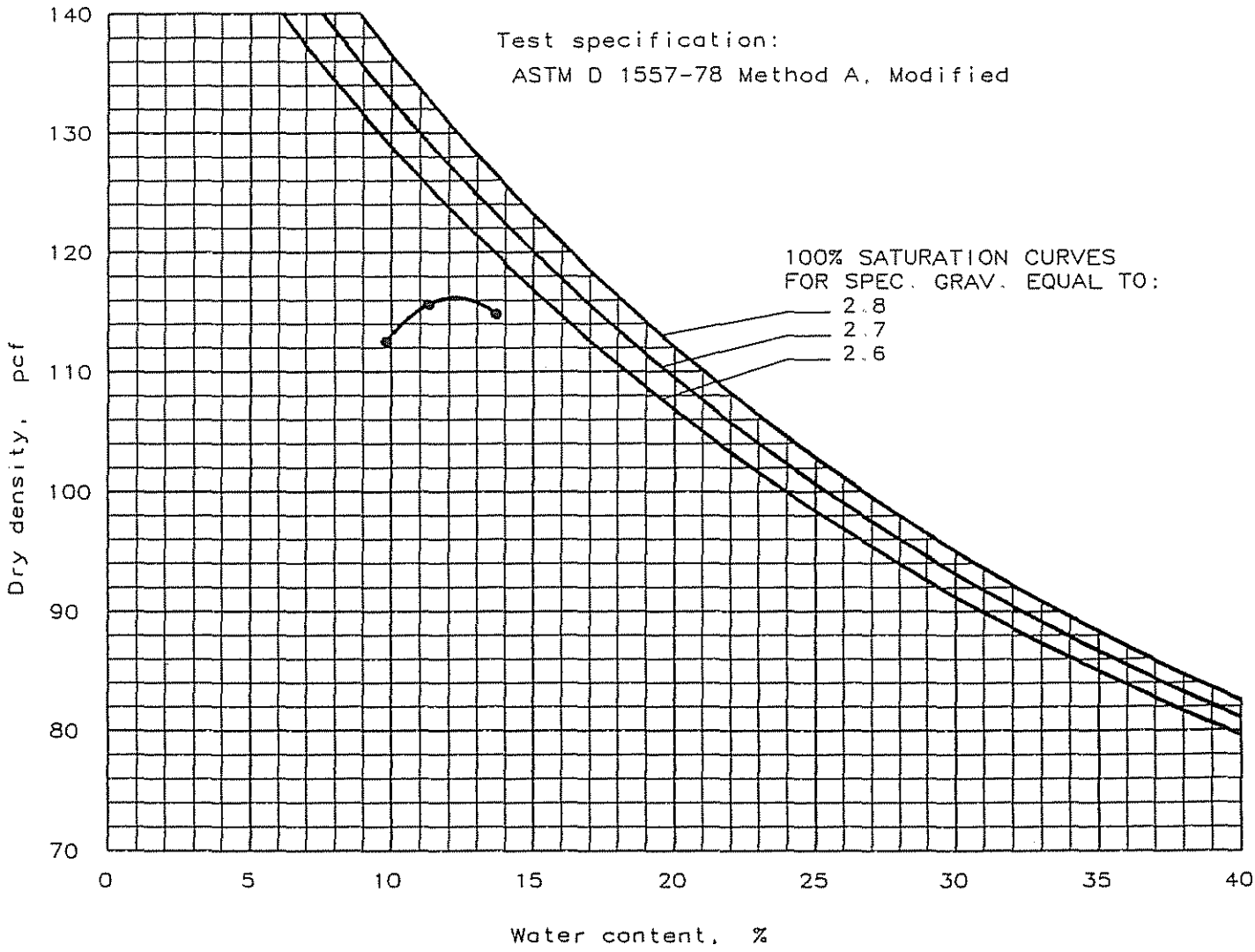
Description: Dark grayish brown silty clay w/ sand

Classifications: USCS: AASHTO:

Nat. Moist. = n/a% Sp G. =

Liquid Limit = n/a Plasticity Index = n/a

TEST RESULTS
Maximum dry density = 116.2 pcf
Optimum moisture = 12.2 %



ENGEO, INC.

FIGURE 31

COMPACTION CURVE

Project No.: 3359 2.050.01 Date: 05/28/99

Project: Ellisondo

Location: Brentwood,California

Bulk #2

Elev/Depth:

Remarks:

Lab Number: 7445 Curve Data No: 1998+476 Run by: DY

MATERIAL DESCRIPTION

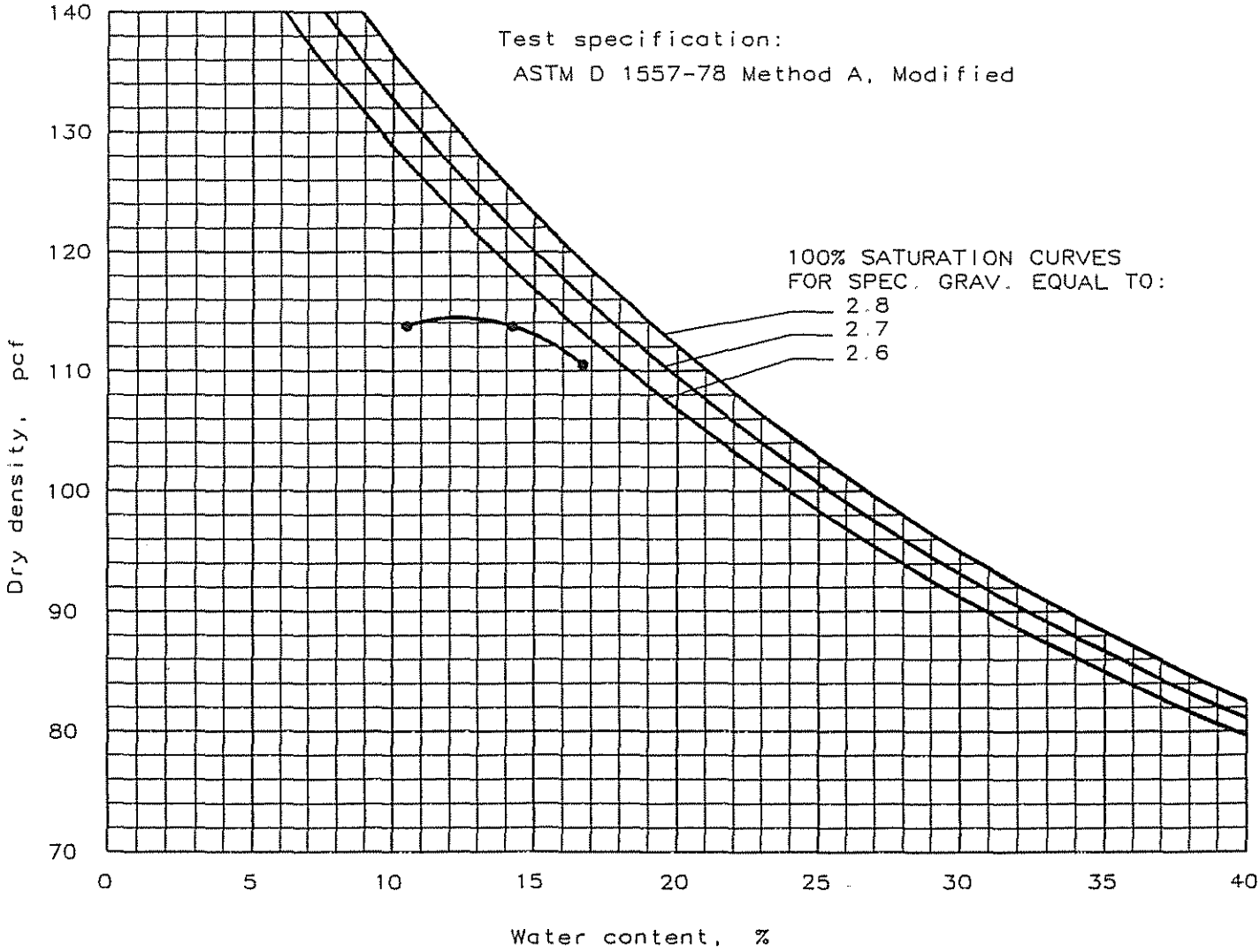
Description: Yellowish brown silty clay w/ sand

Classifications: USCS: AASHTO:

Nat. Moist. = n/a% Sp.G. =

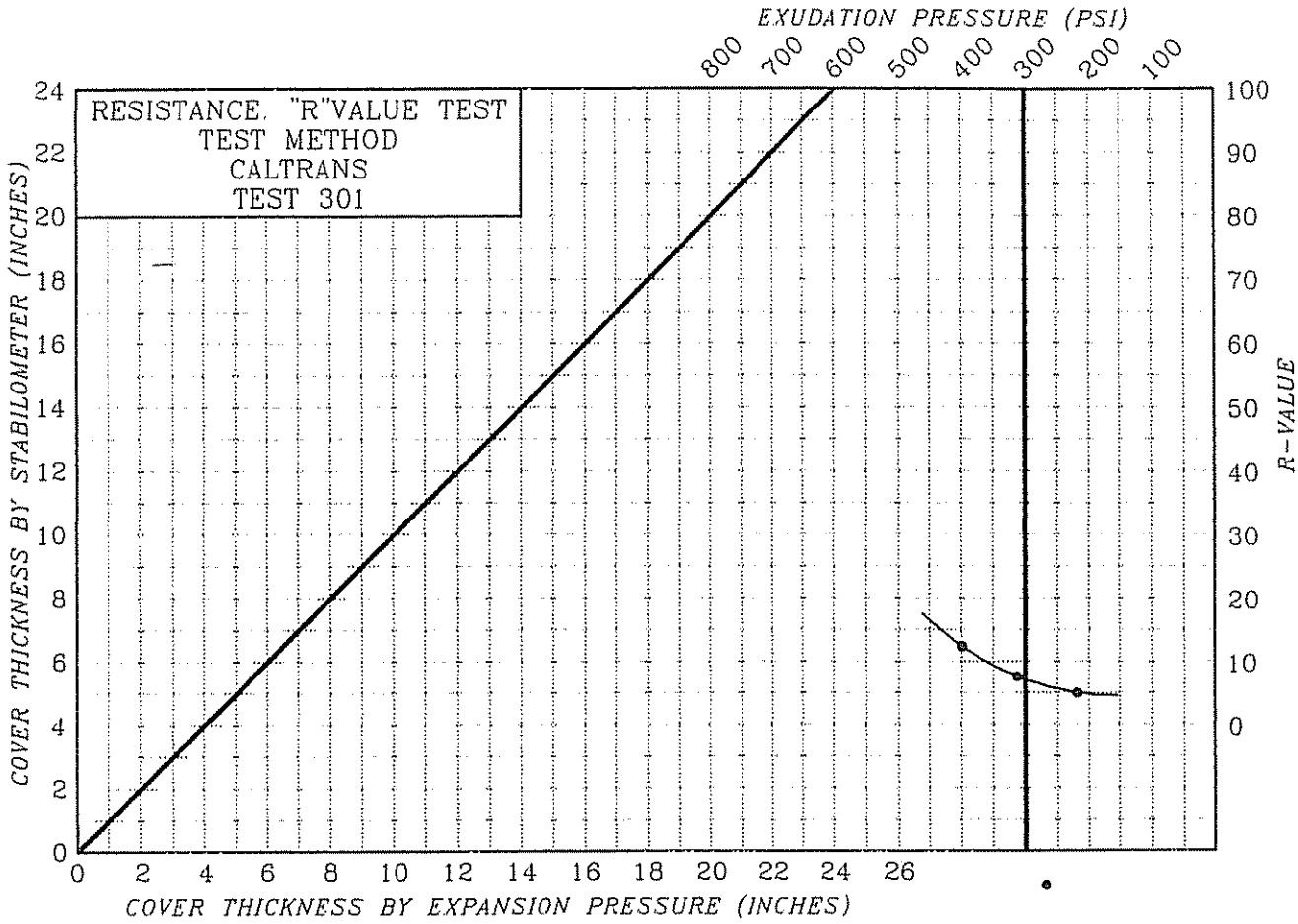
Liquid Limit = n/a Plasticity Index = n/a

TEST RESULTS
Maximum dry density = 114.5 pcf
Optimum moisture = 12.3 %



ENGEO, INC.

FIGURE 32



SAMPLE: *1*

DESCRIPTION: *Dark brown SANDY CLAY*

SPECIMEN	EXUDATION PRESSURE (PSI)	EXPANSION DIAL (0001")	EXPANSION PRESSURE (PSF)	PERCENT MOISTURE AT TEST	DRY DENSITY AT TEST (PCF)	RESISTANCE VALUE (R)
A	400	11	48	23.9	97.2	12
B	320	7	30	24.6	95.4	8
C	225	0	0	25.4	93.4	5

"R"VALUE AT 300 PSI EXUDATION PRESSURE	7

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ENGEO INCORPORATED

R-VALUE TEST RESULTS

ELLISONDO PARCEL

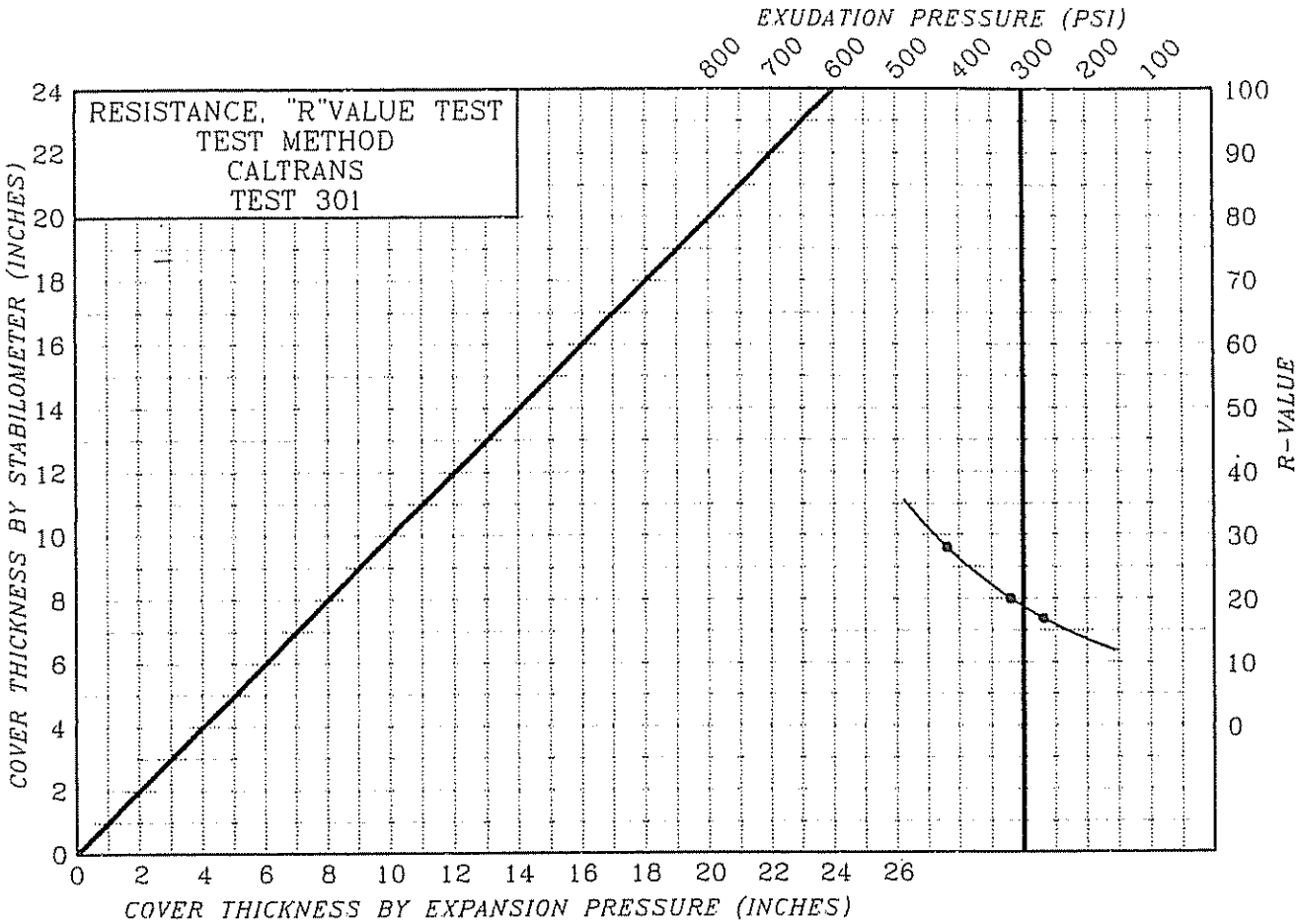
BRENTWOOD,. CALIFORNIA

PROJECT NO.: 3359.2.050.01

DATE: JULY 1999

DRAWN BY: [illegible] CHECKED BY: [illegible]

FIGURE NO 33



SAMPLE: *2*

DESCRIPTION: *Yellowish-brown SANDY CLAY*

SPECIMEN	EXUDATION PRESSURE (PSI)	EXPANSION DIAL (0001")	EXPANSION PRESSURE (PSF)	PERCENT MOISTURE AT TEST	DRY DENSITY AT TEST (PCF)	RESISTANCE VALUE (R)
A	–	–	–	–	–	–
B	–	23	100	21.4	103.6	–
C	–	–	–	–	–	–

"R"VALUE AT 300 PSI EXUDATION PRESSURE	<5

MATERIAL EXTRUDED FROM MOLD DURING EXUDATION TESTING. WHEN THIS OCCURS, THE R-VALUE IS TO BE REPORTED AT LESS THAN 5.

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ENGEO INCORPORATED

R-VALUE TEST RESULTS

ELLISONDO PARCEL

BRENTWOOD,. CALIFORNIA

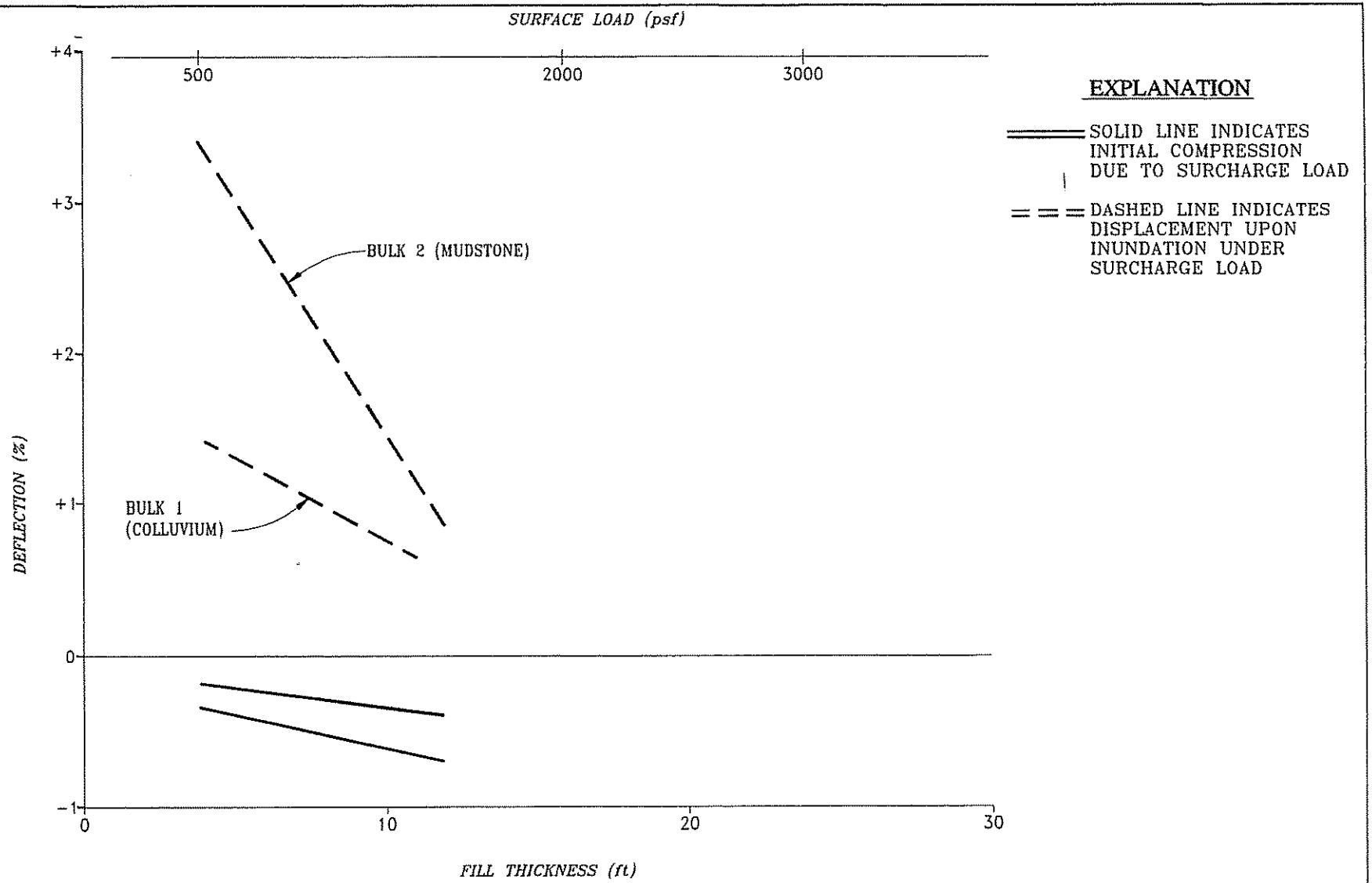
PROJECT NO.: 3359.2.050.01

DATE: JULY 1999

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FIGURE NO 34

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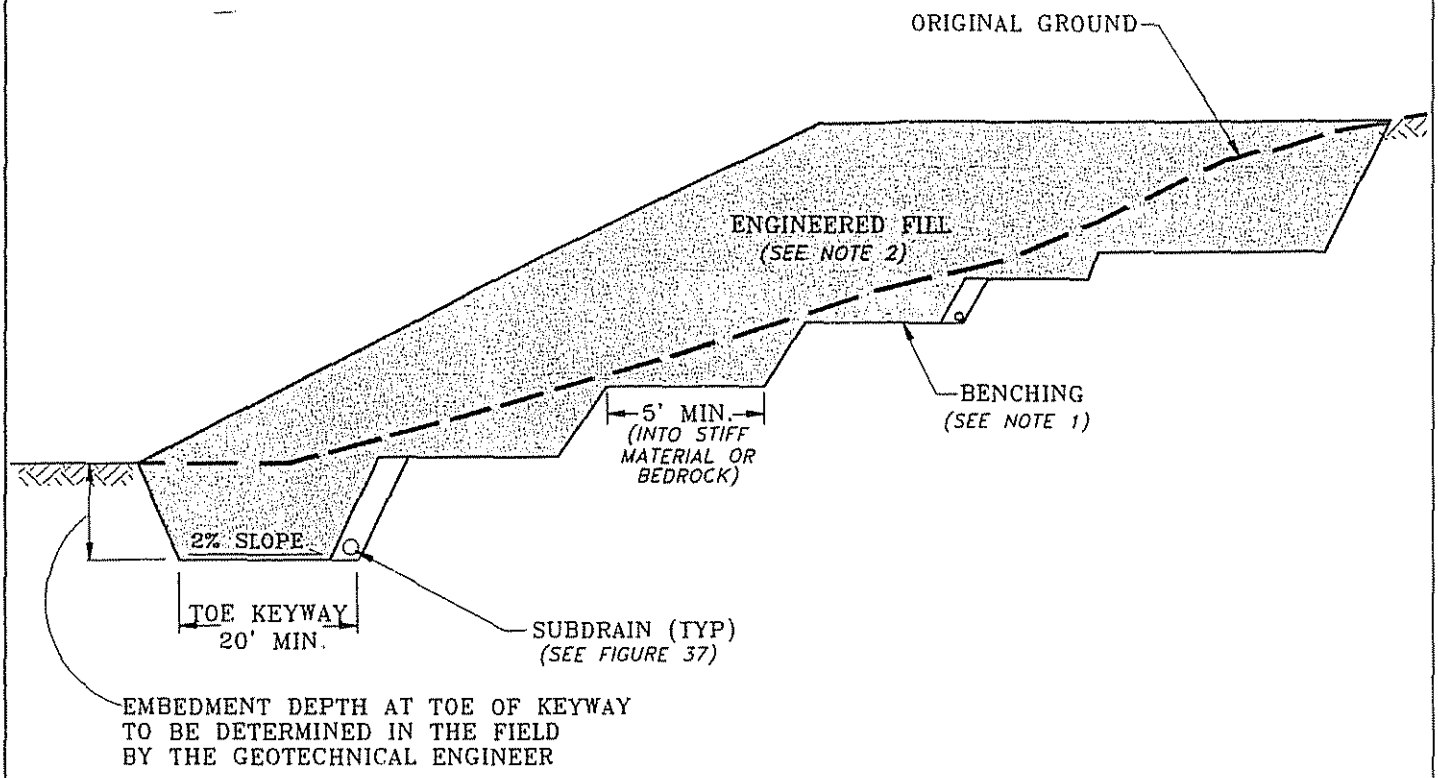
ENGEO INCORPORATED

PLOT OF SINGLE-POINT HYDRO-EXPANSION/COMPRESSION TESTS
ELLISONDO PARCEL
BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01
DATE: JULY 1999
DRAWN BY: AB CHECKED BY: DC

FIGURE NO. 35

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NOTES:

1. WHERE NATURAL GRADE STEEPER THAN 7:1, BENCH INTO STIFF SOIL OR BEDROCK AS DETERMINED IN THE FIELD BY GEOTECHNICAL ENGINEER
2. ENGINEERED FILL MATERIAL USED FOR FILL SLOPES AND KEYWAYS SHOULD CONSIST PRIMARILY OF APPROVED BEDROCK MATERIALS
3. FOR SLOPE HEIGHT AND MAXIMUM SLOPE GRADIENT, REFER TO THE TEXT OF THE REPORT

N.T.S.

ENGEO INCORPORATED

TYPICAL FILL SLOPE AND KEYWAY DETAIL

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01

DATE: JULY 1999

DRAWN BY: [illegible] CHECKED BY: DC

FIGURE NO 36

*FILTER MEDIUM

ALTERNATIVE A

CLASS 2 PERMEABLE MATERIAL

MATERIAL SHALL CONSIST OF CLEAN, COARSE SAND AND GRAVEL OR CRUSHED STONE. CONFORMING TO THE FOLLOWING GRADING REQUIREMENTS:

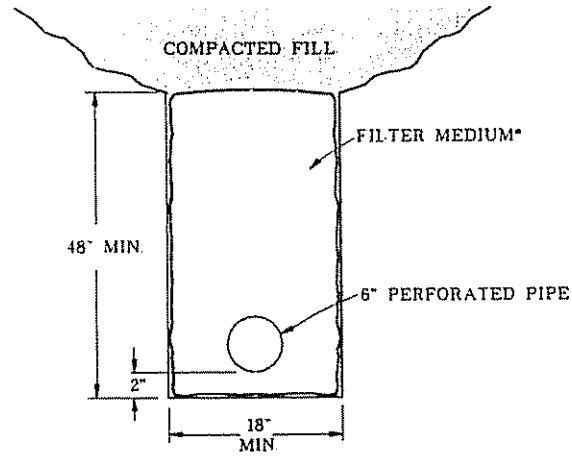
SIEVE SIZE	% PASSING SIEVE
1"	100
3/4"	90-100
3/8"	40-100
#4	25-40
#8	18-33
#30	5-15
#50	0-7
#200	0-3

ALTERNATIVE B

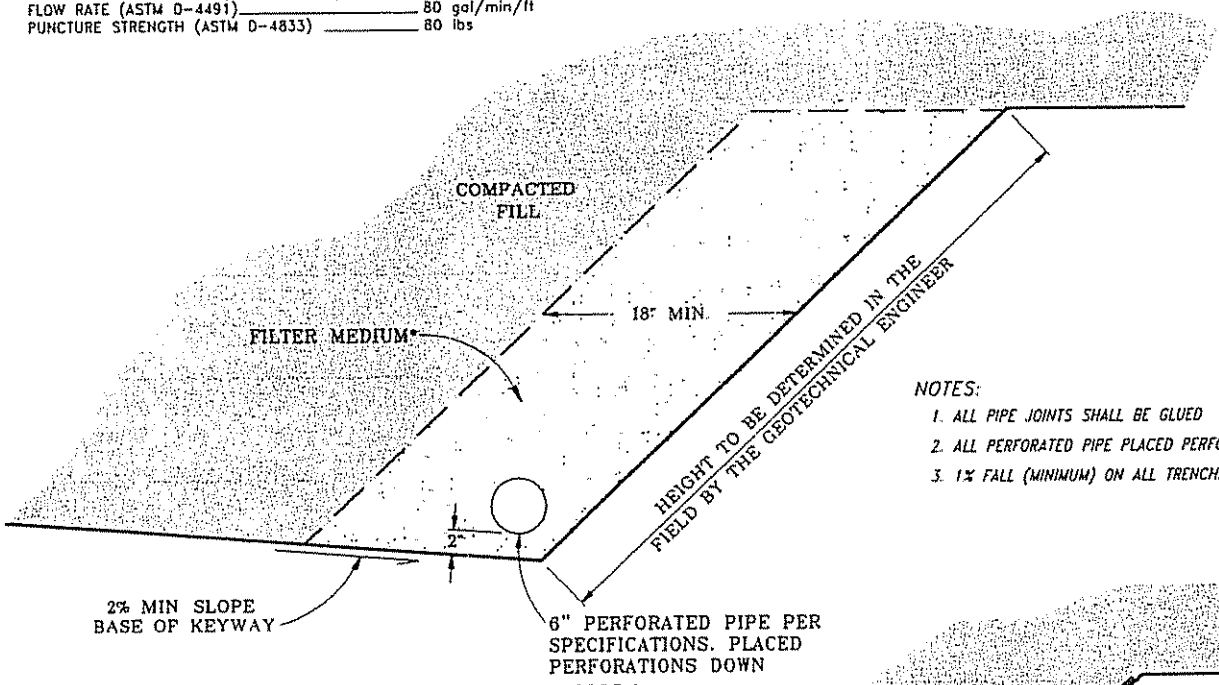
CLEAN CRUSHED ROCK OR GRAVEL WRAPPED IN FILTER FABRIC

ALL FILTER FABRIC SHALL MEET THE FOLLOWING MINIMUM AVERAGE ROLL VALUES UNLESS OTHERWISE SPECIFIED BY ENGEO:

GRAB STRENGTH (ASTM D-4632)	180 lbs
MASS PER UNIT AREA (ASTM D-4751)	6 oz/yd^2
APPARENT OPENING SIZE (ASTM D-4751)	70-100 U.S. STD. SIEVE
FLOW RATE (ASTM D-4491)	80 gal/min/ft
PUNCTURE STRENGTH (ASTM D-4833)	80 lbs



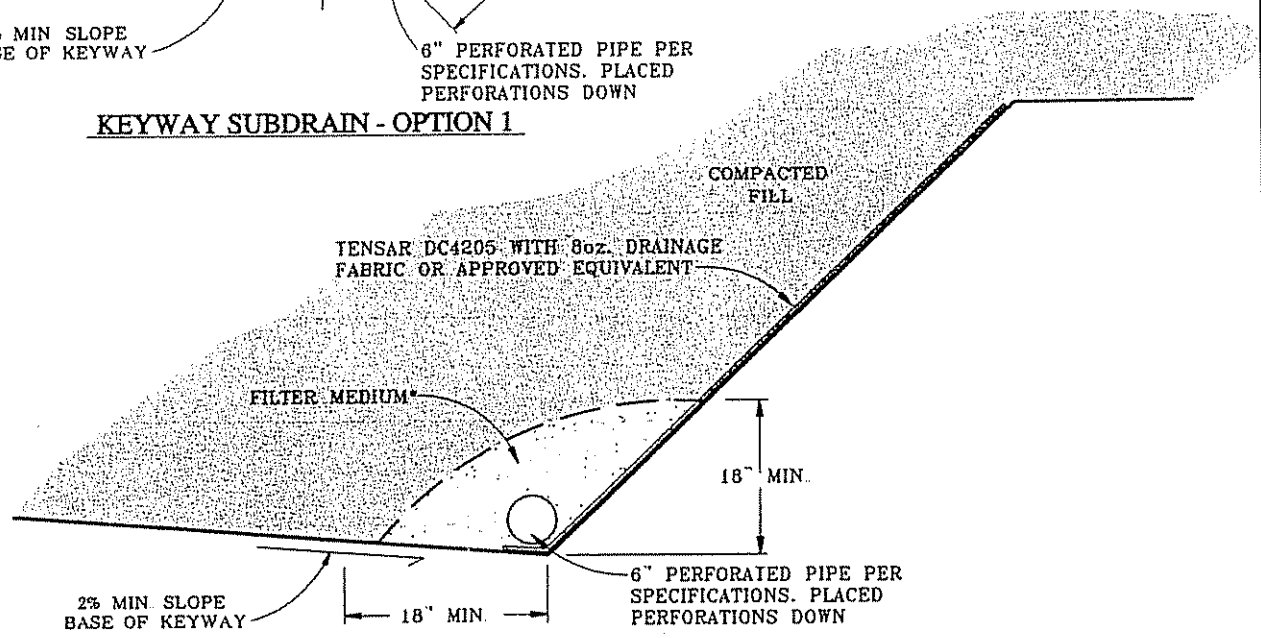
SWALE SUBDRAIN



KEYWAY SUBDRAIN - OPTION 1

NOTES:

1. *ALL PIPE JOINTS SHALL BE GLUED*
2. *ALL PERFORATED PIPE PLACED PERFORATIONS DOWN*
3. *1% FALL (MINIMUM) ON ALL TRENCHES AND DRAIN LINES*



KEYWAY SUBDRAIN - OPTION 2

N.T.S.

ENGEO INCORPORATED

TYPICAL SUBDRAIN DETAILS

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

PROJECT NO.: 3359.2.050.01

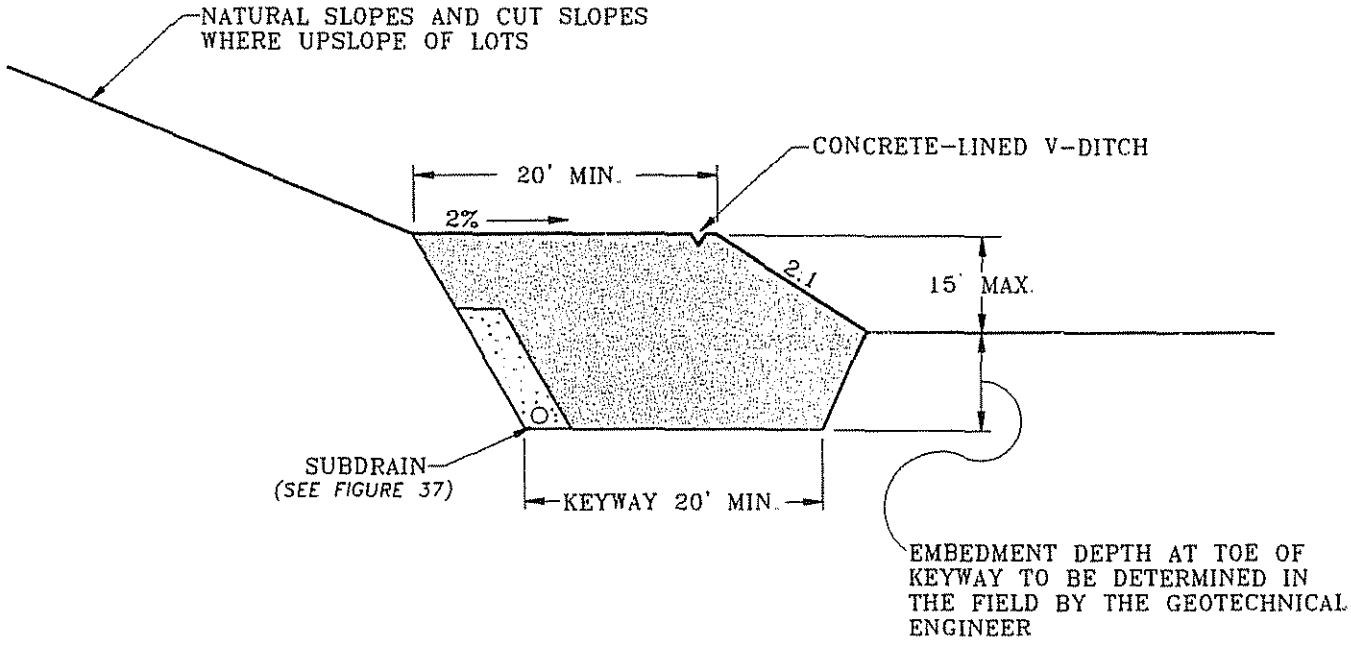
DATE: JULY 1999

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FIGURE NO. 37

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N.T.S.

ENGEO INCORPORATED

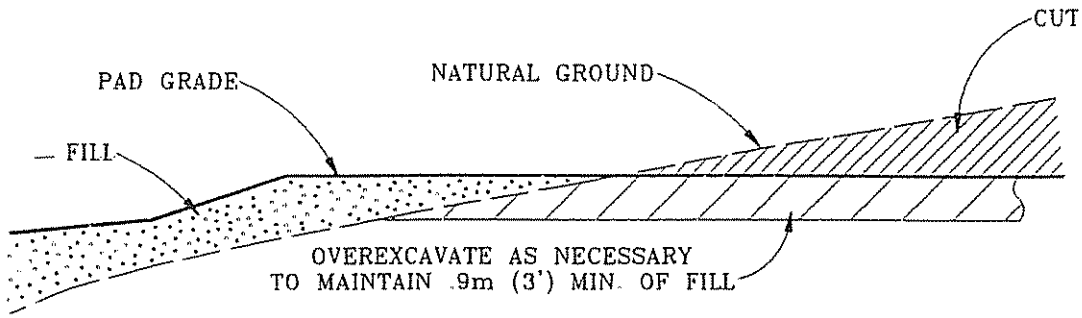
DEBRIS BENCH DETAIL

ELLISONDO PARCEL

BRENTWOOD, CALIFORNIA

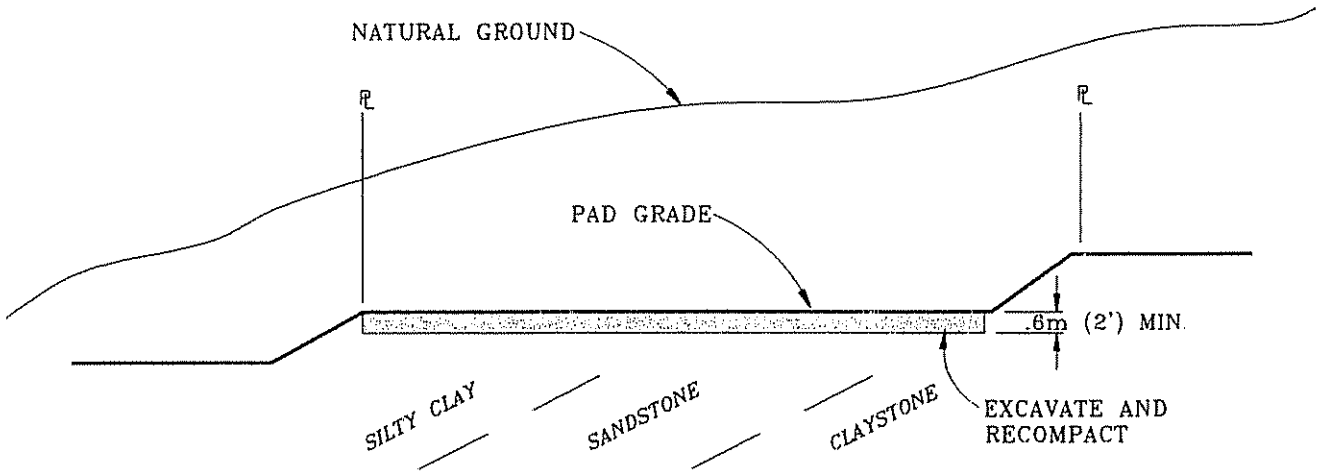
PROJECT NO.: 3359.2.050.01	FIGURE NO 38
DATE: JULY 1999	
DRAWN BY:	CHECKED BY:

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WHERE LOTS ARE PARTIALLY IN FILL, AND PARTIALLY IN CUT, THE CUT PORTION MUST BE OVEREXCAVATED AS SHOWN

CUT/FILL LOT



WHERE LOTS ARE COMPLETELY IN CUT, THE UPPER .6m (2') SHOULD BE EXCAVATED AND RECOMPACTED AS SHOWN

CUT LOT

N.T.S.

ENGEO INCORPORATED	OVEREXCAVATION FOR CUT/FILL AND CUT LOTS ELLISONDO PARCEL BRENTWOOD, CALIFORNIA	PROJECT NO.: 3359.2.050.01 DATE: JULY 1999 DRAWN BY: CHECKED BY: JC	FIGURE NO. 39

TABLE I

REGIONAL FAULTS
CONSIDERED SIGNIFICANT POTENTIAL SEISMIC SOURCES

FAULT NAME	Approximate Distance mi (km)	Maximum Moment Mag.*	Peak Site Acc. g
GREENVILLE	9 (15)	6.90	0.340
CONCORD	13 (20)	6.70	0.179
CALAVERAS (No. of Calaveras)	16 (26)	6.80	0.233
LAS POSITAS	20 (32)	6.30	0.074
GREEN VALLEY	20 (33)	7.00	0.125
HAYWARD	26 (41)	7.10	0.135
CORDELIA	27 (43)	6.70	0.068
WEST NAPA	32 (52)	6.50	0.043
HEALDSBURG - RODGERS CREEK	40 (65)	7.00	0.049
SAN ANDREAS (Northern)	44 (71)	8.00	0.099)
PALO COLORADO – SAN GREGORIO	49 (78)	7.30	0.067
ZAMORA	53 (85)	6.50	0.21
SARGENT	56 (90)	6.80	0.030

13 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS

** SOURCE: CDMG, OPEN-FILE REPORT 96-08

THE GREENVILLE FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 9.0 MILE AWAY

ATTENUATION RELATION: CAMPBELL & BOZORGNIA (1994)

MAXIMUM MOMENT MAGNITUDE CALCULATED FROM RUPTURE AREA REGRESSIONS (WELLS & COPPERSMITH, 1994)

TABLE II

LABORATORY TESTS - PURPOSE

1. Natural Unit Weight and Moisture Content (ASTM D-2216)

   Provides in-place density and percentage moisture by dry weight. These aid in characterizing existing and previous ground-water conditions, soil compressibility, and degree of saturation.

2. Atterberg Limits (ASTM D-4318)

   Performed primarily on cohesive soils. Includes the Liquid Limit and the Plastic Limit. From these, a Plasticity Index can be computed which allows classification of the soil and is an indirect measure of its expansion characteristics.

3. Direct Shear (ASTM D-3080)

   Provides shear strength parameters including cohesion c, and angle of internal friction ϕ, which are used in foundation design and slope stability analyses.

4. Unconfined Compressive Strength (ASTM D-2166)

   Determined usually on cohesive (clay) materials to establish allowable design foundation bearing capacity or estimated shear strength for slope stability studies.

5. Expansion Index (UBC 29-2)

   Determines an "Expansion Index" number derived from a measurement of swell for a remolded soil sample under relatively light loads and prescribed initial density and moisture level.

6. Swell Potential (ASTM D-4546)

   Determines the swell pressure developed by a confined soil when subjected to increased moisture. Also measures volume change due to heave for various initial moisture levels.

7. Consolidation (ASTM D-2435)

   Performed on compressible soils. Provides data for computation of consolidation characteristics. Parameters which can be estimated include Preconsolidation Pressure, P_c and Compression Index, C_c. These are used to estimate foundation and fill settlements.

8. Compaction (ASTM D-1557)

Generates a "Compaction Curve" (unit weight vs. moisture content) from which maximum unit weight and optimum moisture content may be estimated. These are used for field testing of engineered fill, and for approximating shrinkage factors in preliminary quantity estimates for grading.

9. R-Value (ASTM D-2844)

Performed on subgrade soils to compute the resistance (R) value which is used in design of roadway pavement sections.

ENGEO INCORPORATED
TABLE III
SUMMARY OF LABORATORY TEST RESULTS

Boring and Sample Number	Depth Feet	In-Place		Atterberg Limits			Shear Test		Unconfined Compressive Strength psf
		Dry Unit Weight pcf	Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity Index	Angle of Internal Friction	Unit Cohesion psf	
1-1-1	2½-3	114.1	12.4						
1-2-1	7-7½	118.5	13.1						
1-3-1	11-11½	109.7	17.2						
1-4-1	16-16½	101.0	9.7						
1-5-1	21-21½	111.0	17.3						
2-1-1	2-2½	116.7	14.7						
2-2-1	6-6½	106.3	8.7						
2-3-1	9½-10	114.0	11.1						
2-4-1	15-15½	115.5	10.5						
2-5-1	15½-17		8.2						
3-1-1	2-2½	115.4	11.6						
3-2-1	6-6½	113.9	16.1						
3-3-1	9-9½	95.2	22.6						
3-4-1	15-15½	113.0	16.0						
4-1-1	2-2½	109.3	12.4						
4-2-1	6-6½	103.6	12.5						10,610

ENGEO INCORPORATED
TABLE III
SUMMARY OF LABORATORY TEST RESULTS

Boring and Sample Number	Depth Feet	In-Place		Atterberg Limits			Shear Test		Unconfined Compressive Strength psf
		Dry Unit Weight pcf	Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity Index	Angle of Internal Friction	Unit Cohesion psf	
4-3-1	9-9½	123.8	10.6						
4-4-1	15-15½	115.4	9.7						
5-1-1	2-2½	101.2	10.7						
5-2-1	5-5½	106.7	17.4						
5-3-1	9-10½		25.9						
5-4-1	14½-15	107.0	20.8						
5-5-1	18½-20		26.5						
6-1-1	2-2½	89.9	22.6						
6-2-1	4½-5	98.2	17.7						
6-3-1	9½-10	99.6	13.1						
6-4-1	14-14½	107.4	19.2						
6-5-1	18½-20		23.1						
7-1-1	2-2½	102.9	19½						
7-2-1	5½-6	92.8	20.0						
7-3-1	8½-10		19.7						
7-4-1	14½-15	113.9	14½						

ENGEO INCORPORATED
TABLE III
SUMMARY OF LABORATORY TEST RESULTS

Boring and Sample Number	Depth Feet	In-Place		Atterberg Limits			Shear Test		Unconfined Compressive Strength psf
		Dry Unit Weight pcf	Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity Index	Angle of Internal Friction	Unit Cohesion psf	
7-5-1	18½-20		24.9						
7-6-1	23½-25		18.0						
7-7-1	28½-30		21.4						
8-1-1	2-2½	98.7	27.9						
8-2-1	4-5½		25.6						
8-3-1	9-9½	94.1	27.8	51	27	24			
8-4-1	13½-15		23.8						
9-1-1	2-2½	76.0	18.1						
9-2-1	4-4½	104.2	19.7						
9-3-1	9½-10	90.3	30.6						
9-4-1	14-14½	94.2	28.0						8,020
9-5-1	18½-20		38.7						
10-1-1	2-2½		21.1	68	25	43			
10-2-1	4-5½	90.8	19.6						
10-3-1	8½-9	86.2	23.4						
10-4-1	13½-15		24.1						

ENGEO INCORPORATED
TABLE III
SUMMARY OF LABORATORY TEST RESULTS

Boring and Sample Number	Depth Feet	In-Place		Atterberg Limits			Shear Test		Unconfined Compressive Strength psf
		Dry Unit Weight pcf	Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity Index	Angle of Internal Friction	Unit Cohesion psf	
11-1-1	2-2½	110.6	12.4						
11-2-1	5-5½	102.6	13.2						
11-3-1	10-10½	105.9	13.4						
11-4-1	13½-15		23.3						
12-1-1	2-2½		18.7						
12-2-1	5-5½	72.0	15½						
12-3-1	8-9½		31½						
12-4-1	13½-15		26.7						
13-1-1	1-1½	93.7	9.7						
13-2-1	4½-5	103.8	16.7						
13-3-1	8½-10		22.1						
13-4-1	13½-15		27.8						
13-5-1	18½-20		24.9						
14-1-1	2-2½	106.2	15.1						16,360
14-2-1	5-5½	111.9	15.1						
14-3-1	9-9½	112.0	17.2						

ENGEO INCORPORATED
TABLE III
SUMMARY OF LABORATORY TEST RESULTS

Boring and Sample Number	Depth Feet	In-Place		Atterberg Limits			Shear Test		Unconfined Compressive Strength psf
		Dry Unit Weight pcf	Moisture Content %	Liquid Limit %	Plastic Limit %	Plasticity Index	Angle of Internal Friction	Unit Cohesion psf	
14-4-1	14½-15	99.1	25.6						
15-1-1	2-2½	112.7	15.0						
15-2-1	5-5½	98.1	21.3						
15-3-1	9-10½		26.2						
15-4-1	14-15½		22.6						
16-1-1	2-2½		17.7						
16-2-1	4½-5	87.4	24.7						
16-3-1	9-10½		28.2						
16-4-1	14-15½		28.3						
Bulk 1	0-20		6.2						
Bulk 2	3-20		11.8						

GUIDE CONTRACT SPECIFICATIONS

PART I - EARTHWORK

PREFACE

These specifications are intended as a guide for the earthwork performed at the subject development project. If there is a conflict between these specifications (including the recommendations of the geotechnical report) and agency or code requirements, it should be brought to the attention of ENGEO and Owner prior to contract bidding.

PART 1 - GENERAL

1.01 WORK COVERED

A. Grading, excavating, filling and backfilling, including trenching and backfilling for utilities as necessary to complete the Project as indicated on the Drawings.

B. Subsurface drainage as indicated on the Drawings.

1.02 CODES AND STANDARDS

A. Excavating, trenching, filling, backfilling, and grading work shall meet the applicable requirements of the Uniform Building Code and the standards and ordinances of state and local governing authorities.

1.03 SUBSURFACE SOIL CONDITIONS

A. The Owners' Geotechnical Exploration report is available for inspection by bidder or Contractor. The Contractor shall refer to the findings and recommendations of the Geotechnical Exploration report in planning and executing his work.

1.04 DEFINITIONS

A. Fill: All soil, rock, or soil-rock materials placed to raise the grades of the site or to backfill excavations.

B. Backfill: All soil, rock or soil-rock material used to fill excavations and trenches.

C. On-Site Material: Soil and/or rock material which is obtained from the site.

D. Imported Material: Soil and/or rock material which is brought to the site from off-site areas.

E. Select Material: On-site and/or imported material which is approved by ENGEO as a specific-purpose fill.

F. Engineered Fill: Fill upon which ENGEO has made sufficient observations and tests to confirm that the fill has been placed and compacted in accordance with specifications and requirements.

G. Degree of Compaction or Relative Compaction: The ratio, expressed as a percentage, of the in-place dry density of the fill and backfill material as compacted in the field to the maximum dry density of the same material as determined by ASTM D-1557 or California 216 compaction test method.

H. Optimum Moisture: Water content, percentage by dry weight, corresponding to the maximum dry density as determined by ASTM D-1557.

I. ENGEO: The project geotechnical engineering consulting firm, its employees or its designated representatives.

J. Drawings: All documents, approved for construction, which describe the Work.

1.05 OBSERVATION AND TESTING

A. All site preparation, cutting and shaping, excavating, filling, and backfilling shall be carried out under the observation of ENGEO, employed and paid for by the Owners. ENGEO will perform appropriate field and laboratory tests to evaluate the suitability of fill material, the proper moisture content for compaction, and the degree of compaction achieved. Any fill that does not meet the specification requirements shall be removed and/or reworked until the requirements are satisfied.

B. Cutting and shaping, excavating, conditioning, filling, and compacting procedures require approval of ENGEO as they are performed. Any work found unsatisfactory or any work disturbed by subsequent operations before approval is granted shall be corrected in an approved manner as recommended by ENGEO.

C. Tests for compaction will be made in accordance with test procedures outlined in ASTM D-1557, as applicable. Field testing of soils or compacted fill shall conform with the applicable requirements of ASTM D-2922.

D. All authorized observation and testing will be paid for by the Owners.

1.06 SITE CONDITIONS

A. Excavating, filling, backfilling, and grading work shall not be performed during unfavorable weather conditions. When the work is interrupted by rain, excavating, filling, backfilling, and grading work shall not be resumed until the site and soil conditions are suitable.

B. Contractor shall take the necessary measures to prevent erosion of freshly filled, backfilled, and graded areas until such time as permanent drainage and erosion control measures have been installed.

PART 2 - PRODUCTS

2.01 GENERAL

A. Contractor shall furnish all materials, tools, equipment, facilities, and services as required for performing the required excavating, filling, backfilling, and grading work, and trenching and backfilling for utilities.

2.02 SOIL MATERIALS

A. Fill

1. Material to be used for engineered fill and backfill shall be free from organic matter and other deleterious substances, and of such quality that it will compact thoroughly without excessive voids when watered and rolled. Excavated on-site material will be considered suitable for engineered fill and backfill if it contains no more than 3 percent organic matter, is free of debris and other deleterious substances and conforms to the requirements specified above. Rocks of maximum dimension in excess of two-thirds of the lift thickness shall be removed from any fill material to the satisfaction of ENGEO.

2. Excavated earth material which is suitable for engineered fill or backfill, as determined by ENGEO, shall be conditioned for reuse and properly stockpiled as required for later filling and backfilling operations. Conditioning shall consist of spreading material in layers not to exceed 8 inches and raking free of debris and rubble. Rocks and aggregate exceeding the allowed largest dimension, and deleterious material shall be removed from the site and disposed off site in a legal manner.

3. ENGEO shall be notified at least 48 hours prior to the start of filling and backfilling operations so that it may evaluate samples of the material intended for use as fill and backfill. All materials to be used for filling and backfilling require the approval of ENGEO.

B. Import Material: Where conditions require the importation of fill material, the material shall be an inert, nonexpansive soil or soil-rock material free of organic matter and meeting the following requirements unless otherwise approved by ENGEO.

Gradation (ASTM D-421):	Sieve Size	Percent Passing
	2-inch	100
	#200	15 - 70
Plasticity (ASTM D-4318):	Liquid Limit	Plasticity Index
	< 30	< 12
Swell Potential (ASTM D-4546B): (at optimum moisture)	Percent Heave	Swell Pressure
	< 2 percent	< 300 psf
Resistance Value (ASTM D-2844):	Minimum 25	
Organic Content (ASTM D-2974):	Less than 2 percent	

A sample of the proposed import material should be submitted to ENGEO for evaluation prior to delivery at the site.

2.03 SAND

A. Sand for sand cushion under slabs and for bedding of pipe in utility trenches shall be a clean and graded, washed sand, all passing a No. 4 U. S. Standard Sieve, and generally conforming to ASTM C33 for fine aggregate.

2.04 AGGREGATE DRAINAGE FILL

A. Aggregate drainage fill under concrete slabs and paving shall consist of broken stone, crushed or uncrushed gravel, clean quarry waste, or a combination thereof. The aggregate shall be free from fines, vegetable matter, loam, volcanic tuff, and other deleterious substances. It shall be of such quality that the absorption of water in a

saturated surface dry condition does not exceed 3 percent of the oven dry weight of the samples.

B. Aggregate drainage fill shall be of such size that the percentage composition by dry weight as determined by laboratory sieves (U. S. Series) will conform to the following grading:

Sieve Size	Percentage Passing Sieve
1½-inches	100
1-inch	90 - 100
#4	0 - 5

2.05 SUBDRAINS

A. Perforated subdrain pipe of the required diameter shall be installed as shown on the drawings. The pipe(s) shall also conform to these specifications unless otherwise specified by ENGEO in the field.

Subdrain pipe shall be manufactured in accordance with one of the following requirements:

Design depths less than 30 feet

- Perforated ABS Solid Wall SDR 35 (ASTM D-2751)
- Perforated PVC Solid Wall SDR 35 (ASTM D-3034)
- Perforated PVC A-2000 (ASTM F949)
- Perforated Corrugated HDPE double-wall (AASHTO M-252 or M-294, Caltrans Type S, 50 psi minimum stiffness)

Design depths less than 50 feet

- Perforated PVC SDR 23.5 Solid Wall (ASTM D-3034)
- Perforated Sch. 40 PVC Solid Wall (ASTM-1785)
- Perforated ABS SDR 23.5 Solid Wall (ASTM D-2751)
- Perforated ABS DWV/Sch. 40 (ASTM D-2661 and D-1527)
- Perforated Corrugated HDPE double-wall (AASHTO M-252 or M-294, Caltrans Type S, 70 psi minimum stiffness)

Design depths less than 70 feet

- Perforated ABS Solid Wall SDR 15.3 (ASTM D-2751)
- Perforated Sch. 80 PVC (ASTM D-1785)
- Perforated Corrugated Aluminum (ASTM B-745)

B. Permeable Material (Class 2): Class 2 permeable material for filling trenches under, around, and over subdrains, behind building and retaining walls, and for pervious blankets shall consist of clean, coarse sand and gravel or crushed stone, conforming to the following grading requirements:

Sieve Size	Percentage Passing Sieve
1-inch	100
¾-inch	90 - 100
3/8-inch	40 - 100
#4	25 - 40
#8	18 - 33
#30	5 - 15
#50	0 - 7
#200	0 - 3

C. Filter Fabric: All filter fabric shall meet the following Minimum Average Roll Values unless otherwise specified by ENGEO.

Grab Strength (ASTM D-4632).....180 lbs
Mass Per Unit Area (ASTM D-4751).....6 oz/yd^2
Apparent Opening Size (ASTM D-4751).....70-100 U.S. Std. Sieve
Flow Rate (ASTM D-4491).....80 gal/min/ft^2
Puncture Strength (ASTM D-4833).....80 lbs

D. Vapor Barrier: Vapor barriers shall consist of PVC, LDPE or HDPE impermeable sheeting at least 10 mils thick.

2.06 PERMEABLE MATERIAL (Class 1; Type A)

A. Class 1 permeable material to be used in conjunction with filter fabric for backfilling of subdrain excavations shall conform to the following grading requirements:

Sieve Size	Percentage Passing Sieve
¾-inch	100
½-inch	95 - 100
3/8-inch	70 - 100
#4	0 - 55
#8	0 - 10
#200	0 - 3

PART 3 - EXECUTION

3.01 STAKING AND GRADES

A. Contractor shall lay out all his work, establish all necessary markers, bench marks, grading stakes, and other stakes as required to achieve design grades.

3.02 EXISTING UTILITIES

A. Contractor shall verify the location and depth (elevation) of all existing utilities and services before performing any excavation work.

3.03 EXCAVATION

A. Contractor shall perform excavating as indicated and required for concrete footings, drilled piers, foundations, floor slabs, concrete walks, and site leveling and grading, and provide shoring, bracing, underpinning, cribbing, pumping, and planking as required. The bottoms of excavations shall be firm undisturbed earth, clean and free from loose material, debris, and foreign matter.

B. Excavations shall be kept free from water at all times. Adequate dewatering equipment shall be maintained at the site to handle emergency situations until concrete or backfill is placed.

C. Unauthorized excavations for footings shall be filled with concrete to required elevations, unless other methods of filling are authorized by ENGEO.

D. Excavated earth material which is suitable for engineered fill or backfill, as determined by ENGEO, shall be conditioned for reuse and properly stockpiled for later filling and backfilling operations as specified under Section 2.02, "Soil Materials."

E. Abandoned sewers, piping, and other utilities encountered during excavating shall be removed and the resulting excavations shall be backfilled with engineered fill as required by ENGEO.

F. Any active utility lines encountered shall be reported immediately to the Owner's Representative and authorities involved. The Owner and proper authorities shall be permitted free access to take the measures deemed necessary to repair, relocate, or remove the obstruction as determined by the responsible authority or Owner's Representative.

3.04 SUBGRADE PREPARATION

A. All brush and other rubbish, as well as trees and root systems not marked for saving, shall be removed from the site and legally disposed of.

B. Any existing structures, foundations, underground storage tanks, or debris must be removed from the site prior to any building, grading, or fill operations. Septic tanks, including all drain fields and other lines, if encountered, must be totally removed. The resulting depressions shall be properly prepared and filled to the satisfaction of ENGEO.

C. Vegetation and organic topsoil shall be removed from the surface upon which the fill is to be placed and either removed and legally disposed of or stockpiled for later use in approved landscape areas. The surface shall then be scarified to a depth of at least eight inches until the surface is free from ruts, hummocks, or other uneven features which would tend to prevent uniform compaction by the equipment to be used.

D. After the foundation for the fill has been cleared and scarified, it shall be made uniform and free from large clods. The proper moisture content must be obtained by adding water or aerating. The foundation for the fill shall be compacted at the proper moisture content to a relative compaction as specified herein.

3.05 ENGINEERED FILL

A. Select Material: Fill material shall be "Select" or "Imported Material" as previously specified.

B. Placing and Compacting: Engineered fill shall be constructed by approved and accepted methods. Fill material shall be spread in uniform lifts not exceeding 8 inches in uncompacted thickness. Each layer shall be spread evenly, and thoroughly blade-mixed to obtain uniformity of material. Fill material which does not contain sufficient moisture as specified by ENGEO shall be sprinkled with water; if it contains

excess moisture it shall be aerated or blended with drier material to achieve the proper water content. Select material and water shall then be thoroughly mixed before being compacted.

C. Unless otherwise specified in the Geotechnical Exploration report, each layer of spread select material shall be compacted to at least 90 percent relative compaction at a moisture content of at least three percent above the optimum moisture content. Minimum compaction in all keyways shall be a minimum of 95 percent with a minimum moisture content of at least 1 percent above optimum.

D. Unless otherwise specified in the Geotechnical Exploration report or otherwise required by the local authorities the upper 6 inches of engineered fill in areas to receive pavement shall be compacted to at least 95 percent relative compaction.

E. Testing and Observation of Fill: The work shall consist of field observation and testing to determine that each layer has been compacted to the required density and that the required moisture is being obtained. Any layer or portion of a layer that does not attain the compaction required shall be reworked until the required density is obtained.

F. Compaction: Compaction shall be by sheepsfoot rollers, multiple-wheel steel or pneumatic-tired rollers or other types of acceptable compaction equipment. Rollers shall be of such design that they will be able to compact the fill to the specified compaction. Rolling shall be accomplished while the fill material is within the specified moisture content range. Rolling of each layer must be continuous so that the required compaction may be obtained uniformly throughout each layer.

G. Fill slopes shall be constructed by overfilling the design slopes and later cutting back the slopes to the design grades. No loose soil will be permitted on the faces of the finished slopes.

H. Strippings and topsoil shall be stockpiled as approved by Owner, then placed in accordance with ENGEO's recommendations to a minimum thickness of 6 inches over exposed open space cut slopes which are 3:1 or flatter, and track walked to the satisfaction of ENGEO.

I. Final Prepared Subgrade: Finish blading and smoothing shall be performed as necessary to produce the required density, with a uniform surface, smooth and true to grade.

3.06 BACKFILLING

A. Backfill shall not be placed against footings, building walls, or other structures until approved by ENGEO.

B. Backfill material shall be Select Material as specified for engineered fill.

C. Backfill shall be placed in 6-inch layers, leveled, rammed, and tamped in place. Each layer shall be compacted with suitable compaction equipment to 90 percent relative compaction at a moisture content of at least 3 percent above optimum.

3.07 TRENCHING AND BACKFILLING FOR UTILITIES

A. Trenching:

1. Trenching shall include the removal of material and obstructions, the installation and removal of sheeting and bracing and the control of water as necessary to provide the required utilities and services.

2. Trenches shall be excavated to the lines, grades, and dimensions indicated on the Drawings. Maximum allowable trench width shall be the outside diameter of the pipe plus 24 inches, inclusive of any trench bracing.

3. When the trench bottom is a soft or unstable material as determined by ENGEO, it shall be made firm and solid by removing said unstable material to a sufficient depth and replacing it with on-site material compacted to 90 percent minimum relative compaction.

4. Where water is encountered in the trench, the contractor must provide materials necessary to drain the water and stabilize the bed.

B. Backfilling:

1. Trenches must be backfilled within 2 days of excavation to minimize desiccation.

2. Bedding material shall be sand and shall not extend more than 6 inches above any utility lines.

3. Backfill material shall be select material.

4. Trenches shall be backfilled as indicated or required and compacted with suitable equipment to 90 percent minimum relative compaction at the required moisture content.

3.08 SUBDRAINS

A. Trenches for subdrain pipe shall be excavated to a minimum width equal to the outside diameter of the pipe plus at least 12 inches and to a depth of approximately 2 inches below the grade established for the invert of the pipe, or as indicated on the Drawings.

B. The space below the pipe invert shall be filled with a layer of Class 2 permeable material, upon which the pipe shall be laid with perforations down. Sections shall be joined as recommended by the pipe manufacturer.

C. Rocks, bricks, broken concrete, or other hard material shall not be used to give intermediate support to pipes. Large stones or other hard objects shall not be left in contact with the pipes.

D. Excavations for subdrains shall be filled as required to fill voids and prevent settlement without damaging the subdrain pipe. Alternatively, excavations for subdrains may be filled with Class 1 permeable material (as defined in Section 2.06) wrapped in Filter Fabric (as defined in Section 2.05).

3.09 AGGREGATE DRAINAGE FILL

A. ENGEO shall approve finished subgrades before aggregate drainage fill is installed.

B. Pipes, drains, conduits, and any other mechanical or electrical installations shall be in place before any aggregate drainage fill is placed. Backfill at walls to elevation of drainage fill shall be in place and compacted.

C. Aggregate drainage fill under slabs and concrete paving shall be the minimum uniform thickness after compaction of dimensions indicated on Drawings. Where not indicated, minimum thickness after compaction shall be 4 inches.

D. Aggregate drainage fill shall be rolled to form a well-compacted bed.

E. The finished aggregate drainage fill must be observed and approved by ENGEO before proceeding with any subsequent construction over the compacted base or fill.

3.10 SAND CUSHION

A. A sand cushion shall be placed over the vapor barrier membrane under concrete slabs on grade. Sand cushion shall be placed in uniform thickness as indicated on the Drawings. Where not indicated, the thickness shall be 2 inches.

3.11 FINISH GRADING

A. All areas must be finish graded to elevations and grades indicated on the Drawings. In areas to receive topsoil and landscape planting, finish grading shall be performed to a uniform 6 inches below the grades and elevations indicated on the Drawings, and brought to final grade with topsoil.

3.12 DISPOSAL OF WASTE MATERIALS

A. Excess earth materials and debris shall be removed from the site and disposed of in a legal manner. Location of dump site and length of haul are the Contractor's responsibility.

Appendix C

Phase I Environmental Site Assessment



BRIDLE GATE
BRENTWOOD, CALIFORNIA

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUBMITTED TO
Mr. Louis Parsons
West Coast Home Builders, Inc.
4061 Port Chicago Highway, Suite H
Concord, CA 94520

PREPARED BY
ENGEO Incorporated

May 6, 2020

PROJECT NO.
3359.210.001

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ENGEO
Expect Excellence

Project No.
3592.210.001

May 6, 2020

Mr. Louis Parsons
West Coast Home Builders, Inc.
4061 Port Chicago Highway, Suite H
Concord, CA 94520

Subject: Bridle Gate
Sand Creek Road and San Jose Ave.
Brentwood, California

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Parsons:

ENGEO is pleased to present our phase I environmental site assessment of the subject property (Property), located in Brentwood, 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 Standard Testing Method (ASTM) Practice E1527-13. 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 E1527-13.

We are pleased to be of service to you on this project. If you have any questions concerning the contents of our report, please contact us.

Sincerely,

ENGEO Incorporated

Brooke Spruit, PE

Shawn Munger, CHG

bs/sm/cjn

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EXECUTIVE SUMMARY

ENGEO conducted a phase I environmental site assessment for the property located at Sand Creek Road and San Jose Ave. in Brentwood, California (Property). The Property is approximately 133.7 acres in area and is identified by Assessor's Parcel Number (APN) 019-082-007.

The Property consists of partially graded undeveloped land being dry farmed. Review of historical records indicates that the Property has been used for dry farming of grains or hay from at least 1939 until the late 1990s. Between 1962 and 1966, seven oil wells were drilled on the subject property and a tank complex and production water impoundment was built in the southeastern portion of the site to separate the oil/water mixture, store oil, and collect the natural oil from the wells. These oil production facilities were decommissioned in between 1994 and 1996. Records of abandonment were reviewed for all the wells shown on-site (Figure 2).

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

The site reconnaissance and records review did find documentation of past soil or groundwater impairments, which were subsequently mitigated and provided closure by RWQCB in 1996. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of hazardous materials discharge on the Property; however, these previous impacts were mitigated under the oversight of the RWQCB and provided closure. No contaminated facilities were identified within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

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

The following historical REC was identified:

- Seven oil production wells operated on the Property from 1962 to 1996 (Figure 2). These wells were decommissioned and abandoned in accordance with the Department of Oil and Gas (now CalGEM) regulations. Records of abandonment were reviewed on the CalGEM website. The Property also contained an above-ground storage tank complex for the separation of oil, condensate, and water which was decommission by 1996. The former Brentwood crude oil pipeline also operated within the Property (Figure 2). Remedial activities for the decommissioning of the well sites and tank farm included soil, excavation, bioremediation, soil sampling/analysis and groundwater monitoring. Confirmation sampling and laboratory testing demonstrated successful remediation to the approved cleanup objectives set forth by Central Valley RWQCB. Closure letters for the Sullenger Tank Farm, Ward Tank Farm, and Wells 3-10, 34-10, 32-10, and 38-10 were issued in 1996 through 2000 by the Central Valley RWQCB. Confirmation samples obtained from the bioremediated soil stockpile had TPH concentrations up to 1,800 parts per million (ppm) which exceeds current TPH residential screening levels. It is likely that TPH concentrations have significantly degraded over time. This can be confirmed with supplemental analysis. We

understand this soil, at the direction of RWQCB, was used as a suitable backfill for oil well remedial excavations.

The following potential environmental REC was identified:

- Possible residual impacts could remain within the vicinity of the former oil wells, the former Brentwood crude oil pipeline, and the former tank farm. These wells were decommissioned and abandoned in accordance with the regulatory requirements of CalGEM..

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312).

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:

- We did not receive a response from the Central Valley RWQCB regarding files pertaining to their oversight of the former oil wells and facilities. We were provided some closure documents from West Coast Home Builders, Inc. which included closure letters for Wells 3-10, 34-10, 32-10, and 38-10 issued in 1996 through 2000 by the Central Valley RWQCB.

ENGEO recommends the following:

<u>Former Oil Well Operations</u>

Seven oil wells decommissioned and abandoned in accordance with the Department of Oil and Gas (CalGEM) requirements, and a former above-ground tank/processing area were located within the Property boundaries. The following is recommended to address the past oil production activities:

- Limited phase II environmental site assessment in the area of the former tank farm and oil wells.
- A topographic survey of Well 36-10.
- Any remaining abandoned oil pipelines found within the areas of the project site planned for development should be removed during construction.
- Preparation of a Soil Management Plan (SMP) could be prepared for the Property prior to construction activity. This SMP could outline procedures and guidelines for handling unanticipated impacted material associated with former oil site use. If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project site, specifically in the vicinity of abandoned oil wells, or during removal of abandoned oil pipelines, the impacted area should be isolated from surrounding, non-impacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with current applicable regulatory residential screening levels.
- Prior to final map approval, the project applicant shall submit to the City of Brentwood Engineering Department, for review and approval, plot plans which show that future inhabited structures will not be located directly over the seven on-site abandoned oil wells.

1.0 INTRODUCTION

1.1 PURPOSE OF PHASE I ENVIRONMENTAL SITE ASSESSMENT

This assessment was performed at the request of West Coast Home Builders, Inc. 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 E1527-13, an REC is "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment."

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

ENGEO conducted a phase I environmental site assessment for the Property located at Sand Creek Road and San Jose Avenue in Brentwood, California (Figures 1 and 2). The approximately 133.7-acre Property is identified as APN 019-082-007 (Figure 3) and is currently partially graded undeveloped land being dry farmed.

1.4 CURRENT USE OF PROPERTY AND ADJOINING PROPERTIES

The Property is partially graded undeveloped currently being dry farmed. Sand Creek traverses across the northern portion of the Property in the east-west direction.

Interstate 4 borders the Property to the immediate east and commercial development resides further east of Interstate 4. Residential development borders the Property to the south. Primarily undeveloped land resides to the north and west.

1.5 SITE AND VICINITY CHARACTERISTICS

According to published topographic maps, the Property varies in elevation from approximately 220 to 230 feet above mean sea level (msl) central, southern, and western portions of the Property to approximately 130 feet above msl in the northern and eastern portions. Review of

the Antioch South and Brentwood Quadrangle Geologic Map (Dibblee, 2006) found that the Property is underlain by various formations including Qa (surficial sediments consisting of pebble, gravel, sand, and clay), Tkm (Kreyenhagen Formation consisting of sandstone), Tds (Domengine Sandstone consisting of sandstone), Tkn (Kreyenhagen Formation consisting of clay shale or claystone), and Tmge (Meganos Formation consisting of siltstone and silty mudstone).

Geocheck – Physical Setting Source Summary of the Environmental Data Resources, Inc. (EDR) report (Appendix A) indicated no Federal United States Geological Survey (USGS) and no State wells located within 1 mile of the Property. The Physical Setting Source Summary also provided hydrogeologic information for use as an indicator of groundwater flow direction in the immediate area. This section indicated no wells within a mile of the Property.

We reviewed the Department of Water Resources On-line Water Data Library for depth to water in the vicinity of the Property. The website did not identify any wells within 1 mile of the Property. Former monitoring wells within the Property indicated depth to groundwater to be between 17 and 32 feet bgs and flow to be in the easterly direction.

We reviewed 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 nearby facilities with records that include depth to groundwater measurements. The following information was obtained regarding local groundwater conditions.

TABLE 1.5-1: Local Groundwater Conditions

PROXIMITY TO PROPERTY	REPORTED DEPTH TO GROUNDWATER	REPORTED GROUNDWATER FLOW DIRECTION
Adjacent NW	20-30 feet bgs	East

The site-specific depth to groundwater and direction of groundwater flow was not determined as part of this assessment. Fluctuations in groundwater levels may occur seasonally and over a period of years due to variations in precipitation, temperature, irrigation, and other factors.

We reviewed the Department of Conservation, Geologic Energy Management (CalGEM), formerly the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), website and map database to determine if any historic oil and/or gas wells were located within the Property. There are seven plugged and capped oil wells shown within the Property. These wells are shown consistent with 3-10, 38-10, 36, 32-10, 39, and 31 shown on Figure 2. One plugged and capped dry gas well is shown within the Property, consistent with 34-10 shown on Figure 2. Records of abandonment for these wells are summarized in Section 2.0. There are an additional 75 plugged and capped oil and gas wells within a mile of the Property. The following table provides a summary of the abandoned wells in accordance with the Department of Oil and Gas (CalGEM) requirements within the Property:

TABLE 1.5-2

WELL NAME	DATE DRILLED	DATE ABANDONED	APPROXIMATE TOTAL DEPTH (FT BGS)
Ward 39	June 1975	December 1976	4,808
Ward 31	January 1963	April 1986	5,108

WELL NAME	DATE DRILLED	DATE ABANDONED	APPROXIMATE TOTAL DEPTH (FT BGS)
Ward 36-10	June 1964	April 1986	4,541
Ward 3-10	September 1962	August 1992	4,900
Ward 32-10	May 1963	May 1993	4,700
Ward 34-10	November 1963	August 1992	4,200
Ward 38-10	August 1964	February 1994	4,068

2.0 PREVIOUS ENVIRONMENTAL REPORTS

ENGEO; Modified Phase I Environmental Site Assessment; Colchico Parcel; Sand Creek Road, Antioch, California; January 14, 1992.

We reviewed the Modified Phase I ESA for the source of the known undocumented fill placed within the Property. The ESA identified that the borrow site had been used for agricultural purposes since at least the 1950s. Agricultural activity appeared to have been limited to orchards, principally walnut trees. A limited soil sampling program was conducted to determine if soils had been impacted by past agricultural practices. The program included the recovery of two near-surface soil samples analyzed for organochlorine pesticides. No compounds were detected above laboratory detection limits.

Groundwater Technology: Remedial Action Plan; Various Oxy/Shell/Apache Lease Sites; Brentwood Oil Field; Brentwood, California; January 19, 1994.

This Remedial Action Plan (RAP) was designed for the clean-up of crude oil-containing soil at various OXY USA, Inc./Shell Western E&P Inc./Apache Corporation former lease sites in the Brentwood Oil and Gas Field. The Property is included within this larger study. The objectives of the RAP were to excavate and transport soil to a central on-site location and treat using bioremediation technology and/or to a soil recycling facility. Further, a groundwater assessment at three sites was to be addressed after applicable lease site soil is remediated. The RAP prescribed the following:

- Excavation: Soil with concentrations greater than 100 ppm TPH (or greater than 0.3 ppm benzene) were to be excavated for remediation. Soil samples were to be collected from the base and sidewalls of each excavation area.
- Bioremediation: Treatment system where impacted soil is loaded into a 60-mil HDPE lined cell with leachate capture. Treatment cells were to be operated and maintained until soil analyses indicate a total TPH concentration below 100 ppm.

The proposed clean-up levels were as follows:

- TPH (total): 100 ppm
- Benzene: 0.3 ppm
- Toluene: 0.3 ppm
- Ethylbenzene: 1 ppm
- Xylenes: 1 ppm

The RAP indicated the Central Valley division of RWQCB was the lead regulatory agency, however, Contra Costa County Health Agency was to be copied on data and plans.

Groundwater Technology; Additional Assessment Report; Remediation Action Plan Modifications; Various Oxy/Shell/Apache E & P Lease Sites; Brentwood Oil Field; Brentwood, California; December 13, 1994.

This report summarized additional environmental site assessment work and the pilot study results for bioremediation. The purpose of this assessment was to obtain additional site-specific hydrogeologic data and to further define the extent of petroleum hydrocarbons that were potentially present in the shallow water-bearing zone at various lease sites, which included Ward 3-10 and Ward 34-10 within the Property. The pilot study was designed to determine the effectiveness of bioremediating crude oil-containing soil. The pilot study was successful and bioremediation was determined to be an effective treatment.

Four soil borings were drilled and nineteen monitoring wells were installed during June and July 1994 at Enea Capital 2-8 (off-site), Prewett 4-5 (off-site), Ward 3-10 (on-site), and Ward 34-10 (on-site). Two additional borings and four monitoring wells were drilled and installed at Enea Capital 2-8 (off-site), Prewett 4-5 (off-site), and Ward 34-10 (on-site), Groundwater sample analysis showed varying low concentrations of TPH and BTEX for each site and minor PAH concentrations. Soil samples and WET analysis indicated low leaching potential.

The following modifications to the RAP previously submitted in January of 1994 were made:

- Soil with benzene concentrations greater than 5.5 ppm and total TPH concentrations greater than 500 ppm were to be excavated for remediation laterally and to a depth of 10 feet bgs. Confirmatory sidewall samples were to be collected and analyzed for TPH, BTEX, and PAH concentrations. The excavations were to be backfilled with treated soil. *Subsequent remedial work within the Property was performed, which achieved these cleanup objectives (Fluor Daniel, 1996; RWQCB, 1996).*

- Residual hydrocarbon-containing soil below 10 feet with benzene concentrations less than 14 ppm and TPH concentrations less than 10,000 ppm (residential scenario) were to be left in place to undergo naturally occurring biodegradation. Waste Extraction Test (WET) leachibility data indicated a very low leaching potential. The compacted silty/clayey backfill material was concluded an effective barrier to surface infiltration. Additionally, water in the localized upper water-bearing zones was not considered to be beneficial with no future receptors anticipated. *Subsequent remedial work within the Property was performed which achieved these cleanup objectives (Fluor Daniel, 1996; RWQCB, 1996).*

Groundwater Technology; Human Health Based Soil Remediation Target Concentrations Report; Oxy USA, Inc.; Oil and Gas Field; Brentwood/Antioch, California; February 23, 1995.

The purpose of this report was to determine health-protective concentrations of constituents of concern in soil at remediation sites. Remediation target concentrations for groundwater were not addressed in this report. The recommended remediation goals for soil at these sites were determined from the following exposures:

- Surface soil (to a depth of 10 feet bgs) remediation goals were based on the combined adult/child resident most likely exposure which resulted in a risk exposure between 10^{-6} and

10^{-4} and a hazard index of 1.0. Thus, soil with benzene concentrations greater than 2.5 to 250 mg/kg; individual carcinogenic PAH concentrations greater than 20 to 2,000 µg/kg; toluene, ethylbenzene, or xylenes concentrations greater than 200 mg/kg; or individual non-carcinogenic PAH concentrations greater than 40 mg/kg were to be remediated. *Subsequent remedial work within the Property was performed which achieved these cleanup objectives (Fluor Daniel, 1996; RWQCB, 1996).*

- Surface soil (below 10 feet bgs) remediation goals based on indoor inhalation of benzene vapors by residents, and on direct exposures by construction workers for all other compounds. Thus, soil with benzene concentrations greater than 5 to 500 mg/kg; or individual non-carcinogenic PAH concentrations greater than 1,800 mg/kg were to be remediated. *Subsequent remedial work within the Property was performed which achieved these cleanup objectives (Fluor Daniel, 1996; RWQCB, 1996).*

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 39 December 3, 1976.

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 31 August 10, 1986.

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 36 August 10, 1986.

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 3-10; August 18, 1992.

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 32-10; May 6, 1993.

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 34-10; August 18, 1992.

Department of Conservation Division of Oil and Gas; Report of Well Abandonment – Ward 38-10; February 28, 1994.

The above well abandonment records were reviewed for the referenced sites within the Property.

Fluor Daniel GTI; Request for Site Closure – Former Ward 3-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 2, 1996.

We reviewed a Request for Site Closure document addressed to RWQCB for the closure of 3-10. Approximately 3,699 cubic yards of impacted soil was excavated from the former Ward 3-10 site. Soil samples were obtained from three excavation locations (A, B, and C). The first excavation area (A) had samples collected from the sidewalls at depths of 2 feet, 5 feet, 10 feet, and 17 feet bgs and from the bottom of the excavation (18 feet bgs). Two other excavation areas (B and C) did not have visual, olfactory, or PID indications of hydrocarbons. Reported constiuents were below approved soil cleanup criteria. *RWQCB issued a closure letter for Well 3-10 in July of 2007 (RWQCB, 2007).*

Fluor Daniel GTI; Request for Site Closure – Former Ward 34-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 2, 1996.

We reviewed a Request for Site Closure document addressed to RWQCB for the closure of Warm 34-10. Approximately 635 cubic yards of impacted soil was excavated from the former Ward 34-10 site. Confirmation samples were collected from the sidewalls at depths of 2 feet, 5 feet, 10 feet, and 18 feet bgs and the base at 18 feet bgs.. Reported constituents were below approved soil cleanup criteria . *RWQCB issued a closure letter for Well 34-10 in July of 2007 (RWQCB, 2007).*

Fluor Daniel GTI; Request for Site Closure – Former Ward Tank Farm Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 2, 1996.

We reviewed a Request for Site Closure document addressed to RWQCB for the closure of Ward Tank Farm. Approximately 25,600 cubic yards of impacted soil was excavated from the former Ward Tank Farm site. Confirmation samples were collected from the sidewalls at depths of 2 feet, 5 feet, 10 feet, 18 feet bgs. BTEX, PAHs, and TPHs were below approved soil cleanup criteria. *RWQCB issued a closure letter for Ward Tank Farm in July of 2007 (RWQCB, 2007).*

RWQCB; Request for Site Closure – Former Ward 32-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 19, 1996.

RWQCB issued closure for the Former Ward 32-10 site, which indicated no further investigation, remedial or removal action, or monitoring is required. This followed implementation of approved remedial action plans. Approximately 1,667 cubic yards of soil was excavated from the former Ward 32-10 site within the Property. Soil samples were obtained from the excavation sidewalls at depths of 2 feet, 5 feet, 10 feet, and 16 feet bgs. Confirmation sampling did not indicate BTEX, PAHs, and TPHs above approve soil cleanup criteria.

RWQCB; Request for Site Closure – Former Ward 35-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 19, 1996.

RWQCB issued closure for the Former Ward 35-10 site (off-site), which indicated no further investigation, remedial or removal action, or monitoring is required. This followed implementation of approved remedial action plans. Approximately 11 cubic yards of soil was excavated from the former Ward 35-10 site within the Property. Impacted material was biotreated on-site. Confirmation samples were obtained at depths of 5 feet, 5 feet, 10 feet, and 18 feet bgs. Base and sidewall confirmation samples were below cleanup objective levels..

RWQCB; Request for Site Closure – Former Ward 37-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 19, 1996.

RWQCB issued closure for the Former Ward 37-10 site (off-site), which indicated no further investigation, remedial or removal action, or monitoring is required. This followed implementation of approved remedial action plans. Approximately 11 cubic yards of soil was excavated from the former Ward 37-10 site within the Property. Visual, odorous, or PID indications of hydrocarbons were not observed. Analyses did not show TPH-mo above laboratory detections.

RWQCB; Request for Site Closure – Former Ward 38-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 19, 1996.

RWQCB issued closure for the Former Ward 38-10 site, which indicated no further investigation, remedial or removal action, or monitoring is required. This followed implementation of approved remedial action plans. Approximately 11 cubic yards of soil was excavated from the former Ward 38-10 site within the Property. Impacted material was biotreated on-site. Visual, odorous, or PID indications of hydrocarbons were not observed. BTEX and TPHs were not reported above detection limits for the 11 confirmation samples obtained.

Fluor Daniel GTI; Groundwater Monitoring and Sampling Activities; Ward 3-10 Lease; Former OXY Oil and Gas Field; Brentwood, California; March 18, 1998.

Seven groundwater monitoring wells were sampled (MW-15, MW-16, MW-56, MW-57, MW-77, MW-78, and MW-79). Samples were analyzed for TPH-g/BTEX, TPH-d/mo, and PAHs. Additionally samples were analyzed for water quality parameters (sulfide, sulfate, nitrite, nitrate, chlorides, TDS, alkalinity) and dissolved metals (iron, aluminum, boron, copper, manganese, arsenic, selenium). Laboratory analyses indicated only one well had detectable concentrations of BTEX. Minor concentrations of toluene, ethylbenzene, and xylenes were reported. TPH-g and TPH in the kerosene range were reported. PAHs were only detected slightly above detection limits in five of the wells.

Fluor Daniel GTI; Groundwater Monitoring and Sampling Activities; Ward 34-10 Lease; Former OXY Oil and Gas Field; Brentwood, California; March 18, 1998.

Seven groundwater monitoring wells were sampled (MW-22, MW-29, MW-54, MW-55, MW-75, MW-76, and MW-96). Samples were analyzed for TPH-g/BTEX, TPH-d/mo, and PAHs. Additionally samples were analyzed for water quality parameters (sulfide, sulfate, nitrite, nitrate, chlorides, TDS, alkalinity) and dissolved metals (iron, aluminum, boron, copper, manganese, arsenic, selenium). Laboratory analyses indicated no wells had detectable concentrations of BTEX and minor TPH concentrations in the diesel and motor oil range. PAHs were detected slightly above detection limits in all seven wells.

Fluor Daniel GTI; Groundwater Monitoring and Sampling Activities; Ward Tank Farm Lease; Former OXY Oil and Gas Field; Brentwood, California; March 18, 1998.

Ten groundwater monitoring wells were sampled including the existing MW-53, MW-65, MW-66, MW-67, MW-68, MW-85, MW-86, and MW-87 wells, and two additional wells installed MW-100 and MW-101. Samples were analyzed for TPH-g/BTEX, TPH-d/mo, and PAHs. Additionally samples were analyzed for water quality parameters (sulfide, sulfate, nitrite, nitrate, chlorides, TDS, alkalinity) and dissolved metals (iron, aluminum, boron, copper, manganese, arsenic, selenium). Laboratory analyses indicated that two wells had detectable concentrations of BTEX. Minor detections of TPHs were detected. PAHs were detected slightly above detection limits in seven wells.

RWQCB; No Further Action Required; Brentwood Oil and Gas Field, Contra Costa County; July 7, 2000.

RWQCB reviewed a closure report that included documentation that showed a total of 30 monitoring well wells were properly abandoned at Ward 34-10, Ward 3-10, Ward Tank Farm, and Sullenger Tank farm. The letter referenced the closure report indicated low levels of TPHs

as gasoline, kerosene, and diesel detected in soil confirmation samples below cleanup objective levels. Benzene and toluene were not detected. Ethylbenzene and xylenes were detected below water quality objectives at Ward 3-10 and Ward 34-10. Residual TPH concentrations were reported above current maximum contaminant levels (MCLs).

Partner Engineering and Science, Inc.; Transaction Screen Assessment Report; Colchico Quail Cove; Antioch, California; September 23, 2019.

A Transaction Screen Assessment (TSA) was prepared for the site located at south side of Prewett Ranch Drive and the west side of Heidcorn Ranch Road in Antioch. Undocumented soil from this site was imported to the Bridle Gate Property according to West Coast Home Builders, Inc. Partner concluded that the possible former use of agricultural chemicals was not expected to represent a significant environmental concern. Partner recommended no further investigation at the site.

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.

A Preliminary Title Report for the Property, prepared by Old Republic Title Company and dated March 17, 2020, was provided for our review. The Property title is vested in West Coast Home Builders, Inc. A deed to PG&E is referenced for electrical power transmission lines and a gas pipeline. The title report also states oil and gas leases for the Property. No references to environmental liens, deed restrictions or other potential environmental issues were noted. This report is included in Appendix B.

3.2 HISTORICAL RECORD SOURCES

The purpose of the historical record review is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions on the Property.

3.2.1 Historical Topographic Maps/Aerial Photographs/Sanborn Maps

Historical USGS topographic maps, aerial photographs, and Sanborn Fire insurance maps were reviewed to determine if discernible changes pertaining to the Property had been recorded. EDR provided the following maps and photographs, presented in Appendices D, E, and F.

The site has historically been used for dry farming of grains or hay from at least 1939 until the present time. By 1939, a homesite was located at the northeastern corner of the parcel. Between 1962 and 1964, seven oil wells were drilled on the subject Property. By 1966, two

small tanks and a production water impoundment had been built in the southeastern portion of the Property to separate the oil/water mixture, store oil and collect the condensate from the wells. A review of the 1976 aerial photograph noted a linear trace of disturbed soil along the existing PG&E pipeline easement. These oil production facilities were decommission by 1996. Aerial photographs between 1998 and 2016 show the Property as mostly undeveloped until 2016 when some apparent grading occurred within the southern central portion of the Property.

The parcels north of the subject property were developed for orchard and more recently row crops. East of the subject property, the parcels were used for orchard crops from 1939 to 1981 and row crops after 1981. The parcels to the south and west have been used for grazing or dry farming from the earliest photographs reviewed. A residential development was built to the south of the Property and Interstate 4 to the east in the early 2000's. An interchange was built to the east along Interstate 4 in the 2016 photograph.

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 associated with listings. Surrounding listings are primarily residential and commercial.

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 Subject Property

The Property is listed on Environmental Record source databases as NPDES and CIWQS for Bridle Gate. This is associated with stormwater permitting during grading.

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

FACILITY	STREET	DATABASES
SAND CREEK STATION	HEIDORN RANCH & SAND CREEK	CONTRA COSTA CO. SITE LIST
VICTORIA SECRET STORE #1411	2845 SAND CREEK RD SPC E-4	CERS HAZ WASTE
SHELL YARD	3052 HEIDORN RANCH RD	CPS-SLIC, CDL, CERS
THE TALBOTS INC. #1193	2565 SAND CREEK RD STE 104	CERS HAZ WASTE

FACILITY	STREET	DATABASES
LENSCRAFTERS #5612	2565 SAND CREEK RD STE 124	CONTRA COSTA CO. SITE LIST, HAZNET, HWTS, CONTRA COSTA CO. SITE LIST, CERS HAZ WASTE, RCRA NONGEN/NLR
ROUND TABLE PIZZA	2540 SAND CREEK RD	CONTRA COSTA CO. SITE LIST
EXPRESS FASHION OPERATIONS LLC	2545 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, HAZNET, CERS HAZ WASTE, HWTS, RCRA NONGEN/NLR
BRENTWOOD SHOPPING CENTER	2200 SAN JOSE AVENUE	CPS-SLIC, CERS
ROSS DRESS FOR LESS #0629	2520 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, HAZNET, CERS HAZ WASTE, HWTS, RCRA NONGEN/NLR
HOLLISTER CO	2505 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, CERS HAZ WASTE
BATH & BODY WORKS #2077	2505 SAND CREEK RD STE H-2	CERS, CERS HAZ WASTE, RCRA NONGEN/NLR
HOLLISTER CO	2505 SAND CREEK RD	RCRA NonGen / NLR
KELLY-MOORE PAINT CO INC	2480 SAND CREEK RD	RCRA NonGen / NLR, CONTRA COSTA CO. SITE LIST, HAZNET, CERS, CERS HAZ WASTE, HWTS
PARTY CITY #444 BRENTWOOD	2470 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, HAZNET, CHMIRS, CERS, CERS HAZ WASTE, HWTS, RCRA NONGEN/NLR
REI #126	2475 S SAND CREEK RD 100	CONTRA COSTA CO. SITE LIST
HOMEGOODS 0237	2460 SAND CREEK RD	RCRA NonGen / NLR, CONTRA COSTA CO. SITE, CERS HAZ WASTE
ULTA BEAUTY 353	2465 SAND CREEK RD	RCRA NonGen / NLR, CONTRA COSTA CO. SITE LIST, HAZNET, CERS, CERS HAZ WASTE, HWTS
MAC 695434	2455 SAND CREEK RD STE 116	CONTRA COSTA CO. SITE LIST, HAZNET, NPDES, CIWQS, HWTS, CERS HAZ WASTE, RCRA NONGEN/NLR
TJ MAXX 0858	2450 SAND CREEK RD	CONTRA COSTA CO. SITE LIS, HAZNET, CERS HAZ WASTE, HWTS, RCRA NONGEN/NLR
SHELL PURCHASE	SAND CREEK ROAD	HIST UST, EMI, CERS
COSMOPROF BEAUTY	2440 SAND CREEK RD STE E 2	RCRA NonGen / NLR, CONTRA COSTA CO. SITE LIST, CERS HAZ WASTE
BJ'S RESTAURANT & BREWHOUSE	2365 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, NPDES
RALEY'S #336	2400 SANDCREEK RD	FINDS, RCRA NONGEN/NLR, CONTRA COSTA CO. SITE, CONTRA COSTA CO. SITE
EQUILON PIPLINE CO LLC	3052 SAND CREEK RD	CONTRA COSTA CO. SITE LIST
LOMA VISTA ELEMENTARY CLASSROOM ADDITION	2110 SAN JOSE AVENUE	SCH, ENVIROSTOR
T-MOBILE WEST CORP/BA01704A	2110 SAN JOSE AVE	CONTRA COSTA CO. SITE LIST
RED ROBIN #590 (BRENTWOOD)	2385 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, CERS,
TERMO COMPANY	SAN JOSE AVE	LUST, HIST CORTESE, CERS
EMPIRE ELEMENTARY SCHOOL	EMPIRE AVENUE/AMBER LANE	SCH, ENVIROSTOR
MILES-FENELL PROPERTY	2200 SHADY WILLOW LANE,2301 & 2251 EMPIRE AVENUE	VCP, ENVIROSTOR

We reviewed GeoTracker and EnviroStor for nearby sites that may have the potential to impact the Property:

Shell Yard, located at 3052 Heidorn Ranch Road, adjacent to the northwest, a closed leaking underground storage tank (LUST) case. The 10-acre lot was formerly used as an office and maintenance yard for pipeline operations, with secondary use as a support area for oil and gas production operations. Between 1997 and 2009, OXY identified four areas of petroleum hydrocarbon contamination and excavated 77,800 cubic yards of contaminated soil, except for two small areas near the high pressure gas lines, bio-treated the soil on-site, and backfilled the site to grade. Groundwater monitoring was conducted on the site from 2005 to 2010. Prior to closure, TPH-d was only detected at 320 µg/L since 2006. Given the remedial activities, closure status, and low residual concentrations, this is unlikely to pose an environmental concern for the Property.

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

3.4 REGULATORY AGENCY FILES AND RECORDS

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

TABLE 3.4-1: Regulatory Agency Records

NAME OF AGENCY	RECORDS REVIEWED
City of Brentwood Building and Planning Departments	We contacted the City of Brentwood Building and Planning Department. We were informed no building records exist for the Property. We were informed that the City of Brentwood prepared a Mitigated Negative Declaration (MND) (2006) report for the Property; however, this has since been superseded by an Environmental Impact Report (EIR).
East Contra Costa County Fire Prevention Department	The East Contra Costa County Fire Prevention Department provided files for 2530 Sand Creek Road (listed incorrectly as the Property in their system). They did not have files available pertaining to the Property.
Contra Costa County Department of Environmental Health	We were provided files for OXY USA Brentwood Oil Fields related records. We were provided the following: • Emergency Response Plans • Hazardous Materials Business Plans (1988-1992) • Change of Operatorship from Shell Western E&P to OXY USA (1988) • Inspections (1990) • Approval of proposed soil remediation for Brentwood Oil and Gas Field by RWQCB (1995) • RWQCB review of Cleanup Levels outlined in DTSC's 1995 letter for the Brentwood Oil and Gas Fields (1995) • Memorandum from DTSC in providing consultative services in risk assessment for the Brentwood Oil and Gas Fields Site to support RWQCB pertaining to the potential human health effects of impacted soil at the site

NAME OF AGENCY	RECORDS REVIEWED
	(1995). This memo it would be best to set the target coil cleanup level at the RME 10^{-6} risk level for all carcinogens and a hazard ratio of 1.0. It was also stated that during remediation, RWQCB may determine that it is not technically possible or too costly to achieve those low target soil levels for the carcinogens, in which case Oxy may clean up to a higher concentration level corresponding to an alternative risk level between 10^{-4} and 10^{-6}. • Phase II Site Investigation Final Report for Brentwood Oil and Gas Field (1992) prepared by Oxy USA, Inc. It was determined that several sites have impacted groundwater quality including Ward 3-10 and Ward 32-10 within the Property. RWQCB issued closure for wells in Section 2.0. • Notice of Violation for Oxy USA for an effluent sample containing benzene at 36.8 ppb. The violation does not specifically identify the Property as the discharge location. • We reviewed monitoring well destruction permits issued in 2000 for 30 monitoring wells including MW-22, MW-29, MW-54, MW-55, MW-75, MW-76, MW-96, MW-15, MW-16, MW-56, MW-57, MW-77, MW-78, MW-79, MW-53, MW-65, MW-66, MW-67, MW-68, MW-85, MW-56, MW-87, MW-100, MW-101, MW-46, MW-62, MW-63, MW-64, MW-88, MW-89.
Contra Costa County Assessor's Office	We reviewed the online database and confirm the Property is associated with APN 019-082-007. The Property is incorrectly listed as 2530 Sand Creek Road in the GIS database.
Central Valley California State Water Resources Control Board	The Property was not listed on GeoTracker, the RWQCB online database; however, the Central Valley RWQCB provided oversight on the former tank farm and oil gas wells. We were provided closure documents by West Coast Home Builders, Inc. pertaining to the former oil wells. We reached out to the Central Valley RWQCB division, however, in response to the COVID-19 Shelter-in-Place Order, non-essential file reviews are not being performed. We did not receive an official response by the completion of this report.
Department of Toxic Substances Control	The Property is not listed on the Department of Toxic Substances Controls' online database, EnviroStor.

3.5 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 11 tests were conducted within the Property zip code, with no tests exceeding the current EPA action level of 4 picocuries per liter {pCi/L}[1]).

[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).

In accordance with ASTM E2600-15 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*); There are 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. Seven oil wells, an above ground storage tank facility, and crude oil underground pipeline previously operated on the Property (Figure 2). The former oil field operations could pose a potential vapor intrusion consideration.

4.0 SITE RECONNAISSANCE

4.1 METHODOLOGY

ENGEO conducted a reconnaissance of the Property on March 25, 2020. The reconnaissance was performed by Brooke Spruit, Project Engineer of ENGEO. The Property was viewed for hazardous materials storage, superficial staining or discoloration, debris, stressed vegetation, or other conditions that may be indicative of potential sources of soil or groundwater contamination. The Property was also checked for evidence of fill/ventilation pipes, ground subsidence, or other evidence of existing or preexisting underground storage tanks. Photographs taken during the site reconnaissance are presented in Figure 4.

4.2 SITE OBSERVATIONS

The following table summarizes our observations during the reconnaissance:

TABLE 4.2-1: Site Observations

FEATURE TYPE	OBSERVATIONS
Structures	No structures were observed during the site reconnaissance.
Hazardous Substances and Petroleum Products in Connection with Identified Uses	We observed signage for a PG&E underground gas pipeline within the southwestern portion of the Property traversing from south to northeast.
Storage Tanks (underground and above-ground)	No above-ground storage tanks or evidence of existing underground storage tanks was observed during the site reconnaissance.
Odors	No odors indicative of hazardous materials or petroleum material impacts were noted at the time of the reconnaissance.
Pools of Potentially Hazardous Liquid	No pools of potentially hazardous liquid were observed within the Property at the time of our reconnaissance.
Drums	No drums were observed on the Property at the time of the reconnaissance.
Polychlorinated Biphenyls (PCBs)	No PCB-containing materials, including transformers, were observed within the Property during our site reconnaissance.
Hazardous Substances and Petroleum Product Containers	No hazardous substance or petroleum product containers were observed on the Property at the time of our reconnaissance.
Pits, Ponds, and Lagoons	No pits, ponds or lagoons were observed within the Property at the time of our reconnaissance.
Stained Soil/Pavement	No stained soil or pavement was observed within the Property at the time of our reconnaissance.
Stressed Vegetation	No signs of stressed vegetation were observed on the Property at the time of our reconnaissance.

FEATURE TYPE	OBSERVATIONS
Solid Waste/Debris	We observed small items stored within the central portion of the Property (Figure 4).
Stockpiles/Fill Material	Minor stockpiles were observed from prior grading activities. We understand approximately 25,000 cubic yards of soil was imported to the site as excess dirt from a nearby residential subdivision the owner is developing (See Section 2.0 and 5.0). A limited soil sampling program was conducted to determine if soils had been impacted by past agricultural practices from the import soil site origin. The program included the recovery of two near surface soil samples analyzed for organochlorine pesticides. No compounds were reported above laboratory detection limits.
Wastewater	No wastewater conveyance systems were observed at the Property during the reconnaissance. We observed signage for an underground water utility line within the central portion of the Property.
Wells	No wells were found within the Property during our site reconnaissance. There are 7 abandoned/plugged oil wells (Figure 2). No visual evidence of the oil wells was noted. We are aware 30monitoring wells formally operated on the Property, which were abandoned under permit.
Septic Systems	No septic systems were found within the Property during our site reconnaissance.

4.3 ASBESTOS-CONTAINING MATERIALS AND LEAD-BASED PAINT

No structures are currently located on the Property.

5.0 INTERVIEWS

Mr. Dick Sestero completed an environmental site questionnaire pertaining to user-related applicable environmental information regarding the Property. In the questionnaire, Mr. Sestero did identify potentially environmentally related issues with the Property. Approximately 25,000 cubic yards of undocumented “clean” soil was imported to the site as excess dirt from a nearby residential subdivision the owner is developing (see Modified Phase I ESA performed by ENGEO in 1992, summarized in Section 2.0). Mr. Sestero indicated there were several oil, wells, oil pipelines, and a small tank farm on the property, which were, operated by Shell Oil and later, Occidental Petroleum. He also mentioned the Property was previously used for grazing and row crops. The tanks and pipelines were removed and the wells were abandoned in the late 1990s. Groundwater was monitored and cleared and impacted oily dirt was remediated under oversight of RWQCB. We understand soil excavated from impacted oil well locations was bioremediated onsite at one location and following successful remediation, this material was used to backfill well excavations. A no further action letter on March 7, 2000 and March 29, 2001. The questionnaire is presented in its entirety in Appendix G.

6.0 FINDINGS AND CONCLUSIONS

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

hazardous materials and interviews with persons knowledgeable about current and past site use.

The site reconnaissance and records review did find documentation of past soil or groundwater impairments, which were subsequently mitigated and provided closure by RWQCB in 1996. A review of regulatory databases maintained by county, state, tribal, and federal agencies found documentation of hazardous materials discharge on the Property; however these previous impacts were mitigated under the oversight of the RWQCB and provided closure. No contaminated facilities were identified within the appropriate American Society for Testing and Materials (ASTM) search distances that would reasonably be expected to impact the Property.

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

The following historical REC was identified:

Seven oil production wells operated on the Property from 1962 to 1996 (Figure 2). These were decommissioned and abandoned in accordance with the Department of Oil and Gas (now CalGEM) regulations. Records of abandonment were reviewed on the CalGEM website. The Property also contained an above-ground storage tank complex for the separation of oil, condensate and water which was decommission by 1996. The former Brentwood crude oil pipeline also operated within the Property (Figure 2). Remedial activities for the decommissioning of the well sites and tank farm included soil, excavation, bioremediation, soil sampling/analysis and groundwater monitoring. Confirmation sampling and laboratory testing demonstrated successful remediation to the approved cleanup objectives set forth by the Central Valley RWQCB. Closure letters for the Sullenger Tank Farm, Ward Tank Farm, and wells: 3-10, 34-10, 32-10, and 38-10 were issued in 1996 through 2000 by the Central Valley RWQCB. Confirmation samples obtained from the bioremediated soil stockpile had TPH concentrations up to 1,800 parts per million (ppm) which exceed current TPH residential screening levels. It is likely that TPH concentrations have significantly degraded over time. This can be confirmed with supplemental analysis. We understand this soil at the direction of RWQCB was used as a suitable backfill for oil well remedial excavations.
The following potential environmental REC was identified:

- Possible residual impacts could remain within the vicinity of the former oil wells, the former Brentwood crude oil pipeline, and the former tank farm. These wells were decommissioned and abandoned in accordance with the regulatory requirements of CalGEM.

ENGEO has performed a phase I environmental site assessment in general conformance with the scope and limitations of ASTM E1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312).

ENGEO recommends the following:

<u>Former Oil Well Operations</u>

Seven oils wells were decommissioned and abandoned in accordance with the Department of Oil and Gas (CalGEM) requirements and a former above ground tank/processing area were located within the Property boundaries. The following is recommended to address the past oil production activities:

- Limited phase II environmental site assessment in the area of the former tank farm and oil wells.
- A topographic survey of Well 36-10.
- Any remaining abandoned oil pipelines found within the areas of the project site planned for development should be removed during construction.
- Preparation of a Soil Management Plan (SMP) could be prepared for the Property prior to construction activity. This SMP could outline procedures and guidelines for handling unanticipated impacted material associated with former oil site use. If indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are encountered at the project site, specifically in the vicinity of abandoned oil wells, or during removal of abandoned oil pipelines, the impacted area should be isolated from surrounding, non-impacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with current applicable regulatory residential screening levels.
- Prior to final map approval, the project applicant shall submit to the City of Brentwood Engineering Department, for review and approval, plot plans which show that future structures will not be located within 10 feet of the seven on-site abandoned oil wells.

7.0 LIMITATIONS

7.1 SIGNIFICANT ASSUMPTIONS OR DEVIATIONS FROM ASTM STANDARD PRACTICE

There were no significant deviations from the ASTM standard.

7.2 OPINIONS AND DATA GAPS

It is our opinion that the findings of this study are based on a sufficient level of information obtained during our contracted scope of services to render a conclusion as to whether additional appropriate investigation is required to identify the presence or likely presence of a REC. The following data gap was identified:

- We did not receive a response from the Central Valley RWQCB regarding files pertaining to their oversight of the former oil wells and facilities. We were provided some closure documents from West Coast Home Builders, Inc. which included closure letters for Wells 3-10, 34-10, 32-10, and 38-10, issued in 1996 through 2000 by the Central Valley RWQCB.

The data gaps identified during this process may affect the conclusions as to the presence or lack of presence of RECs at the Property.

7.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

The professional staff at ENGEO strives to perform its services in a proper and professional manner with reasonable care and competence but is not infallible. The recommendations and conclusions presented in this report were based on the findings of our study, which were developed solely from the contracted services. The findings of the report are based in part on

contracted database research, out-of-house reports, and personal communications. The opinions formed by ENGEO are based on the assumed accuracy of the relied upon data in conjunction with our relevant professional experience related to such data interpretation. ENGEO assumes no liability for the validity of the materials relied upon in the preparation of this report.

This document must not be subject to unauthorized reuse; that is, reuse without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time. The findings from a phase I environmental site assessment are valid for one year after completion of the report. Updates of portions of the assessment may be necessary after a period of 180 days after completion.

This phase I environmental site assessment is not intended to represent a complete soil, 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. 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.

7.4 SPECIAL TERMS AND CONDITIONS

ENGEO has prepared this report for the exclusive use of our client, West Coast Home Builders, Inc. It is recognized and agreed that ENGEO has assumed responsibility only for undertaking the study for the Client. The responsibility for disclosures or reports to a third party and for remedial or mitigative action shall be solely that of the Client.

Laboratory testing of soil, 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. ENGEO would not be aware of site contamination, such as dumping and/or accidental spillage, that occurred subsequent to the reconnaissance conducted by ENGEO personnel.

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Dibblee, Geologic Map of Antioch South and Brentwood Quadangle; Contra Costa County, California; 2006.

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California Department of Water Resources (http://www.water.ca.gov/waterdatalibrary/)

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RWQCB; Request for Site Closure – Former Ward 37-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 19, 1996.

RWQCB; Request for Site Closure – Former Ward 38-10 Site, Brentwood Oil and Gas Field, OXY USA Inc., Contra Costa County; December 19, 1996.

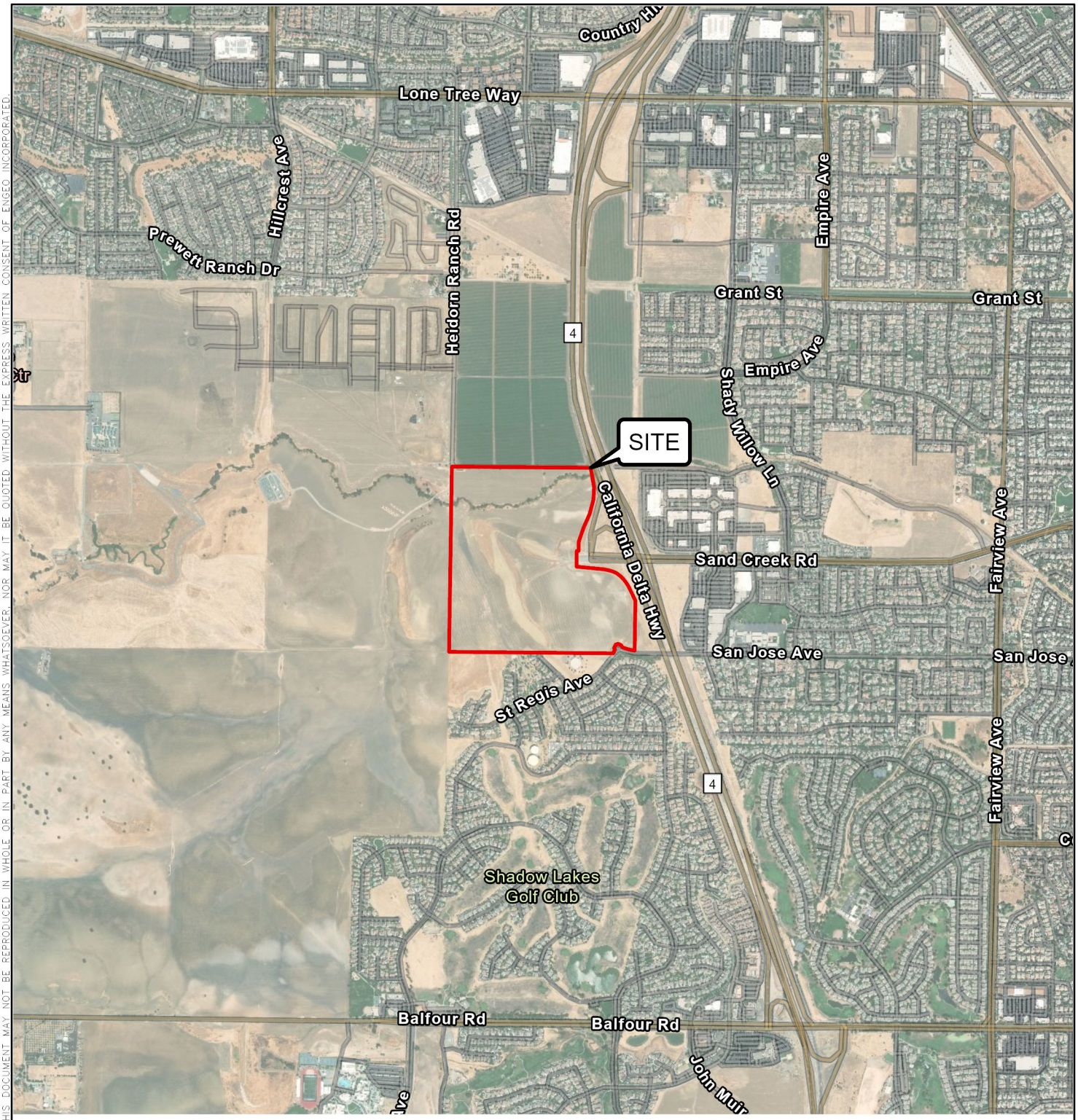
ENGEO; Phase I Environmental Site Assessment; Elissondo Property; Brentwood, California; June 16, 1999.

RWQCB; No Further Action Required; Brentwood Oil and Gas Field, Contra Costa County; July 7, 2000.



FIGURES

FIGURE 1: Vicinity Map
FIGURE 2: Site Plan
FIGURE 3: Assessor's Parcel Map
FIGURE 4: Site Photographs



BASEMAP SOURCE: ESRI MAPPING SERVICE 2017

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VICINITY MAP

BRIDLE GATE

BRENTWOOD, CALIFORNIA

PROJECT NO. :	3359.210.001
SCALE:	AS SHOWN
DRAWN BY: JV	CHECKED BY: BES

FIGURE NO. 1

PATH: G:\DRAFTING\PROJECTS_PROMO\2020\P2020000507\ENVIRONMENTAL\ESA\P2020000507.APRX
LAYOUT: VICINITY USER: JVERGARA

ORIGINAL FIGURE PRINTED IN COLOR

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0 160 320

FEET

EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- PG&E UNDERGROUND GAS PIPELINE
- FORMER BRENTWOOD CRUDE OIL PIPELINE
- ⑨ PHOTO LOCATIONS
- 39 ABANDONED WELLHEAD (ISAKSON, 2019)
- 36-10 ABANDONED WELLHEAD (CALGEM, 2020) (APPROXIMATE - LOCATION NOT SURVEYED)

BASE MAP SOURCE: ESRI MAPPING SERVICE 2017 AND DEPT. OF CONSERVATION

ENGEO Expect Excellence

SITE PLAN
BRIDLE GATE
BRENTWOOD, CALIFORNIA

PROJECT NO. : 3359.210.001
SCALE: AS SHOWN
DRAWN BY: JV
CHECKED BY: BES

FIGURE NO. 2

PATH: G:\DRAFTING\PROJECTS_PROMO\2020\P2020000507\ENVIRONMENTAL\ESA\P2020000507.APRX
LAYOUT: ESA FIG 2 USER: JVERGARA

ORIGINAL FIGURE PRINTED IN COLOR



BASEMAP SOURCE: ESRI MAPPING SERVICE

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ASSESSOR'S PARCEL MAP

BRIDLE GATE

BRENTWOOD, CALIFORNIA

PROJECT NO. :	3359.210.001
SCALE:	AS SHOWN
DRAWN BY: JV	CHECKED BY: BES

FIGURE NO. 3

PATH: G:\DRAFTING\PROJECTS_PROMO\2020\P2020000507\ENVIRONMENTAL\ESA\P2020000507.APRX
LAYOUT: PARCEL USER: JVERGARA

ORIGINAL FIGURE PRINTED IN COLOR



PETROLEUM UNDERGROUND LINE ONSITE



UNDERGROUND WATER UTILITY



STORM DRAIN INLET



STORED ITEMS WITHIN CENTRAL PORTION OF SITE



VIEW OF SITE FROM NORTHWEST CORNER



VIEW OF SITE FACING SOUTHEAST

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SITE PHOTOGRAPHS

BRIDLE GATE

BRENTWOOD, CALIFORNIA

PROJECT NUMBER: **3359.210.001**		FIGURE NO. 4A
SCALE: **NO SCALE**		
DRAWN BY: **JV**	CHECKED BY: **BES**	

ORIGINAL FIGURE PRINTED IN COLOR



MINOR STOCKPILED MATERIAL



VIEW OF SITE FACING WEST



SAND CREEK

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SITE PHOTOGRAPHS

BRIDLE GATE

BRENTWOOD, CALIFORNIA

PROJECT NUMBER: **3359.210.001**		FIGURE NO. 4B
SCALE: **NO SCALE**		
DRAWN BY: **JV**	CHECKED BY: **BES**	

ORIGINAL FIGURE PRINTED IN COLOR



APPENDIX A

ENVIRONMENTAL DATA RESOURCES, INC.

Radius Map Report

Bridlegate
Sand Creek Road and San Jose Ave.
Brentwood, CA 94513

Inquiry Number: 06010925.2r
March 17, 2020

The EDR Radius Map™ Report with GeoCheck®

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

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Thank you for your business.
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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SAND CREEK ROAD AND SAN JOSE AVE.
BRENTWOOD, CA 94513

COORDINATES

Latitude (North):	37.9431970 - 37° 56' 35.50''
Longitude (West):	121.7468410 - 121° 44' 48.62''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	610113.8
UTM Y (Meters):	4200047.5
Elevation:	204 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640376 BRENTWOOD, CA
Version Date:	2012
West Map:	5640044 ANTIOCH SOUTH, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140606
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
SAND CREEK ROAD AND SAN JOSE AVE.
BRENTWOOD, CA 94513

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	BRIDLE GATE	INTERSECTION OF HWY	NPDES, CIWQS		TP
A2	BRIDLE GATE COMMERCI	SAN CREEK RD	CIWQS		TP
A3	BRIDLE GATE RESIDENT	SAND CREEK RD	CIWQS		TP
4	SAND CREEK STN	HEIDORN RANCH & SAND	CONTRA COSTA CO. SITE LIST	Lower	38, 0.007, NW
5	VICTORIA SECRET STOR	2845 SAND CREEK RD S	CERS HAZ WASTE	Lower	42, 0.008, NNE
6	SHELL YARD	3052 HEIDORN RANCH R	CPS-SLIC, CDL, CERS	Lower	366, 0.069, NW
B7	THE TALBOTS INC. #11	2565 SAND CREEK RD S	CERS HAZ WASTE	Lower	488, 0.092, East
B8	LENSCRAFTERS #5612	2565 SAND CREEK RD S	HAZNET, CONTRA COSTA CO. SITE LIST, HWTS	Lower	488, 0.092, East
B9	LENSCRAFTERS #5612	2565 SAND CREEK RD	CERS HAZ WASTE, CONTRA COSTA CO. SITE LIST	Lower	488, 0.092, East
B10	LENSCRAFTERS #5612	2565 SAND CREEK RD S	RCRA NonGen / NLR	Lower	488, 0.092, East
B11		2565 SAND CREEK RD S	RCRA NonGen / NLR	Lower	488, 0.092, East
B12	ROUND TABLE PIZZA	2540 SAND CREEK RD	CONTRA COSTA CO. SITE LIST	Lower	503, 0.095, East
B13	EXPRESS FASHION OPER	2545 SAND CREEK RD	CERS HAZ WASTE, HAZNET, CONTRA COSTA CO. SITE...	Lower	537, 0.102, East
B14	EXPRESS 2007	2545 SANDCREEK ROAD	RCRA NonGen / NLR	Lower	537, 0.102, East
15	BRENTWOOD SHOPPING C	2200 SAN JOSE AVENUE	CPS-SLIC, CERS	Lower	547, 0.104, ESE
B16	ROSS DRESS FOR LESS	2520 SAND CREEK RD	CERS HAZ WASTE, HAZNET, CONTRA COSTA CO. SITE...	Lower	565, 0.107, East
B17	ROSS DRESS FOR LESS	2520 SAND CREEK RD	RCRA NonGen / NLR	Lower	565, 0.107, East
B18	HOLLISTER CO	2505 SAND CREEK RD	CERS HAZ WASTE, CONTRA COSTA CO. SITE LIST	Lower	651, 0.123, East
B19	BATH & BODY WORKS #2	2505 SAND CREEK RD S	CERS HAZ WASTE, CERS	Lower	651, 0.123, East
B20	BATH & BODY WORKS #2	2505 SAND CREEK RD S	RCRA NonGen / NLR	Lower	651, 0.123, East
B21	HOLLISTER CO	2505 SAND CREEK RD	RCRA NonGen / NLR	Lower	651, 0.123, East
C22	KELLY-MOORE PAINT CO	2480 SAND CREEK RD	RCRA NonGen / NLR	Lower	745, 0.141, East
C23	KELLY-MOORE PAINT CO	2480 SAND CREEK RD	CERS HAZ WASTE, HAZNET, CONTRA COSTA CO. SITE...	Lower	745, 0.141, East
C24	PARTY CITY #444 BREN	2470 SAND CREEK RD	CERS HAZ WASTE, CHMIRS, HAZNET, CONTRA COSTA CO..	Lower	792, 0.150, East
C25	PARTY CITY CORPORATI	2470 SAND CREEK RD	RCRA NonGen / NLR	Lower	792, 0.150, East
C26	REI #126	2475 S SAND CREEK RD	CONTRA COSTA CO. SITE LIST	Lower	796, 0.151, East
C27	HOMEGOODS 0237	2460 SAND CREEK RD	RCRA NonGen / NLR	Lower	840, 0.159, East
C28	HOMEGOODS 0237	2460 SAND CREEK RD	CERS HAZ WASTE, CONTRA COSTA CO. SITE LIST	Lower	840, 0.159, East
C29	ULTA BEAUTY 353	2465 SAND CREEK RD	RCRA NonGen / NLR	Lower	841, 0.159, East
C30	ULTA BEAUTY 353	2465 SAND CREEK RD	CERS HAZ WASTE, HAZNET, CONTRA COSTA CO. SITE...	Lower	841, 0.159, East
C31	MAC 695434	2455 SAND CREEK RD S	HAZNET, NPDES, CONTRA COSTA CO. SITE LIST, CIWQS,...	Lower	888, 0.168, East
C32	MAC 12000153	2455 SAND CREEK RD S	CERS HAZ WASTE	Lower	888, 0.168, East
C33	MAC 695434	2455 SANDCREEK RD SP	RCRA NonGen / NLR	Lower	888, 0.168, East
C34	MAC 12000153	2455 SANDCREEK	RCRA NonGen / NLR	Lower	888, 0.168, East
C35	TJ MAXX 0858	2450 SAND CREEK RD	CERS HAZ WASTE, HAZNET, CONTRA COSTA CO. SITE...	Lower	888, 0.168, East
C36	TJ MAXX 0858	2450 SAND CREEK RD	RCRA NonGen / NLR	Lower	888, 0.168, East
D37	SHELL PURCHASE	SAND CREEK ROAD	HIST UST, EMI, CERS	Lower	912, 0.173, NE
C38	COSMOPROF BEAUTY	2440 SAND CREEK RD S	RCRA NonGen / NLR	Lower	936, 0.177, East
C39	COSMOPROF BEAUTY	2440 SAND CREEK RD E	CONTRA COSTA CO. SITE LIST	Lower	936, 0.177, East

MAPPED SITES SUMMARY

Target Property Address:
SAND CREEK ROAD AND SAN JOSE AVE.
BRENTWOOD, CA 94513

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
C40	COSMOPROF BEAUTY	2440 SAND CREEK RD S	CERS HAZ WASTE	Lower	936, 0.177, East
41	BJ'S RESTAURANT & BR	2365 SAND CREEK RD	NPDES, CONTRA COSTA CO. SITE LIST	Lower	1078, 0.204, East
E42	RALEY'S #336	2400 SANDCREEK RD	RCRA NonGen / NLR, FINDS	Lower	1128, 0.214, East
E43	RALEYS #336	2400 SAND CREEK RD	CONTRA COSTA CO. SITE LIST	Lower	1128, 0.214, East
D44	EQUILON PIPLINE CO L	3052 SAND CREEK RD	CONTRA COSTA CO. SITE LIST	Lower	1129, 0.214, NE
F45	LOMA VISTA ELEMENTAR	2110 SAN JOSE AVENUE	ENVIROSTOR, SCH	Lower	1201, 0.227, ESE
F46	T-MOBILE WEST CORP/B	2110 SAN JOSE AVE	CONTRA COSTA CO. SITE LIST	Lower	1201, 0.227, ESE
E47	RED ROBIN #590 (BREN	2385 SAND CREEK RD	CONTRA COSTA CO. SITE LIST, CERS	Lower	1243, 0.235, East
48	TERMO COMPANY	SAN JOSE AVE	LUST, HIST CORTESE, CERS	Lower	1882, 0.356, ESE
49	EMPIRE ELEMENTARY SC	EMPIRE AVENUE/AMBER	ENVIROSTOR, SCH	Lower	4212, 0.798, NE
50	MILES-FENELL PROPERT	2200 SHADY WILLOW LA	ENVIROSTOR, VCP	Lower	4462, 0.845, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
BRIDLE GATE INTERSECTION OF HWY BRENTWOOD, CA 94513	NPDES CIWQS	N/A
BRIDLE GATE COMMERCI SAN CREEK RD BRENTWOOD, CA 94513	CIWQS	N/A
BRIDLE GATE RESIDENT SAND CREEK RD BRENTWOOD, CA 94513	CIWQS	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

EXECUTIVE SUMMARY

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

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

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

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

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

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

State and tribal voluntary cleanup sites

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

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL	Delisted National Clandestine Laboratory Register
HIST Cal-Sites	Historical Calsites Database
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register
PFAS	PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST	SWEEPS UST Listing
CERS TANKS	California Environmental Reporting System (CERS) Tanks
CA FID UST	Facility Inventory Database

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties

PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
ICE	ICE
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
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)
MINES MRDS	Mineral Resources Data System

HWTS Hazardous Waste Tracking System

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

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database 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.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/28/2019 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LOMA VISTA ELEMENTAR	***2110 SAN JOSE AVENUE***	***ESE 1/8 - 1/4 (0.227 mi.)***	***F45***	***167***

Facility Id: 7820007
Status: No Action Required

EMPIRE ELEMENTARY SC	***EMPIRE AVENUE/AMBER***	***NE 1/2 - 1 (0.798 mi.)***	***49***	***174***
Facility Id: 1010005 Status: Certified				
MILES-FENELL PROPERT	***2200 SHADY WILLOW LA***	***NNE 1/2 - 1 (0.845 mi.)***	***50***	***176***
Facility Id: 60001996 Status: No Further Action				

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TERMO COMPANY	***SAN JOSE AVE***	***ESE 1/4 - 1/2 (0.356 mi.)***	***48***	***173***
Database: LUST REG 5, Date of Government Version: 07/01/2008 Status: Case Closed				

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 are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL YARD	***3052 HEIDORN RANCH R***	***NW 0 - 1/8 (0.069 mi.)***	***6***	***16***
Database: CPS-SLIC, Date of Government Version: 12/09/2019 Database: SLIC REG 5, Date of Government Version: 04/01/2005 Facility Status: Completed - Case Closed Global Id: SL0601369421				
BRENTWOOD SHOPPING C	***2200 SAN JOSE AVENUE***	***ESE 0 - 1/8 (0.104 mi.)***	***15***	***39***
Database: CPS-SLIC, Date of Government Version: 12/09/2019 Database: SLIC REG 5, Date of Government Version: 04/01/2005 Facility Status: Completed - Case Closed Global Id: SL0601334843				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

SCH: 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.

A review of the SCH list, as provided by EDR, and dated 10/28/2019 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LOMA VISTA ELEMENTAR	***2110 SAN JOSE AVENUE***	***ESE 1/8 - 1/4 (0.227 mi.)***	***F45***	***167***
Facility Id: 7820007				
Status: No Action Required				

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 10/21/2019 has revealed that there are 14 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
VICTORIA SECRET STOR	2845 SAND CREEK RD S	NNE 0 - 1/8 (0.008 mi.)	5	14
THE TALBOTS INC. #11	2565 SAND CREEK RD S	E 0 - 1/8 (0.092 mi.)	B7	17
LENSCRAFTERS #5612	***2565 SAND CREEK RD***	***E 0 - 1/8 (0.092 mi.)***	***B9***	***23***
EXPRESS FASHION OPER	***2545 SAND CREEK RD***	***E 0 - 1/8 (0.102 mi.)***	***B13***	***34***
ROSS DRESS FOR LESS	***2520 SAND CREEK RD***	***E 0 - 1/8 (0.107 mi.)***	***B16***	***40***
HOLLISTER CO	***2505 SAND CREEK RD***	***E 0 - 1/8 (0.123 mi.)***	***B18***	***59***
BATH & BODY WORKS #2	***2505 SAND CREEK RD S***	***E 0 - 1/8 (0.123 mi.)***	***B19***	***63***
KELLY-MOORE PAINT CO	***2480 SAND CREEK RD***	***E 1/8 - 1/4 (0.141 mi.)***	***C23***	***71***
PARTY CITY #444 BREN	***2470 SAND CREEK RD***	***E 1/8 - 1/4 (0.150 mi.)***	***C24***	***79***
HOMEGOODS 0237	***2460 SAND CREEK RD***	***E 1/8 - 1/4 (0.159 mi.)***	***C28***	***90***
ULTA BEAUTY 353	***2465 SAND CREEK RD***	***E 1/8 - 1/4 (0.159 mi.)***	***C30***	***95***
MAC 12000153	2455 SAND CREEK RD S	E 1/8 - 1/4 (0.168 mi.)	C32	130
TJ MAXX 0858	***2450 SAND CREEK RD***	***E 1/8 - 1/4 (0.168 mi.)***	***C35***	***136***
COSMOPROF BEAUTY	2440 SAND CREEK RD S	E 1/8 - 1/4 (0.177 mi.)	C40	161

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SHELL PURCHASE	***SAND CREEK ROAD***	***NE 1/8 - 1/4 (0.173 mi.)***	***D37***	***156***
Facility Id: 00000024874				

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 12/16/2019 has revealed that there are 15 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LENSCRAFTERS #5612 EPA ID:: CAL000338146	2565 SAND CREEK RD S	E 0 - 1/8 (0.092 mi.)	B10	31
Not reported EPA ID:: CAL000402609	2565 SAND CREEK RD S	E 0 - 1/8 (0.092 mi.)	B11	33
EXPRESS 2007 EPA ID:: CAL000426403	2545 SANDCREEK ROAD	E 0 - 1/8 (0.102 mi.)	B14	38
ROSS DRESS FOR LESS EPA ID:: CAL000397536	2520 SAND CREEK RD	E 0 - 1/8 (0.107 mi.)	B17	57
BATH & BODY WORKS #2 EPA ID:: CAL000427473	2505 SAND CREEK RD S	E 0 - 1/8 (0.123 mi.)	B20	68
HOLLISTER CO EPA ID:: CAL000333470	2505 SAND CREEK RD	E 0 - 1/8 (0.123 mi.)	B21	69
KELLY-MOORE PAINT CO EPA ID:: CAL000332511	2480 SAND CREEK RD	E 1/8 - 1/4 (0.141 mi.)	C22	70
PARTY CITY CORPORATI EPA ID:: CAL000417986	2470 SAND CREEK RD	E 1/8 - 1/4 (0.150 mi.)	C25	87
HOMEGOODS 0237 EPA ID:: CAL000401789	2460 SAND CREEK RD	E 1/8 - 1/4 (0.159 mi.)	C27	89
ULTA BEAUTY 353 EPA ID:: CAL000388869	2465 SAND CREEK RD	E 1/8 - 1/4 (0.159 mi.)	C29	94
MAC 695434 EPA ID:: CAR000264093	2455 SANDCREEK RD SP	E 1/8 - 1/4 (0.168 mi.)	C33	133
MAC 12000153 EPA ID:: CAL000423933	2455 SANDCREEK	E 1/8 - 1/4 (0.168 mi.)	C34	135
TJ MAXX 0858 EPA ID:: CAL000383025	2450 SAND CREEK RD	E 1/8 - 1/4 (0.168 mi.)	C36	155
COSMOPROF BEAUTY EPA ID:: CAL000429726	2440 SAND CREEK RD S	E 1/8 - 1/4 (0.177 mi.)	C38	159
RALEY'S #336 EPA ID:: CAR000126821	***2400 SANDCREEK RD***	***E 1/8 - 1/4 (0.214 mi.)***	***E42***	***165***

EXECUTIVE SUMMARY

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
TERMO COMPANY Reg Id: 070007	***SAN JOSE AVE***	***ESE 1/4 - 1/2 (0.356 mi.)***	***48***	***173***

CONTRA COSTA CO. SITE LIST: Lists includes sites from the Underground Tank Program, Hazardous Waste Generator Program & Business Plan 12185 Program

A review of the CONTRA COSTA CO. SITE LIST list, as provided by EDR, and dated 12/02/2019 has revealed that there are 20 CONTRA COSTA CO. SITE LIST sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
SAND CREEK STN Facility Id: FA0030922	HEIDORN RANCH & SAND	NW 0 - 1/8 (0.007 mi.)	4	14
LENSCRAFTERS #5612 Facility Id: FA0036231	***2565 SAND CREEK RD S***	***E 0 - 1/8 (0.092 mi.)***	***B8***	***21***
LENSCRAFTERS #5612 Facility Id: FA0030589	***2565 SAND CREEK RD***	***E 0 - 1/8 (0.092 mi.)***	***B9***	***23***
ROUND TABLE PIZZA Facility Id: FA0042931	2540 SAND CREEK RD	E 0 - 1/8 (0.095 mi.)	B12	34
EXPRESS FASHION OPER Facility Id: FA0036913	***2545 SAND CREEK RD***	***E 0 - 1/8 (0.102 mi.)***	***B13***	***34***
ROSS DRESS FOR LESS Facility Id: FA0035793	***2520 SAND CREEK RD***	***E 0 - 1/8 (0.107 mi.)***	***B16***	***40***
HOLLISTER CO Facility Id: FA0033602 Facility Id: FA0037132 Facility Id: FA0040331	***2505 SAND CREEK RD***	***E 0 - 1/8 (0.123 mi.)***	***B18***	***59***
KELLY-MOORE PAINT CO Facility Id: FA0031456	***2480 SAND CREEK RD***	***E 1/8 - 1/4 (0.141 mi.)***	***C23***	***71***
PARTY CITY #444 BREN Facility Id: FA0038066	***2470 SAND CREEK RD***	***E 1/8 - 1/4 (0.150 mi.)***	***C24***	***79***
REI #126 Facility Id: FA0034018	2475 S SAND CREEK RD	E 1/8 - 1/4 (0.151 mi.)	C26	89
HOMEGOODS 0237 Facility Id: FA0035185	***2460 SAND CREEK RD***	***E 1/8 - 1/4 (0.159 mi.)***	***C28***	***90***
ULTA BEAUTY 353 Facility Id: FA0037657	***2465 SAND CREEK RD***	***E 1/8 - 1/4 (0.159 mi.)***	***C30***	***95***
MAC 695434 Facility Id: FA0038198	***2455 SAND CREEK RD S***	***E 1/8 - 1/4 (0.168 mi.)***	***C31***	***124***
TJ MAXX 0858	***2450 SAND CREEK RD***	***E 1/8 - 1/4 (0.168 mi.)***	***C35***	***136***

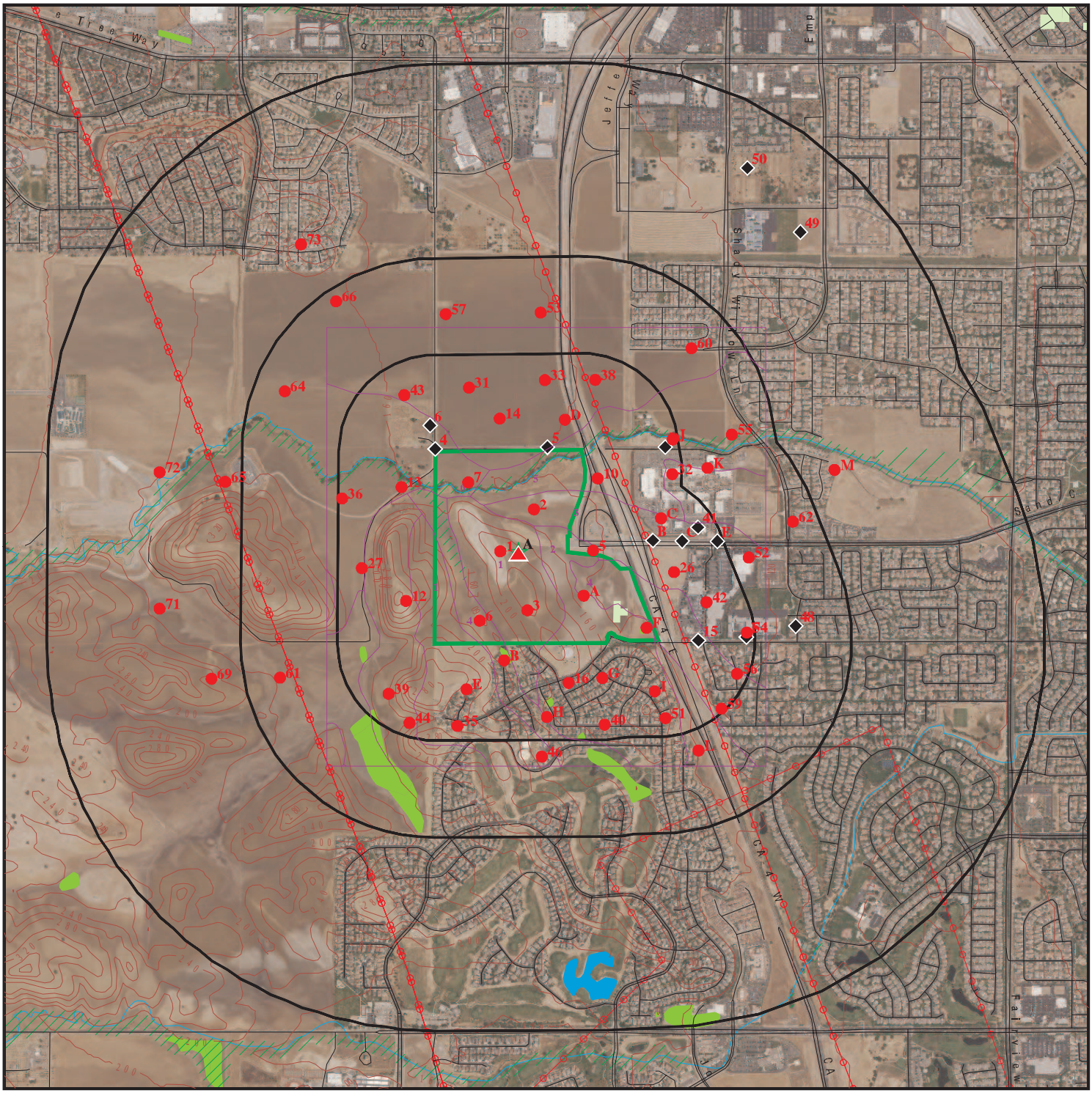
Facility Id: FA0035255				
COSMOPROF BEAUTY Facility Id: FA0039778	2440 SAND CREEK RD E	E 1/8 - 1/4 (0.177 mi.)	C39	160
BJ'S RESTAURANT & BR Facility Id: FA0042894	***2365 SAND CREEK RD***	***E 1/8 - 1/4 (0.204 mi.)***	***41***	***164***
RALEYS #336 Facility Id: FA0030141	2400 SAND CREEK RD	E 1/8 - 1/4 (0.214 mi.)	E43	167
EQUILON PIPLINE CO L Facility Id: FA0030744	3052 SAND CREEK RD	NE 1/8 - 1/4 (0.214 mi.)	D44	167
T-MOBILE WEST CORP/B Facility Id: FA0030789	2110 SAN JOSE AVE	ESE 1/8 - 1/4 (0.227 mi.)	F46	169
RED ROBIN #590 (BREN Facility Id: FA0042183	***2385 SAND CREEK RD***	***E 1/8 - 1/4 (0.235 mi.)***	***E47***	***170***

EXECUTIVE SUMMARY

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

Site Name	Database(s)
SHEA HOMES PROPERTY (FORMERLY GERM	CPS-SLIC
THE TERMO COMPANY	CPS-SLIC

OVERVIEW MAP - 06010925.2R



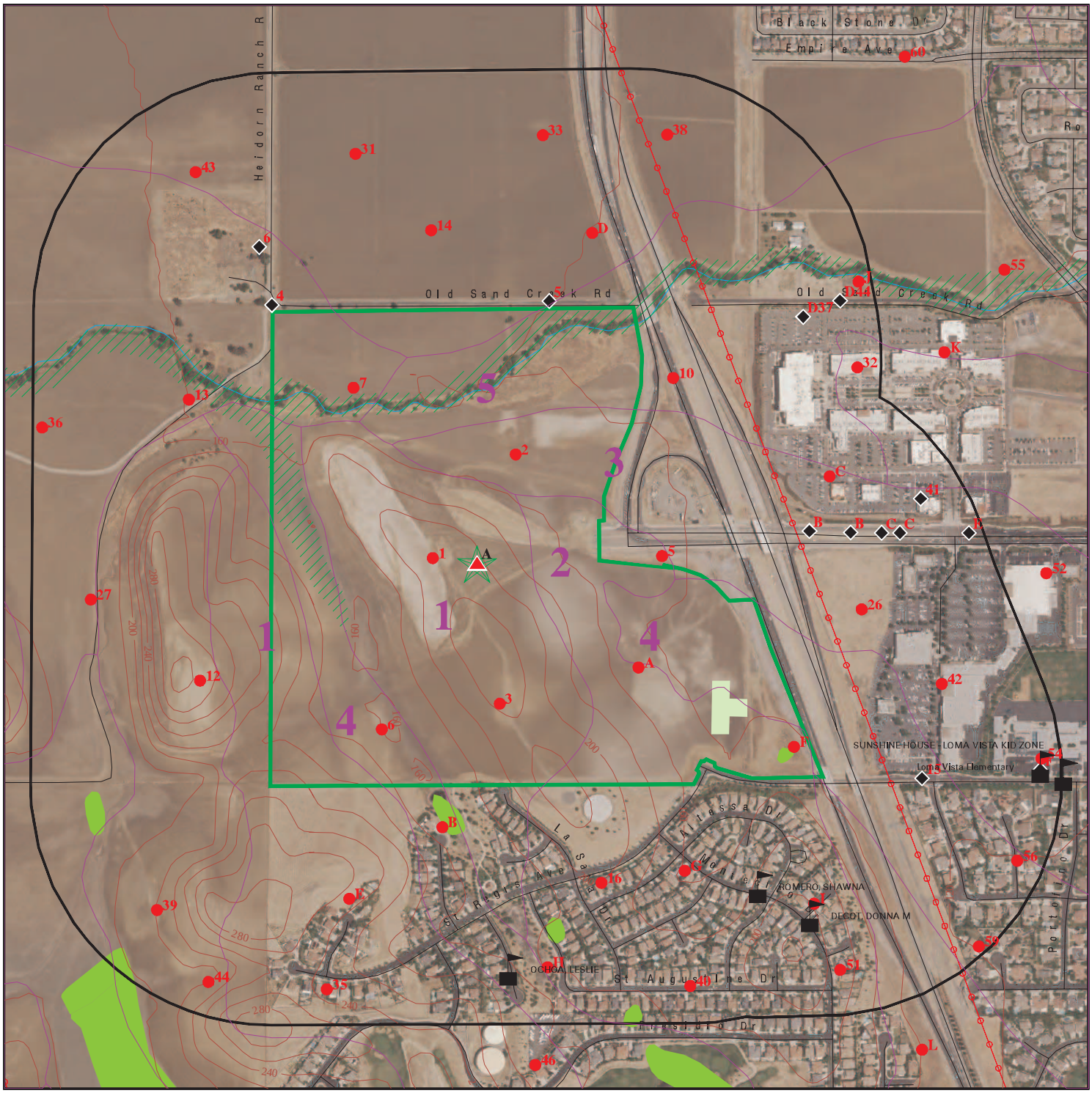
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 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:	Bridlegate	CLIENT:	Engeo Inc.
ADDRESS:	Sand Creek Road and San Jose Ave. Brentwood CA 94513	CONTACT:	Brooke Spruit
		INQUIRY #:	06010925.2r
LAT/LONG:	37.943197 / 121.746841	DATE:	March 17, 2020 12:06 pm

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DETAIL MAP - 06010925.2R



0 1/8 1/4 1/2 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 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:	Bridlegate	CLIENT:	Engeo Inc.
ADDRESS:	Sand Creek Road and San Jose Ave. Brentwood CA 94513	CONTACT:	Brooke Spruit
LAT/LONG:	37.943197 / 121.746841	INQUIRY #:	06010925.2r
		DATE:	March 17, 2020 12:08 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								
Federal NPL site list								
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
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
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 CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	1	0	2	NR	3
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	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
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		2	0	0	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	1	NR	NR	NR	1
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		7	7	NR	NR	NR	14
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	1	NR	NR	NR	1
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		6	9	NR	NR	NR	15
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	1	NR	NR	1
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001	1	0	NR	NR	NR	NR	1
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
CONTRA COSTA CO. SITE LIST	0.250		7	13	NR	NR	NR	20
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	3	0	NR	NR	NR	NR	3
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		4	22	32	2	2	0	62

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

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 **BRIDLE GATE** **NPDES** **S112142034**
Target **INTERSECTION OF HWY 4 BYPASS AND SAND CREEK RD** **CIWQS** **N/A**
Property **BRENTWOOD, CA 94513**

Site 1 of 3 in cluster A

Actual:
204 ft.

NPDES:

Name:	BRIDLE GATE
Address:	INTERSECTION OF HWY 4 BYPASS AND SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	5S07C364121
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	05/20/2015
Operator Name:	West Coast Home Builders Inc
Operator Address:	4021 Port Chicago Hwy
Operator City:	Concord
Operator State:	California
Operator Zip:	94520

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	5S
Regulatory Measure ID:	428828
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	5S07C364121
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	05/15/2015
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	07/16/2012
Processed Date:	07/19/2012
Status:	Terminated

BRIDLE GATE (Continued) **S112142034**

Status Date:	05/20/2015
Place Size:	20
Place Size Unit:	Acres
Contact:	Jason Tamayo
Contact Title:	Superintendent
Contact Phone:	925-383-7989
Contact Phone Ext:	Not reported
Contact Email:	SWPPPManager@discoverybuilders.com
Operator Name:	West Coast Home Builders Inc
Operator Address:	4021 Port Chicago Hwy
Operator City:	Concord
Operator State:	California
Operator Zip:	94520
Operator Contact:	Jay TorresMuga
Operator Contact Title:	Vice President
Operator Contact Phone:	925-671-7711
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	JTMugaSWPPP@discoverybuilders.com
Operator Type:	Private Business
Developer:	Bay Cities Paving and Grading Inc
Developer Address:	5029 Forni Drive
Developer City:	Concord
Developer State:	California
Developer Zip:	94520
Developer Contact:	Eric Barker
Developer Contact Title:	General Manager
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	grading and hauling dirt
Constype Other Ind:	Y
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Jay TorresMuga
Certifier Title:	Vice President
Certification Date:	16-JUL-12
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Terminated
Agency Number:	0

BRIDLE GATE (Continued) **S112142034**

Region:	5S
Regulatory Measure ID:	428828
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	5S07C364121
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	07/19/2012
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	05/15/2015
Discharge Name:	West Coast Home Builders Inc
Discharge Address:	4021 Port Chicago Hwy
Discharge City:	Concord
Discharge State:	California
Discharge Zip:	94520
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported

BRIDLE GATE (Continued) **S112142034**

Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CIWQS:

Name:	BRIDLE GATE
Address:	INTERSECTION OF HWY 4 BYPASS AND SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Agency:	West Coast Home Builders Inc
Agency Address:	4021 Port Chicago Hwy, Concord, CA 94520
Place/Project Type:	Construction - Other: grading and hauling dirt
SIC/NAICS:	Not reported
Region:	5S
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	5S07C364121
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	07/19/2012
Termination Date:	05/15/2015
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:	37.943611
Longitude:	-121.748055

A2 **BRIDLE GATE COMMERCIAL PROJECT** **CIWQS** **S121624861**
Target **SAN CREEK RD** **N/A**
Property **BRENTWOOD, CA 94513**

Site 2 of 3 in cluster A

Actual:
204 ft.

CIWQS:

Name:	BRIDLE GATE COMMERCIAL PROJECT
Address:	SAN CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Agency:	West Coast Home Builders
Agency Address:	4021 Port Chicago Hwy, Concord, CA 94520

BRIDLE GATE COMMERCIAL PROJECT (Continued) **S121624861**

Place/Project Type:	Construction - Commercial
SIC/NAICS:	Not reported
Region:	5S
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	5S07C345150
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	01/03/2007
Termination Date:	02/19/2009
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:	Not reported
Longitude:	Not reported

A3 **BRIDLE GATE RESIDENTIAL PROJECT** **CIWQS** **S121624862**
Target **SAND CREEK RD** **N/A**
Property **BRENTWOOD, CA 94513**

Site 3 of 3 in cluster A

Actual: **204 ft.**

CIWQS:

Name:	BRIDLE GATE RESIDENTIAL PROJECT
Address:	SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Agency:	West Coast Home Builders
Agency Address:	4021 Port Chicago Hwy, Concord, CA 94520
Place/Project Type:	Construction - Residential
SIC/NAICS:	Not reported
Region:	5S
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	99-08DW
WDID:	5S07C345375
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	01/19/2007
Termination Date:	02/19/2009
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:	Not reported
Longitude:	Not reported

4
NW
< 1/8
0.007 mi.
38 ft.

SAND CREEK STN
HEIDORN RANCH & SAND CREE
BRENTWOOD, CA 94513

CONTRA COSTA CO. SITE LIST **S105850335**
N/A

Relative:
Lower

Actual:
152 ft.

CONTRA COSTA CO. SITE LIST:

Name:	SAND CREEK STN
Address:	HEIDORN RANCH & SAND CREE
City:	BRENTWOOD
Facility ID:	FA0030922
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP GENERAL
Region:	CONTRA COSTA
Cupa Number:	707518

Name:	SAND CREEK STN
Address:	HEIDORN RANCH & SAND CREE
City:	BRENTWOOD
Facility ID:	FA0030922
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG GENERAL
Region:	CONTRA COSTA
Cupa Number:	707518

5
NNE
< 1/8
0.008 mi.
42 ft.

VICTORIA SECRET STORE #1411
2845 SAND CREEK RD SPC E-4
BRENTWOOD, CA 94513

CERS HAZ WASTE **S121781535**
N/A

Relative:
Lower

Actual:
140 ft.

CERS HAZ WASTE:

Name:	VICTORIA SECRET STORE #1411
Address:	2845 SAND CREEK RD SPC E-4
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	423488
CERS ID:	10737736
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-29-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	ASHLEY CAMPBELL
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

VICTORIA SECRET STORE #1411 (Continued) **S121781535**

Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200
Affiliation Type Desc:	Identification Signer
Entity Name:	Ashley Campbell
Entity Title:	ENVIRONMENTAL COMPLIANCE SPECIALIST
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	VICTORIA'S SECRET, LLC
Entity Title:	Not reported
Affiliation Address:	4 LIMITED PARKWAY
Affiliation City:	REYNOLDSBURG
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	43068
Affiliation Phone:	(614) 577-7000
Affiliation Type Desc:	Environmental Contact
Entity Name:	Mike Ryan
Entity Title:	Not reported
Affiliation Address:	2 LIMITED PARKWAY
Affiliation City:	COLUMBUS
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	43230
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	2 LIMITED PARKWAY
Affiliation City:	COLUMBUS
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	43230
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	VICTORIA SECRET STORE #1411
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported

VICTORIA SECRET STORE #1411 (Continued) **S121781535**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(925) 516-5796
Affiliation Type Desc:	Parent Corporation
Entity Name:	L Brands
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:	Not reported

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6 **SHELL YARD** **CPS-SLIC S106230276**
NW **3052 HEIDORN RANCH RD** **CDL N/A**
< 1/8 **ANTIOCH, CA 94531** **CERS**
0.069 mi.
366 ft.

Relative:
Lower

Actual:
153 ft.

CPS-SLIC:

Name:	SHELL YARD
Address:	3052 HEIDORN RANCH RD
City,State,Zip:	ANTIOCH, CA 94531
Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	02/17/2011
Global Id:	SL0601369421
Lead Agency:	CENTRAL VALLEY RWQCB (REGION 5S)
Lead Agency Case Number:	Not reported
Latitude:	37.94806
Longitude:	-121.751851
Case Type:	Cleanup Program Site
Case Worker:	KAS
Local Agency:	Not reported
RB Case Number:	SL0601369421
File Location:	Regional Board
Potential Media Affected:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	* Petroleum - Automotive gasolines, * Petroleum - Diesel fuels, * Petroleum - Waste oil
Site History:	The Site is at the intersection of Heidorn Ranch Road and Sand Creek Road in Antioch. The 10-acre lot was formerly used as an office and maintenance yard for pipeline operations, with secondary use as a support area for oil and gas production operations. The Site is bounded on all sides by agricultural fields.

Click here to access the California GeoTracker records for this facility:

SLIC REG 5:

Name:	Oxy USA Inc. Shell Yard
Address:	3052 Heidorn Ranch Rd
City:	Antioch
Region:	5
Facility Status:	Preliminary Assessment
Unit:	Facility is a Spill or site

SHELL YARD (Continued) **S106230276**

Pollutant: TPH g,d, BTEX
Lead Agency: MES
Date Filed: / /
Report Date: / /
Date Added: Not reported
Date Closed: Not reported

CDL:
Name: Not reported
Address: 3052 HEIDORN RANCH
City,State,Zip: ANTIOCH, CA 94509
Facility ID: 2000-11-134
Date: 11/26/2000
Labtype: Abandoned Drug Lab
Lab Type: Abandoned Drug Lab Waste (A) - location away from an actual illegal drug lab where drug lab waste and/or equipment were abandoned.

CERS:
Name: SHELL YARD
Address: 3052 HEIDORN RANCH RD
City,State,Zip: ANTIOCH, CA 94531
Site ID: 206713
CERS ID: SL0601369421
CERS Description: Cleanup Program Site

Affiliation:
Affiliation Type Desc: Regional Board Caseworker
Entity Name: KRISTIN SHELTON - CENTRAL VALLEY RWQCB (REGION 5S)
Entity Title: Not reported
Affiliation Address: 11020 SUN CENTER DRIVE #200
Affiliation City: RANCHO CORDOVA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

B7 **THE TALBOTS INC. #1193** **CERS HAZ WASTE** **S121748280**
East **2565 SAND CREEK RD STE 104** **N/A**
< 1/8 **BRENTWOOD, CA 94513**
0.092 mi.
488 ft. **Site 1 of 14 in cluster B**

Relative:
Lower

Actual:
133 ft.

CERS HAZ WASTE:
Name: THE TALBOTS INC. #1193
Address: 2565 SAND CREEK RD STE 104
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 161128
CERS ID: 10610956
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 161128
Site Name: The Talbots Inc. #1193
Violation Date: 05-09-2016
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Tiered Permitting Program - Administration/Documentation - General

THE TALBOTS INC. #1193 (Continued) **S121748280**

Violation Notes:	Returned to compliance on 06/09/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	161128
Site Name:	The Talbots Inc. #1193
Violation Date:	09-10-2019
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 09/11/2019. OBSERVATION: The generator's EPA ID number is inactive. A hazardous waste generator shall not treat, store, dispose of, transport or offer for transportation, hazardous waste without an active EPA ID number. CORRECTIVE ACTION: Submit documentation to the CUPA demonstrating that you have reactivated the facility's EPA ID number.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	05-09-2016
Violations Found:	Yes
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	09-11-2019
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-27-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-10-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department

THE TALBOTS INC. #1193 (Continued) **S121748280**

Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 161128
Site Name: The Talbots Inc. #1193
Site Address: 2565 SAND CREEK RD STE 104
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 05-09-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 161128
Site Name: The Talbots Inc. #1193
Site Address: 2565 SAND CREEK RD STE 104
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 09-10-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Safety Kleen
Entity Title: Not reported
Affiliation Address: 2600 N.Central Expressway, Ste. 400
Affiliation City: Richardson
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 75080
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 2565 Sand Creek Rd Ste 104
Affiliation City: Brentwood
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94513
Affiliation Phone: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Contra Costa County Health Services Department
Entity Title: Not reported
Affiliation Address: 4585 Pacheco BlvdSuite 100
Affiliation City: Martinez

THE TALBOTS INC. #1193 (Continued) **S121748280**

Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200
Affiliation Type Desc:	Operator
Entity Name:	The Talbots 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:	(781) 749-7600
Affiliation Type Desc:	Parent Corporation
Entity Name:	The Talbots Inc. #1193
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:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Melissa Anzalone
Entity Title:	Manger, Stores Maintenance
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Melissa Anzalone
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:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	The Talbots Inc.
Entity Title:	Not reported
Affiliation Address:	1 Talbots Drive
Affiliation City:	Hingham
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	02043
Affiliation Phone:	(781) 749-7600

B8 **LENSCRAFTERS #5612** **HAZNET** **S117543103**
East **2565 SAND CREEK RD STE 124** **CONTRA COSTA CO. SITE LIST** **N/A**
< 1/8 **BRENTWOOD, CA 94513** **HWTS**
0.092 mi.
488 ft. **Site 2 of 14 in cluster B**

Relative:
Lower

Actual:
133 ft.

HAZNET:

Name:	LENSCRAFTERS #5612
Address:	2565 SAND CREEK RD STE 124
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 945137191
Contact:	ANDREW PETTY
Telephone:	5137656909
Mailing Name:	Not reported
Mailing Address:	4000 LUXOTTICA PL
Year:	2015
Gepaid:	CAL000338146
TSD EPA ID:	OKD000402396
CA Waste Code:	352 - Other organic solids
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0075
Year:	2015
Gepaid:	CAL000338146
TSD EPA ID:	OKD000402396
CA Waste Code:	134 - Aqueous solution with total organic residues less than 10 percent
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0042

Additional Info:

Year:	2015
Gen EPA ID:	CAL000338146
Shipment Date:	20150328
Creation Date:	9/22/2015 22:15:43
Receipt Date:	20150424
Manifest ID:	009106531JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	352 - Other organic solids
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported

LENSCRAFTERS #5612 (Continued) **S117543103**

Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150328
Creation Date:	9/22/2015 22:15:43
Receipt Date:	20150424
Manifest ID:	009106531JJK
Trans EPA ID:	MIK435642742
Trans Name:	EQ INDUSTRIAL SERVICES
Trans 2 EPA ID:	OKD981588791
Trans 2 Name:	TRIAD TRANSPORT INC
TSDF EPA ID:	OKD000402396
Trans Name:	EQ OKLAHOMA INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	134 - Aqueous solution with <10% total organic residues
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0042
Waste Quantity:	1
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	THE TALBOTS INC #1193
Address:	2565 SAND CREEK RD 104
City:	BRENTWOOD
Facility ID:	FA0036231
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: REPORTED ZERO
Region:	CONTRA COSTA
Cupa Number:	775008

HWTS:

Name:	LENSCRAFTERS #5612
Address:	2565 SAND CREEK RD STE 124
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 945137191
EPA ID:	CAL000338146
Inactive Date:	Not reported
Create Date:	11/24/2008
Last Act Date:	09/06/2019
Mailing Name:	Not reported
Mailing Address:	4000 LUXOTTICA PL
Mailing Address 2:	RX GLOBAL OPERATIONS
Mailing City,State,Zip:	MASON, OH 450408114
Owner Name:	LUXOTTICA RETAIL NA
Owner Address:	4000 LUXOTTICA PL
Owner Address 2:	Not reported
Owner City,State,Zip:	MASON, OH 450400000

LENSCRAFTERS #5612 (Continued) **S117543103**

Contact Name: MELISSA OLBERDING
Contact Address: 4000 LUXOTTICA PLACE
Contact Address 2: Not reported
City,State,Zip: CINCINNATI, OH 45040

NAICS:
EPA ID: CAL000338146
Create Date: 2008-11-24 11:44:33
NAICS Code: 44613
NAICS Description: Optical Goods Stores
Issued EPA ID Date: 2008-11-24 11:44:33
Inactive Date: Not reported
Facility Name: LENSCRAFTERS #5612
Facility Address: 2565 SAND CREEK RD STE 124
Facility Address 2: Not reported
Facility City: BRENTWOOD
Facility County: 07
Facility State: CA
Facility Zip: 945137191

B9 **LENSCRAFTERS #5612** **CERS HAZ WASTE** **S109420854**
East **2565 SAND CREEK RD** **CONTRA COSTA CO. SITE LIST** **N/A**
< 1/8 **BRENTWOOD, CA 94513**
0.092 mi.
488 ft. **Site 3 of 14 in cluster B**

Relative:
Lower

Actual:
133 ft.

CERS HAZ WASTE:
Name: LENSCRAFTERS #5612
Address: 2565 SAND CREEK RD
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 130348
CERS ID: 10019485
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 130348
Site Name: LENSCRAFTERS #5612
Violation Date: 05-16-2014
Citation: HSC 6.67 Multiple Sections - California Health and Safety Code, Chapter 6.67, Section(s) Multiple Sections
Violation Description: Tiered Permitting Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 06/20/2014.
Violation Division: Contra Costa County Health Services Department
Violation Program: CE
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: CE
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection

LENSCRAFTERS #5612 (Continued) **S109420854**

Eval Date: 05-17-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-16-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 07-11-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: CE
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-18-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: CE
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-16-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: CE
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-18-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 130348
Site Name: LENSCRAFTERS #5612
Site Address: 2565 SAND CREEK RD

LENSCRAFTERS #5612 (Continued) **S109420854**

Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	05-16-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	CE
Enf Action Source:	CERS

Coordinates:

Site ID:	130348
Facility Name:	LENSCRAFTERS #5612
Env Int Type Code:	HWG
Program ID:	10019485
Coord Name:	Not reported
Ref Point Type Desc:	Unknown
Latitude:	37.943679
Longitude:	-121.740567

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	JAY MCDONALD
Entity Title:	Not reported
Affiliation Address:	4000 Luxottica Place
Affiliation City:	Mason
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	45040
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	LENSCRAFTERS #5612
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) 240-8506

Affiliation Type Desc:	Parent Corporation
Entity Name:	LensCrafters
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:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Luxottica North America
Entity Title:	Not reported
Affiliation Address:	4000 Luxottica Place
Affiliation City:	Mason

LENSCRAFTERS #5612 (Continued) **S109420854**

Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	45040
Affiliation Phone:	(513) 765-6000
Affiliation Type Desc:	Onsite Treatment Unit Owner Operator
Entity Name:	Jackie Richardson
Entity Title:	EH&S Specialist
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Onsite Treatment Unit Owner Operator
Entity Name:	Jay McDonald
Entity Title:	Director, In-Store Projects
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Jay McDonald
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:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Jay McDonald
Entity Title:	Director, In-Store Projects
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Onsite Treatment Unit Owner Operator
Entity Name:	ANDREW PETTY
Entity Title:	MANAGER OF SAFETY & ENVIRONMENTAL HEALTH
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department

LENSCRAFTERS #5612 (Continued) **S109420854**

Entity Title: Not reported
Affiliation Address: 4585 Pacheco BlvdSuite 100
Affiliation City: Martinez
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94553
Affiliation Phone: (925) 335-3200

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 4000 Luxottica Place
Affiliation City: Mason
Affiliation State: OH
Affiliation Country: Not reported
Affiliation Zip: 45040
Affiliation Phone: Not reported

Name: LENSCRAFTERS #5612
Address: 2565 SAND CREEK RD
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 130348
CERS ID: 10019485
CERS Description: Hazardous Waste Onsite Treatment

Violations:
Site ID: 130348
Site Name: LENSCRAFTERS #5612
Violation Date: 05-16-2014
Citation: HSC 6.67 Multiple Sections - California Health and Safety Code, Chapter 6.67, Section(s) Multiple Sections
Violation Description: Tiered Permitting Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 06/20/2014.
Violation Division: Contra Costa County Health Services Department
Violation Program: CE
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: CE
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-17-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

LENSCRAFTERS #5612 (Continued) **S109420854**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-16-2014
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	07-11-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	CE
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-18-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	CE
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-16-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	CE
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-18-2018
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	130348
Site Name:	LENSCRAFTERS #5612
Site Address:	2565 SAND CREEK RD
Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	05-16-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	CE

LENSCRAFTERS #5612 (Continued) **S109420854**

Enf Action Source: CERS

Coordinates:
Site ID: 130348
Facility Name: LENSCRAFTERS #5612
Env Int Type Code: HWG
Program ID: 10019485
Coord Name: Not reported
Ref Point Type Desc: Unknown
Latitude: 37.943679
Longitude: -121.740567

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: JAY MCDONALD
Entity Title: Not reported
Affiliation Address: 4000 Luxottica Place
Affiliation City: Mason
Affiliation State: OH
Affiliation Country: Not reported
Affiliation Zip: 45040
Affiliation Phone: Not reported

Affiliation Type Desc: Operator
Entity Name: LENSCRAFTERS #5612
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) 240-8506

Affiliation Type Desc: Parent Corporation
Entity Name: LensCrafters
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: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Luxottica North America
Entity Title: Not reported
Affiliation Address: 4000 Luxottica Place
Affiliation City: Mason
Affiliation State: OH
Affiliation Country: United States
Affiliation Zip: 45040
Affiliation Phone: (513) 765-6000

Affiliation Type Desc: Onsite Treatment Unit Owner Operator
Entity Name: Jackie Richardson
Entity Title: EH&S Specialist

LENSCRAFTERS #5612 (Continued) **S109420854**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Onsite Treatment Unit Owner Operator
Entity Name:	Jay McDonald
Entity Title:	Director, In-Store Projects
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Jay McDonald
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:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Jay McDonald
Entity Title:	Director, In-Store Projects
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Onsite Treatment Unit Owner Operator
Entity Name:	ANDREW PETTY
Entity Title:	MANAGER OF SAFETY & ENVIRONMENTAL HEALTH
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

LENSCRAFTERS #5612 (Continued) **S109420854**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	4000 Luxottica Place
Affiliation City:	Mason
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	45040
Affiliation Phone:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	LENSCRAFTERS #5612
Address:	2565 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0030589
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: REPORTED ZERO
Region:	CONTRA COSTA
Cupa Number:	773920

Name:	LENSCRAFTERS #5612
Address:	2565 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0030589
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	TP: CONDITIONALLY EXEMPT
Region:	CONTRA COSTA
Cupa Number:	773920

Name:	LENSCRAFTERS #5612
Address:	2565 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0030589
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP: LESS THAN 1000 LBS
Region:	CONTRA COSTA
Cupa Number:	773920

B10 **LENSCRAFTERS #5612** **RCRA NonGen / NLR** **1024821682**
East **2565 SAND CREEK RD STE 124** **CAL000338146**
< 1/8 **BRENTWOOD, CA 94513**
0.092 mi.
488 ft. **Site 4 of 14 in cluster B**

Relative: **Lower**

Actual: **133 ft.**

RCRA NonGen / NLR:

Date form received by agency:	2008-11-24 00:00:00.0
Facility name:	LENSCRAFTERS #5612
Facility address:	2565 SAND CREEK RD STE 124 BRENTWOOD, CA 94513-7191
EPA ID:	CAL000338146
Mailing address:	4000 LUXOTTICA PL RX GLOBAL OPERATIONS MASON, OH 45040-8114

LENSCRAFTERS #5612 (Continued) **1024821682**

Contact:	JACKIE RICHARDSON
Contact address:	4000 LUXOTTICA PLACE MASON, OH 45040
Contact country:	Not reported
Contact telephone:	513-765-4311
Contact email:	JRICHARD@LUXOTTICARETAIL.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	JACKIE RICHARDSON
Owner/operator address:	4000 LUXOTTICA PLACE MASON, OH 45040
Owner/operator country:	Not reported
Owner/operator telephone:	513-765-4311
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	LUXOTTICA RETAIL NA
Owner/operator address:	4000 LUXOTTICA PL MASON, OH 45040
Owner/operator country:	Not reported
Owner/operator telephone:	513-765-6000
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

B11
East
< 1/8
0.092 mi.
488 ft.

Relative:
Lower

Actual:
133 ft.

RCRA NonGen / NLR **1025869232**
CAL000402609

2565 SAND CREEK RD STE 104
BRENTWOOD, CA 94513

Site 5 of 14 in cluster B

RCRA NonGen / NLR:

Date form received by agency:	2014-12-01 00:00:00.0
Facility name:	Not reported
Facility address:	2565 SAND CREEK RD STE 104 BRENTWOOD, CA 94513
EPA ID:	CAL000402609
Contact:	CLAUDINE ONCENA
Contact address:	2565 SAND CREEK RD STE 104 BRENTWOOD, CA 94513
Contact country:	Not reported
Contact telephone:	925-240-0350
Contact email:	CLAUDINE.ONCENA@TALBOTS.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	CLAUDINE ONCENA
Owner/operator address:	2565 SAND CREEK RD STE 104 BRENTWOOD, CA 94513
Owner/operator country:	Not reported
Owner/operator telephone:	925-240-0350
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	THE TALBOTS INC
Owner/operator address:	1 TALBOTS DR HINGHAM, MA 02043
Owner/operator country:	Not reported
Owner/operator telephone:	781-741-4140
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

(Continued) **1025869232**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

B12 **ROUND TABLE PIZZA** **CONTRA COSTA CO. SITE LIST** **S123815529**
East **2540 SAND CREEK RD** **N/A**
< 1/8 **BRENTWOOD, CA 94513**
0.095 mi.
503 ft. **Site 6 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

CONTRA COSTA CO. SITE LIST:
Name: ROUND TABLE PIZZA
Address: 2540 SAND CREEK RD
City: BRENTWOOD
Facility ID: FA0042931
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HMBP GENERAL
Region: CONTRA COSTA
Cupa Number: 776401

B13 **EXPRESS FASHION OPERATIONS LLC** **CERS HAZ WASTE** **S118152340**
East **2545 SAND CREEK RD** **HAZNET** **N/A**
< 1/8 **BRENTWOOD, CA 94513** **CONTRA COSTA CO. SITE LIST**
0.102 mi. **HWTS**
537 ft. **Site 7 of 14 in cluster B**

Relative:
Lower

Actual:
131 ft.

CERS HAZ WASTE:
Name: EXPRESS 2007
Address: 2545 SAND CREEK RD
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 355821
CERS ID: 10638574
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 355821
Site Name: Express 2007
Violation Date: 08-22-2016
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 09/02/2016.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Site ID: 355821
Site Name: Express 2007
Violation Date: 08-22-2016
Citation: HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5,

EXPRESS FASHION OPERATIONS LLC (Continued) **S118152340**

	Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 09/16/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	09-19-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-22-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	355821
Site Name:	Express 2007
Site Address:	2545 SAND CREEK RD
Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	08-22-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	HW
Enf Action Source:	CERS

Coordinates:

Site ID:	355821
Facility Name:	Express 2007
Env Int Type Code:	HWG
Program ID:	10638574
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.943690
Longitude:	-121.740160

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	g2 revolution
Entity Title:	Not reported

EXPRESS FASHION OPERATIONS LLC (Continued) **S118152340**

Affiliation Address:	8585 Pyott Rd. Ste. 100
Affiliation City:	Lake in the Hills
Affiliation State:	IL
Affiliation Country:	Not reported
Affiliation Zip:	60156
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	Express Fashion Operations, LLC
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:	Not reported
Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200
Affiliation Type Desc:	Document Preparer
Entity Name:	Jessica Otto, g2 revolution
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:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	8585 Pyott Rd. Ste. 100
Affiliation City:	Lake in the Hills
Affiliation State:	IL
Affiliation Country:	Not reported
Affiliation Zip:	60156
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Express 2007
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) 513-7946

EXPRESS FASHION OPERATIONS LLC (Continued) **S118152340**

Affiliation Type Desc:	Identification Signer
Entity Name:	Jessica Otto
Entity Title:	Environmental Specialist, g2 revolution
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Express Fashion Operations, LLC
Entity Title:	Not reported
Affiliation Address:	1 Express Drive
Affiliation City:	Columbus
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	43230
Affiliation Phone:	(614) 474-4001

HAZNET:

Name:	EXPRESS FASHION OPERATIONS LLC
Address:	2545 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513
Contact:	BARRY WILSON
Telephone:	6144744028
Mailing Name:	Not reported
Mailing Address:	1 EXPRESS DR

Year:	2016
Gepaid:	CAL000405426
TSD EPA ID:	NVT330010000
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.004

CONTRA COSTA CO. SITE LIST:

Name:	EXPRESS 2007
Address:	2545 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0036913
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: REPORTED ZERO
Region:	CONTRA COSTA
Cupa Number:	775093

HWTS:

Name:	EXPRESS FASHION OPERATIONS LLC
Address:	2545 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513

EXPRESS FASHION OPERATIONS LLC (Continued) **S118152340**

EPA ID:	CAL000405426
Inactive Date:	06/30/2016
Create Date:	03/23/2015
Last Act Date:	01/12/2017
Mailing Name:	Not reported
Mailing Address:	1 EXPRESS DR
Mailing Address 2:	Not reported
Mailing City,State,Zip:	COLUMBUS, OH 43230
Owner Name:	EXPRESS LLC
Owner Address:	1 EXPRESS DR
Owner Address 2:	Not reported
Owner City,State,Zip:	COLUMBUS, OH 43230
Contact Name:	BARRY WILSON
Contact Address:	1 EXPRESS DRIVE
Contact Address 2:	Not reported
City,State,Zip:	COLUMBUS, OH 432300000

NAICS:

EPA ID:	CAL000405426
Create Date:	2015-03-23 09:17:42
NAICS Code:	44819
NAICS Description:	Other Clothing Stores
Issued EPA ID Date:	2015-03-23 09:17:42
Inactive Date:	2016-06-30 00:00:00
Facility Name:	EXPRESS FASHION OPERATIONS LLC
Facility Address:	2545 SAND CREEK RD
Facility Address 2:	Not reported
Facility City:	BRENTWOOD
Facility County:	07
Facility State:	CA
Facility Zip:	94513

B14 **EXPRESS 2007** **RCRA NonGen / NLR** **1024859381**
East **2545 SANDCREEK ROAD** **CAL000426403**
< 1/8 **BRENTWOOD, CA 94513**
0.102 mi.
537 ft. **Site 8 of 14 in cluster B**

Relative:
Lower

Actual:
131 ft.

RCRA NonGen / NLR:

Date form received by agency:	2017-03-29 00:00:00.0
Facility name:	EXPRESS 2007
Facility address:	2545 SANDCREEK ROAD BRENTWOOD, CA 94513
EPA ID:	CAL000426403
Mailing address:	8585 PYOTT RD STE 100 LAKE IN THE HILLS, IL 60156
Contact:	JESSICA OTTO
Contact address:	8585 PYOTT RD STE 100 LAKE IN THE HILLS, IL 60156
Contact country:	Not reported
Contact telephone:	224-858-4583
Contact email:	JESSICA.OTTO@G2REV.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

EXPRESS 2007 (Continued) **1024859381**

Owner/Operator Summary:

Owner/operator name:	JESSICA OTTO
Owner/operator address:	8585 PYOTT RD STE 100 LAKE IN THE HILLS, IL 60156
Owner/operator country:	Not reported
Owner/operator telephone:	224-858-4583
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	EXPRESS FASHION OPERATIONS LLC
Owner/operator address:	1 EXPRESS DR COLUMBUS, OH 43230
Owner/operator country:	Not reported
Owner/operator telephone:	614-474-7000
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

15
ESE
< 1/8
0.104 mi.
547 ft.

BRENTWOOD SHOPPING CENTER
2200 SAN JOSE AVENUE
BRENTWOOD, CA 94513

CPS-SLIC **S106707855**
CERS **N/A**

Relative:
Lower

Actual:
122 ft.

CPS-SLIC:

Name:	BRENTWOOD SHOPPING CENTER
Address:	2200 SAN JOSE AVENUE
City,State,Zip:	BRENTWOOD, CA 94513
Region:	STATE
Facility Status:	**Completed - Case Closed**

BRENTWOOD SHOPPING CENTER (Continued) **S106707855**

Status Date:	06/19/2001
Global Id:	SL0601334843
Lead Agency:	CENTRAL VALLEY RWQCB (REGION 5S)
Lead Agency Case Number:	Not reported
Latitude:	37.946104
Longitude:	-121.703137
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	SLT5S772
File Location:	Regional Board
Potential Media Affected:	Under Investigation
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

SLIC REG 5:

Name:	Brentwood Shopping Center
Address:	2200 San Jose Ave
City:	Brentwood
Region:	5
Facility Status:	Remediation Completed
Unit:	Facility is a Spill or site
Pollutant:	TPH
Lead Agency:	MES
Date Filed:	/ /
Report Date:	03/13/01
Date Added:	Not reported
Date Closed:	6/19/2001

CERS:

Name:	BRENTWOOD SHOPPING CENTER
Address:	2200 SAN JOSE AVENUE
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	226234
CERS ID:	SL0601334843
CERS Description:	Cleanup Program Site

B16 **ROSS DRESS FOR LESS #0629** **CERS HAZ WASTE** **S117047935**
East **2520 SAND CREEK RD** **HAZNET** **N/A**
< 1/8 **BRENTWOOD, CA 94513** **CONTRA COSTA CO. SITE LIST**
0.107 mi. **HWTS**
565 ft. **Site 9 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

CERS HAZ WASTE:

Name:	ROSS DRESS FOR LESS #0629
Address:	2520 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	149102
CERS ID:	10509043
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	149102
Site Name:	Ross Dress For Less #0629
Violation Date:	09-10-2019

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Citation:	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description:	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste. (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.
Violation Notes:	OBSERVATION: Toxic bin located in the hazardous waste area in the back of store was observed open. CORRECTIVE ACTION: Submit photos to the CUPA demonstrating that the container listed above has been properly closed.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	149102
Site Name:	Ross Dress For Less #0629
Violation Date:	01-27-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 02/01/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	149102
Site Name:	Ross Dress For Less #0629
Violation Date:	09-10-2019
Citation:	HSC 6.5 25123.3(h) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)
Violation Description:	Failure to determine the status of any hazardous waste if a signed copy of the manifest isnG t received within 35 days of the date the waste was accepted by the initial transporter and/or to submit an Exception Report to DTSC if a signed copy of the manifest isnG t received within 60 days of the date the waste was accepted by the initial transporter.
Violation Notes:	OBSERVATION: The generator failed to file an exception report with the DTSC after not receiving a destination facility signed copy of the uniform hazardous waste manifest within 60 days of the waste shipment date. This includes (1) manifest from 2017, (2) from 2018, and (3) from 2019. CORRECTIVE ACTION: Either locate a copy of the missing manifests or prepare and submit an exception report to DTSC (DTSC Report Repository; Generator Information Services Section; P.O. Box 806; Sacramento, CA 95812-0806). Submit copies to the CUPA.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-27-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-05-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-10-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 149102
Site Name: Ross Dress For Less #0629
Site Address: 2520 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 01-27-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 149102
Site Name: Ross Dress For Less #0629
Site Address: 2520 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 09-10-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 149102
Facility Name: Ross Dress For Less #0629
Env Int Type Code: HWG
Program ID: 10509043
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.943470

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Longitude: -121.737470

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

Affiliation Type Desc:	Identification Signer
Entity Name:	Ashley Campbell
Entity Title:	ENVIRONMENTAL COMPLIANCE SPECIALIST
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Ross Dress For Less Inc.
Entity Title:	Not reported
Affiliation Address:	5130 Hacienda Dr
Affiliation City:	Dublin
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94568-7579
Affiliation Phone:	(925) 965-4831

Affiliation Type Desc:	Parent Corporation
Entity Name:	Ross Stores, 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:	Not reported

Affiliation Type Desc:	Property Owner
Entity Name:	Ross Dress For Less, Inc.
Entity Title:	Not reported
Affiliation Address:	5130 Hacienda Dr
Affiliation City:	Dublin
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94568-7579
Affiliation Phone:	(925) 965-4831

Affiliation Type Desc:	Document Preparer
Entity Name:	ASHLEY CAMPBELL
Entity Title:	Not reported
Affiliation Address:	Not reported

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	ASHLEY CAMPBELL
Entity Title:	Not reported
Affiliation Address:	5151 San Felipe St, Suite 1000
Affiliation City:	Houston
Affiliation State:	TX
Affiliation Country:	Not reported
Affiliation Zip:	77056
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	5130 Hacienda Dr
Affiliation City:	Dublin
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94568-7579
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Ross Dress For Less 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) 965-4831

HAZNET:

Name:	ROSS DRESS FOR LESS #0629
Address:	2520 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 945137059
Contact:	KATHY HATCH
Telephone:	9259654015
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST STE 1000
Year:	2017
Gepaid:	CAL000397536
TSD EPA ID:	CAD980884183
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.056
Year:	2016
Gepaid:	CAL000397536

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

TSD EPA ID: CAD980884183
CA Waste Code: 122 - Alkaline solution without metals pH >= 12.5
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0025

Year: 2016
Gepaid: CAL000397536
TSD EPA ID: CAD980884183
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.097

Year: 2015
Gepaid: CAL000397536
TSD EPA ID: NVD980895338
CA Waste Code: 122 - Alkaline solution without metals pH >= 12.5
Disposal Method: H121 - Neutralization Only
Tons: 0.0015

Year: 2015
Gepaid: CAL000397536
TSD EPA ID: NVD980895338
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0835

Year: 2015
Gepaid: CAL000397536
TSD EPA ID: CAD980884183
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.05

Additional Info:
Year: 2016
Gen EPA ID: CAL000397536

Shipment Date: 20151229
Creation Date: 3/22/2016 22:15:44
Receipt Date: 20151230
Manifest ID: 000128132DAT
Trans EPA ID: CAR000210617
Trans Name: 21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID: Not reported
Trans 2 Name: Not reported
TSDF EPA ID: CAD980884183
Trans Name: GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
CA Waste Code: 331 - Off-specification, aged, or surplus organics
RCRA Code: D001
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	3/22/2016 22:15:44
Receipt Date:	20151230
Manifest ID:	000128132DAT
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0475
Waste Quantity:	95
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000128132DAT
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	- Not reported
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Additional Code 5:	Not reported
Shipment Date:	20150715
Creation Date:	2/9/2016 22:15:11
Receipt Date:	20150727
Manifest ID:	001065447PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVR000089375
Trans 2 Name:	DOUBLE BARREL ENVIRONMENTAL SERVICES
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0585
Waste Quantity:	117
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150715
Creation Date:	2/9/2016 22:15:11
Receipt Date:	20150727
Manifest ID:	001065447PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVR000089375
Trans 2 Name:	DOUBLE BARREL ENVIRONMENTAL SERVICES
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150128
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	- Not reported
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H121 - Neutralization Only
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

RCRA Code:	D016
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2017
Gen EPA ID:	CAL000397536
Shipment Date:	20171019
Creation Date:	10/9/2018 18:30:56
Receipt Date:	20171120
Manifest ID:	001683187PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171019
Creation Date:	10/9/2018 18:30:56
Receipt Date:	20171120
Manifest ID:	001683187PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0095
Waste Quantity:	19
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Additional Code 5:	Not reported
Shipment Date:	20171019
Creation Date:	10/9/2018 18:30:56
Receipt Date:	20171120
Manifest ID:	001683187PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.062
Waste Quantity:	124
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170502
Creation Date:	5/17/2018 18:31:33
Receipt Date:	20170509
Manifest ID:	001541994PSC
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170502
Creation Date:	5/17/2018 18:31:33
Receipt Date:	20170509
Manifest ID:	001541994PSC
Trans EPA ID:	MNS000110924

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0535
Waste Quantity:	107
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000397536
Shipment Date:	20151229
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000128132DAT
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	- Not reported
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	3/22/2016 22:15:44
Receipt Date:	20151230
Manifest ID:	000128132DAT
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0475
Waste Quantity:	95
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151229
Creation Date:	3/22/2016 22:15:44
Receipt Date:	20151230
Manifest ID:	000128132DAT
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC DBA PSC ENVIRONMENTAL SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150715
Creation Date:	2/9/2016 22:15:11
Receipt Date:	20150727
Manifest ID:	001065447PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVR000089375
Trans 2 Name:	DOUBLE BARREL ENVIRONMENTAL SERVICES
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150715
Creation Date:	2/9/2016 22:15:11
Receipt Date:	20150727
Manifest ID:	001065447PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVR000089375
Trans 2 Name:	DOUBLE BARREL ENVIRONMENTAL SERVICES
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0585
Waste Quantity:	117
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H121 - Neutralization Only
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D016
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	D011
Additional Code 2:	D008
Additional Code 3:	D006
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150128
Creation Date:	8/21/2015 22:15:14
Receipt Date:	20150204
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150128
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	000937796PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.038
Waste Quantity:	76
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	ROSS DRESS FOR LESS #0629
Address:	2520 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0035793
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: LESS THAN 5 TONS/YEAR
Region:	CONTRA COSTA
Cupa Number:	774910

HWTS:

Name:	ROSS DRESS FOR LESS #0629

ROSS DRESS FOR LESS #0629 (Continued) **S117047935**

Address:	2520 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 945137059
EPA ID:	CAL000397536
Inactive Date:	Not reported
Create Date:	06/06/2014
Last Act Date:	10/03/2019
Mailing Name:	Not reported
Mailing Address:	5151 SAN FELIPE ST STE 1000
Mailing Address 2:	Not reported
Mailing City,State,Zip:	HOUSTON, TX 77056
Owner Name:	ROSS DRESS FOR LESS INC
Owner Address:	5130 HACIENDA DR
Owner Address 2:	Not reported
Owner City,State,Zip:	DUBLIN, CA 94568
Contact Name:	KATHY HATCH
Contact Address:	5130 HACIENDA DR
Contact Address 2:	3RD FLOOR
City,State,Zip:	DUBLIN, CA 94568

NAICS:

EPA ID:	CAL000397536
Create Date:	2014-06-06 10:24:23
NAICS Code:	44814
NAICS Description:	Family Clothing Stores
Issued EPA ID Date:	2014-06-06 10:24:23
Inactive Date:	Not reported
Facility Name:	ROSS DRESS FOR LESS #0629
Facility Address:	2520 SAND CREEK RD
Facility Address 2:	Not reported
Facility City:	BRENTWOOD
Facility County:	07
Facility State:	CA
Facility Zip:	945137059

B17 **ROSS DRESS FOR LESS #0629** **RCRA NonGen / NLR** **1024844854**
East **2520 SAND CREEK RD** **CAL000397536**
< 1/8 **BRENTWOOD, CA 94513**
0.107 mi.
565 ft. **Site 10 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

RCRA NonGen / NLR:

Date form received by agency:	2014-06-06 00:00:00.0
Facility name:	ROSS DRESS FOR LESS #0629
Facility address:	2520 SAND CREEK RD BRENTWOOD, CA 94513-7059
EPA ID:	CAL000397536
Mailing address:	5151 SAN FELIPE ST STE 1000 HOUSTON, TX 77056
Contact:	KATHY HATCH
Contact address:	5130 HACIENDA DR 3RD FLOOR DUBLIN, CA 94568
Contact country:	Not reported
Contact telephone:	925-965-4015
Contact email:	ERIC.GUARD@ROS.COM
EPA Region:	09
Classification:	Non-Generator

ROSS DRESS FOR LESS #0629 (Continued) **1024844854**

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	KATHY HATCH
Owner/operator address:	5130 HACIENDA DR 3RD FLOOR DUBLIN, CA 94568
Owner/operator country:	Not reported
Owner/operator telephone:	925-965-4015
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	ROSS DRESS FOR LESS INC
Owner/operator address:	5130 HACIENDA DR DUBLIN, CA 94568
Owner/operator country:	Not reported
Owner/operator telephone:	925-965-4831
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

B18 **HOLLISTER CO** **CERS HAZ WASTE** **S113407791**
East **2505 SAND CREEK RD** **CONTRA COSTA CO. SITE LIST** **N/A**
< 1/8 **BRENTWOOD, CA 94513**
0.123 mi.
651 ft. **Site 11 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

CERS HAZ WASTE:

Name:	HOLLISTER CO
Address:	2505 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	36719
CERS ID:	10477255
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	36719
Site Name:	HOLLISTER CO
Violation Date:	08-22-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Returned to compliance on 10/13/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	36719
Site Name:	HOLLISTER CO
Violation Date:	08-22-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 10/13/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	36719
Site Name:	HOLLISTER CO
Violation Date:	05-24-2019
Citation:	HSC 6.11 25404(e)(4) - California Health and Safety Code, Chapter 6.11, Section(s) 25404(e)(4)
Violation Description:	Failure to report program data electronically.
Violation Notes:	OBSERVATION: ON APRIL 1, 2019, CCHSHMP SENT A NOTICE OF VIOLATION (ATTACHED) TO THE SUBJECT FACILITY FOR FAILURE TO SUBMIT A COMPLETE AND CORRECT CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) FACILITY INFORMATION SUBMITTAL ELEMENT TO CCHSHMP. AS OF MAY 24, 2019, THE VIOLATION REMAINS OUTSTANDING.- - CORRECTIVE ACTION: IMMEDIATELY LOG ONTO CERS (https://cers.calepa.ca.gov/) AND SUBMIT COMPLETE/CORRECT FACILITY INFORMATION SUBMITTAL ELEMENT.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	36719
Site Name:	HOLLISTER CO
Violation Date:	04-01-2019
Citation:	HSC 6.11 25404(e)(4) - California Health and Safety Code, Chapter 6.11, Section(s) 25404(e)(4)

HOLLISTER CO (Continued) **S113407791**

Violation Description: Failure to report program data electronically.
Violation Notes: OBSERVATION: AS OF APRIL 1, 2019, A COMPLETE AND CORRECT CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) FACILITY INFORMATION SUBMITTAL ELEMENT HAS NOT BEEN RECEIVED/ACCEPTED BY CCHSHMP. CORRECTIVE ACTION: IMMEDIATELY LOG ONTO CERS (https://cers.calepa.ca.gov/) AND SUBMIT COMPLETE/CORRECT FACILITY INFORMATION SUBMITTAL ELEMENT.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 05-24-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-22-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-01-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-13-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 36719
Site Name: HOLLISTER CO
Site Address: 2505 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 04-01-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection

HOLLISTER CO (Continued) **S113407791**

Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 36719
Site Name: HOLLISTER CO
Site Address: 2505 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 05-24-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 36719
Site Name: HOLLISTER CO
Site Address: 2505 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 08-22-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Contra Costa County Health Services Department
Entity Title: Not reported
Affiliation Address: 4585 Pacheco BlvdSuite 100
Affiliation City: Martinez
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94553
Affiliation Phone: (925) 335-3200

Affiliation Type Desc: Operator
Entity Name: ABERCROMBIE & FITCH
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: (614) 283-6500

Affiliation Type Desc: Document Preparer
Entity Name: Ian Kupferberg
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

HOLLISTER CO (Continued) **S113407791**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	6301 FITCH PATH
Affiliation City:	NEW ALBANY
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	43054
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Ian Kupferberg
Entity Title:	MANAGER, GLOBAL REGULATORY & ENVIRONMENTAL AFFAIRS
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	KIM HARR
Entity Title:	Not reported
Affiliation Address:	6301 FITCH PATH
Affiliation City:	NEW ALBANY
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	43054
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	ABERCROMBIE & FITCH
Entity Title:	Not reported
Affiliation Address:	6301 FITCH PATH
Affiliation City:	NEW ALBANY
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	43054
Affiliation Phone:	(614) 283-6500
Affiliation Type Desc:	Parent Corporation
Entity Name:	Abercrombie and Fitch
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:	Not reported

HOLLISTER CO (Continued) **S113407791**

CONTRA COSTA CO. SITE LIST:
Name: HOLLISTER CO
Address: 2505 SAND CREEK RD
City: BRENTWOOD
Facility ID: FA0033602
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HWG: REPORTED ZERO
Region: CONTRA COSTA
Cupa Number: 774576

Name: RUBIO'S RESTAURANTS INC. STORE 227
Address: 2505 SAND CREEK RD
City: BRENTWOOD
Facility ID: FA0037132
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HMBP: LESS THAN 1000 LBS
Region: CONTRA COSTA
Cupa Number: 775119

Name: BATH & BODY WORKS #2077
Address: 2505 SAND CREEK RD H-2
City: BRENTWOOD
Facility ID: FA0040331
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HMBP: LESS THAN 1000 LBS
Region: CONTRA COSTA
Cupa Number: 775755

Name: BATH & BODY WORKS #2077
Address: 2505 SAND CREEK RD H-2
City: BRENTWOOD
Facility ID: FA0040331
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HWG: LESS THAN 5 TONS/YEAR
Region: CONTRA COSTA
Cupa Number: 775755

B19 **BATH & BODY WORKS #2077** **CERS HAZ WASTE** **S121782685**
East **2505 SAND CREEK RD STE H-2** **CERS** **N/A**
< 1/8 **BRENTWOOD, CA 94513**
0.123 mi.
651 ft. **Site 12 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

CERS HAZ WASTE:
Name: BATH & BODY WORKS #2077
Address: 2505 SAND CREEK RD STE H-2
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 426997
CERS ID: 10746034
CERS Description: Hazardous Waste Generator

CERS:
Name: BATH & BODY WORKS #2077

BATH & BODY WORKS #2077 (Continued) **S121782685**

Address: 2505 SAND CREEK RD STE H-2
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 426997
CERS ID: 10746034
CERS Description: Chemical Storage Facilities

Violations:

Site ID: 426997
Site Name: BATH & BODY WORKS #2077
Violation Date: 06-11-2018
Citation: 22 CCR 15 66265.51 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.51
Violation Description: Failure to prepare and implement a written Contingency Plan to minimize hazards to human health or the environment from fires, explosions, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water.
Violation Notes: Returned to compliance on 07/31/2018. Facility submitted HWG form stating that they generated only 0.2 tons of waste. Estimates from manifests show much higher amounts. ALL Large quantity generator requirements are now manadatory (example 220 kilos in january) OBSERVATION: Facility failed to prepare an Contingency Plan. The owner or operator shall prepare an Emergency Response Plan designed to minimize hazards to human health or the environment from fires, explosions, or any unplanned release of hazardous waste to air, soil, or surface water. CORRECTIVE ACTION: Immediately prepare an Contingency Plan and submit a copy to the CUPA.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Site ID: 426997
Site Name: BATH & BODY WORKS #2077
Violation Date: 06-11-2018
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 07/19/2018. OBSERVATION: The business failed to complete and electronically submit chemical inventory information for all reportable hazardous materials on site at or above reportable quantities. site has two 55 gallon drums of waste (flammables and toxics) CORRECTIVE ACTION: Complete and electronically submit the chemical inventory information on CERS for all reportable hazardous materials on site at or above reportable quantities.
Violation Division: Contra Costa County Health Services Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 426997
Site Name: BATH & BODY WORKS #2077
Violation Date: 06-11-2018
Citation: 22 CCR 15 66265.16 - California Code of Regulations, Title 22, Chapter 15, Section(s) 66265.16
Violation Description: Failure to provide employees with hazardous waste training program of class room instructions or on-the-job training within the first six months after the date of their employment or assignment to a facility, or to a new position at a facility and annually thereafter. Training

BATH & BODY WORKS #2077 (Continued) **S121782685**

records on current personnel shall be kept until closure of the facility and for former employees the record shall be kept for at least three years from the date the employee last worked at the facility. The records shall include the following: the job title for each position at the facility related to hazardous waste management, and the name of the employee filling each job; a written job description for each position, duties of facility personnel assigned to each position, and a written description of the type and amount of both introductory and continuing training that will be given to each person filling a position.

Violation Notes: Returned to compliance on 07/19/2018. OBSERVATION: Owner/Operator failed to provide initial and/or annual refresher training for employees who manage or handle universal waste and to maintain a written record for three years of personnel who took the initial or annual training. (as large quantity generator) CORRECTIVE ACTION: Provide employees with initial or refresher UW training. Submit a evidence of training to the CUPA.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-11-2018
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 08-06-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS

BATH & BODY WORKS #2077 (Continued) **S121782685**

Eval General Type:	Other/Unknown
Eval Date:	08-06-2018
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HMRRP
Eval Source:	CERS

Enforcement Action:

Site ID:	426997
Site Name:	BATH & BODY WORKS #2077
Site Address:	2505 SAND CREEK RD STE H-2
Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	06-11-2018
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	426997
Site Name:	BATH & BODY WORKS #2077
Site Address:	2505 SAND CREEK RD STE H-2
Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	06-11-2018
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	HW
Enf Action Source:	CERS

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Mike Ryan
Entity Title:	Not reported
Affiliation Address:	2 LIMITED PARKWAY
Affiliation City:	COLUMBUS
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	43230
Affiliation Phone:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

BATH & BODY WORKS #2077 (Continued) **S121782685**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	2 LIMITED PARKWAY/ATTN: MIKE RYAN
Affiliation City:	COLUMBUS
Affiliation State:	OH
Affiliation Country:	Not reported
Affiliation Zip:	43230
Affiliation Phone:	Not reported

Affiliation Type Desc:	Document Preparer
Entity Name:	ASHLEY CAMPBELL
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:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Ashley Campbell
Entity Title:	COMPLIANCE & REGULATORY AFFAIRS SPEC
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	L Brands
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:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Bath & Body Works, LLC
Entity Title:	Not reported
Affiliation Address:	7 LIMITED PARKWAY
Affiliation City:	REYNOLDSBURG
Affiliation State:	OH
Affiliation Country:	United States
Affiliation Zip:	43068
Affiliation Phone:	(614) 856-6000

Affiliation Type Desc:	Operator
Entity Name:	BATH & BODY WORKS #2077
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

BATH & BODY WORKS #2077 (Continued) **S121782685**

Affiliation Zip: Not reported
Affiliation Phone: (925) 516-4352

B20 **BATH & BODY WORKS #2077** **RCRA NonGen / NLR** **1024859825**
East **2505 SAND CREEK RD SPACE H-2** **CAL000427473**
< 1/8 **BRENTWOOD, CA 94513**
0.123 mi.
651 ft. **Site 13 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

RCRA NonGen / NLR:
Date form received by agency: 2017-05-08 00:00:00.0
Facility name: BATH & BODY WORKS #2077
Facility address: 2505 SAND CREEK RD SPACE H-2
BRENTWOOD, CA 94513
EPA ID: CAL000427473
Mailing address: 2 LIMITED PKWY
COLUMBUS, OH 43230
Contact: MIKE RYAN
Contact address: 2 LIMITED PKWY
COLUMBUS, OH 43230
Contact country: Not reported
Contact telephone: 614-415-1769
Contact email: MRYAN@LB.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: BATH & BODY WORKS LLC
Owner/operator address: 7 LIMITED PKWY
REYNOLDSBURG, OH 43068
Owner/operator country: Not reported
Owner/operator telephone: 614-856-6000
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MIKE RYAN
Owner/operator address: 2 LIMITED PKWY
COLUMBUS, OH 43230
Owner/operator country: Not reported
Owner/operator telephone: 614-415-1769
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No

BATH & BODY WORKS #2077 (Continued) **1024859825**

Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

B21 **HOLLISTER CO** **RCRA NonGen / NLR** **1024820379**
East **2505 SAND CREEK RD** **CAL000333470**
< 1/8 **BRENTWOOD, CA 94513**
0.123 mi.
651 ft. **Site 14 of 14 in cluster B**

Relative:
Lower

Actual:
130 ft.

RCRA NonGen / NLR:

Date form received by agency:	2008-06-09 00:00:00.0
Facility name:	HOLLISTER CO
Facility address:	2505 SAND CREEK RD BRENTWOOD, CA 94513
EPA ID:	CAL000333470
Mailing address:	6301 FITCH PATH NEW ALBANY, OH 43054-0000
Contact:	IAN KUPFERBERG
Contact address:	6301 FITCH PATH NEW ALBANY, OH 43054
Contact country:	Not reported
Contact telephone:	614-283-7930
Contact email:	IAN_KUPFERBERG@ANFCORP.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	IAN KUPFERBERG
Owner/operator address:	6301 FITCH PATH NEW ALBANY, OH 43054
Owner/operator country:	Not reported
Owner/operator telephone:	614-283-7930
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	ABERCROMBIE & FITCH CO & SUBSIDIAR
Owner/operator address:	6301 FITCH PATH NEW ALBANY, OH 43054

HOLLISTER CO (Continued) **1024820379**

Owner/operator country: Not reported
Owner/operator telephone: 614-283-6500
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C22 **KELLY-MOORE PAINT CO INC** **RCRA NonGen / NLR** **1024820180**
East **2480 SAND CREEK RD** **CAL000332511**
1/8-1/4 **BRENTWOOD, CA 94513**
0.141 mi.
745 ft. **Site 1 of 18 in cluster C**

Relative: **Lower**

Actual: **128 ft.**

RCRA NonGen / NLR:
Date form received by agency: 2008-05-09 00:00:00.0
Facility name: KELLY-MOORE PAINT CO INC
Facility address: 2480 SAND CREEK RD
BRENTWOOD, CA 94513
EPA ID: CAL000332511
Mailing address: 987 COMMERCIAL ST
SAN CARLOS, CA 94070-4108
Contact: JANET BAILEY
Contact address: 987 COMMERCIAL ST
SAN CARLOS, CA 94070
Contact country: Not reported
Contact telephone: 650-610-4151
Contact email: JBAILEY@KELLYMOORE.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: JANET BAILEY
Owner/operator address: 987 COMMERCIAL ST
SAN CARLOS, CA 94070
Owner/operator country: Not reported

KELLY-MOORE PAINT CO INC (Continued) **1024820180**

Owner/operator telephone: 650-610-4151
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: KELLY-MOORE PAINT CO INC
Owner/operator address: 987 COMMERCIAL ST
SAN CARLOS, CA 94070
Owner/operator country: Not reported
Owner/operator telephone: 650-592-8337
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C23 **KELLY-MOORE PAINT CO INC** **CERS HAZ WASTE** **S111160076**
East **2480 SAND CREEK RD** **HAZNET** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513** **CONTRA COSTA CO. SITE LIST**
0.141 mi. **CERS**
745 ft. **Site 2 of 18 in cluster C** **HWTS**

Relative:
Lower

Actual:
128 ft.

CERS HAZ WASTE:
Name: 620- KELLY MOORE PAINTS
Address: 2480 SAND CREEK RD
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 87480
CERS ID: 10464874
CERS Description: Hazardous Waste Generator

HAZNET:
Name: KELLY-MOORE PAINT CO INC
Address: 2480 SAND CREEK RD

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513
Contact:	JANET BAILEY
Telephone:	6506104151
Mailing Name:	Not reported
Mailing Address:	987 COMMERCIAL ST
Year:	2017
Gepaid:	CAL000332511
TSD EPA ID:	ARD981057870
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.225

Additional Info:

Year:	2017
Gen EPA ID:	CAL000332511
Shipment Date:	20170801
Creation Date:	7/20/2018 18:30:10
Receipt Date:	20170808
Manifest ID:	000176689DAT
Trans EPA ID:	CAR000179747
Trans Name:	INGENIUM (MILPITAS)
Trans 2 EPA ID:	CAD982523433
Trans 2 Name:	DILLARD ENVIRONMENTAL SERVICE
TSDF EPA ID:	ARD981057870
Trans Name:	RINECO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170801
Creation Date:	7/20/2018 18:30:10
Receipt Date:	20170808
Manifest ID:	000176689DAT
Trans EPA ID:	CAR000179747
Trans Name:	INGENIUM (MILPITAS)
Trans 2 EPA ID:	CAD982523433
Trans 2 Name:	DILLARD ENVIRONMENTAL SERVICE
TSDF EPA ID:	ARD981057870
Trans Name:	RINECO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D005

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.04
Waste Quantity:	80
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170801
Creation Date:	11/1/2018 18:30:30
Receipt Date:	20170807
Manifest ID:	000176690DAT
Trans EPA ID:	CAR000179747
Trans Name:	INGENIUM (MILPITAS)
Trans 2 EPA ID:	CAD982523433
Trans 2 Name:	DILLARD ENVIRONMENTAL SERVICES
TSDF EPA ID:	INR000127621
Trans Name:	COVANTA ENVIRONMENTAL SOLUTIONS LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	291 - Latex waste
RCRA Code:	Not reported
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170801
Creation Date:	7/20/2018 18:30:10
Receipt Date:	20170808
Manifest ID:	000176689DAT
Trans EPA ID:	CAR000179747
Trans Name:	INGENIUM (MILPITAS)
Trans 2 EPA ID:	CAD982523433
Trans 2 Name:	DILLARD ENVIRONMENTAL SERVICE
TSDF EPA ID:	ARD981057870
Trans Name:	RINECO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D005
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.115
Waste Quantity:	230
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Shipment Date:	20170323
Creation Date:	5/11/2018 18:34:27
Receipt Date:	20170404
Manifest ID:	017088425JJK
Trans EPA ID:	CAR000179747
Trans Name:	INGENIUM (MILPITAS)
Trans 2 EPA ID:	CAD982523433
Trans 2 Name:	DILLARD ENVIRONMENTAL SERVICES
TSDF EPA ID:	ARD981057870
Trans Name:	RINECO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170323
Creation Date:	5/11/2018 18:34:27
Receipt Date:	20170404
Manifest ID:	017088425JJK
Trans EPA ID:	CAR000179747
Trans Name:	INGENIUM (MILPITAS)
Trans 2 EPA ID:	CAD982523433
Trans 2 Name:	DILLARD ENVIRONMENTAL SERVICES
TSDF EPA ID:	ARD981057870
Trans Name:	RINECO
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.06
Waste Quantity:	120
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	620- KELLY MOORE PAINTS
Address:	2480 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0031456
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP: 1K-10K LBS, 0-19 EMPLOYEES
Region:	CONTRA COSTA

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Cupa Number: 774341

Name: 620- KELLY MOORE PAINTS
Address: 2480 SAND CREEK RD
City: BRENTWOOD
Facility ID: FA0031456
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HWG: LESS THAN 5 TONS/YEAR
Region: CONTRA COSTA
Cupa Number: 774341

CERS:
Name: 620- KELLY MOORE PAINTS
Address: 2480 SAND CREEK RD
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 87480
CERS ID: 10464874
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 87480
Site Name: 620- Kelly Moore Paints
Violation Date: 06-24-2014
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description: Haz Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 06/27/2014.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 06-24-2014
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-18-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-18-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 87480
Site Name: 620- Kelly Moore Paints
Site Address: 2480 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 06-24-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 87480
Facility Name: 620- Kelly Moore Paints
Env Int Type Code: HWG
Program ID: 10464874
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.943470
Longitude: -121.737070

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Contra Costa County Health Services Department
Entity Title: Not reported
Affiliation Address: 4585 Pacheco BlvdSuite 100
Affiliation City: Martinez
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94553
Affiliation Phone: (925) 335-3200

Affiliation Type Desc: Environmental Contact
Entity Name: Adam Gollihar
Entity Title: Not reported
Affiliation Address: 2480 San Creek Rd
Affiliation City: Brentwood
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94513
Affiliation Phone: Not reported

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: Att: Mary Logue 987 COMMERCIAL ST.
Affiliation City: SAN CARLOS
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94070

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	KELLY MOORE PAINT COMPANY, 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:	(650) 592-8337
Affiliation Type Desc:	Parent Corporation
Entity Name:	0620 Kelly Moore Paint Company
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:	Not reported
Affiliation Type Desc:	Document Preparer
Entity Name:	Jeff Martin
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:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Adam Gollihar
Entity Title:	STORE MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Kelly Moore Paint Company
Entity Title:	Not reported
Affiliation Address:	987 COMMERCIAL ST.
Affiliation City:	SAN CARLOS
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94070
Affiliation Phone:	(650) 592-8337
Affiliation Type Desc:	Property Owner
Entity Name:	Sand Creek Crossing/Colliers Int.
Entity Title:	Not reported
Affiliation Address:	P.O. Box 844578
Affiliation City:	Los Angeles

KELLY-MOORE PAINT CO INC (Continued) **S111160076**

Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94506
Affiliation Phone:	(925) 279-0120

HWTS:

Name:	KELLY-MOORE PAINT CO INC
Address:	2480 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513
EPA ID:	CAL000332511
Inactive Date:	Not reported
Create Date:	05/09/2008
Last Act Date:	08/29/2019
Mailing Name:	Not reported
Mailing Address:	987 COMMERCIAL ST
Mailing Address 2:	Not reported
Mailing City,State,Zip:	SAN CARLOS, CA 940704108
Owner Name:	KELLY-MOORE PAINT CO INC
Owner Address:	987 COMMERCIAL ST
Owner Address 2:	Not reported
Owner City,State,Zip:	SAN CARLOS, CA 940704018
Contact Name:	JANET BAILEY
Contact Address:	987 COMMERCIAL ST
Contact Address 2:	Not reported
City,State,Zip:	SAN CARLOS, CA 94070

NAICS:

EPA ID:	CAL000332511
Create Date:	2008-05-20 13:37:23
NAICS Code:	44419
NAICS Description:	Other Building Material Dealers
Issued EPA ID Date:	2008-05-09 09:32:12
Inactive Date:	Not reported
Facility Name:	KELLY-MOORE PAINT CO INC
Facility Address:	2480 SAND CREEK RD
Facility Address 2:	Not reported
Facility City:	BRENTWOOD
Facility County:	07
Facility State:	CA
Facility Zip:	94513

EPA ID:	CAL000332511
Create Date:	2008-05-30 14:06:02
NAICS Code:	44412
NAICS Description:	Paint and Wallpaper Stores
Issued EPA ID Date:	2008-05-09 09:32:12
Inactive Date:	Not reported
Facility Name:	KELLY-MOORE PAINT CO INC
Facility Address:	2480 SAND CREEK RD
Facility Address 2:	Not reported
Facility City:	BRENTWOOD
Facility County:	07
Facility State:	CA
Facility Zip:	94513

C24
East
1/8-1/4
0.150 mi.
792 ft.

Relative:
Lower

Actual:
127 ft.

PARTY CITY #444 BRENTWOOD
2470 SAND CREEK RD
BRENTWOOD, CA 94513

Site 3 of 18 in cluster C

CERS HAZ WASTE
CHMIRS
HAZNET
CONTRA COSTA CO. SITE LIST
CERS
HWTS

S110419064
N/A

CERS HAZ WASTE:

Name:	PARTY CITY #444 BRENTWOOD
Address:	2470 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	372654
CERS ID:	10673806
CERS Description:	Hazardous Waste Generator

CHMIRS:

Name:	Not reported
Address:	2470 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA
OES Incident Number:	08-2547
OES notification:	04/03/2008
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:	1630
Year:	2008

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Agency:	Contra Costa HAZMAT
Incident Date:	4/3/2008
Admin Agency:	Contra Costa County Health Services Dept.
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Muriatic acid
Quantity Released:	12
Unknown:	Not reported
Substance #2:	Not reported
Substance #3:	Not reported
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
#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:	Due to a fire in the back of a truck, chemical released. Clean up completed.

HAZNET:

Name:	PARTY CITY CORPORATION #444
Address:	2470 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513
Contact:	MARGARET CASTILLO
Telephone:	9734538600
Mailing Name:	Not reported
Mailing Address:	PO BOX 2513
Year:	2017
Gepaid:	CAL000417986
TSD EPA ID:	CAD008252405
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.005
Year:	2017
Gepaid:	CAL000417986
TSD EPA ID:	CAD008252405
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.005

Additional Info:

Year:	2017

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Gen EPA ID:	CAL000417986
Shipment Date:	20170531
Creation Date:	7/11/2018 18:31:13
Receipt Date:	20170613
Manifest ID:	017051195JJK
Trans EPA ID:	CAR000245050
Trans Name:	ECOTRANS RECYCLING
Trans 2 EPA ID:	CAR000009910
Trans 2 Name:	CALIFORNIA ENVIRONMENTAL & LITHO
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY SERVICES
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170201
Creation Date:	5/11/2018 18:31:59
Receipt Date:	20170208
Manifest ID:	016867118JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170201
Creation Date:	5/11/2018 18:31:59
Receipt Date:	20170208
Manifest ID:	016867118JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	PARTY CITY #444 BRENTWOOD
Address:	2470 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0038066
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP: LESS THAN 1000 LBS
Region:	CONTRA COSTA
Cupa Number:	775306

Name:	PARTY CITY #444 BRENTWOOD
Address:	2470 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0038066
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: LESS THAN 5 TONS/YEAR
Region:	CONTRA COSTA
Cupa Number:	775306

CERS:

Name:	PARTY CITY #444 BRENTWOOD
Address:	2470 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	372654
CERS ID:	10673806
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	372654
Site Name:	Party City #444 Brentwood
Violation Date:	08-22-2016
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Description:	Business Plan Program - Training - General
Violation Notes:	Returned to compliance on 09/22/2016.
Violation Division:	Contra Costa County Health Services Department

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	372654
Site Name:	Party City #444 Brentwood
Violation Date:	09-10-2019
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description:	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes:	OBSERVATION: Uniform Hazardous Waste Manifests for 2019, and possibly additional from 2018, were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy of all manifests for 2018 and 2019 and submit copies to the CUPA.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	372654
Site Name:	Party City #444 Brentwood
Violation Date:	08-22-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 09/22/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS
Site ID:	372654
Site Name:	Party City #444 Brentwood
Violation Date:	09-10-2019
Citation:	HSC 6.5 25123.3(h) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)
Violation Description:	Failure to determine the status of any hazardous waste if a signed copy of the manifest isnG t received within 35 days of the date the waste was accepted by the initial transporter and/or to submit an Exception Report to DTSC if a signed copy of the manifest isnG t received within 60 days of the date the waste was accepted by the initial transporter.
Violation Notes:	OBSERVATION: The generator failed to file an exception report with the DTSC after not receiving a destination facility signed copy of the uniform hazardous waste manifest within 60 days of the waste shipment date. CORRECTIVE ACTION: Either locate a copy of the missing manifests or prepare and submit an exception report to DTSC (DTSC Report Repository; Generator Information Services Section; P.O. Box 806; Sacramento, CA 95812-0806). Submit copies to the CUPA.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Eval Date:	08-22-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	10-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-10-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-10-2019
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-22-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	10-12-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	372654
Site Name:	Party City #444 Brentwood
Site Address:	2470 SAND CREEK RD

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 08-22-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 372654
Site Name: Party City #444 Brentwood
Site Address: 2470 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 08-22-2016
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Site ID: 372654
Site Name: Party City #444 Brentwood
Site Address: 2470 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 09-10-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Environmental Contact
Entity Name: Kimberly Philips
Entity Title: Not reported
Affiliation Address: 25 Green Pond Road, Suite #1
Affiliation City: Rockaway
Affiliation State: NJ
Affiliation Country: Not reported
Affiliation Zip: 07866
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Tyreen Torner
Entity Title: Attorney for Party City Corporation
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	2470 Sand Creek Rd
Affiliation City:	Brentwood
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94513
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	Party City Corporation
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:	(973) 983-0888

Affiliation Type Desc:	Parent Corporation
Entity Name:	Party City Corporation
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:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

Affiliation Type Desc:	Document Preparer
Entity Name:	Rosine Marschke
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:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Party City Corporation
Entity Title:	Not reported
Affiliation Address:	25 Green Pond Road, Suite #1
Affiliation City:	Rockaway
Affiliation State:	NJ
Affiliation Country:	United States

PARTY CITY #444 BRENTWOOD (Continued) **S110419064**

Affiliation Zip: 07866
Affiliation Phone: (973) 983-0888

HWTS:
Name: PARTY CITY CORPORATION #444
Address: 2470 SAND CREEK RD
Address 2: Not reported
City,State,Zip: BRENTWOOD, CA 94513
EPA ID: CAL000417986
Inactive Date: Not reported
Create Date: 06/09/2016
Last Act Date: 08/13/2019
Mailing Name: Not reported
Mailing Address: PO BOX 2513
Mailing Address 2: Not reported
Mailing City,State,Zip: TRUCKEE, CA 961602513
Owner Name: PARTY CITY CORPORATION
Owner Address: 25 GREEN POND RD STE 1
Owner Address 2: Not reported
Owner City,State,Zip: ROCKAWAY, NJ 07866
Contact Name: KATINA BERRY
Contact Address: 25 GREEN POND RD STE 1
Contact Address 2: Not reported
City,State,Zip: ROCKAWAY, NJ 07866

NAICS:
EPA ID: CAL000417986
Create Date: 2016-06-09 15:19:30
NAICS Code: 45299
NAICS Description: All Other General Merchandise Stores
Issued EPA ID Date: 2016-06-09 15:19:30
Inactive Date: Not reported
Facility Name: PARTY CITY CORPORATION #444
Facility Address: 2470 SAND CREEK RD
Facility Address 2: Not reported
Facility City: BRENTWOOD
Facility County: 07
Facility State: CA
Facility Zip: 94513

C25 **PARTY CITY CORPORATION #444** **RCRA NonGen / NLR** **1024855421**
East **2470 SAND CREEK RD** **CAL000417986**
1/8-1/4 **BRENTWOOD, CA 94513**
0.150 mi.
792 ft. **Site 4 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:
Date form received by agency: 2016-06-09 00:00:00.0
Facility name: PARTY CITY CORPORATION #444
Facility address: 2470 SAND CREEK RD
BRENTWOOD, CA 94513
EPA ID: CAL000417986
Mailing address: PO BOX 2513
TRUCKEE, CA 96160-2513
Contact: MARGARET CASTILLO
Contact address: 25 GREEN POND RD STE 1

PARTY CITY CORPORATION #444 (Continued) **1024855421**

ROCKAWAY, NJ 07866
Contact country: Not reported
Contact telephone: 973-453-8600
Contact email: MCASTILLO@PARTYCITY.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: PARTY CITY CORPORATION
Owner/operator address: 25 GREEN POND RD STE 1
ROCKAWAY, NJ 07866
Owner/operator country: Not reported
Owner/operator telephone: 973-453-8600
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MARGARET CASTILLO
Owner/operator address: 25 GREEN POND RD STE 1
ROCKAWAY, NJ 07866
Owner/operator country: Not reported
Owner/operator telephone: 973-453-8600
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C26 **REI #126** **CONTRA COSTA CO. SITE LIST** **S113704569**
East **2475 S SAND CREEK RD 100** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.151 mi.
796 ft. **Site 5 of 18 in cluster C**

Relative:
Lower

Actual:
128 ft.

CONTRA COSTA CO. SITE LIST:

Name:	REI #126
Address:	2475 S SAND CREEK RD 100
City:	BRENTWOOD
Facility ID:	FA0034018
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: REPORTED ZERO
Region:	CONTRA COSTA
Cupa Number:	774632

C27 **HOMEGOODS 0237** **RCRA NonGen / NLR** **1024847099**
East **2460 SAND CREEK RD** **CAL000401789**
1/8-1/4 **BRENTWOOD, CA 94513**
0.159 mi.
840 ft. **Site 6 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:

Date form received by agency:	2014-11-04 00:00:00.0
Facility name:	HOMEGOODS 0237
Facility address:	2460 SAND CREEK RD BRENTWOOD, CA 94513
EPA ID:	CAL000401789
Mailing address:	770 COCHITUATE RD FRAMINGHAM, MA 01701
Contact:	PAUL KANGAS
Contact address:	770 COCHITUATE RD 300.1AN FRAMINGHAM, MA 01701
Contact country:	Not reported
Contact telephone:	774-308-3651
Contact email:	PAUL_KANGAS@TJX.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	HOMEGOODS INC
Owner/operator address:	770 COCHITUATE RD FRAMINGHAM, MA 01701
Owner/operator country:	Not reported
Owner/operator telephone:	774-308-3651
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	PAUL KANGAS
Owner/operator address:	770 COCHITUATE RD 300.1AN FRAMINGHAM, MA 01701
Owner/operator country:	Not reported

HOMEGOODS 0237 (Continued) **1024847099**

Owner/operator telephone:	774-308-3651
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

C28 **HOMEGOODS 0237** **CERS HAZ WASTE** **S117047861**
East **2460 SAND CREEK RD** **CONTRA COSTA CO. SITE LIST** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.159 mi.
840 ft. **Site 7 of 18 in cluster C**

Relative: **Lower**

Actual: **127 ft.**

CERS HAZ WASTE:

Name:	HOMEGOODS 0237
Address:	2460 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	123053
CERS ID:	10485823
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	123053
Site Name:	Homegoods 0237
Violation Date:	12-27-2013
Citation:	HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 01/24/2014.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Site ID:	123053
Site Name:	Homegoods 0237
Violation Date:	12-27-2013
Citation:	HSC 6.67 Multiple Sections - California Health and Safety Code, Chapter 6.67, Section(s) Multiple Sections

HOMEGOODS 0237 (Continued) **S117047861**

Violation Description: Haz Waste Generator Program - Training - General
Violation Notes: Returned to compliance on 01/24/2014.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Site ID: 123053
Site Name: Homegoods 0237
Violation Date: 12-27-2013
Citation: HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description: Haz Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 03/19/2014.
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 05-01-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-05-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-27-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-01-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 03-19-2014
Violations Found: No

HOMEGOODS 0237 (Continued) **S117047861**

Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	123053
Site Name:	Homegoods 0237
Site Address:	2460 SAND CREEK RD
Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	12-27-2013
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	HW
Enf Action Source:	CERS

Coordinates:

Site ID:	123053
Facility Name:	Homegoods 0237
Env Int Type Code:	HWG
Program ID:	10485823
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.943470
Longitude:	-121.736870

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Susan Allen
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:	Not reported

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

Affiliation Type Desc:	Legal Owner
Entity Name:	TJX Companies, Inc
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road
Affiliation City:	Framingham

HOMEGOODS 0237 (Continued) **S117047861**

Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	01701
Affiliation Phone:	(774) 308-3651
Affiliation Type Desc:	Operator
Entity Name:	Homegoods
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:	(774) 308-3651
Affiliation Type Desc:	Identification Signer
Entity Name:	Paul Kangas
Entity Title:	SVP, Chief Compliance Officer
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	The TJX Companies, 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:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Paul Kangas
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road 300.1AN
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	01701
Affiliation Phone:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	01701
Affiliation Phone:	Not reported

HOMEGOODS 0237 (Continued) **S117047861**

CONTRA COSTA CO. SITE LIST:
Name: HOMEGOODS 0237
Address: 2460 SAND CREEK RD
City: BRENTWOOD
Facility ID: FA0035185
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HWG: LESS THAN 5 TONS/YEAR
Region: CONTRA COSTA
Cupa Number: 774814

C29 **ULTA BEAUTY 353** **RCRA NonGen / NLR** **1024840262**
East **2465 SAND CREEK RD** **CAL000388869**
1/8-1/4 **BRENTWOOD, CA 94513**
0.159 mi.
841 ft. **Site 8 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:
Date form received by agency: 2013-08-23 00:00:00.0
Facility name: ULTA BEAUTY 353
Facility address: 2465 SAND CREEK RD
BRENTWOOD, CA 94513
EPA ID: CAL000388869
Mailing address: 1000 REMINGTON BLVD, SUITE 120
ATTN: JEREMY HOJNICKI - OPERATIONS
BOLINGBROOK, IL 60440
Contact: JEREMY HOJNICKI
Contact address: 1000 REMINGTON BLVD STE 120
BOLINGBROOK, IL 60440
Contact country: Not reported
Contact telephone: 630-296-1552
Contact email: JHOJNICKI@ULTA.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: ULTA SALON COSMETICS & FRAGRANCE IN
Owner/operator address: 1000 REMINGTON BLVD SUITE 120
BOLINGBROOK, IL 60440
Owner/operator country: Not reported
Owner/operator telephone: 630-410-4800
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: JEREMY HOJNICKI
Owner/operator address: 1000 REMINGTON BLVD STE 120
BOLINGBROOK, IL 60440
Owner/operator country: Not reported
Owner/operator telephone: 630-296-1552
Owner/operator email: Not reported
Owner/operator fax: Not reported

ULTA BEAUTY 353 (Continued) **1024840262**

Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C30 **ULTA BEAUTY 353** **CERS HAZ WASTE** **S117311600**
East **2465 SAND CREEK RD** **HAZNET** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513** **CONTRA COSTA CO. SITE LIST**
0.159 mi. **CERS**
841 ft. **Site 9 of 18 in cluster C** **HWTS**

Relative: CERS HAZ WASTE:
Lower Name: ULTA BEAUTY #353
Actual: Address: 2465 SAND CREEK RD
127 ft. City,State,Zip: BRENTWOOD, CA 94513
Site ID: 364135
CERS ID: 10657762
CERS Description: Hazardous Waste Generator

HAZNET:
Name: ULTA BEAUTY 353
Address: 2465 SAND CREEK RD
Address 2: Not reported
City,State,Zip: BRENTWOOD, CA 94513
Contact: JEREMY HOJNICKI
Telephone: 6302961552
Mailing Name: Not reported
Mailing Address: 1000 REMINGTON BLVD, SUITE 120

Year: 2017
Gepaid: CAL000388869
TSD EPA ID: CAD008364432
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.172

Year: 2017

ULTA BEAUTY 353 (Continued) **S117311600**

Gepaid:	CAL000388869
TSD EPA ID:	NVD980895338
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.322
Year:	2017
Gepaid:	CAL000388869
TSD EPA ID:	CAD980884183
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.269
Year:	2017
Gepaid:	CAL000388869
TSD EPA ID:	CAD980884183
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0015
Year:	2016
Gepaid:	CAL000388869
TSD EPA ID:	CAD980884183
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	1.632
Year:	2016
Gepaid:	CAL000388869
TSD EPA ID:	CAD980884183
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.016
Year:	2016
Gepaid:	CAL000388869
TSD EPA ID:	CAD980884183
CA Waste Code:	141 - Off-specification, aged or surplus inorganics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.009
Year:	2015
Gepaid:	CAL000388869
TSD EPA ID:	NVD980895338
CA Waste Code:	214 - Unspecified solvent mixture
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.024
Year:	2015
Gepaid:	CAL000388869

ULTA BEAUTY 353 (Continued) **S117311600**

TSD EPA ID: CAD980884183
CA Waste Code: 122 - Alkaline solution without metals pH >= 12.5
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.038

Year: 2015
Gepaid: CAL000388869
TSD EPA ID: CAD980884183
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.488

Click this hyperlink while viewing on your computer to access
19 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:
Year: 2017
Gen EPA ID: CAL000388869

Shipment Date: 20171222
Creation Date: 10/16/2018 18:31:51
Receipt Date: 20180118
Manifest ID: 008629089FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: CAR000175422
Trans 2 Name: WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID: AZR000515924
Trans Name: YUMA YES LLC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
CA Waste Code: 331 - Off-specification, aged, or surplus organics
RCRA Code: Not reported
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.0795
Waste Quantity: 159
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported
Additional Code 5: Not reported

Shipment Date: 20171222
Creation Date: 10/26/2018 18:30:27
Receipt Date: 20180116
Manifest ID: 008629088FLE
Trans EPA ID: MNS000110924
Trans Name: STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID: NED986382133
Trans 2 Name: SMITH SYSTEMS TRANSPORTATION
TSDF EPA ID: NVD980895338
Trans Name: 21ST CENTURY EMN LLC

ULTA BEAUTY 353 (Continued) **S117311600**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171222
Creation Date:	10/16/2018 18:31:51
Receipt Date:	20180118
Manifest ID:	008629089FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000175422
Trans 2 Name:	WORLDWIDE RECOVERY SYSTEMS
TSDF EPA ID:	AZR000515924
Trans Name:	YUMA YES LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0765
Waste Quantity:	153
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171222
Creation Date:	10/26/2018 18:30:27
Receipt Date:	20180116
Manifest ID:	008629088FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005

ULTA BEAUTY 353 (Continued) **S117311600**

Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171113
Creation Date:	6/13/2018 18:31:23
Receipt Date:	20171122
Manifest ID:	008629443FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.1355
Waste Quantity:	271
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20171113
Creation Date:	7/20/2018 18:30:15
Receipt Date:	20171206
Manifest ID:	008629444FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Shipment Date:	20171113
Creation Date:	7/20/2018 18:30:15
Receipt Date:	20171206
Manifest ID:	008629444FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171018
Creation Date:	11/8/2018 18:30:45
Receipt Date:	20171108
Manifest ID:	009149334FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.02
Waste Quantity:	40
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171018
Creation Date:	6/13/2018 18:30:34
Receipt Date:	20171024
Manifest ID:	009149333FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.069
Waste Quantity:	138
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20171018
Creation Date:	6/13/2018 18:30:34
Receipt Date:	20171024
Manifest ID:	009149333FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.068
Waste Quantity:	136
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000388869

Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC

ULTA BEAUTY 353 (Continued) **S117311600**

TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.048
Waste Quantity:	96
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005

ULTA BEAUTY 353 (Continued) **S117311600**

Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.072
Waste Quantity:	144
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151201
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151210
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.031
Waste Quantity:	62
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151201
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151210
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617

ULTA BEAUTY 353 (Continued) **S117311600**

Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0205
Waste Quantity:	41
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151201
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.062
Waste Quantity:	124
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151201
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151210
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0405
Waste Quantity:	81
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2016
Gen EPA ID:	CAL000388869
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0125
Waste Quantity:	25
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009

ULTA BEAUTY 353 (Continued) **S117311600**

Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0005
Waste Quantity:	1
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151228
Creation Date:	9/26/2016 18:30:40
Receipt Date:	20160114
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0015
Waste Quantity:	3
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.072
Waste Quantity:	144
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151228
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006321587FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL OF CALIFORNIA
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	NVD980895338
TSDF Alt Name:	21ST CENTURY EMN LLC
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.048
Waste Quantity:	96
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20151201
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617

ULTA BEAUTY 353 (Continued) **S117311600**

Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.062
Waste Quantity:	124
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151201
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151210
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0405
Waste Quantity:	81
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151201
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151210
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002

ULTA BEAUTY 353 (Continued) **S117311600**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.038
Waste Quantity:	76
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151201
Creation Date:	3/2/2016 22:15:14
Receipt Date:	20151210
Manifest ID:	008675464FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	CAR000210617
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CA L/P
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0205
Waste Quantity:	41
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAL000388869
Shipment Date:	20131219
Creation Date:	5/14/2014 22:14:54
Receipt Date:	20131227
Manifest ID:	000661397PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.008

ULTA BEAUTY 353 (Continued) **S117311600**

Waste Quantity:	16
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131219
Creation Date:	5/14/2014 22:14:54
Receipt Date:	20131227
Manifest ID:	000661397PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	214 - Unspecified solvent mixture
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0085
Waste Quantity:	17
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131219
Creation Date:	5/14/2014 22:14:54
Receipt Date:	20131227
Manifest ID:	000661397PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	352 - Other organic solids
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0765
Waste Quantity:	153
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Shipment Date:	20131121
Creation Date:	4/24/2014 22:15:08
Receipt Date:	20131204
Manifest ID:	000644758PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.005
Waste Quantity:	10
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131121
Creation Date:	4/24/2014 22:15:08
Receipt Date:	20131204
Manifest ID:	000644758PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	214 - Unspecified solvent mixture
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0215
Waste Quantity:	43
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20131121
Creation Date:	4/24/2014 22:15:08
Receipt Date:	20131204
Manifest ID:	000644758PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338

ULTA BEAUTY 353 (Continued) **S117311600**

Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	352 - Other organic solids
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0805
Waste Quantity:	161
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131011
Creation Date:	3/12/2014 22:15:10
Receipt Date:	20131028
Manifest ID:	000616486PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0145
Waste Quantity:	29
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131011
Creation Date:	3/12/2014 22:15:10
Receipt Date:	20131028
Manifest ID:	000616486PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	214 - Unspecified solvent mixture
RCRA Code:	D001

ULTA BEAUTY 353 (Continued) **S117311600**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0115
Waste Quantity:	23
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131011
Creation Date:	3/12/2014 22:15:10
Receipt Date:	20131028
Manifest ID:	000616486PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131011
Creation Date:	3/12/2014 22:15:10
Receipt Date:	20131028
Manifest ID:	000616486PSC
Trans EPA ID:	CAR000210617
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF CALIFORNIA LP
Trans 2 EPA ID:	NVD980895338
Trans 2 Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY ENVIRONMENTAL MANAGEMENT OF NEVADA LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	352 - Other organic solids
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.183
Waste Quantity:	366
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAL000388869
Shipment Date:	20141216
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20141222
Manifest ID:	006361831FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141216
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20141222
Manifest ID:	006361831FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	214 - Unspecified solvent mixture
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Shipment Date:	20141216
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20141222
Manifest ID:	006361831FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0335
Waste Quantity:	67
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20141216
Creation Date:	5/8/2015 22:15:06
Receipt Date:	20141222
Manifest ID:	006361831FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20141118
Creation Date:	1/15/2015 22:15:01
Receipt Date:	20141121
Manifest ID:	007228104FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.049
Waste Quantity:	98
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141118
Creation Date:	1/15/2015 22:15:01
Receipt Date:	20141121
Manifest ID:	007228104FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0085
Waste Quantity:	17
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141118
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	007228104FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	141 - Off-specification, aged, or surplus inorganics
RCRA Code:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.028
Waste Quantity:	56
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141118
Creation Date:	1/15/2015 22:15:01
Receipt Date:	20141121
Manifest ID:	007228104FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	214 - Unspecified solvent mixture
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.009
Waste Quantity:	18
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141118
Creation Date:	1/15/2015 22:15:01
Receipt Date:	20141121
Manifest ID:	007228104FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

ULTA BEAUTY 353 (Continued) **S117311600**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141024
Creation Date:	3/31/2015 22:15:05
Receipt Date:	20141103
Manifest ID:	006361706FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	214 - Unspecified solvent mixture
RCRA Code:	U002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0295
Waste Quantity:	59
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	ULTA BEAUTY #353
Address:	2465 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0037657
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP: LESS THAN 1000 LBS
Region:	CONTRA COSTA
Cupa Number:	775219
Name:	ULTA BEAUTY #353
Address:	2465 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0037657
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: LESS THAN 5 TONS/YEAR
Region:	CONTRA COSTA
Cupa Number:	775219

CERS:

Name:	ULTA BEAUTY #353
Address:	2465 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	364135
CERS ID:	10657762

ULTA BEAUTY 353 (Continued) **S117311600**

CERS Description: Chemical Storage Facilities

Violations:

Site ID: 364135
Site Name: ULTA BEAUTY #353
Violation Date: 01-29-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 02/04/2019. OBSERVATION: The business failed to complete and electronically submit a site map with all required content including: north orientation, loading area, internal roads, adjacent streets, storm and sewer drains, access and exit points, emergency shut offs, evacuation staging area, hazardous materials/waste storage areas and emergency response equipment. CORRECTIVE ACTION: Complete and electronically submit a site map with all required content.
Violation Division: Contra Costa County Health Services Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 364135
Site Name: ULTA BEAUTY #353
Violation Date: 04-01-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes: Returned to compliance on 04/09/2019. OBSERVATION: AS OF APRIL 1, 2019, CCHSHMP HAS NOT RECEIVED/ACCEPTED A COMPLETE AND CORRECT CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS) SUBMITTAL FOR THE FOLLOWING SUBMITTAL ELEMENT(S): Emergency Response/Training Plans.CORRECTIVE ACTION: IMMEDIATELY LOG ONTO CERS (https://cers.calepa.ca.gov/) AND SUBMIT COMPLETE/CORRECT Emergency Response/Training Plans.
Violation Division: Contra Costa County Health Services Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 04-01-2019
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department

ULTA BEAUTY 353 (Continued) **S117311600**

Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 09-15-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-29-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 02-05-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 364135
Site Name: ULTA BEAUTY #353
Site Address: 2465 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 01-29-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 364135
Site Name: ULTA BEAUTY #353
Site Address: 2465 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 04-01-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HMRRP
Enf Action Source: CERS

ULTA BEAUTY 353 (Continued) **S117311600**

Coordinates:

Site ID:	364135
Facility Name:	ULTA BEAUTY #353
Env Int Type Code:	HWG
Program ID:	10657762
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.943720
Longitude:	-121.738230

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

Affiliation Type Desc:	Document Preparer
Entity Name:	Danielle Delise
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:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Jeremy Hojnicki
Entity Title:	Not reported
Affiliation Address:	1000 Remington Boulevard, Suite 120
Affiliation City:	Bolingbrook
Affiliation State:	IL
Affiliation Country:	Not reported
Affiliation Zip:	60440
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	ULTA Beauty
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:	(630) 410-4800

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	2465 Sand Creek Road
Affiliation City:	Brentwood

ULTA BEAUTY 353 (Continued) **S117311600**

Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94513
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Danielle Delise
Entity Title: Compliance Specialist
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: ULTA Beauty
Entity Title: Not reported
Affiliation Address: 1000 Remington Boulevard, Suite 120
Affiliation City: Bolingbrook
Affiliation State: IL
Affiliation Country: United States
Affiliation Zip: 60440
Affiliation Phone: (630) 410-4110

Affiliation Type Desc: Parent Corporation
Entity Name: ULTA Beauty
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: Not reported

HWTS:
Name: ULTA BEAUTY 353
Address: 2465 SAND CREEK RD
Address 2: Not reported
City,State,Zip: BRENTWOOD, CA 94513
EPA ID: CAL000388869
Inactive Date: Not reported
Create Date: 08/23/2013
Last Act Date: 08/07/2019
Mailing Name: Not reported
Mailing Address: 1000 REMINGTON BLVD, SUITE 120
Mailing Address 2: ATTN: JEREMY HOJNICKI - EHS
Mailing City,State,Zip: BOLINGBROOK, IL 60440
Owner Name: ULTA SALON COSMETICS & FRAGRANCE IN
Owner Address: 1000 REMINGTON BLVD
Owner Address 2: SUITE 120
Owner City,State,Zip: BOLINGBROOK, IL 60440
Contact Name: JEREMY HOJNICKI
Contact Address: 1000 REMINGTON BLVD STE 120
Contact Address 2: Not reported
City,State,Zip: BOLINGBROOK, IL 60440

ULTA BEAUTY 353 (Continued) **S117311600**

NAICS:

EPA ID:	CAL000388869
Create Date:	2013-08-23 10:04:26
NAICS Code:	453998
NAICS Description:	All Other Miscellaneous Store Retailers (except Tobacco Stores)
Issued EPA ID Date:	2013-08-23 10:04:26
Inactive Date:	Not reported
Facility Name:	ULTA BEAUTY 353
Facility Address:	2465 SAND CREEK RD
Facility Address 2:	Not reported
Facility City:	BRENTWOOD
Facility County:	07
Facility State:	CA
Facility Zip:	94513

C31 **MAC 695434** **HAZNET** **S118119783**
East **2455 SAND CREEK RD STE 116** **NPDES** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513** **CONTRA COSTA CO. SITE LIST**
0.168 mi. **CIWQS**
888 ft. **Site 10 of 18 in cluster C** **HWTS**

Relative:
Lower

Actual:
127 ft.

HAZNET:

Name:	MAC 695434
Address:	2455 SAND CREEK RD STE 116
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 945137176
Contact:	JENNIFER VERRINE
Telephone:	6317525687
Mailing Name:	Not reported
Mailing Address:	155 PINELAWN RD. STE. 150N
Year:	2017
Gepaid:	CAR000264093
TSD EPA ID:	CAD008252405
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.297
Year:	2017
Gepaid:	CAR000264093
TSD EPA ID:	CAD008252405
CA Waste Code:	331 -
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.025

Additional Info:

Year:	2017
Gen EPA ID:	CAR000264093
Shipment Date:	20170224
Creation Date:	5/11/2018 18:33:05
Receipt Date:	20170302
Manifest ID:	015972552JJK
Trans EPA ID:	CAD982523433
Trans Name:	DILLARD ENVIRONMENTAL SERVICES #1715

MAC 695434 (Continued) **S118119783**

Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.198
Waste Quantity:	60
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170216
Creation Date:	5/11/2018 18:34:48
Receipt Date:	20170227
Manifest ID:	016751517JJK
Trans EPA ID:	CAD982523433
Trans Name:	DILLARD ENVIRONMENTAL SERVICES #1715
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.099
Waste Quantity:	30
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20170105
Creation Date:	5/10/2018 18:30:29
Receipt Date:	20170118
Manifest ID:	016775999JJK
Trans EPA ID:	CAD028277036
Trans Name:	ASBURY ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H061 - Fuel Blending Prior To Energy Recovery At Another Site

MAC 695434 (Continued) **S118119783**

Quantity Tons:	0.025
Waste Quantity:	50
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

NPDES:

Name:	THE STREETS OF BRENTWOOD SPROUTS FARMERS MARKET
Address:	2455 SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94513
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	5S07C373711
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	08/29/2016
Operator Name:	G&I VII Brentwood Operating LP
Operator Address:	220 East 42nd Street
Operator City:	New York
Operator State:	New York
Operator Zip:	10017

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	5S
Regulatory Measure ID:	459715
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	5S07C373711
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	08/29/2016
Discharge Name:	Not reported
Discharge Address:	Not reported

MAC 695434 (Continued) **S118119783**

Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	08/10/2015
Processed Date:	08/14/2015
Status:	Terminated
Status Date:	08/29/2016
Place Size:	2.9
Place Size Unit:	Acres
Contact:	Andrew Peltz
Contact Title:	Managing Director
Contact Phone:	925-516-8500
Contact Phone Ext:	Not reported
Contact Email:	kweidemann@legacydevelopment.com
Operator Name:	G&I VII Brentwood Operating LP
Operator Address:	220 East 42nd Street
Operator City:	New York
Operator State:	New York
Operator Zip:	10017
Operator Contact:	Andrew Peltz
Operator Contact Title:	Managing Director
Operator Contact Phone:	925-516-8500
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	kweidemann@legacydevelopment.com
Operator Type:	Private Business
Developer:	G&I VII Brentwood Operating LP
Developer Address:	220 East 42nd Street
Developer City:	New York
Developer State:	New York
Developer Zip:	10017
Developer Contact:	Andrew Peltz
Developer Contact Title:	Managing Director
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Not reported
Constype Other Ind:	N
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Andrew Peltz
Certifier Title:	Authorized Signatory
Certification Date:	10-AUG-15
Primary Sic:	Not reported

MAC 695434 (Continued) **S118119783**

Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Terminated
Agency Number:	0
Region:	5S
Regulatory Measure ID:	459715
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	5S07C373711
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	08/14/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	08/29/2016
Discharge Name:	G&I VII Brentwood Operating LP
Discharge Address:	220 East 42nd Street
Discharge City:	New York
Discharge State:	New York
Discharge Zip:	10017
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported

MAC 695434 (Continued) **S118119783**

Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported
Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	MAC 12000153
Address:	2455 SAND CREEK RD 116
City:	BRENTWOOD
Facility ID:	FA0038198
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: LESS THAN 5 TONS/YEAR
Region:	CONTRA COSTA
Cupa Number:	775321

CIWQS:

Name:	THE STREETS OF BRENTWOOD SPROUTS FARMERS MARKET
Address:	2455 SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94513
Agency:	G&I VII Brentwood Operating LP
Agency Address:	220 East 42nd Street 27th Floor, New York, NY 10017
Place/Project Type:	Construction
SIC/NAICS:	Not reported
Region:	5S
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	5S07C373711
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	08/14/2015
Termination Date:	08/29/2016
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported

MAC 695434 (Continued) **S118119783**

TTWQ: Not reported
Enforcement Actions within 5 years: 0
Violations within 5 years: 0
Latitude: 37.944013
Longitude: -121.734728

HWTS:
Name: MAC 695434
Address: 2455 SAND CREEK RD STE 116
Address 2: Not reported
City,State,Zip: BRENTWOOD, CA 945137176
EPA ID: CAR000264093
Inactive Date: 06/30/2017
Create Date: 06/24/2016
Last Act Date: 10/17/2018
Mailing Name: KEVIN OKERSTROM
Mailing Address: 155 PINELAWN RD. STE. 150N
Mailing Address 2: Not reported
Mailing City,State,Zip: MELVILLE, NY 117470000
Owner Name: ESTEE LAUDER INC
Owner Address: 767 FIFTH AVE
Owner Address 2: Not reported
Owner City,State,Zip: NEW YORK, NY 10153
Contact Name: KEVIN OKERSTROM
Contact Address: 155 PINELAWN RD. STE. 150N
Contact Address 2: Not reported
City,State,Zip: MELVILLE, NY 117470000

NAICS:
EPA ID: CAR000264093
Create Date: 2016-06-24 10:07:29
NAICS Code: 44612
NAICS Description: Cosmetics, Beauty Supplies, and Perfume Stores
Issued EPA ID Date: 2016-06-24 10:07:29
Inactive Date: 2017-06-30 00:00:00
Facility Name: MAC 695434
Facility Address: 2455 SAND CREEK RD STE 116
Facility Address 2: Not reported
Facility City: BRENTWOOD
Facility County: 07
Facility State: CA
Facility Zip: 945137176

C32 **MAC 12000153** **CERS HAZ WASTE** **S121770331**
East **2455 SAND CREEK RD STE 116** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.168 mi.
888 ft. **Site 11 of 18 in cluster C**

Relative: **Lower**
Actual: **127 ft.**

CERS HAZ WASTE:
Name: MAC 12000153
Address: 2455 SAND CREEK RD STE 116
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 378744
CERS ID: 10675765
CERS Description: Hazardous Waste Generator

MAC 12000153 (Continued) **S121770331**

Violations:

Site ID:	378744
Site Name:	MAC 12000153
Violation Date:	08-23-2016
Citation:	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
Violation Description:	Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 09/22/2016.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-23-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	09-26-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	01-29-2019
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Enforcement Action:

Site ID:	378744
Site Name:	MAC 12000153
Site Address:	2455 SAND CREEK RD STE 116
Site City:	BRENTWOOD
Site Zip:	94513
Enf Action Date:	08-23-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Contra Costa County Health Services Department
Enf Action Program:	HW
Enf Action Source:	CERS

MAC 12000153 (Continued) **S121770331**

Affiliation:

Affiliation Type Desc:	Document Preparer
Entity Name:	Jessica Otto, g2 revolution
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:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Kevin Okerstrom
Entity Title:	Not reported
Affiliation Address:	155 Pinelawn Rd. Ste. 150N, EAS
Affiliation City:	Melville
Affiliation State:	NY
Affiliation Country:	Not reported
Affiliation Zip:	11747
Affiliation Phone:	Not reported

Affiliation Type Desc:	Parent Corporation
Entity Name:	Estee Lauder, 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:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Jessica Otto
Entity Title:	Environmental Specialist, g2 revolution
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Estee Lauder, Inc.
Entity Title:	Not reported
Affiliation Address:	767 Fifth Ave.
Affiliation City:	New York
Affiliation State:	NY
Affiliation Country:	United States
Affiliation Zip:	10153
Affiliation Phone:	(212) 572-4200

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA

MAC 12000153 (Continued) **S121770331**

Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	155 Pinelawn Rd. Ste. 150N, EAS
Affiliation City:	Melville
Affiliation State:	NY
Affiliation Country:	Not reported
Affiliation Zip:	11747
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	MAC 12000153
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) 756-1307

C33 **MAC 695434** **RCRA NonGen / NLR** **1019327200**
East **2455 SANDCREEK RD SPC 116** **CAR000264093**
1/8-1/4 **BRENTWOOD, CA 94513**
0.168 mi.
888 ft. **Site 12 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:

Date form received by agency:	2017-05-31 00:00:00.0
Facility name:	MAC 695434
Facility address:	2455 SANDCREEK RD SPC 116 BRENTWOOD, CA 94513
EPA ID:	CAR000264093
Mailing address:	PYOTT RD STE 100 LAKE IN THE HILLS, IL 60156
Contact:	JESSICA A OTTO
Contact address:	PYOTT RD STE 100 LAKE IN THE HILLS, IL 60156
Contact country:	US
Contact telephone:	815-862-3501
Contact email:	JESSICA.OTTO@G2REV.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	ESTEE LAUDER INC
Owner/operator address:	FIFTH AVE NEW YORK, NY 10153
Owner/operator country:	US
Owner/operator telephone:	212-572-4200
Owner/operator email:	Not reported
Owner/operator fax:	Not reported

MAC 695434 (Continued) **1019327200**

Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 2016-07-01 00:00:00.
Owner/Op end date: Not reported

Owner/operator name: ESTEE LAUDER INC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 2016-07-01 00:00:00.
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 2016-06-17 00:00:00.0
Site name: MAC 695434
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: 352
. Waste name: Other organic solids

. Waste code: D001
. Waste name: IGNITABLE WASTE

Violation Status: No violations found

C34 **MAC 12000153** **RCRA NonGen / NLR** **1024858171**
East **2455 SANDCREEK** **CAL000423933**
1/8-1/4 **BRENTWOOD, CA 94513**
0.168 mi.
888 ft. **Site 13 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:

Date form received by agency:	2017-01-05 00:00:00.0
Facility name:	MAC 12000153
Facility address:	2455 SANDCREEK BRENTWOOD, CA 94513
EPA ID:	CAL000423933
Mailing address:	155 PINELAWN RD. STE. 150N MELVILLE, NY 11747-0000
Contact:	JENNIFER VERRINE
Contact address:	155 PINELAWN RD. STE. 150N MELVILLE, NY 11747-0000
Contact country:	Not reported
Contact telephone:	631-752-5687
Contact email:	JVERRINE@ESTEE.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	ESTEE LAUDER INC
Owner/operator address:	767 FIFTH AVE NEW YORK, NY 10153
Owner/operator country:	Not reported
Owner/operator telephone:	212-572-4200
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	JENNIFER VERRINE
Owner/operator address:	155 PINELAWN RD. STE. 150N MELVILLE, NY 11747
Owner/operator country:	Not reported
Owner/operator telephone:	631-752-5687
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No

MAC 12000153 (Continued) **1024858171**

On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

C35 **TJ MAXX 0858** **CERS HAZ WASTE** **S117047865**
East **2450 SAND CREEK RD** **HAZNET** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513** **CONTRA COSTA CO. SITE LIST**
0.168 mi. **HWTS**
888 ft. **Site 14 of 18 in cluster C**

Relative: **Lower**
Actual: **127 ft.**

CERS HAZ WASTE:

Name:	TJ MAXX 0858
Address:	2450 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	162464
CERS ID:	10488049
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	162464
Site Name:	TJ Maxx 0858
Violation Date:	12-27-2013
Citation:	HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
Violation Description:	Haz Waste Generator Program - Administration/Documentation - General
Violation Notes:	Returned to compliance on 03/19/2014.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HW
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	03-19-2014
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-22-2017
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Not reported
Eval Division:	Contra Costa County Health Services Department
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	09-05-2019

TJ MAXX 0858 (Continued) **S117047865**

Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 12-27-2013
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 162464
Site Name: TJ Maxx 0858
Site Address: 2450 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 12-27-2013
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Coordinates:
Site ID: 162464
Facility Name: TJ Maxx 0858
Env Int Type Code: HWG
Program ID: 10488049
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.943470
Longitude: -121.736770

Affiliation:
Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 770 Cochituate Road
Affiliation City: Framingham
Affiliation State: MA
Affiliation Country: Not reported
Affiliation Zip: 01701
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Paul Kangas
Entity Title: SVP, Chief Compliance Officer
Affiliation Address: Not reported
Affiliation City: Not reported

TJ MAXX 0858 (Continued) **S117047865**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	TJ Maxx
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:	(774) 308-3651
Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200
Affiliation Type Desc:	Legal Owner
Entity Name:	TJX Companies, Inc
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	United States
Affiliation Zip:	01701
Affiliation Phone:	(774) 308-3651
Affiliation Type Desc:	Document Preparer
Entity Name:	Susan Allen
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:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Paul Kangas
Entity Title:	Not reported
Affiliation Address:	770 Cochituate Road 300.1AN
Affiliation City:	Framingham
Affiliation State:	MA
Affiliation Country:	Not reported
Affiliation Zip:	01701
Affiliation Phone:	Not reported
Affiliation Type Desc:	Parent Corporation
Entity Name:	The TJX Companies, Inc.

TJ MAXX 0858 (Continued) **S117047865**

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:	Not reported

HAZNET:

Name:	TJ MAXX 0858
Address:	2450 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513
Contact:	PAUL KANGAS
Telephone:	7743083651
Mailing Name:	Not reported
Mailing Address:	770 COCHITUATE RD
Year:	2017
Gepaid:	CAL000383025
TSD EPA ID:	CAD980884183
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0305
Year:	2016
Gepaid:	CAL000383025
TSD EPA ID:	CAD980884183
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0395
Year:	2016
Gepaid:	CAL000383025
TSD EPA ID:	CAD980884183
CA Waste Code:	-
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0625
Year:	2015
Gepaid:	CAL000383025
TSD EPA ID:	NVD980895338
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.047
Year:	2015
Gepaid:	CAL000383025
TSD EPA ID:	CAD980884183
CA Waste Code:	181 - Other inorganic solid waste
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

TJ MAXX 0858 (Continued) **S117047865**

Tons:	0.07
Year:	2015
Gepaid:	CAL000383025
TSD EPA ID:	CAD980884183
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0685
Year:	2015
Gepaid:	CAL000383025
TSD EPA ID:	NVD980895338
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H121 - Neutralization Only
Tons:	0.003
Year:	2014
Gepaid:	CAL000383025
TSD EPA ID:	INR000110197
CA Waste Code:	122 - Alkaline solution without metals pH >= 12.5
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0025
Year:	2014
Gepaid:	CAL000383025
TSD EPA ID:	INR000110197
CA Waste Code:	-
Disposal Method:	-
Tons:	0.028
Year:	2014
Gepaid:	CAL000383025
TSD EPA ID:	INR000110197
CA Waste Code:	331 - Off-specification, aged or surplus organics
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons:	0.0055

Click this hyperlink while viewing on your computer to access
2 additional CA HAZNET: record(s) in the EDR Site Report.

Additional Info:

Year:	2017
Gen EPA ID:	CAL000383025
Shipment Date:	20170504
Creation Date:	5/16/2018 18:30:21
Receipt Date:	20170517
Manifest ID:	010169099FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183

TJ MAXX 0858 (Continued) **S117047865**

Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0275
Waste Quantity:	55
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20170504
Creation Date:	5/16/2018 18:30:21
Receipt Date:	20170517
Manifest ID:	010169099FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2014
Gen EPA ID:	CAL000383025
Shipment Date:	20141208
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006361811FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0205
Waste Quantity:	41
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141208
Creation Date:	6/25/2015 22:16:11
Receipt Date:	20141216
Manifest ID:	006361811FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	- Not reported
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.01
Waste Quantity:	20
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141208
Creation Date:	6/25/2015 22:16:11
Receipt Date:	20141216
Manifest ID:	006361811FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H121 - Neutralization Only
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141208
Creation Date:	6/25/2015 22:16:11
Receipt Date:	20141216
Manifest ID:	006361811FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141208
Creation Date:	6/25/2015 22:16:11
Receipt Date:	20141216
Manifest ID:	006361811FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20141208
Creation Date:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

Receipt Date:	Not reported
Manifest ID:	006361811FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140611
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006362368FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	- Not reported
Quantity Tons:	0.0085
Waste Quantity:	17
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20140611
Creation Date:	11/12/2014 22:15:05
Receipt Date:	20140702
Manifest ID:	006362368FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC

TJ MAXX 0858 (Continued) **S117047865**

TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	- Not reported
RCRA Code:	Not reported
Disposal Method:	- Not reported
Quantity Tons:	0.028
Waste Quantity:	56
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140611
Creation Date:	11/12/2014 22:15:05
Receipt Date:	20140702
Manifest ID:	006362368FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0025
Waste Quantity:	5
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20140611
Creation Date:	11/12/2014 22:15:05
Receipt Date:	20140702
Manifest ID:	006362368FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0035
Waste Quantity:	7

TJ MAXX 0858 (Continued) **S117047865**

Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2015
Gen EPA ID:	CAL000383025
Shipment Date:	20151123
Creation Date:	1/21/2016 22:16:05
Receipt Date:	20151125
Manifest ID:	008675435FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.055
Waste Quantity:	110
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151123
Creation Date:	1/21/2016 22:16:05
Receipt Date:	20151125
Manifest ID:	008675435FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.07
Waste Quantity:	140
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151123
Creation Date:	1/21/2016 22:16:05
Receipt Date:	20151125
Manifest ID:	008675435FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612

TJ MAXX 0858 (Continued) **S117047865**

Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H121 - Neutralization Only
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.013
Waste Quantity:	26
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0265
Waste Quantity:	53
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.055
Waste Quantity:	110
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2013
Gen EPA ID:	CAL000383025
Shipment Date:	20131227
Creation Date:	5/17/2014 22:15:09
Receipt Date:	20140113
Manifest ID:	005507937FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001

TJ MAXX 0858 (Continued) **S117047865**

Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.002
Waste Quantity:	4
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131227
Creation Date:	5/17/2014 22:15:09
Receipt Date:	20140113
Manifest ID:	005507937FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	- Not reported
RCRA Code:	Not reported
Disposal Method:	- Not reported
Quantity Tons:	0.029
Waste Quantity:	58
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20131227
Creation Date:	5/17/2014 22:15:09
Receipt Date:	20140113
Manifest ID:	005507937FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	INR000110197
Trans Name:	STERICYCLE INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

Additional Code 4:	Not reported
Additional Code 5:	Not reported

Additional Info:

Year:	2016
Gen EPA ID:	CAL000383025
Shipment Date:	20151123
Creation Date:	1/21/2016 22:16:05
Receipt Date:	20151125
Manifest ID:	008675435FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.055
Waste Quantity:	110
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20151123
Creation Date:	1/21/2016 22:16:05
Receipt Date:	20151125
Manifest ID:	008675435FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.07
Waste Quantity:	140
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

Shipment Date:	20151123
Creation Date:	1/21/2016 22:16:05
Receipt Date:	20151125
Manifest ID:	008675435FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAD980884183
Trans Name:	GENERAL ENVIRONMENTAL MGT LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0135
Waste Quantity:	27
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0075
Waste Quantity:	15
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133

TJ MAXX 0858 (Continued) **S117047865**

Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	122 - Alkaline solution without metals (pH > 12.5
RCRA Code:	D002
Disposal Method:	H121 - Neutralization Only
Quantity Tons:	0.003
Waste Quantity:	6
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D035
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.013
Waste Quantity:	26
Quantity Unit:	P
Additional Code 1:	D001
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	1/20/2016 22:15:20
Receipt Date:	20150612
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	331 - Off-specification, aged, or surplus organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No

TJ MAXX 0858 (Continued) **S117047865**

	Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.0265
Waste Quantity:	53
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported
Shipment Date:	20150602
Creation Date:	Not reported
Receipt Date:	Not reported
Manifest ID:	006321204FLE
Trans EPA ID:	MNS000110924
Trans Name:	STERICYCLE SPECIALTY WASTE SOLUTIONS INC
Trans 2 EPA ID:	NED986382133
Trans 2 Name:	SMITH SYSTEMS TRANSPORTATION INC
TSDF EPA ID:	NVD980895338
Trans Name:	21ST CENTURY EMN LLC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
CA Waste Code:	181 - Other inorganic solid waste Organics
RCRA Code:	Not reported
Disposal Method:	H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons:	0.055
Waste Quantity:	110
Quantity Unit:	P
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA CO. SITE LIST:

Name:	TJ MAXX 0858
Address:	2450 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0035255
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: LESS THAN 5 TONS/YEAR
Region:	CONTRA COSTA
Cupa Number:	774825

HWTS:

Name:	TJ MAXX 0858
Address:	2450 SAND CREEK RD
Address 2:	Not reported
City,State,Zip:	BRENTWOOD, CA 94513
EPA ID:	CAL000383025
Inactive Date:	Not reported
Create Date:	03/01/2013
Last Act Date:	09/05/2019
Mailing Name:	Not reported

TJ MAXX 0858 (Continued) **S117047865**

Mailing Address:	770 COCHITUATE RD
Mailing Address 2:	300.1AN
Mailing City,State,Zip:	FRAMINGHAM, MA 01701
Owner Name:	TJ MAXX OF CA LLC
Owner Address:	770 COCHITUATE RD
Owner Address 2:	Not reported
Owner City,State,Zip:	FRAMINGHAM, MA 01701
Contact Name:	PAUL KANGAS
Contact Address:	770 COCHITUATE RD
Contact Address 2:	300.1AN
City,State,Zip:	FRAMINGHAM, MA 01701

NAICS:

EPA ID:	CAL000383025
Create Date:	2013-03-01 11:47:36
NAICS Code:	44814
NAICS Description:	Family Clothing Stores
Issued EPA ID Date:	2013-03-01 11:47:36
Inactive Date:	Not reported
Facility Name:	TJ MAXX 0858
Facility Address:	2450 SAND CREEK RD
Facility Address 2:	Not reported
Facility City:	BRENTWOOD
Facility County:	07
Facility State:	CA
Facility Zip:	94513

C36 **TJ MAXX 0858** **RCRA NonGen / NLR** **1024837513**
East **2450 SAND CREEK RD** **CAL000383025**
1/8-1/4 **BRENTWOOD, CA 94513**
0.168 mi.
888 ft. **Site 15 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:

Date form received by agency:	2013-03-01 00:00:00.0
Facility name:	TJ MAXX 0858
Facility address:	2450 SAND CREEK RD BRENTWOOD, CA 94513
EPA ID:	CAL000383025
Mailing address:	770 COCHITUATE RD 300.1AN FRAMINGHAM, MA 01701
Contact:	PAUL KANGAS
Contact address:	770 COCHITUATE RD 300.1AN FRAMINGHAM, MA 01701
Contact country:	Not reported
Contact telephone:	774-308-3651
Contact email:	PAUL_KANGAS@TJX.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	TJ MAXX OF CA LLC
Owner/operator address:	770 COCHITUATE RD FRAMINGHAM, MA 01701
Owner/operator country:	Not reported

TJ MAXX 0858 (Continued) **1024837513**

Owner/operator telephone:	774-308-3651
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported
Owner/operator name:	PAUL KANGAS
Owner/operator address:	770 COCHITUATE RD 300.1AN FRAMINGHAM, MA 01701
Owner/operator country:	Not reported
Owner/operator telephone:	774-308-3651
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	Yes
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

D37 **SHELL PURCHASE** **HIST UST** **U001598270**
NE **SAND CREEK ROAD** **EMI** **N/A**
1/8-1/4 **BRENTWOOD, CA 94573** **CERS**
0.173 mi.
912 ft. **Site 1 of 2 in cluster D**

Relative: **Lower**
Actual: **131 ft.**

HIST UST:

Name:	SHELL PURCHASE
Address:	SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94573
File Number:	00022DAB
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00022DAB.pdf
Region:	STATE
Facility ID:	00000024874
Facility Type:	Other
Other Type:	UTILITY
Contact Name:	Not reported

SHELL PURCHASE (Continued) **U001598270**

Telephone:	4157571607
Owner Name:	PACIFIC GAS & ELECTRIC CO.
Owner Address:	77 BEALE ST.
Owner City,St,Zip:	SAN FRANCISCO, CA 94106
Total Tanks:	0001

Tank Num:	001
Container Num:	A-1
Year Installed:	1980
Tank Capacity:	00000050
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

EMI:

Name:	PRODUCTION SPECIALTIES COMPANY
Address:	SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94573
Year:	2001
County Code:	7
Air Basin:	SF
Facility ID:	12941
Air District Name:	BA
SIC Code:	1381
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:	1
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:	PRODUCTION SPECIALTIES COMPANY
Address:	SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94573
Year:	2002
County Code:	7
Air Basin:	SF
Facility ID:	12941
Air District Name:	BA
SIC Code:	1381
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:	1
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

SHELL PURCHASE (Continued) **U001598270**

Name:	PRODUCTION SPECIALTIES COMPANY
Address:	SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94573
Year:	2003
County Code:	7
Air Basin:	SF
Facility ID:	12941
Air District Name:	BA
SIC Code:	1381
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:	1
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:	PRODUCTION SPECIALTIES COMPANY
Address:	SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94573
Year:	2004
County Code:	7
Air Basin:	SF
Facility ID:	12941
Air District Name:	BA
SIC Code:	1381
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:	0.539
Reactive Organic Gases Tons/Yr:	0.4566408
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:	PRODUCTION SPECIALTIES COMPANY
Address:	SAND CREEK ROAD
City,State,Zip:	BRENTWOOD, CA 94573
Year:	2005
County Code:	7
Air Basin:	SF
Facility ID:	12941
Air District Name:	BA
SIC Code:	1381
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:	.539
Reactive Organic Gases Tons/Yr:	.4566408
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0

SHELL PURCHASE (Continued) **U001598270**

Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: PRODUCTION SPECIALTIES COMPANY
Address: SAND CREEK ROAD
City,State,Zip: BRENTWOOD, CA 94573
Year: 2006
County Code: 7
Air Basin: SF
Facility ID: 12941
Air District Name: BA
SIC Code: 1381
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: .539
Reactive Organic Gases Tons/Yr: .4566408
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

CERS:
Name: PRODUCTION SPECIALTIES COMPANY
Address: SAND CREEK ROAD
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 488243
CERS ID: 110021340716
CERS Description: US EPA Air Emission Inventory System (EIS)

C38 **COSMOPROF BEAUTY** **RCRA NonGen / NLR** **1024861257**
East **2440 SAND CREEK RD STE E 2** **CAL000429726**
1/8-1/4 **BRENTWOOD, CA 94513**
0.177 mi.
936 ft. **Site 16 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

RCRA NonGen / NLR:
Date form received by agency: 2017-08-01 00:00:00.0
Facility name: COSMOPROF BEAUTY
Facility address: 2440 SAND CREEK RD STE E 2
BRENTWOOD, CA 94513
EPA ID: CAL000429726
Contact: RANDY GOSS
Contact address: 3001 COLORADO BLVD
DENTON, TX 76210
Contact country: Not reported
Contact telephone: 940-898-7500
Contact email: RGOSS@SALLYBEAUTY.COM
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: RANDY GOSS
Owner/operator address: 3001 COLORADO BLVD
DENTON, TX 76210

COSMOPROF BEAUTY (Continued) **1024861257**

Owner/operator country: Not reported
Owner/operator telephone: 940-898-7500
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SALLY BEAUTY HOLDING LLC
Owner/operator address: 3001 COLORADO BLVD
DENTON, TX 76210
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Other
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

C39 **COSMOPROF BEAUTY** **CONTRA COSTA CO. SITE LIST** **S121312173**
East **2440 SAND CREEK RD E-2** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.177 mi.
936 ft. **Site 17 of 18 in cluster C**

Relative: **Lower**
Actual: **127 ft.**

CONTRA COSTA CO. SITE LIST:
Name: COSMOPROF BEAUTY
Address: 2440 SAND CREEK RD E-2
City: BRENTWOOD
Facility ID: FA0039778
Billing Status: ACTIVE, BILLABLE
Program Status: CONTRA COSTA CO. SITE LIST
Program/Elements: HWG: LESS THAN 5 TONS/YEAR
Region: CONTRA COSTA
Cupa Number: 775486

C40 **COSMOPROF BEAUTY** **CERS HAZ WASTE** **S121782223**
East **2440 SAND CREEK RD STE E-2** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.177 mi.
936 ft. **Site 18 of 18 in cluster C**

Relative:
Lower

Actual:
127 ft.

CERS HAZ WASTE:
Name: COSMOPROF BEAUTY
Address: 2440 SAND CREEK RD STE E-2
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 425662
CERS ID: 10743040
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 425662
Site Name: COSMOPROF BEAUTY
Violation Date: 06-11-2018
Citation: HSC 6.5 25160.2 - California Health and Safety Code, Chapter 6.5, Section(s) 25160.2
Violation Description: Failure of a generator of hazardous waste that meets the conditions to be transported on a consolidated manifest to comply with one or more of the required consolidated manifesting procedures and retain copies of receipts for three years.
Violation Notes: Returned to compliance on 10/03/2018. OBSERVATION: Uniform Hazardous Waste Manifests with designated facility signature for manifest # 017367401 were not available at the time of inspection. CORRECTIVE ACTION: Locate a copy and submit copies to the CUPA via fax or email by 7/11/18
Violation Division: Contra Costa County Health Services Department
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 03-27-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-11-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 10-11-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HW

COSMOPROF BEAUTY (Continued) **S121782223**

Eval Source: CERS

Enforcement Action:
Site ID: 425662
Site Name: COSMOPROF BEAUTY
Site Address: 2440 SAND CREEK RD STE E-2
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 03-27-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: UNSPEC
Enf Action Source: CERS

Site ID: 425662
Site Name: COSMOPROF BEAUTY
Site Address: 2440 SAND CREEK RD STE E-2
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 06-11-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:
Affiliation Type Desc: Document Preparer
Entity Name: Larry Burton
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: Not reported

Affiliation Type Desc: CUPA District
Entity Name: Contra Costa County Health Services Department
Entity Title: Not reported
Affiliation Address: 4585 Pacheco BlvdSuite 100
Affiliation City: Martinez
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 94553
Affiliation Phone: (925) 335-3200

Affiliation Type Desc: Environmental Contact
Entity Name: Randy Goss
Entity Title: Not reported
Affiliation Address: 3001 COLORADO BLVD
Affiliation City: DENTON
Affiliation State: TX

COSMOPROF BEAUTY (Continued) **S121782223**

Affiliation Country:	Not reported
Affiliation Zip:	76210
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Larry Burton
Entity Title:	Director, Temarry Recycling, Inc
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Operator
Entity Name:	Sally Beauty Holding LLC
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:	(940) 898-7500
Affiliation Type Desc:	Parent Corporation
Entity Name:	Sally Beauty Holding LLC
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:	Not reported
Affiliation Type Desc:	Property Owner
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	2440 Sand Creek Rd Ste E-2
Affiliation City:	Brentwood
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	94513
Affiliation Phone:	(925) 516-6987
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	2440 Sand Creek Rd Ste E-2
Affiliation City:	Brentwood
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94513
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported

COSMOPROF BEAUTY (Continued) **S121782223**

Affiliation Address:	3001 COLORADO BLVD
Affiliation City:	DENTON
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	76210
Affiliation Phone:	(940) 898-7500

41
East
1/8-1/4
0.204 mi.
1078 ft.

BJ'S RESTAURANT & BREWHOUSE
2365 SAND CREEK RD
BRENTWOOD, CA 94513

NPDES **S122246726**
CONTRA COSTA CO. SITE LIST **N/A**

Relative:
Lower

Actual:
127 ft.

NPDES:

Name:	BJS RESTAURANT AND BREWHOUSE
Address:	2365 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	5S07W000308
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported
Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Expired
Status Date:	10/10/2011
Operator Name:	BJs Restaurants Inc
Operator Address:	7755 Center Ave
Operator City:	Huntington Beach
Operator State:	California
Operator Zip:	92647

CONTRA COSTA CO. SITE LIST:

Name:	BJ'S RESTAURANT & BREWHOUSE
Address:	2365 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0042894
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP GENERAL
Region:	CONTRA COSTA
Cupa Number:	776374

E42 **RALEY'S #336** **RCRA NonGen / NLR** **1006805418**
East **2400 SANDCREEK RD** **FINDS** **CAR000126821**
1/8-1/4 **BRENTWOOD, CA 94513**
0.214 mi.
1128 ft. **Site 1 of 3 in cluster E**

Relative:
Lower

Actual:
124 ft.

RCRA NonGen / NLR:

Date form received by agency:	2003-03-04 00:00:00.0
Facility name:	RALEY'S #336
Facility address:	2400 SAND CREEK RD BRENTWOOD, CA 94513-7058
EPA ID:	CAR000126821
Mailing address:	PO BOX 15618 SACRAMENTO, CA 95852-1618
Contact:	GLENN BAKER
Contact address:	PO BOX 15618 SACRAMENTO, CA 95852-1618
Contact country:	Not reported
Contact telephone:	916-373-6318
Contact email:	GBAKER@RALEYS.COM
EPA Region:	09
Classification:	Non-Generator
Description:	Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name:	GLENN BAKER
Owner/operator address:	PO BOX 15618 SACRAMENTO, CA 95852
Owner/operator country:	Not reported
Owner/operator telephone:	916-373-6318
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	RALEY'S FARMS INC
Owner/operator address:	500 W CAPITOL AVE WEST SACRAMENTO, CA 95605
Owner/operator country:	Not reported
Owner/operator telephone:	916-373-6318
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Other
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	RALEYS SUPERMARKETS INC
Owner/operator address:	500 W CAPITOL AVE W SACRAMENTO, CA 95605
Owner/operator country:	Not reported
Owner/operator telephone:	916-373-6352
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported

RALEY'S #336 (Continued) **1006805418**

Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: Yes
Transporter of hazardous waste: Yes
Treater, storer or disposer of HW: Yes
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 2002-08-26 00:00:00.0
Site name: RALEYS NO 336
Classification: Small Quantity Generator

Hazardous Waste Summary:

. Waste code: D000
. Waste name: Not Defined

. Waste code: D011
. Waste name: SILVER

Violation Status: No violations found

FINDS:
Registry ID: 110013307395
Facility URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110013307395

Environmental Interest/Information System:
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

E43 **RALEYS #336** **CONTRA COSTA CO. SITE LIST** **S106800079**
East **2400 SAND CREEK RD** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.214 mi.
1128 ft. **Site 2 of 3 in cluster E**

Relative: **Lower**
Actual: **124 ft.**

CONTRA COSTA CO. SITE LIST:

Name:	RALEYS #336
Address:	2400 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0030141
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HWG: LESS THAN 5 TONS/YEAR
Region:	CONTRA COSTA
Cupa Number:	773472

D44 **EQUILON PIPLINE CO LLC** **CONTRA COSTA CO. SITE LIST** **S103464217**
NE **3052 SAND CREEK RD** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.214 mi.
1129 ft. **Site 2 of 2 in cluster D**

Relative: **Lower**
Actual: **132 ft.**

CONTRA COSTA CO. SITE LIST:

Name:	EQUILON PIPLINE CO LLC
Address:	3052 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0030744
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP GENERAL
Region:	CONTRA COSTA
Cupa Number:	704212

Name:	EQUILON PIPLINE CO LLC
Address:	3052 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0030744
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	UNDERGROUND STORAGE TANK SITE
Region:	CONTRA COSTA
Cupa Number:	704212

F45 **LOMA VISTA ELEMENTARY CLASSROOM ADDITION** **ENVIROSTOR SCH** **S118757485**
ESE **2110 SAN JOSE AVENUE** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.227 mi.
1201 ft. **Site 1 of 2 in cluster F**

Relative: **Lower**
Actual: **124 ft.**

ENVIROSTOR:

Name:	LOMA VISTA ELEMENTARY CLASSROOM ADDITION
Address:	2110 SAN JOSE AVENUE
City,State,Zip:	BRENTWOOD, CA 94513-5930
Facility ID:	7820007
Status:	No Action Required
Status Date:	05/31/2001
Site Code:	204078

LOMA VISTA ELEMENTARY CLASSROOM ADDITION (Continued) **S118757485**

Site Type: School Investigation
Site Type Detailed: School
Acres: 54
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Kamili Siglowide
Supervisor: Charles Ridenour
Division Branch: Northern California Schools & Santa Susana
Assembly: 11
Senate: 07
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 37.94052
Longitude: -121.7355
APN: 019110043
Past Use: SCHOOL - ELEMENTARY
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: Not reported
Alias Type: Not reported

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: LOMA VISTA ELEMENTARY CLASSROOM ADDITION
Address: 2110 SAN JOSE AVENUE
City,State,Zip: BRENTWOOD, CA 94513-5930
Facility ID: 7820007
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 54
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Kamili Siglowide

LOMA VISTA ELEMENTARY CLASSROOM ADDITION (Continued) **S118757485**

Supervisor:	Charles Ridenour
Division Branch:	Northern California Schools & Santa Susana
Site Code:	204078
Assembly:	11
Senate:	07
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	05/31/2001
Restricted Use:	NO
Funding:	School District
Latitude:	37.94052
Longitude:	-121.7355
APN:	019110043
Past Use:	SCHOOL - ELEMENTARY
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	Not reported
Alias Type:	Not reported

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

F46 **T-MOBILE WEST CORP/BA01704A** **CONTRA COSTA CO. SITE LIST** **S109448831**
ESE **2110 SAN JOSE AVE** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.227 mi.
1201 ft. **Site 2 of 2 in cluster F**

Relative: **Lower**
Actual: **124 ft.**

CONTRA COSTA CO. SITE LIST:

Name:	T-MOBILE WEST CORP/BA01704A
Address:	2110 SAN JOSE AVE
City:	BRENTWOOD
Facility ID:	FA0030789
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP: LESS THAN 1000 LBS
Region:	CONTRA COSTA
Cupa Number:	774010

E47 **RED ROBIN #590 (BRENTWOOD)** **CONTRA COSTA CO. SITE LIST** **S123185260**
East **2385 SAND CREEK RD** **CERS** **N/A**
1/8-1/4 **BRENTWOOD, CA 94513**
0.235 mi.
1243 ft. **Site 3 of 3 in cluster E**

Relative:
Lower

Actual:
124 ft.

CONTRA COSTA CO. SITE LIST:

Name:	RED ROBIN #590 (BRENTWOOD)
Address:	2385 SAND CREEK RD
City:	BRENTWOOD
Facility ID:	FA0042183
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA CO. SITE LIST
Program/Elements:	HMBP: LESS THAN 1000 LBS
Region:	CONTRA COSTA
Cupa Number:	776280

CERS:

Name:	RED ROBIN #590 (BRENTWOOD)
Address:	2385 SAND CREEK RD
City,State,Zip:	BRENTWOOD, CA 94513
Site ID:	445378
CERS ID:	10776655
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	445378
Site Name:	Red Robin #590 (Brentwood)
Violation Date:	06-20-2019
Citation:	HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Description:	Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.
Violation Notes:	OBSERVATION: The business failed to have the hazardous material business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training. CORRECTIVE ACTION: Provide a readily available business plan to personnel of the business or the unified program facility with responsibilities for emergency response or training. Document that appropriate personnel have the business plan readily available.
Violation Division:	Contra Costa County Health Services Department
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	445378
Site Name:	Red Robin #590 (Brentwood)
Violation Date:	06-20-2019
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	OBSERVATION: The business failed to complete and electronically submit chemical inventory information for all reportable hazardous materials on site at or above reportable quantities. Used cooking oil is over threshold and needs to be added to the inventory. CORRECTIVE ACTION: Complete and electronically submit the chemical inventory information for used cooking oil. 200 gallon tank observed onsite, manager

RED ROBIN #590 (BRENTWOOD) (Continued) **S123185260**

observed that typically the tank is filled to 75 gallons prior to being picked up.
Violation Division: Contra Costa County Health Services Department
Violation Program: HMRRP
Violation Source: CERS

Site ID: 445378
Site Name: Red Robin #590 (Brentwood)
Violation Date: 06-20-2019
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: OBSERVATION: The business failed to provide annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material including familiarity with the emergency response plan or failure to document and maintain training records for a minimum of three years. CORRECTIVE ACTION: Provide documentation of annual training to inspector. Ensure annual training occurs moving forward and records (paper or electronic logs) are stored onsite for a minimum of 3 years.
Violation Division: Contra Costa County Health Services Department
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-20-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS

Enforcement Action:
Site ID: 445378
Site Name: Red Robin #590 (Brentwood)
Site Address: 2385 SAND CREEK RD
Site City: BRENTWOOD
Site Zip: 94513
Enf Action Date: 06-20-2019
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Contra Costa County Health Services Department
Enf Action Program: HMRRP
Enf Action Source: CERS

Coordinates:
Site ID: 445378
Facility Name: Red Robin #590 (Brentwood)
Env Int Type Code: HMBP
Program ID: 10776655

RED ROBIN #590 (BRENTWOOD) (Continued) **S123185260**

Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.943720
Longitude:	-121.739210

Affiliation:

Affiliation Type Desc:	Environmental Contact
Entity Name:	Licensing Department
Entity Title:	Not reported
Affiliation Address:	6312 S Fiddlers Green Cir #200N, Attn: Licensing
Affiliation City:	Greenwood Village
Affiliation State:	CO
Affiliation Country:	Not reported
Affiliation Zip:	80111
Affiliation Phone:	Not reported

Affiliation Type Desc:	Operator
Entity Name:	RED ROBIN INTERNATIONAL, 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:	(303) 846-6000

Affiliation Type Desc:	Property Owner
Entity Name:	FHB Retail Partners, LLC
Entity Title:	Not reported
Affiliation Address:	1 East Wacker Drive STE 2900
Affiliation City:	Chicago
Affiliation State:	IL
Affiliation Country:	United States
Affiliation Zip:	60601
Affiliation Phone:	(312) 789-4680

Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 335-3200

Affiliation Type Desc:	Document Preparer
Entity Name:	Amanda Black
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:	Not reported

Affiliation Type Desc:	Legal Owner

RED ROBIN #590 (BRENTWOOD) (Continued) **S123185260**

Entity Name:	RED ROBIN INTERNATIONAL, INC.
Entity Title:	Not reported
Affiliation Address:	6312 S. Fiddler's Green CIrcle, Suite 200 N.
Affiliation City:	Greenwood Village
Affiliation State:	CO
Affiliation Country:	United States
Affiliation Zip:	80111
Affiliation Phone:	(303) 846-6000
Affiliation Type Desc:	Parent Corporation
Entity Name:	RED ROBIN INTERNATIONAL, 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:	Not reported
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	6312 S. Fiddler's Green Circle, Suite 200 N. ATTN Licensing
Affiliation City:	Greenwood Village
Affiliation State:	CO
Affiliation Country:	Not reported
Affiliation Zip:	80111
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Amanda Black
Entity Title:	Licensing Coordinator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

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48 **TERMO COMPANY** **LUST** **1002848197**
ESE **SAN JOSE AVE** **HIST CORTESE** **N/A**
1/4-1/2 **BRENTWOOD, CA 94513** **CERS**
0.356 mi.
1882 ft.

Relative:
Lower

Actual:
117 ft.

LUST REG 5:

Name:	TERMO COMPANY
Address:	SAN JOSE AVE
City:	BRENTWOOD
Region:	5
Status:	Case Closed
Case Number:	070007
Case Type:	Soil only
Substance:	UNLEAD GASOLINE
Staff Initials:	PMV
Lead Agency:	Regional
Program:	LUST

TERMO COMPANY (Continued) **1002848197**

MTBE Code: N/A

HIST CORTESE:
edr_fname: TERMO COMPANY
edr_fadd1: SAN JOSE AVE
City,State,Zip: BRENTWOOD, CA 94513
Region: CORTESE
Facility County Code: 7
Reg By: LTNKA
Reg Id: 070007

CERS:
Name: TERMO COMPANY
Address: SAN JOSE AVE
City,State,Zip: BRENTWOOD, CA 94513
Site ID: 250119
CERS ID: T0601300748
CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:
Affiliation Type Desc: Local Agency Caseworker
Entity Name: BRUCE BENIKI - CONTRA COSTA COUNTY
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: r5 UNKNOWN
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Regional Board Caseworker
Entity Name: VERA J. FISCHER - CENTRAL VALLEY RWQCB (REGION 5S)
Entity Title: Not reported
Affiliation Address: 11020 SUN CENTER DRIVE #200
Affiliation City: RANCHO CORDOVA
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

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49 **EMPIRE ELEMENTARY SCHOOL** **ENVIROSTOR** **S116165206**
NE **EMPIRE AVENUE/AMBER LANE** **SCH** **N/A**
1/2-1 **BRENTWOOD, CA 94513**
0.798 mi.
4212 ft.

Relative:
Lower

Actual:
114 ft.

ENVIROSTOR:
Name: EMPIRE ELEMENTARY SCHOOL
Address: EMPIRE AVENUE/AMBER LANE
City,State,Zip: BRENTWOOD, CA 94513
Facility ID: 1010005
Status: Certified
Status Date: 06/09/2003
Site Code: 201282
Site Type: School Cleanup
Site Type Detailed: School

EMPIRE ELEMENTARY SCHOOL (Continued) **S116165206**

Acres:	18.96
NPL:	NO
Regulatory Agencies:	HWMP
Lead Agency:	HWMP
Program Manager:	Kamili Siglowide
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana
Assembly:	11
Senate:	07
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	37.95523
Longitude:	-121.7335
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	Arsenic DDE DDT Toxaphene
Confirmed COC:	Arsenic DDE DDT Toxaphene
Potential Description:	SOIL
Alias Name:	Not reported
Alias Type:	Not reported

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	EMPIRE ELEMENTARY SCHOOL
Address:	EMPIRE AVENUE/AMBER LANE
City,State,Zip:	BRENTWOOD, CA 94513
Facility ID:	1010005
Site Type:	School Cleanup
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	18.96
National Priorities List:	NO
Cleanup Oversight Agencies:	HWMP
Lead Agency:	HWMP
Lead Agency Description:	DTSC - Hazardous Waste Management Program
Project Manager:	Kamili Siglowide
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana

EMPIRE ELEMENTARY SCHOOL (Continued) **S116165206**

Site Code:	201282
Assembly:	11
Senate:	07
Special Program Status:	Not reported
Status:	Certified
Status Date:	06/09/2003
Restricted Use:	NO
Funding:	School District
Latitude:	37.95523
Longitude:	-121.7335
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	Arsenic, DDE, DDT, Toxaphene
Confirmed COC:	Arsenic, DDE, DDT, Toxaphene
Potential Description:	SOIL
Alias Name:	Not reported
Alias Type:	Not reported

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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50 **MILES-FENELL PROPERTY** **ENVIROSTOR** **S116490709**
NNE **2200 SHADY WILLOW LANE,2301 & 2251 EMPIRE AVENUE** **VCP** **N/A**
1/2-1 **BRENTWOOD, CA 94513**
0.845 mi.
4462 ft.

Relative:
Lower

Actual:
114 ft.

ENVIROSTOR:

Name:	MILES-FENELL PROPERTY
Address:	2200 SHADY WILLOW LANE,2301 & 2251 EMPIRE AVENUE
City,State,Zip:	BRENTWOOD, CA 94513
Facility ID:	60001996
Status:	No Further Action
Status Date:	08/12/2014
Site Code:	202004
Site Type:	Voluntary Cleanup
Site Type Detailed:	Voluntary Cleanup
Acres:	13.92
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Daniel Murphy
Division Branch:	Cleanup Berkeley

MILES-FENELL PROPERTY (Continued) **S116490709**

Assembly:	11
Senate:	07
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	37.95763
Longitude:	-121.7360
APN:	019040050, 019040051, 019040066
Past Use:	AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS
Potential COC:	Arsenic
Confirmed COC:	Arsenic
Potential Description:	SOIL
Alias Name:	Bella Fiore Development
Alias Type:	Alternate Name
Alias Name:	019040050
Alias Type:	APN
Alias Name:	019040051
Alias Type:	APN
Alias Name:	019040066
Alias Type:	APN
Alias Name:	202004
Alias Type:	Project Code (Site Code)
Alias Name:	60001996
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	05/14/2014
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	No Further Action Letter
Completed Date:	08/12/2014
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	06/27/2014
Comments:	Acceptance of the documents as a PEA equivalency with further work needed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Application
Completed Date:	04/03/2014
Comments:	DTSC was selected for the oversight for this project.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported

MILES-FENELL PROPERTY (Continued) **S116490709**

Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

VCP:
Name: MILES-FENELL PROPERTY
Address: 2200 SHADY WILLOW LANE,2301 & 2251 EMPIRE AVENUE
City,State,Zip: BRENTWOOD, CA 94513
Facility ID: 60001996
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 13.92
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Daniel Murphy
Division Branch: Cleanup Berkeley
Site Code: 202004
Assembly: 11
Senate: 07
Special Programs Code: Not reported
Status: No Further Action
Status Date: 08/12/2014
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 37.95763 / -121.7360
APN: 019040050, 019040051, 019040066
Past Use: AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS
Potential COC: 30001
Confirmed COC: 30001
Potential Description: SOIL
Alias Name: Bella Fiore Development
Alias Type: Alternate Name
Alias Name: 019040050
Alias Type: APN
Alias Name: 019040051
Alias Type: APN
Alias Name: 019040066
Alias Type: APN
Alias Name: 202004
Alias Type: Project Code (Site Code)
Alias Name: 60001996
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 05/14/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: No Further Action Letter

MILES-FENELL PROPERTY (Continued) **S116490709**

Completed Date:	08/12/2014
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	06/27/2014
Comments:	Acceptance of the documents as a PEA equivalency with further work needed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Application
Completed Date:	04/03/2014
Comments:	DTSC was selected for the oversight for this project.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

Count: 2 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BRENTWOOD	S106707856	SHEA HOMES PROPERTY (FORMERLY GERM	SAN JOSE AVE AND SAN JOSE RD		CPS-SLIC
BRENTWOOD	S105982781	THE TERMO COMPANY	SAN JOSE AVE., SW END		CPS-SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/13/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 76

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 11/22/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/20/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 11/22/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/20/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 78

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database 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: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an 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: 11/11/2019
Date Data Arrived at EDR: 11/12/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 57

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/11/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
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 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 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 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 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 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 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST: 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: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 66

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

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 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 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

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

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

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 12/17/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

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

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
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: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

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

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)

Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
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

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019
Date Data Arrived at EDR: 08/28/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 75

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 12/06/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/25/2020
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/11/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 73

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
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: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

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: 12/17/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

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: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields 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: 12/18/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/19/2020
Number of Days to Update: 62
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 81
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/16/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/19/2020
Number of Days to Update: 71

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/15/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/27/2020
Next Scheduled EDR Contact: 05/11/2020
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: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
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: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
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: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/07/2020
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/16/2019
Date Made Active in Reports: 09/24/2019
Number of Days to Update: 70

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
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: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/19/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 60

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
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: 08/01/2019
Date Data Arrived at EDR: 08/02/2019
Date Made Active in Reports: 10/11/2019
Number of Days to Update: 70

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

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

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/06/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 05/15/2019
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/21/2019
Number of Days to Update: 58

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 66

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
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: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/12/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/10/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
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: 01/09/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63
Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 70
Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
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: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
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: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 11/16/2018
Date Made Active in Reports: 11/21/2019
Number of Days to Update: 370

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/25/2019
Date Data Arrived at EDR: 05/02/2019
Date Made Active in Reports: 05/23/2019
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
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: 01/30/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 8
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/10/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
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: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
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: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
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: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
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: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
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: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
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: 12/20/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
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: 10/01/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 78

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
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: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
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: 02/21/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/04/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 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

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: 11/06/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 64

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/25/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
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: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/11/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 78

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 03/02/2020
Number of Days to Update: 89

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information
ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59
Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6
Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/18/2019
Date Data Arrived at EDR: 12/20/2019
Date Made Active in Reports: 02/20/2020
Number of Days to Update: 62
Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 05/14/2019
Date Made Active in Reports: 07/17/2019
Number of Days to Update: 64
Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

CUPA SAN FRANCISCO CO: CUPA Facility Listing
Cupa facilities

Date of Government Version: 10/31/2019
Date Data Arrived at EDR: 11/01/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 40

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 62

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Annually

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 11/07/2019
Number of Days to Update: 37

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 63

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/24/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 59

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 03/29/2020
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 07/19/2019
Date Data Arrived at EDR: 07/22/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 66

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2019
Date Data Arrived at EDR: 11/12/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 57

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 05/29/2019
Date Made Active in Reports: 07/22/2019
Number of Days to Update: 54

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/22/2019
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
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: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 01/06/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/05/2020
Number of Days to Update: 58

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/24/2020
Number of Days to Update: 76
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/11/2019
Date Data Arrived at EDR: 11/12/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 57
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/11/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/19/2020
Number of Days to Update: 71
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/11/2019
Date Data Arrived at EDR: 12/12/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 71
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: No Update Planned

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

Date of Government Version: 12/06/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/19/2020
Number of Days to Update: 71
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 11/19/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 62
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/20/2020
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: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13
Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/17/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/19/2020
Number of Days to Update: 71

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 10/21/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/22/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/18/2020
Number of Days to Update: 70

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
The Hazardous Waste Tracking System (HWTS) is the Department of Toxic Substances Control?s data repository for hazardous waste Identification (ID) numbers and manifest information. HWTS generates reports on hazardous waste shipments for generators, transporters, and TSDFs.

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 85

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 01/06/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 09/06/2019
Date Data Arrived at EDR: 09/10/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 51

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 63

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/03/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 08/14/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/27/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 43

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/03/2020
Date Made Active in Reports: 03/05/2020
Number of Days to Update: 62

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/08/2019
Date Data Arrived at EDR: 10/10/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 62

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/03/2020
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/13/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 70

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/18/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

KERN COUNTY:

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 11/05/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 64

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/25/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 61

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List

Cupa facility list

Date of Government Version: 08/16/2019
Date Data Arrived at EDR: 08/20/2019
Date Made Active in Reports: 10/18/2019
Number of Days to Update: 59

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/08/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List

Cupa facility list

Date of Government Version: 07/22/2019
Date Data Arrived at EDR: 07/23/2019
Date Made Active in Reports: 09/26/2019
Number of Days to Update: 65

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
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: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/15/2020
Date Data Arrived at EDR: 01/16/2020
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 22

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 10/16/2019
Date Made Active in Reports: 12/12/2019
Number of Days to Update: 57

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/14/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 01/15/2019
Date Made Active in Reports: 03/07/2019
Number of Days to Update: 51

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
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: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 04/30/2012
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 42

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
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: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
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: 12/20/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 71
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/14/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
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: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
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: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 06/27/2019
Date Data Arrived at EDR: 07/30/2019
Date Made Active in Reports: 10/02/2019
Number of Days to Update: 64
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 01/27/2020
Number of Days to Update: 68
Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
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: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 44

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 11/20/2019
Date Data Arrived at EDR: 12/02/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 67

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 62

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/30/2019
Date Data Arrived at EDR: 10/30/2019
Date Made Active in Reports: 12/11/2019
Number of Days to Update: 42

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/24/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/02/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 64

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/02/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 64

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 11/05/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 64

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/04/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 66

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
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: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 52
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/03/2020
Number of Days to Update: 73
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 03/30/2020
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/20/2020
Number of Days to Update: 59
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/23/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 60
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/23/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 11/14/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 69
Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/26/2019
Date Data Arrived at EDR: 11/27/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 69

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 62

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 10/16/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 52

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

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: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 01/08/2020
Date Data Arrived at EDR: 01/09/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 57

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/12/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 12/12/2019
Date Data Arrived at EDR: 12/13/2019
Date Made Active in Reports: 02/20/2020
Number of Days to Update: 69

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 11/05/2019
Number of Days to Update: 57

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 02/20/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/23/2020
Number of Days to Update: 65

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 10/30/2019
Date Data Arrived at EDR: 11/01/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 68

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/11/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 72

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 02/25/2020
Date Data Arrived at EDR: 02/26/2020
Date Made Active in Reports: 03/11/2020
Number of Days to Update: 14

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 01/07/2020
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/03/2020
Date Made Active in Reports: 03/05/2020
Number of Days to Update: 62

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/17/2019
Next Scheduled EDR Contact: 04/06/2020
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/07/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 62

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/13/2020
Next Scheduled EDR Contact: 04/27/2020
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 02/07/2020
Number of Days to Update: 66

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 05/20/2019
Date Data Arrived at EDR: 05/21/2019
Date Made Active in Reports: 07/18/2019
Number of Days to Update: 58

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/23/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/17/2019
Date Data Arrived at EDR: 10/22/2019
Date Made Active in Reports: 01/02/2020
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 11/25/2019
Date Data Arrived at EDR: 11/27/2019
Date Made Active in Reports: 02/04/2020
Number of Days to Update: 69

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/17/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/29/2019
Date Data Arrived at EDR: 07/29/2019
Date Made Active in Reports: 09/30/2019
Number of Days to Update: 63
Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 12/13/2019
Number of Days to Update: 51
Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/21/2020
Next Scheduled EDR Contact: 05/04/2020
Data Release Frequency: Quarterly

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

Date of Government Version: 11/26/2019
Date Data Arrived at EDR: 12/10/2019
Date Made Active in Reports: 02/21/2020
Number of Days to Update: 73
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/10/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 09/25/2019
Date Data Arrived at EDR: 10/01/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 30
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/19/2019
Next Scheduled EDR Contact: 04/13/2020
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 01/08/2020
Number of Days to Update: 63

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 39

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 01/30/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 01/06/2020
Next Scheduled EDR Contact: 04/20/2020
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/14/2020
Next Scheduled EDR Contact: 04/07/2020
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 10/02/2019
Date Made Active in Reports: 12/10/2019
Number of Days to Update: 69

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/18/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/09/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BRIDLEGATE
SAND CREEK ROAD AND SAN JOSE AVE.
BRENTWOOD, CA 94513

TARGET PROPERTY COORDINATES

Latitude (North):	37.943197 - 37° 56' 35.51''
Longitude (West):	121.746841 - 121° 44' 48.63''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	610113.8
UTM Y (Meters):	4200047.5
Elevation:	204 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640376 BRENTWOOD, CA
Version Date:	2012
West Map:	5640044 ANTIOCH SOUTH, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

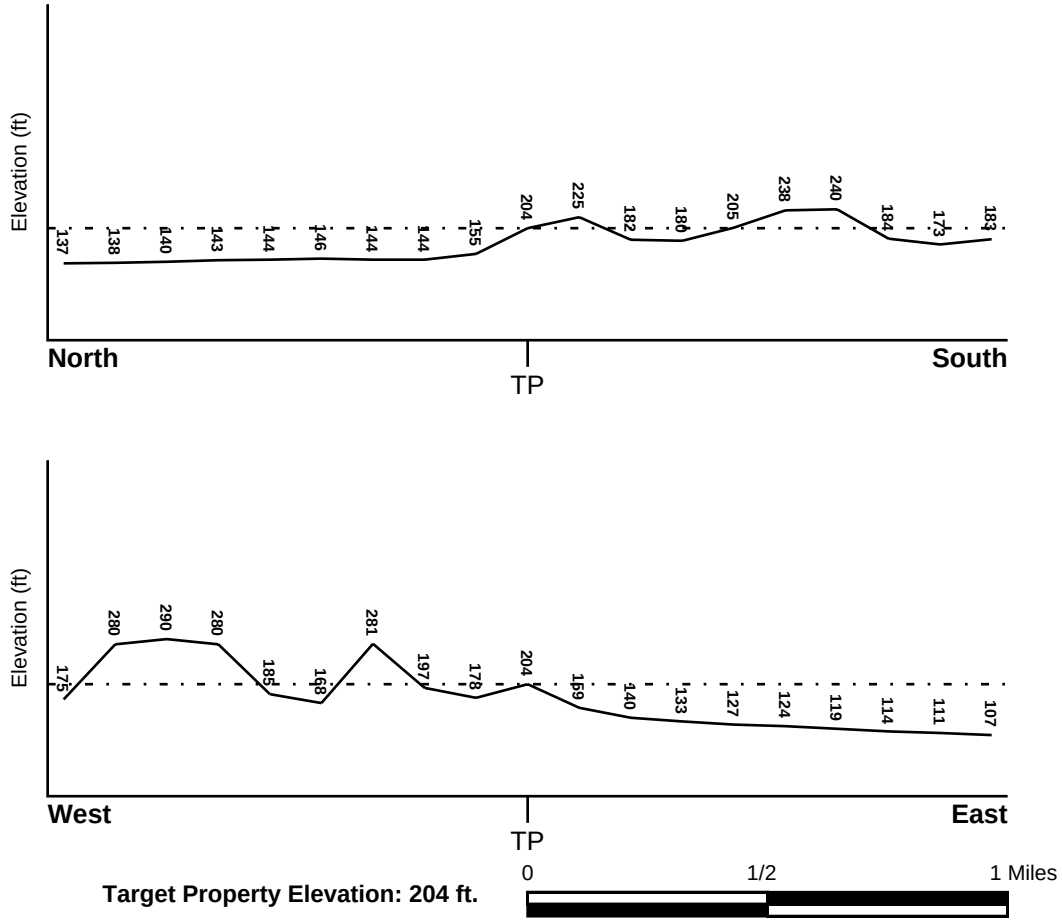
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 204 ft.

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
06013C0353F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06013C0335F	FEMA FIRM Flood data
06013C0345F	FEMA FIRM Flood data
06013C0361F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
BRENTWOOD	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

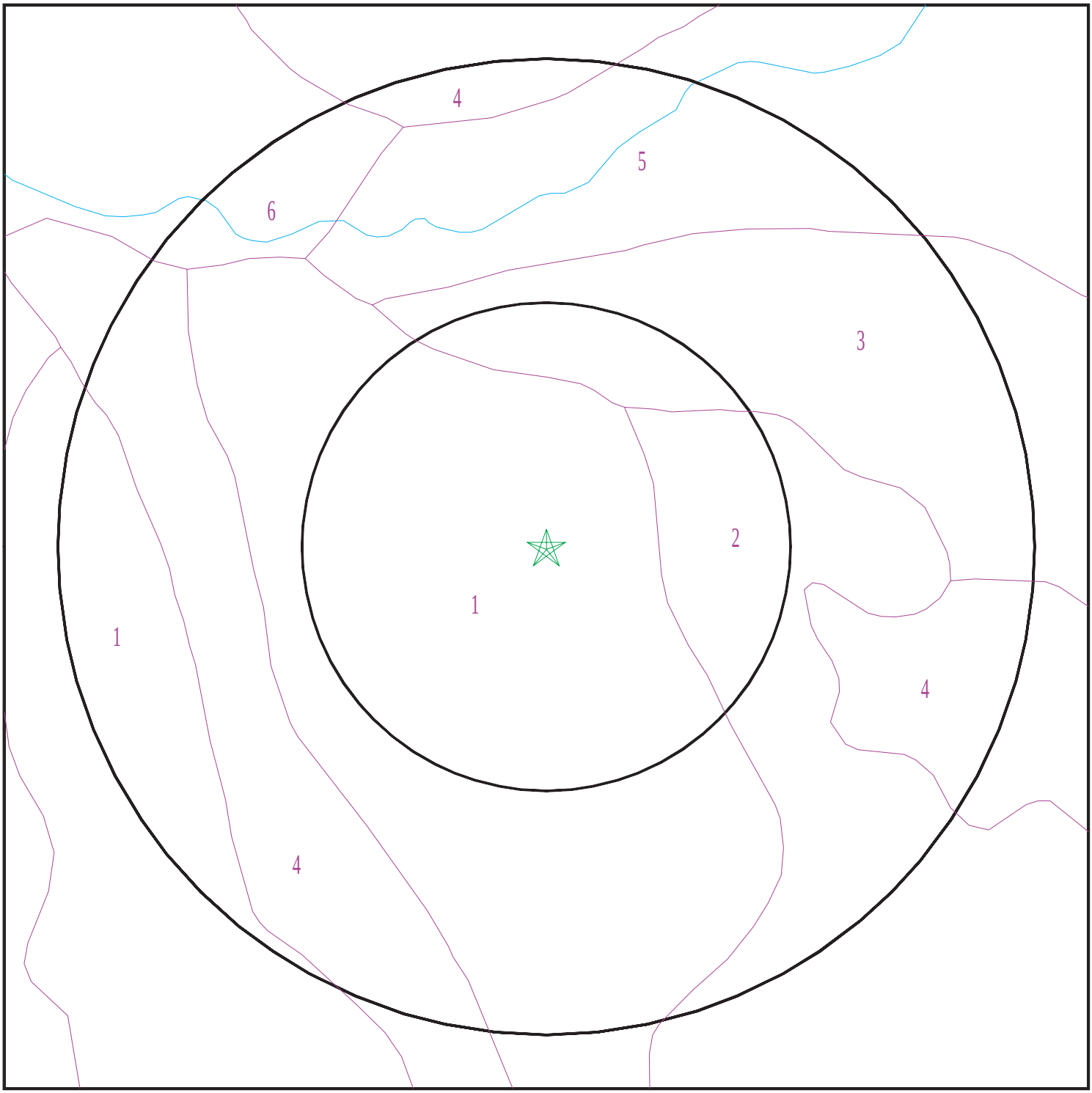
Era:	Cenozoic
System:	Tertiary
Series:	Eocene
Code:	Te *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 06010925.2r



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Bridlegate	CLIENT:	Engeo Inc.
ADDRESS:	Sand Creek Road and San Jose Ave. Brentwood CA 94513	CONTACT:	Brooke Spruit
LAT/LONG:	37.943197 / 121.746841	INQUIRY #:	06010925.2r
		DATE:	March 17, 2020 12:08 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: ALTAMONT

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
2	25 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
3	48 inches	51 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 2

Soil Component Name: ALTAMONT

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	25 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
2	25 inches	48 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:
3	48 inches	51 inches	weathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 1.4 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: BRENTWOOD

Soil Surface Texture: clay loam

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

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	18 inches	50 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	50 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

Soil Map ID: 4

Soil Component Name: CAPAY

Soil Surface Texture: clay

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: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

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	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
2	35 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
3	51 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6

Soil Map ID: 5

Soil Component Name: SYCAMORE

Soil Surface Texture: silty clay loam

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

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 127 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	14 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
2	14 inches	40 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
3	40 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6

Soil Map ID: 6

Soil Component Name: RINCON

Soil Surface Texture: clay loam

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

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

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	11 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
2	11 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
3	29 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

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
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

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
No Wells Found		

OTHER STATE DATABASE INFORMATION

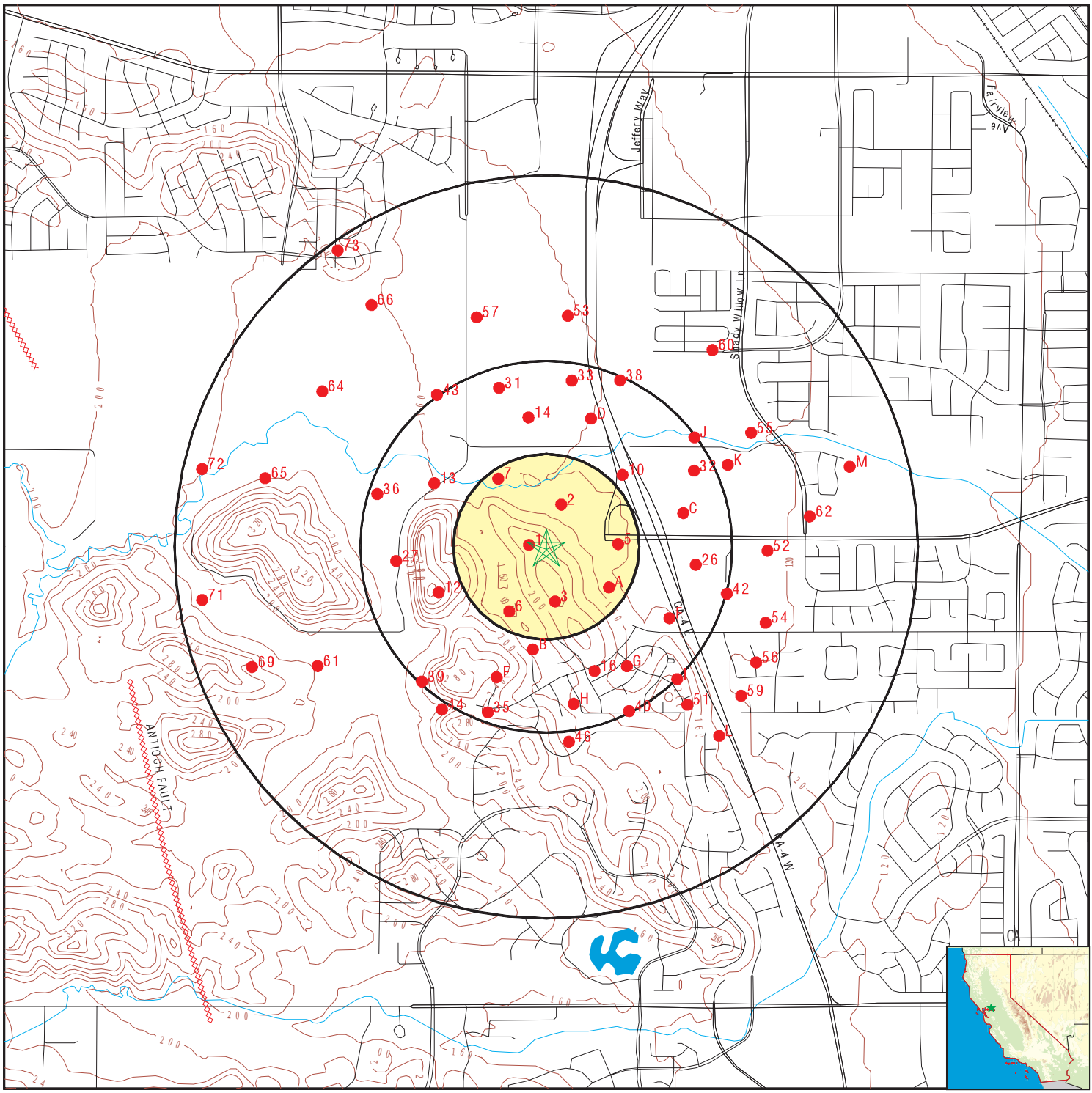
STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG13000054832	0 - 1/8 Mile West
2	CAOG13000054813	0 - 1/8 Mile NNE
3	CAOG13000054833	1/8 - 1/4 Mile South
A4	CAOG13000054855	1/8 - 1/4 Mile ESE
5	CAOG13000054766	1/8 - 1/4 Mile East
6	CAOG13000054817	1/8 - 1/4 Mile SSW
7	CAOG13000054818	1/8 - 1/4 Mile NW
A8	CAOG13000054816	1/8 - 1/4 Mile SE
B9	CAOG13000054875	1/4 - 1/2 Mile SSW
10	CAOG13000054819	1/4 - 1/2 Mile NE
B11	CAOG13000054824	1/4 - 1/2 Mile South
12	CAOG13000054884	1/4 - 1/2 Mile WSW
13	CAOG13000054793	1/4 - 1/2 Mile WNW
14	CAOG13000054783	1/4 - 1/2 Mile North
C15	CAOG13000054852	1/4 - 1/2 Mile ENE
16	CAOG13000054857	1/4 - 1/2 Mile SSE
D17	CAOG13000054799	1/4 - 1/2 Mile NNE
E18	CAOG13000054828	1/4 - 1/2 Mile SSW
D19	CAOG13000054800	1/4 - 1/2 Mile NNE
F20	CAOG13000054821	1/4 - 1/2 Mile ESE
C21	CAOG13000054877	1/4 - 1/2 Mile East
G22	CAOG13000054826	1/4 - 1/2 Mile SE
E23	CAOG13000054768	1/4 - 1/2 Mile SSW
F24	CAOG13000054834	1/4 - 1/2 Mile ESE
G25	CAOG13000054882	1/4 - 1/2 Mile SSE
26	CAOG13000054883	1/4 - 1/2 Mile East
27	CAOG13000054792	1/4 - 1/2 Mile West
C28	CAOG13000054774	1/4 - 1/2 Mile ENE
H29	CAOG13000054822	1/4 - 1/2 Mile South
H30	CAOG13000054856	1/4 - 1/2 Mile SSE
31	CAOG13000054784	1/4 - 1/2 Mile NNW
32	CAOG13000054775	1/4 - 1/2 Mile ENE
33	CAOG13000054801	1/4 - 1/2 Mile North
I34	CAOG13000054823	1/4 - 1/2 Mile SE
35	CAOG13000054830	1/4 - 1/2 Mile SSW
36	CAOG13000054789	1/4 - 1/2 Mile WNW
J37	CAOG13000054878	1/4 - 1/2 Mile NE

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
38	CAOG13000054802	1/4 - 1/2 Mile NNE
39	CAOG13000054788	1/4 - 1/2 Mile SW
40	CAOG13000054873	1/4 - 1/2 Mile SSE
J41	CAOG13000054874	1/2 - 1 Mile NE
42	CAOG13000054808	1/2 - 1 Mile ESE
43	CAOG13000054787	1/2 - 1 Mile NW
44	CAOG13000054791	1/2 - 1 Mile SSW
K45	CAOG13000054866	1/2 - 1 Mile ENE
46	CAOG13000054831	1/2 - 1 Mile South
I47	CAOG13000054829	1/2 - 1 Mile SE
K48	CAOG13000054881	1/2 - 1 Mile ENE
K49	CAOG13000054876	1/2 - 1 Mile ENE
K50	CAOG13000054869	1/2 - 1 Mile ENE
51	CAOG13000054825	1/2 - 1 Mile SE
52	CAOG13000054862	1/2 - 1 Mile East
53	CAOG13000054778	1/2 - 1 Mile North
54	CAOG13000054870	1/2 - 1 Mile ESE
55	CAOG13000054868	1/2 - 1 Mile ENE
56	CAOG13000054781	1/2 - 1 Mile ESE
57	CAOG13000054849	1/2 - 1 Mile NNW
L58	CAOG13000054827	1/2 - 1 Mile SE
59	CAOG13000054776	1/2 - 1 Mile SE
60	CAOG13000054848	1/2 - 1 Mile NE
61	CAOG13000054790	1/2 - 1 Mile WSW
62	CAOG13000054798	1/2 - 1 Mile East
L63	CAOG13000054770	1/2 - 1 Mile SE
64	CAOG13000054880	1/2 - 1 Mile NW
65	CAOG13000054864	1/2 - 1 Mile WNW
66	CAOG13000054786	1/2 - 1 Mile NW
M67	CAOG13000202233	1/2 - 1 Mile ENE
M68	CAOG13000202277	1/2 - 1 Mile ENE
69	CAOG13000054785	1/2 - 1 Mile WSW
M70	CAOG13000202244	1/2 - 1 Mile ENE
71	CAOG13000054811	1/2 - 1 Mile West
72	CAOG13000054845	1/2 - 1 Mile WNW
73	CAOG13000054796	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 06010925.2r



- 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:	Bridlegate	CLIENT:	Engeo Inc.
ADDRESS:	Sand Creek Road and San Jose Ave. Brentwood CA 94513	CONTACT:	Brooke Spruit
		INQUIRY #:	06010925.2r
LAT/LONG:	37.943197 / 121.746841	DATE:	March 17, 2020 12:08 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
West
0 - 1/8 Mile

OIL_GAS **CAOG13000054832**

API #:	0401300085	Well #:	38-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	07/04/1964		

2
NNE
0 - 1/8 Mile

OIL_GAS **CAOG13000054813**

API #:	0401300066	Well #:	3-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	09/09/1962		

3
South
1/8 - 1/4 Mile

OIL_GAS **CAOG13000054833**

API #:	0401300086	Well #:	36-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	Y
SPUD Date:	06/05/1964		

A4
ESE
1/8 - 1/4 Mile

OIL_GAS **CAOG13000054855**

API #:	0401320100	Well #:	39
Well Status:	Plugged	Well Type:	OG
Operator Name:	Shell Western E&P Inc.	Lease Name:	Dow-Termo Ward
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	05/31/1975

Map ID
Direction
Distance

Database EDR ID Number

5
East **OIL_GAS** **CAOG13000054766**
1/8 - 1/4 Mile

API #:	0401300018	Well #:	37-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	06/23/1964		

6
SSW **OIL_GAS** **CAOG13000054817**
1/8 - 1/4 Mile

API #:	0401300070	Well #:	32-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	05/03/1963		

7
NW **OIL_GAS** **CAOG13000054818**
1/8 - 1/4 Mile

API #:	0401300071	Well #:	34-10
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	11/15/1963		

A8
SE **OIL_GAS** **CAOG13000054816**
1/8 - 1/4 Mile

API #:	0401300069	Well #:	31-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	01/06/1963		

Map ID
Direction
Distance

Database EDR ID Number

B9
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054875**

API #:	0401320021	Well #:	14
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	04/02/1968

10
NE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054819**

API #:	0401300072	Well #:	35-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ward	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	03/02/1964		

B11
South
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054824**

API #:	0401300077	Well #:	4
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	07/03/1963

12
WSW
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054884**

API #:	0401300016	Well #:	42-9
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio-Shellenberger	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	08/29/1963		

Map ID
Direction
Distance

Database EDR ID Number

13
WNW
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054793**

API #:	0401300045	Well #:	43-9
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio-Shellenberger	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	12/08/1963		

14
North
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054783**

API #:	0401300035	Well #:	12-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Garaventa	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	10/17/1963		

C15
ENE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054852**

API #:	0401320124	Well #:	5
Well Status:	Plugged	Well Type:	OG
Operator Name:	Maria L. Andrade	Lease Name:	Andrade
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	04/01/1978

16
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054857**

API #:	0401320105	Well #:	16
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	01/22/1976

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

D17
NNE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054799**

API #:	0401300051	Well #:	11-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Maggiora-Capital Co.	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	08/29/1963		

E18
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054828**

API #:	0401300081	Well #:	8
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	01/31/1964

D19
NNE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054800**

API #:	0401300052	Well #:	13-10
Well Status:	Plugged	Well Type:	Multi
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Maggiora-Capital Co.	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	11/17/1963		

F20
ESE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054821**

API #:	0401300074	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	John Pestana Family Trust	Lease Name:	Davis-Venturini
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	12/17/1965

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

C21
East **OIL_GAS** **CAOG13000054877**
1/4 - 1/2 Mile

API #:	0401320013	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	Sinco Oil Corp.	Lease Name:	Andrade
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	10/10/1967

G22
SE **OIL_GAS** **CAOG13000054826**
1/4 - 1/2 Mile

API #:	0401300079	Well #:	6
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	08/04/1963

E23
SSW **OIL_GAS** **CAOG13000054768**
1/4 - 1/2 Mile

API #:	0401300020	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	01/04/1963

F24
ESE **OIL_GAS** **CAOG13000054834**
1/4 - 1/2 Mile

API #:	0401300009	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	John Pestana Family Trust	Lease Name:	Davis-Venturini
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	02/20/1963

Map ID
Direction
Distance

Database EDR ID Number

G25
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054882**

API #:	0401300014	Well #:	12
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	11/15/1966

26
East
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054883**

API #:	0401300015	Well #:	43-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Sunset Exploration, Inc.	Lease Name:	Ridell
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	02/20/1963

27
West
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054792**

API #:	0401300044	Well #:	41-9
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio-Shellenberger	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	Y
SPUD Date:	03/14/1963		

C28
ENE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054774**

API #:	0401300026	Well #:	42-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Sunset Exploration, Inc.	Lease Name:	Arata
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	03/28/1963

Map ID
Direction
Distance

Database EDR ID Number

H29
South **OIL_GAS** **CAOG13000054822**
1/4 - 1/2 Mile

API #:	0401300075	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	07/10/1962

H30
SSE **OIL_GAS** **CAOG13000054856**
1/4 - 1/2 Mile

API #:	0401320085	Well #:	15
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	06/01/1972

31
NNW **OIL_GAS** **CAOG13000054784**
1/4 - 1/2 Mile

API #:	0401300036	Well #:	14-10
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Garaventa	Field Name:	Brentwood (ABD)
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	11/06/1963		

32
ENE **OIL_GAS** **CAOG13000054775**
1/4 - 1/2 Mile

API #:	0401300027	Well #:	44-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Sunset Exploration, Inc.	Lease Name:	Arata
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	10/23/1963

Map ID
Direction
Distance

Database EDR ID Number

33
North **OIL_GAS** **CAOG13000054801**
1/4 - 1/2 Mile

API #:	0401300053	Well #:	33X-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Maggiora-Capital Co.	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	05/07/1966		

I34
SE **OIL_GAS** **CAOG13000054823**
1/4 - 1/2 Mile

API #:	0401300076	Well #:	3
Well Status:	Plugged	Well Type:	Multi
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	01/26/1963

35
SSW **OIL_GAS** **CAOG13000054830**
1/4 - 1/2 Mile

API #:	0401300083	Well #:	10
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	03/09/1965

36
WNW **OIL_GAS** **CAOG13000054789**
1/4 - 1/2 Mile

API #:	0401300041	Well #:	4-9
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio-Shellenberger	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	07/06/1962		

Map ID
Direction
Distance

Database EDR ID Number

J37
NE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054878**

API #:	0401320008	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Allied Energy Corp.	Lease Name:	Transamerica-Maggiora
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	07/31/1967

38
NNE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054802**

API #:	0401300054	Well #:	43X-10
Well Status:	Plugged	Well Type:	DH
Operator Name:	Shell Western E&P Inc.	Lease Name:	Maggiora-Capital Co.
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	12/14/1965

39
SW
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054788**

API #:	0401300040	Well #:	2-16
Well Status:	Plugged	Well Type:	INJ
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio-Shellenberger	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	12/01/1962		

40
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG13000054873**

API #:	0401320019	Well #:	13
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	03/15/1968

Map ID
Direction
Distance

Database EDR ID Number

J41
NE
1/2 - 1 Mile

OIL_GAS **CAOG13000054874**

API #:	0401320020	Well #:	2
Well Status:	Plugged	Well Type:	OG
Operator Name:	Allied Energy Corp.	Lease Name:	Transamerica-Maggiora
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	03/20/1968

42
ESE
1/2 - 1 Mile

OIL_GAS **CAOG13000054808**

API #:	0401300060	Well #:	4-10
Well Status:	Plugged	Well Type:	OG
Operator Name:	Shell Western E&P Inc.	Lease Name:	Ridell
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	12/19/1962

43
NW
1/2 - 1 Mile

OIL_GAS **CAOG13000054787**

API #:	0401300039	Well #:	21-9
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	04/14/1964		

44
SSW
1/2 - 1 Mile

OIL_GAS **CAOG13000054791**

API #:	0401300043	Well #:	22-16
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio-Shellenberger	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	09/11/1963		

Map ID
Direction
Distance

Database EDR ID Number

K45
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000054866**

API #:	0401320045	Well #:	4
Well Status:	Plugged	Well Type:	OG
Operator Name:	Maria L. Andrade	Lease Name:	Andrade
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	03/26/1969

46
South
1/2 - 1 Mile

OIL_GAS **CAOG13000054831**

API #:	0401300084	Well #:	11
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	10/11/1965

I47
SE
1/2 - 1 Mile

OIL_GAS **CAOG13000054829**

API #:	0401300082	Well #:	9
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	11/17/1964

K48
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000054881**

API #:	0401300601	Well #:	2007-1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Unknown Operator	Lease Name:	Unknown Conductor
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	05/17/2007

Map ID
Direction
Distance

Database EDR ID Number

K49
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000054876**

API #:	0401320012	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Maria L. Andrade	Lease Name:	Andrade
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	12/07/1967

K50
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000054869**

API #:	0401320032	Well #:	3
Well Status:	Plugged	Well Type:	OG
Operator Name:	Maria L. Andrade	Lease Name:	Andrade
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	07/11/1968

51
SE
1/2 - 1 Mile

OIL_GAS **CAOG13000054825**

API #:	0401300078	Well #:	5
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	07/22/1963

52
East
1/2 - 1 Mile

OIL_GAS **CAOG13000054862**

API #:	0401320056	Well #:	1
Well Status:	Plugged	Well Type:	OG
Operator Name:	Sinco Oil Corp.	Lease Name:	Ridell
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	10/06/1969

Map ID
Direction
Distance

Database EDR ID Number

53
North
1/2 - 1 Mile

OIL_GAS **CAOG13000054778**

API #:	0401300030	Well #:	1-10
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Production Specialties Company		
Lease Name:	Continente	Field Name:	Brentwood (ABD)
Area Name:	Any Area	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	11/01/1962		

54
ESE
1/2 - 1 Mile

OIL_GAS **CAOG13000054870**

API #:	0401320028	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	J. L. Davis	Lease Name:	Ridell Unit
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	06/08/1968

55
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000054868**

API #:	0401320038	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	J. L. Davis	Lease Name:	R. Carlisle
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	10/29/1968

56
ESE
1/2 - 1 Mile

OIL_GAS **CAOG13000054781**

API #:	0401300033	Well #:	21-15
Well Status:	Plugged	Well Type:	OG
Operator Name:	Shell Western E&P Inc.	Lease Name:	Bonde-Bloomfield
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	08/13/1963

Map ID
Direction
Distance

Database EDR ID Number

57
NNW
1/2 - 1 Mile

OIL_GAS **CAOG13000054849**

API #:	0401320340	Well #:	1-10D
Well Status:	Plugged	Well Type:	GAS
Operator Name:	EOG Resources, Inc.	Lease Name:	Sunset-Graham
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	03/18/1997

L58
SE
1/2 - 1 Mile

OIL_GAS **CAOG13000054827**

API #:	0401300080	Well #:	7
Well Status:	Plugged	Well Type:	OG
Operator Name:	The Termo Company	Lease Name:	Ginochio
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	10/12/1963

59
SE
1/2 - 1 Mile

OIL_GAS **CAOG13000054776**

API #:	0401300028	Well #:	2-15
Well Status:	Plugged	Well Type:	OG
Operator Name:	Production Specialties Company		
Lease Name:	Bonde-Bloomfield	Field Name:	Brentwood (ABD)
Area Name:	Main	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	06/01/1963		

60
NE
1/2 - 1 Mile

OIL_GAS **CAOG13000054848**

API #:	0401320339	Well #:	1-10D
Well Status:	Plugged	Well Type:	OG
Operator Name:	EOG Resources, Inc.	Lease Name:	Sunset-Nunn
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	02/11/1997

Map ID
Direction
Distance

Database EDR ID Number

61
WSW
1/2 - 1 Mile

OIL_GAS **CAOG13000054790**

API #:	0401300042	Well #:	21-16
Well Status:	Plugged	Well Type:	DH
Operator Name:	Shell Western E&P Inc.	Lease Name:	Ginochio-Shellenberger
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	07/17/1963

62
East
1/2 - 1 Mile

OIL_GAS **CAOG13000054798**

API #:	0401300050	Well #:	41-10
Well Status:	Plugged	Well Type:	DH
Operator Name:	Shell Western E&P Inc.	Lease Name:	Lea
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	01/17/1963

L63
SE
1/2 - 1 Mile

OIL_GAS **CAOG13000054770**

API #:	0401300022	Well #:	3
Well Status:	Plugged	Well Type:	OG
Operator Name:	John Pestana Family Trust	Lease Name:	Tom Davis et al
Field Name:	Brentwood (ABD)	Area Name:	Main
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	08/13/1963

64
NW
1/2 - 1 Mile

OIL_GAS **CAOG13000054880**

API #:	0401320005	Well #:	22-9
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio	Field Name:	Brentwood (ABD)
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	07/07/1967		

Map ID
Direction
Distance

Database EDR ID Number

65
WNW
1/2 - 1 Mile

OIL_GAS **CAOG13000054864**

API #:	0401320053	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Sinco Oil Corp.	Lease Name:	Williamson
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	07/23/1969

66
NW
1/2 - 1 Mile

OIL_GAS **CAOG13000054786**

API #:	0401300038	Well #:	2-9
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio	Field Name:	Brentwood (ABD)
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	06/16/1962		

M67
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000202233**

API #:	0401320337	Well #:	1-11D
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Sunset Exploration, Inc.	Lease Name:	Sunset-Castello
Field Name:	River Break Gas	Area Name:	South
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	08/29/1996

M68
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000202277**

API #:	0401320349	Well #:	1-11
Well Status:	Plugged	Well Type:	GAS
Operator Name:	Production Specialties Company		
Lease Name:	Sunset Cabo	Field Name:	River Break Gas
Area Name:	South	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	11/17/1998		

Map ID
Direction
Distance

Database EDR ID Number

69
WSW
1/2 - 1 Mile

OIL_GAS **CAOG13000054785**

API #:	0401300037	Well #:	1-16
Well Status:	Plugged	Well Type:	OG
Operator Name:	Occidental Petroleum Corporation		
Lease Name:	Ginochio	Field Name:	Brentwood (ABD)
Area Name:	West	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
SPUD Date:	05/17/1963		

M70
ENE
1/2 - 1 Mile

OIL_GAS **CAOG13000202244**

API #:	0401320188	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Venada National	Lease Name:	Sandhill
Field Name:	River Break Gas	Area Name:	South
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	06/05/1982

71
West
1/2 - 1 Mile

OIL_GAS **CAOG13000054811**

API #:	0401300064	Well #:	33-9
Well Status:	Plugged	Well Type:	DH
Operator Name:	Shell Western E&P Inc.	Lease Name:	Sullenger
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	04/03/1964

72
WNW
1/2 - 1 Mile

OIL_GAS **CAOG13000054845**

API #:	0401320212	Well #:	1
Well Status:	Plugged	Well Type:	DH
Operator Name:	Venturini Associates Inc.	Lease Name:	Williamson
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	hud	Confidential Well:	N
Directionally Drilled:	Y	SPUD Date:	08/27/1983

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

73
NW
1/2 - 1 Mile

OIL_GAS **CAOG13000054796**

API #:	0401300048	Well #:	4-4
Well Status:	Plugged	Well Type:	OG
Operator Name:	Shell Western E&P Inc.	Lease Name:	Heidorn
Field Name:	Brentwood (ABD)	Area Name:	Any Area
GIS Source:	GPS	Confidential Well:	N
Directionally Drilled:	N	SPUD Date:	05/30/1962

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94513	5	0

Federal EPA Radon Zone for CONTRA COSTA 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 CONTRA COSTA COUNTY, CA

Number of sites tested: 55

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.760 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.300 pCi/L	100%	0%	0%
Basement	0.525 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX B

Old Republic Title Company

Preliminary Title Report

OLD REPUBLIC TITLE COMPANY

1000 Burnett Ave, Suite 400
Concord, CA 94520
(925) 687-7880 Fax: (925) 687-4836

PRELIMINARY REPORT

21ST UPDATE

WEST COAST HOM BUILDERS, INC.
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520

Our Order Number 274337-DJ

When Replying Please Contact:

Donna Jones
DonnaJ@ortc.com
(925) 687-7880

Property Address:

Proposed Subdivision 8506, Bridlegate , Brentwood, CA

In response to the above referenced application for a policy of title insurance, OLD REPUBLIC TITLE COMPANY, as issuing Agent of Old Republic National Title Insurance 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 I 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 Homeowner's Policy of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit I. 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 I of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.
It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 17, 2020, at 7:30 AM

OLD REPUBLIC TITLE COMPANY
For Exceptions Shown or Referred to, See Attached

The form of policy of title insurance contemplated by this report is:

CLTA Standard Coverage Policy -1990. A specific request should be made if another form or additional coverage is desired.

The estate or interest in the land hereinafter described or referred or covered by this Report is:

a FEE as to Parcel One and an EASEMENT as to Parcel Two.

Title to said estate or interest at the date hereof is vested in:

WEST COAST HOME BUILDERS, INC., a California corporation

The land referred to in this Report is situated in the County of Contra Costa, City of Brentwood, State of California, and is described as follows:

PARCEL ONE:

The Southwest 1/4 of Section 10, Township 1 North, Range 2 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM:

1. Rights reserved in the Deed from Barbara Ann Ward, Executrix of the Estate of Robert Roger Ward, alias, deceased, recorded June 2, 1967, Book 5381, Official Records, Page 63, as follows:

"An undivided one-half (1/2) interest of all oil, gas, casinghead gasoline and other hydrocarbon and mineral substances under said land without right of entry upon the surface of said lands for the purpose of exploring, taking, removing, disposing, mining and operating for oil, gas, and other hydrocarbon and mineral substances."

2. Rights reserved in the Deed from John Stanley Ward, et ux, recorded June 2, 1967, Book 5381, Official Records, Page 66, as follows:

"An undivided one-half (1/2) interest of all oil, gas, casinghead gasoline and other hydrocarbon and mineral substances under said land without right of entry upon the surface of said lands for the purpose of exploring, taking, removing, disposing, mining and operating for oil, gas, and other hydrocarbon and mineral substances."

3. That portion thereof described as Parcel 1 in the Final Order of Condemnation to Contra Costa Water District, recorded November 14, 1995, in Official Records, under recorder's Series No. 95-197781.

4. All that portion described in that Final Order of Condemnation to State Route 4 Bypass Authority, recorded January 31, 2003, in Official Records, under Recorder's Series No. 2003-49906, and as later quitclaimed State Route 4 Bypass Authority, a Joint Exercise of Powers Agency to the City of Brentwood, a municipal corporation of the State of California, its successors and assigns, by instrument recorded May 21, 2013, Series No. 2013-0128598, Official Records.

5. The interest conveyed to the City of Brentwood by deed recorded March 20, 2007, in Official Records, under Recorder's Series No. 2007-80685.

PARCEL TWO:

The rights reserved in the Final Order of Condemnation to Contra Costa Water District, recorded November 14, 1995 under recorders' Series No. 95-197781, as follows:

The right to use the surface of the property for ingress and egress, inclusive of the right to pave the surface and plant crops with shallow root structures; however, said owner shall not be permitted to grade the property being acquired herein for the water pipeline or plant shrubs or trees with root structures which could impair the water pipeline, nor perform any other activity which will be detrimental to the facilities being installed, which property is described as follows:

That certain parcel of land crossing the southwest quarter of section 10, Township 1 North, range 2 East of the M.D.G.M. as the same is shown on the record of survey filed March 13, 1991 in Book 97 of Land Survey Maps, at Page 34, in the office of the Contra Costa County Recorder, being all of said southwest quarter of said section 10 lying easterly of the following described line:

Beginning at the northeast corner of said southwest quarter of section 10, thence along the northerly boundary of said quarter section, N89° 28' 43" W (record) 85.55 feet more or less, to the true point of beginning of the line herein described, hereinafter referred to as "Point A", said point having state plane coordinates of Y=529,307.45 feet, X=1,642,207.79 feet; thence S00° 53'14" W 268.62 feet to the Easterly line of a 75' wide Pacific Gas and Electric right of way; thence, along said easterly line of said 75' wide Pacific Gas and Electric right of way, S19° 56' 13" E 239.57 feet to the easterly line of said southwest quarter, section 10 and the terminus of the line herein described: said terminus having state plane coordinates of Y=528,813.65 feet, X=1,642,285.32 feet.

(Being APN 019-082-007)

At the date hereof exceptions to coverage in addition to the Exceptions and Exclusions in said policy form would be as follows:

1. Taxes and assessments, general and special, for the fiscal year 2020 - 2021, a lien, but not yet due or payable.

2. Taxes and assessments, general and special, for the fiscal year 2019 - 2020, as follows:

Assessor's Parcel No	:	019-082-007	
Code No.	:	10-046	
1st Installment	:	$155,198.44	Marked Paid
2nd Installment	:	$155,198.44	NOT Marked Paid
Land	:	$3,493,243.00	
Imp. Value	:	$0.00	
Exemption	:	$0.00	

3. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Section 75, et seq., of the Revenue and Taxation Code of the State of California.

4. Assessments, included with taxes, for Assessment District No. 2006-1, a notice of which was recorded as follows:

Instrument Entitled	:	Notice of Assessment
By	:	City of Brentwood
Recorded	:	July 18, 2006 in Official Records, under Recorder's Serial Number 2006-227054

NOTE: The current annual amount levied against this land is $257,289.64.

5. Assessments that may be levied, as follows:

For/By : City of Brentwood CFD #5

Disclosed by Amended Assessment District Map

6. Rights of the public, County and/or City, in and to that portion of said land lying within the lines of SAND CREEK ROAD and SAN JOSE AVENUE.

7. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Grant of Right of Way
Granted to	:	Great Western Power Company of California, a California corporation
For	:	Electric transmission lines and for telephone purposes
Recorded	:	July 5th, 1930 in Book 226 of Official Records, Page 387
Affects	:	The exact location is not disclosed of record

8. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted to	:	Pacific Gas and Electric Company, a California corporation
For	:	Pipelines
Recorded	:	June 27th, 1947 in Book 1097 of Official Records, Page 495
Affects	:	A portion, 10 feet in width

9. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted to	:	Pacific Gas and Electric Company, a California corporation
For	:	Electric transmission lines
Recorded	:	July 13th, 1950 in Book 1593 of Official Records, Page 533
Affects	:	A northeastern portion of said land

10. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Deed
Granted to	:	Pacific Gas and Electric Company, a California corporation
For	:	Pipelines
Recorded	:	July 3rd, 1962 in Book 4152 of Official Records, Page 326
Affects	:	Portions

11. Deed of Trust to secure any indebtedness incurred under that certain Revolving Credit Agreement dated September 1, 1983, as said Credit Agreement is modified and extended by various agreements appearing of record and executed by the several record owners of the properties involved:

Trustor/Borrower	:	West Coast Home Builders, Inc., a California corporation
Trustee	:	American Securities Company, a corporation
Beneficiary/Lender	:	Wells Fargo Bank, N.A., a national banking association
Dated	:	October 6, 1998
Recorded	:	October 19, 1998, Recorder's Series No. 98-257576
Loan No.	:	02190W-135
Returned to	:	Wells Fargo Bank, N.A., 2835 Mitchell Dr., Suite 101, Walnut Creek, CA 94598 Affects this and other property.

12. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as provided in the following

Instrument	:	Easement Deed
Granted to	:	City of Brentwood, a municipal corporation
For	:	Water Pipeline purposes, 15 feet in width and temporary construction easement, 35 feet in width
Recorded	:	December 9th, 1999 in Official Records, under Recorder's Serial Number 1999-318402
Affects	:	Portions

13. Release and relinquishment of abutter's or access rights to and from State Highway 4, upon which premises abuts, as follows:

Instrument	:	Final Order of Condemnation
To	:	State Route 4 Bypass Authority, a joint exercise of powers entity
Dated	:	January 6, 2003
Recorded	:	January 31, 2003 in Official Records under Recorder's Serial Number 2003-0049906

14. Oil and Gas Lease for and upon the terms, covenants and conditions contained or referred to therein,

Dated	:	December 10, 2012
Lessor	:	Barbara Ann Ward
Lessee	:	West Coast Land Service
Recorded	:	February 28, 2013 in Official Records under Recorder's Serial Number 2013-0053267

NOTE: The Lessee's interest under said lease was assigned of record,

From	:	West Coast Land Service
To	:	Orchard E&P, LLC, a California limited liability company
Recorded	:	September 30, 2014 in Official Records under Recorder's Serial Number 2014-0167278

NOTE: The Lessee's interest under said lease was assigned of record,

From	:	Orchard E&P, LLC, a California limited liability company
To	:	Powerdrive Oil & Gas Company, LLC, a Nevada limited liability company
Recorded	:	December 8, 2016 in Official Records under Recorder's Serial Number 2016-0266586

15. Oil and Gas Lease for and upon the terms, covenants and conditions contained or referred to therein,

Dated	:	December 10, 2012
Lessor	:	Therese May Ward
Lessee	:	West Coast Land Service
Recorded	:	July 10, 2013 in Official Records under Recorder's Serial Number 2013-0172741

NOTE: The Lessee's interest under said lease was assigned of record,

From	:	West Coast Land Service
To	:	Orchard E&P, LLC, a California limited liability company
Recorded	:	September 30, 2014 in Official Records under Recorder's Serial Number 2014-0167278

NOTE: The Lessee's interest under said lease was assigned of record,

From	:	Orchard E&P, LLC, a California limited liability company
To	:	Powerdrive Oil & Gas Company, LLC, a Nevada limited liability company
Recorded	:	December 8, 2016 in Official Records under Recorder's Serial Number 2016-0266586

16. Any unrecorded and subsisting leases.

---------- Informational Notes ----------

A. The applicable rate(s) for the policy(s) being offered by this report or commitment appears to be section(s) to be determined.

B. NOTE: The last recorded transfer or agreement to transfer the land described herein is as follows:

Instrument Entitled	:	Corporation Grant Deed
By/From	:	Meadow Creek Estates, Inc.
To	:	WEST COAST HOME BUILDERS, INC., a California corporation
Recorded	:	October 19, 1998 in Official Records under Recorder's Serial Number 98-0257575

Exhibit I

CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990 (11/09/18)

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 which arise by reason of:

1. (a) Any law, ordinance, or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the land;
   (ii) the character, dimensions, or location of any improvement now or hereafter erected on the land;
   (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or
   (iv) environmental protection; or the effect of any violation of these laws, ordinances, or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) whether or not recorded in the public records at Date of Policy, but 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; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing-business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE

SCHEDULE B - PART I

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses which arise by reason of:

1. Taxes or assessments which 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.

   Proceedings by a public agency which 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 which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are 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.

OLD REPUBLIC TITLE

rev. 09/2019

FACTS

WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are no longer our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

Questions	**Go to www.oldrepublictitle.com** (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy.
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Title & Trust Company	**American Guaranty Title Insurance Company**	**Attorneys' Title Fund Services, LLC**	**Compass Abstract, Inc.**	**eRecording Partners Network, LLC**
Genesis Abstract, LLC	**Guardian Consumer Services, Inc.**	**Kansas City Management Group, LLC**	**L.T. Service Corp.**	**Lenders Inspection Company**
Lex Terrae National Title Services, Inc.	**Lex Terrae, Ltd.**	**Mississippi Valley Title Services Company**	**National Title Agent's Services Company**	**Old Republic Branch Information Services, Inc.**
Old Republic Diversified Services, Inc.	**Old Republic Escrow of Vancouver, Inc.**	**Old Republic Exchange Company**	**Old Republic National Title Insurance Company**	**Old Republic Title and Escrow of Hawaii, Ltd.**
Old Republic Title Co.	**Old Republic Title Company of Conroe**	**Old Republic Title Company of Indiana**	**Old Republic Title Company of Nevada**	**Old Republic Title Company of Oklahoma**
Old Republic Title Company of Oregon	**Old Republic Title Company of St. Louis**	**Old Republic Title Company of Tennessee**	**Old Republic Title Information Concepts**	**Old Republic Title Insurance Agency, Inc.**
Old Republic Title, Ltd.	**Republic Abstract & Settlement , LLC**	**Sentry Abstract Company**	**The Title Company of North Carolina**	**Trident Land Transfer Company, LLC**

Updated: January 1, 2020

Privacy Notice for California Consumers

This Privacy Notice for California Consumers supplements the information contained in the Master Privacy Notice for Old Republic Title and applies to consumers that reside in the State of California. The terms used in this Privacy Notice have the same meaning as the terms defined in the California Consumer Privacy Act ("CCPA").

What Personal Information We Collect

In accordance with the CCPA, personal information is information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household. Personal information does not include:
Information outside the scope of the CCPA such as:

- Health or medical information covered by the Health Insurance Portability Act of 1996 (HIPAA) and the California Confidentiality of Medical Information Act (CMIA).
- Personal Information covered by the Gramm-Leach-Bliley Act (GLBA), the Fair Credit Reporting Act (FCRA), the California Financial Information Privacy Act (FIPA), and the Driver's Privacy Protection Act of 1994,
- Publicly available information that is available from federal, state, or local government records, and
- De-identified or aggregated consumer information.

Please see the chart below to learn what categories of personal information we may have collected about California consumers within the preceding twelve months, the sources of and business purposes for that collection and the third parties with whom the information is shared, if any.

Category	**Examples**	**Collected**	**Sources**	**Business Purpose for Collection**	**Categories of Third Parties with Whom Information is Shared**
Identifiers	Real name, alias, postal address, unique personal	Yes	Consumers, Lenders, Brokers, Attorneys,	Underwriting or providing other products or services, responding to	Service providers associated with the

	identifier, online identifier, Internet protocol address, email address, account name, social security number, driver's license number, passport number or other similar identifiers		Real Estate Agents, and Title Agents associated with the transaction	policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	transaction for a business purpose
Personal information described in California Customer Records statute (Cal. Civ. Code § 1798.80(e))	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver's license or state identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.				
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status,	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose

	or genetic information (including familial genetic information).				
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Not Disclosed
Geolocation data	Geographic tracking data, physical location and movements	Yes	Consumers, Lenders, Brokers, Attorneys, Real Estate Agents, and Title Agents associated with the transaction	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

What Personal Information We Share and Why We Share It

The CCPA requires us to tell you what categories of personal information we “sell” or “disclose.” We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, including the personal information of persons under 16 years of age, as that term is defined by the CCPA. When it is necessary for a business purpose, we share or disclose your personal information with a service provider, and we enter a contract with the service provider that limits how the information may be used and requires the service provider to protect the confidentiality of the information.

In the preceding twelve months, we have disclosed the following categories of personal information for the following business purposes. Where the personal information is shared with third parties, as that term is defined in the CCPA, the category of the third party is indicated.

Category	**Examples**	**Business Purpose for Disclosure**	**Categories of Third Parties with Whom Information is Shared**
Identifiers	Real name, alias, postal address, unique personal identifier, online identifier, internet protocol address, email address, account name, social security number, driver’s license number, passport number or other similar identifiers	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Personal information described in California Customer	Name, signature, social security number, physical characteristics or description, address, telephone number, passport number, driver’s license or state	Underwriting or providing other products or services, responding to policyholder/consumer	Service providers associated with the transaction for a business

Records statute (Cal. Civ. Code § 1798.80(e))	identification card number, insurance policy number, education, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information. "Personal information" does not include publicly available information that is lawfully made available to the general public from federal, state, or local government records.	claims, inquiries or complaints, detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or operational purposes.	purpose
Characteristics of protected classifications under California or federal law	Age (40 years or older), race, color, ancestry, national origin, citizenship, religions or creed, marital status, medical condition, physical or mental disability, sex (including gender, gender identity, gender expression, pregnancy or childbirth and related medical conditions), sexual orientation, veteran or military status, or genetic information (including familial genetic information).	Underwriting or providing other products or services, responding to policyholder/consumer claims, inquiries or complaints. Other audit or operational purposes.	Service providers associated with the transaction for a business purpose
Internet or other electronic network activity	Browsing history, search history, information about a consumer's interaction with a website, application, or advertisement.	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Detecting security incidents, protecting against malicious, deceptive, fraudulent, or illegal activity. Other audit or	Not Disclosed

		operational purposes.	
Geolocation data	Geographic tracking data, physical location and movements	To provide access to certain online services. To understand the interests of visitors to our online services, to support certain features of our site, for navigation and to display certain features more effectively. Other audit or operational purposes.	Not Disclosed

We may also transfer to a third party the personal information of a consumer as an asset that is part of a merger, acquisition, bankruptcy, or other transaction in which the third party assumes control of all or part of the business.

Your Rights and Choices

The CCPA provides California consumers with certain rights regarding their personal information. This chart describes those rights and certain limitations to those rights.

Right	What This Means
Notice	At or before the time your personal information is collected, you will be given written notice of the categories of personal information to be collected and the purposes for which the categories of personal information will be used.
Access	At your verifiable request, but no more than twice in a twelve month period, we shall disclose to you: 1) the categories of personal information we have collected about you, 2) the categories of sources for the personal information we collected about you, 3) our business and commercial purpose for collecting or selling your personal information, 4) the categories of third parties with whom we share your personal information, 5) The specific pieces of information we have collected about you, 6) the categories of personal information disclosed for a business purpose, and 7) If we sold personal information, the categories of personal information sold and the categories of third parties to whom it was sold.

Deletion	You have the right to request that we delete any of your personal information that we collected from you, subject to certain exceptions. Once we receive and verify your request, we will delete (and direct our service providers to delete) your personal information from our records unless an exception applies. We may deny your request if retention of the information is necessary for us or our service providers to: • Complete the transaction for which we collected the personal information, provide a good or service that you requested, take actions reasonably anticipated within the context of our ongoing business relationship with you, or otherwise perform our contract with you. • Detect security incidents, protect against malicious, deceptive, fraudulent, or illegal activity, or prosecute those responsible for such activities. • Debug products to identify and repair errors that impair existing intended functionality. • Exercise free speech, ensure the right of another consumer to exercise their free speech rights, or exercise another right provided for by law. • Comply with the California Electronic Communications Privacy Act (Cal. Penal Code §1546 et seq.) • Engage in public or peer reviewed scientific, historical, or statistical research in the public interest that adheres to all other applicable ethics and privacy laws, when the information's deletion may likely render impossible or seriously impair the research's achievement, if you previously provided informed consent. • Enable solely internal uses that are reasonably aligned with consumer expectations based on your relationship with us. • Comply with a legal obligation. • Make other internal and lawful uses of that information that are compatible with the context in which you provided it. • Or if it is the type of personal information that falls outside the scope of the CCPA, (HIPAA, CIMA, GLBA, or publicly available information)
Opt-Out of Sale Opt-In to Sale	With some limitations, you may direct a business that sells personal information to third parties not to sell the personal information to these third parties. A business may not sell the personal information of persons less than sixteen years of age without their affirmative consent, and in the case of those less than thirteen years of age, the consent must come from a parent.
Non-Discrimination	We will not discriminate against you for exercising your rights under the CCPA. Unless otherwise permitted by the CCPA we will not: • Deny you goods or service • Charge you different prices or rates for goods or services, including through granting discounts or other benefits, or imposing penalties • Provide a different level or quality of goods or services • Suggest that you will receive a different price or rate for goods or services or a different level or quality of goods or services

To Exercise Your Rights

To Opt-out of the Sale of Your Personal Information

The CCPA gives consumers the right to direct a business that sells personal information about the consumer to third parties not to sell the consumer's personal information. We do not sell and will not sell your personal information as that term is commonly understood. We also do not sell and will not sell your personal information, as that term is defined by the CCPA.

To Request Access to or Deletion of Your Personal Information

To exercise your access or deletion rights described above, please submit a verifiable consumer request to us by either: Calling us at 1-855-557-8437 or contacting us through our website CCPA Consumer Request.

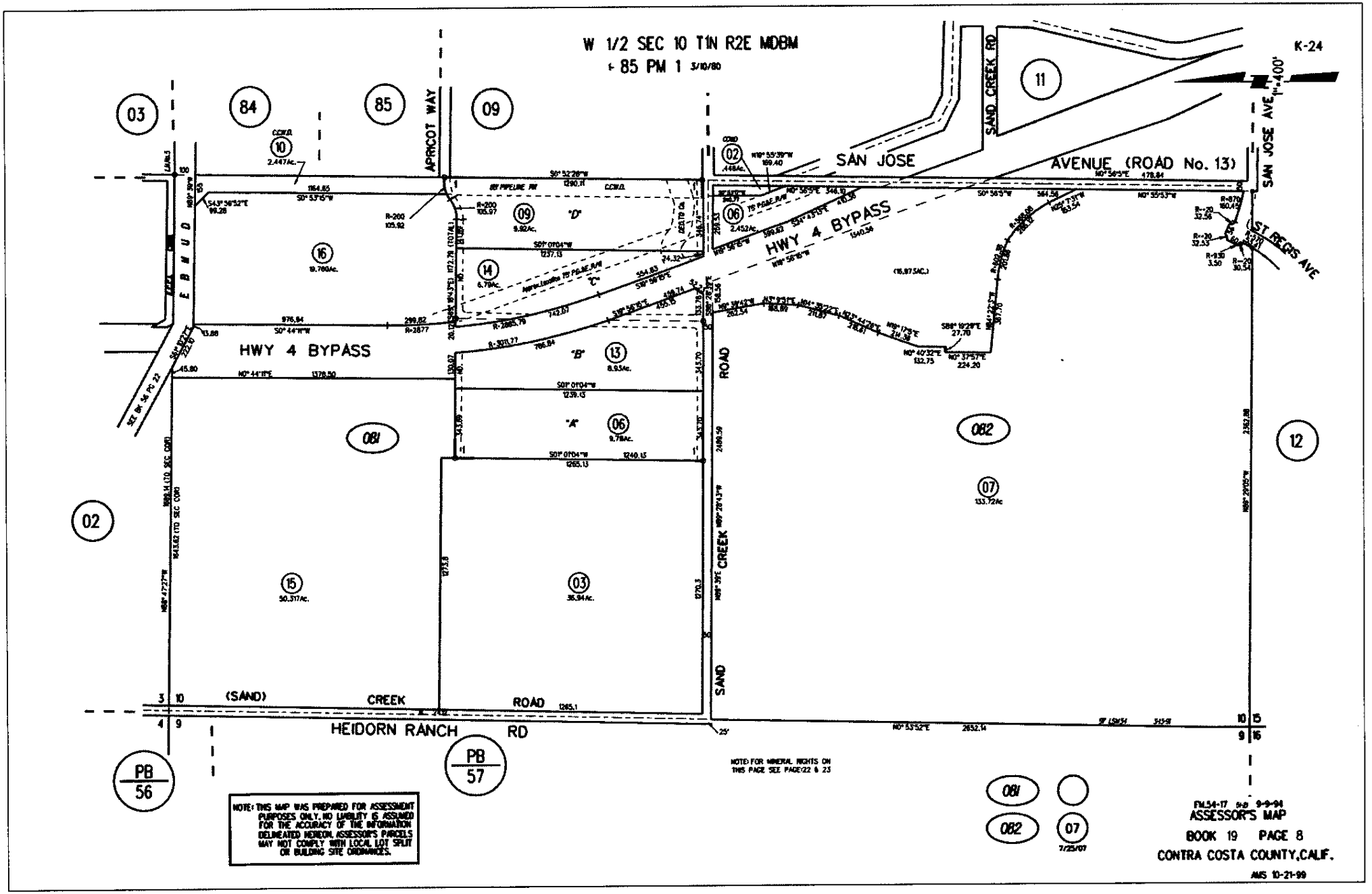
Only you or your representative that you authorize to act on your behalf (Authorized Agent) can make a verifiable consumer request for your personal information. You may also make a request for your minor child. The verifiable request must provide enough information that allows us to reasonably verify you are the person about whom we collected personal information. We cannot respond to your request or provide you with personal information if we cannot verify your identity or authority to make the request and to confirm the personal information relates to you.

We work to respond to a verifiable consumer request within 45 days of its receipt. If we require additional time, we will inform you of the extension period (up to an additional 45 days), and the reason for the extension in writing. If you have an account with us, we will deliver our response to that account. If you do not have an account with us, we will deliver our response by mail or electronically, depending on your preference. The response we provide will also explain any reasons why we cannot comply with a request.

You may only make a consumer request for access twice within a twelve-month period. Any disclosures we provide will apply to the twelve-month period preceding the consumer request's receipt.

Contact Us

If you have any questions regarding our Privacy Notice or practices, please contact us via phone at 1-855-557-8437 or send your written request to: CCPA@oldrepublictitle.com, or Old Republic Title c/o CCPA Consumer Request Group, 275 Battery Street, Suite1500, San Francisco, CA 94111-3334.


W 1/2 SEC 10 T1N R2E MDBM
PM 1 3/10/80
03
84
85
09
11
APRICOT WAY
SAND CREEK RD
SAN JOSE AVE
K-24
SAN JOSE AVENUE (ROAD No. 13)
HWY 4 BYPASS
ST REGIS AVE
EBMUD
SAND CREEK ROAD
SAND CREEK
HEIDORN RANCH RD
(SAND) CREEK ROAD
"A"
"B"
"C"
"D"
081
082
02
12
PB 56
PB 57
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.
NOTE: FOR MINERAL RIGHTS ON THIS PAGE SEE PAGE 22 & 23
FM 34-17 9-9-94
ASSESSOR'S MAP
BOOK 19 PAGE 8
CONTRA COSTA COUNTY, CALIF.
AMS 10-21-99
7/25/07



APPENDIX C

ENVIRONMENTAL DATA RESOURCES, INC.

Historical Topographic Map Report

Bridlegate

Sand Creek Road and San Jose Ave.

Brentwood, CA 94513

Inquiry Number: 6010925.4

March 16, 2020

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

03/16/20

Site Name:

Bridlegate
Sand Creek Road and San Jos
Brentwood, CA 94513
EDR Inquiry # 6010925.4

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583
Contact: Brooke Spruit

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.# P2020.000.507
Project: Bridle Gate

Coordinates:

Latitude:	37.943197 37° 56' 36" North
Longitude:	-121.746841 -121° 44' 49" West
UTM Zone:	Zone 10 North
UTM X Meters:	610110.99
UTM Y Meters:	4200253.12
Elevation:	205.24' above sea level

Maps Provided:

2012
1978, 1980
1973
1968
1953, 1954
1943
1940
1914, 1916
1912, 1916
1896, 1898

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Antioch South
2012
7.5-minute, 24000

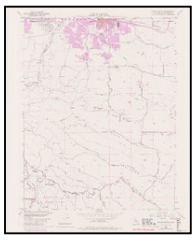


Brentwood
2012
7.5-minute, 24000

1978, 1980 Source Sheets



Brentwood
1978
7.5-minute, 24000
Aerial Photo Revised 1974



Antioch South
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets



Antioch South
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets



Antioch South
1968
7.5-minute, 24000
Aerial Photo Revised 1968



Brentwood
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953, 1954 Source Sheets

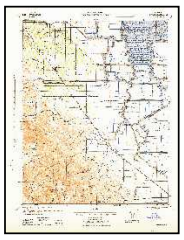


Antioch South
1953
7.5-minute, 24000
Aerial Photo Revised 1949



Brentwood
1954
7.5-minute, 24000
Aerial Photo Revised 1949

1943 Source Sheets

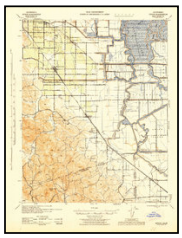


BYRON
1943
15-minute, 62500



Mt. Diablo
1943
15-minute, 62500
Aerial Photo Revised 1937

1940 Source Sheets



Byron
1940
15-minute, 62500
Aerial Photo Revised 1940

1914, 1916 Source Sheets



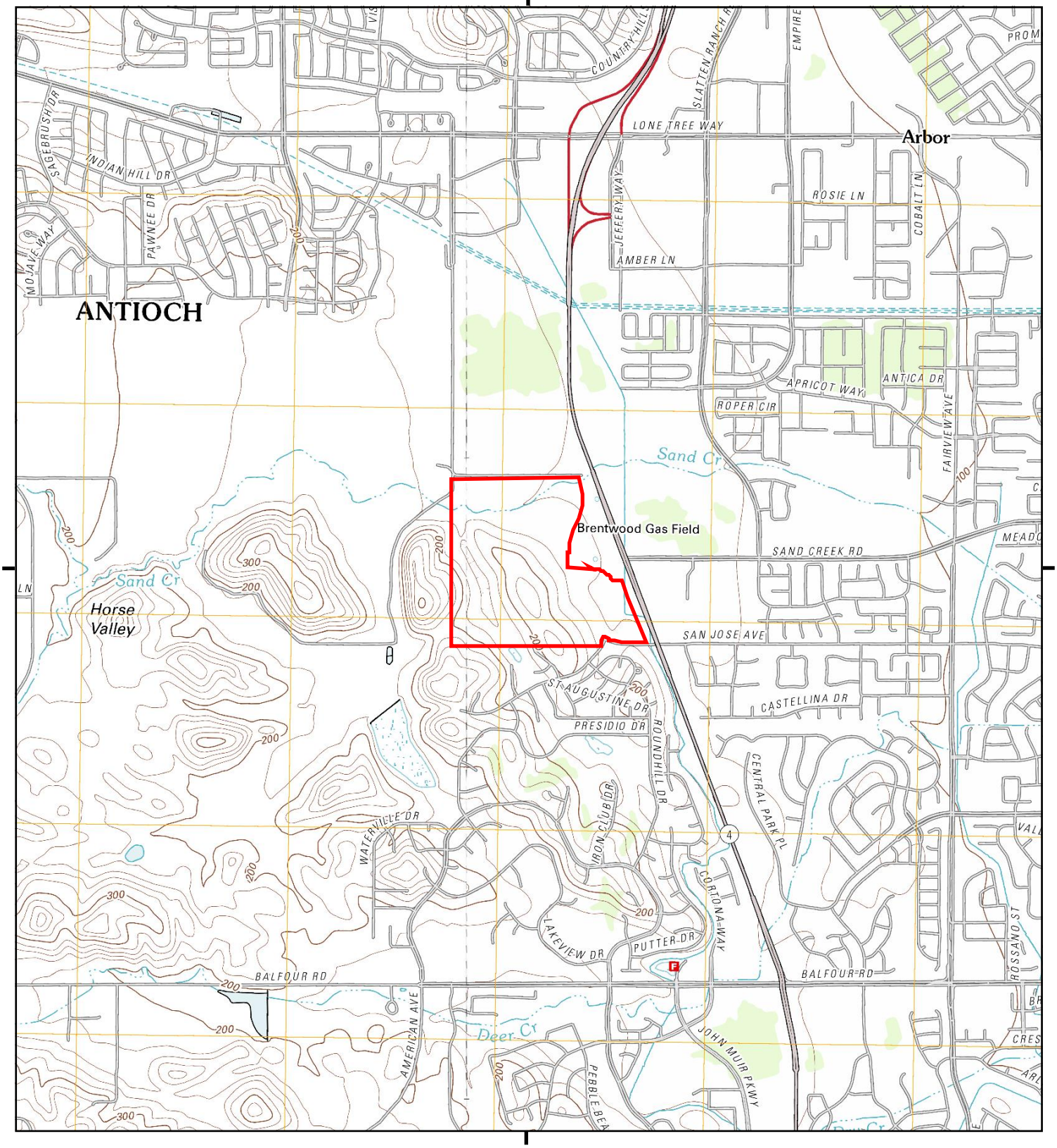
Brentwood
1914
7.5-minute, 31680



Lone Tree Valley
1916
7.5-minute, 31680

Historical Topo Map

2012



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

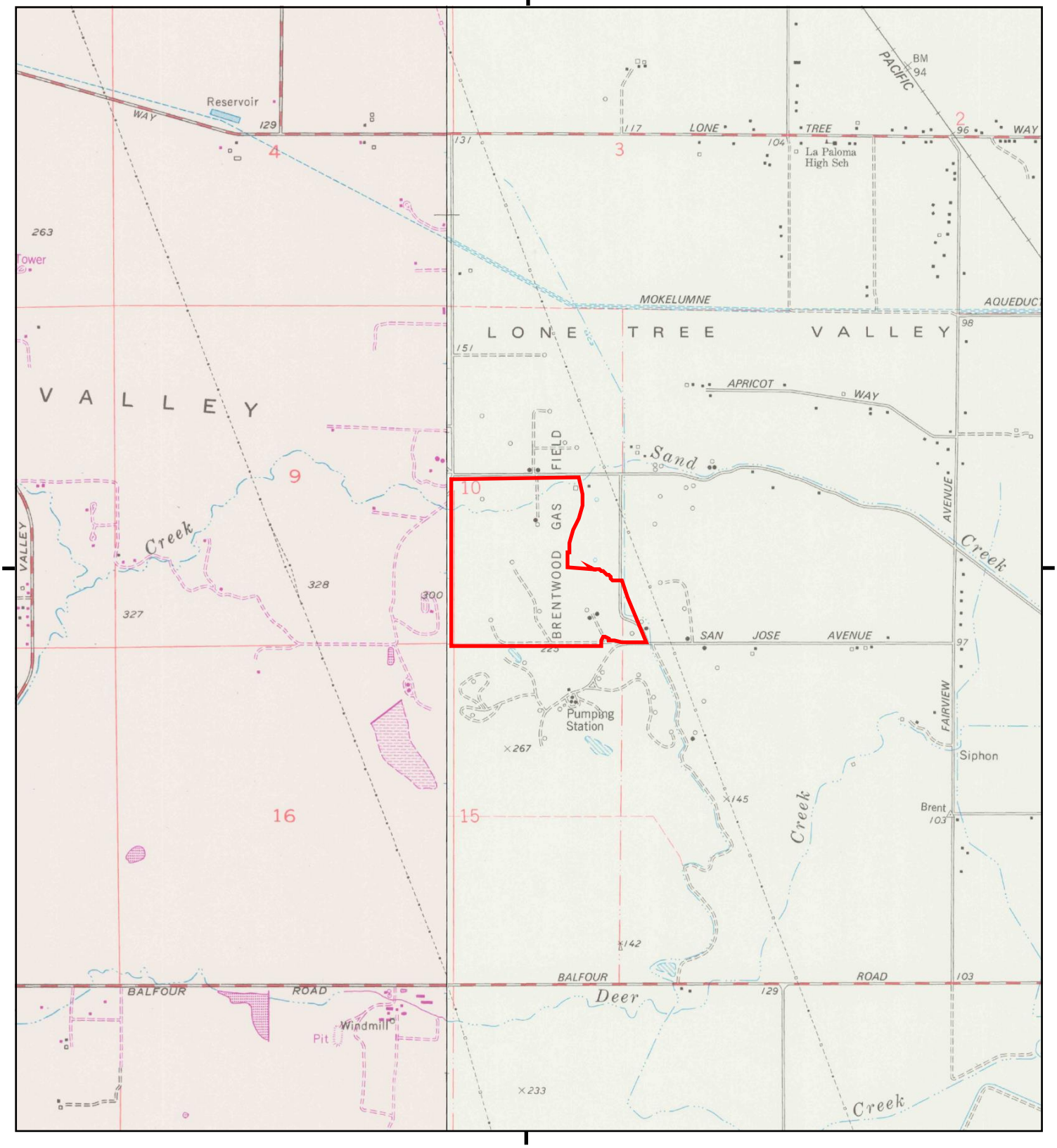
TP, Brentwood, 2012, 7.5-minute
W, Antioch South, 2012, 7.5-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N

Historical Topo Map

1978, 1980



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

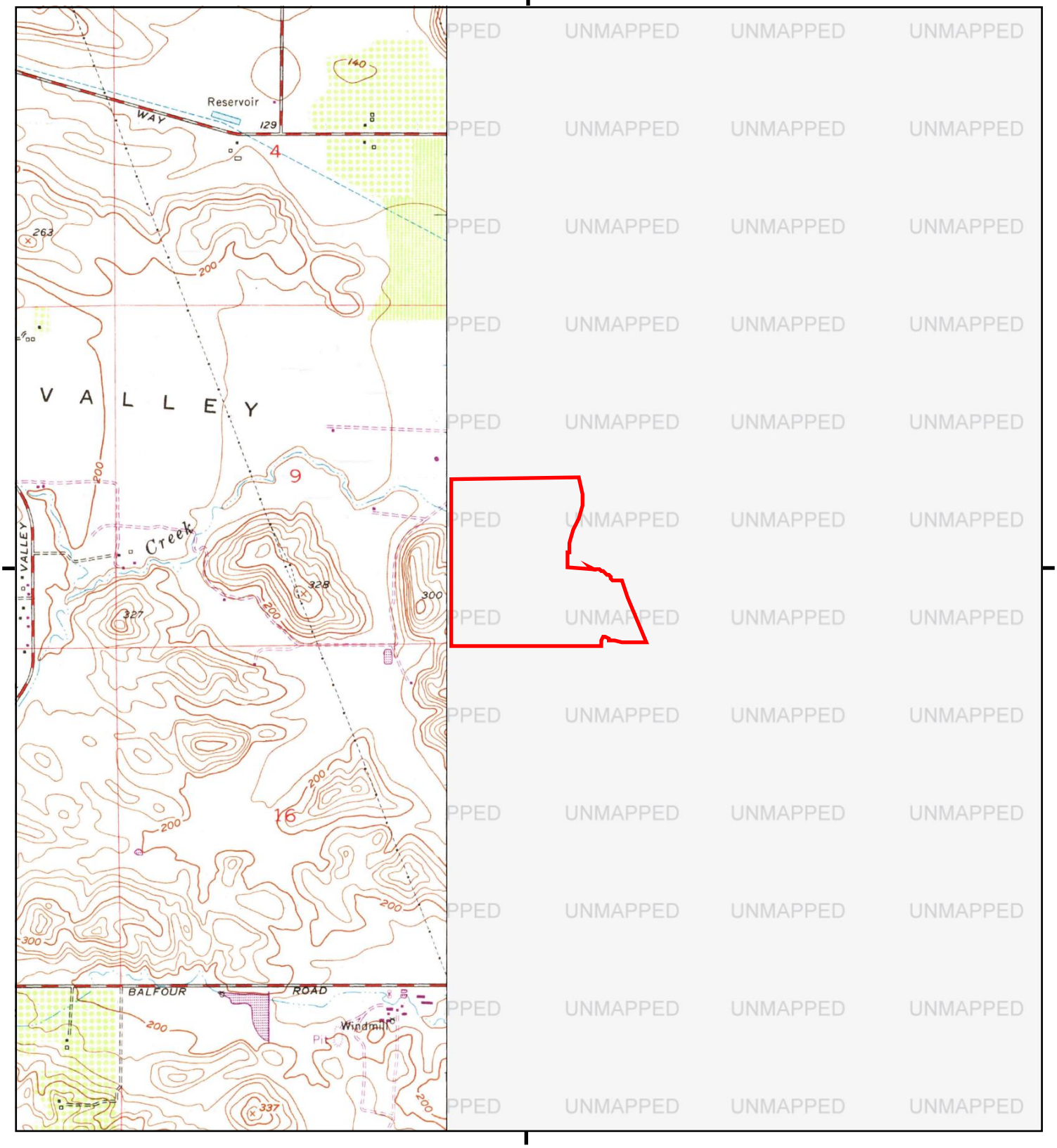
TP, Brentwood, 1978, 7.5-minute
W, Antioch South, 1980, 7.5-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N

Historical Topo Map

1973



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

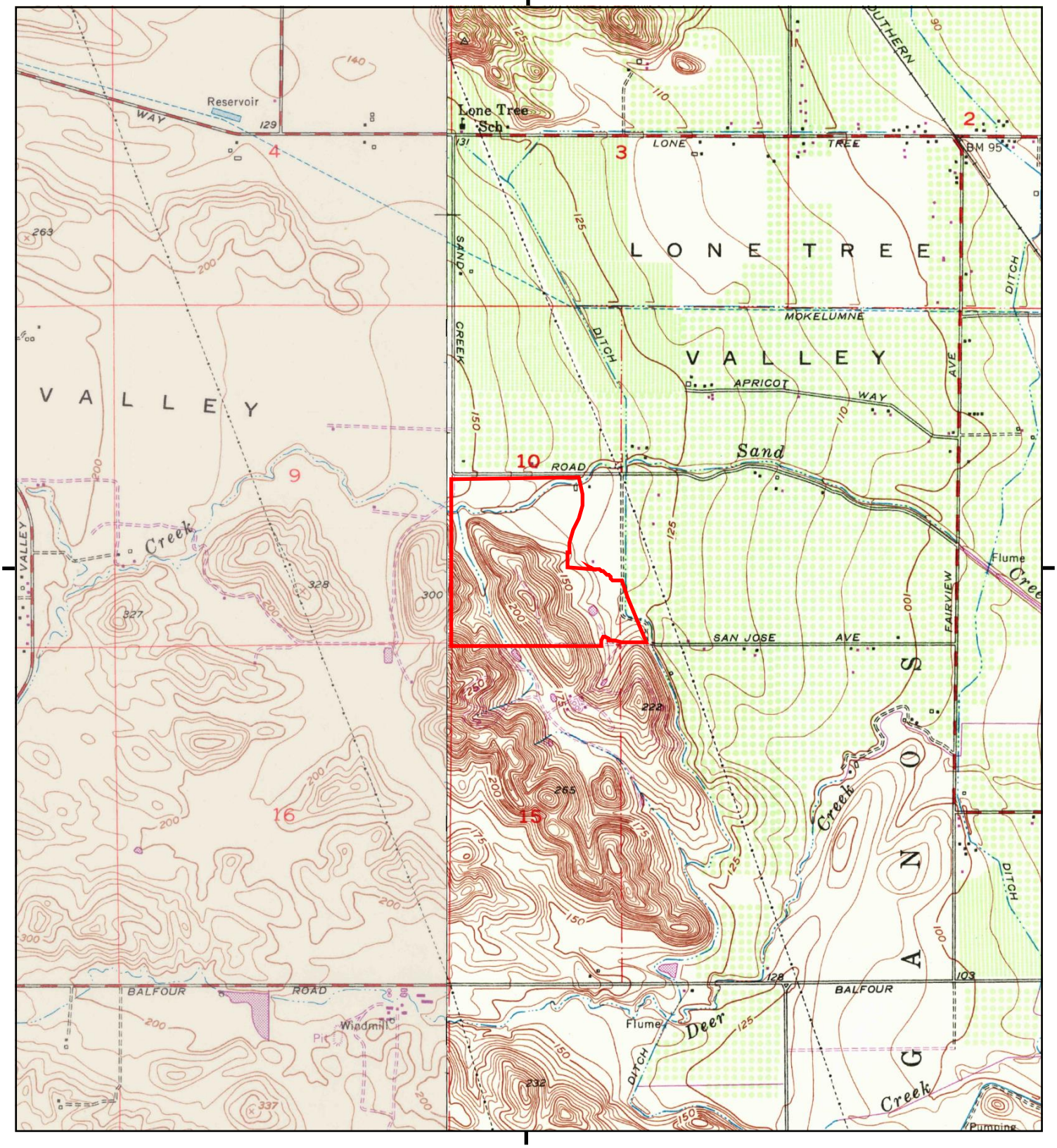
W, Antioch South, 1973, 7.5-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N

Historical Topo Map

1968



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

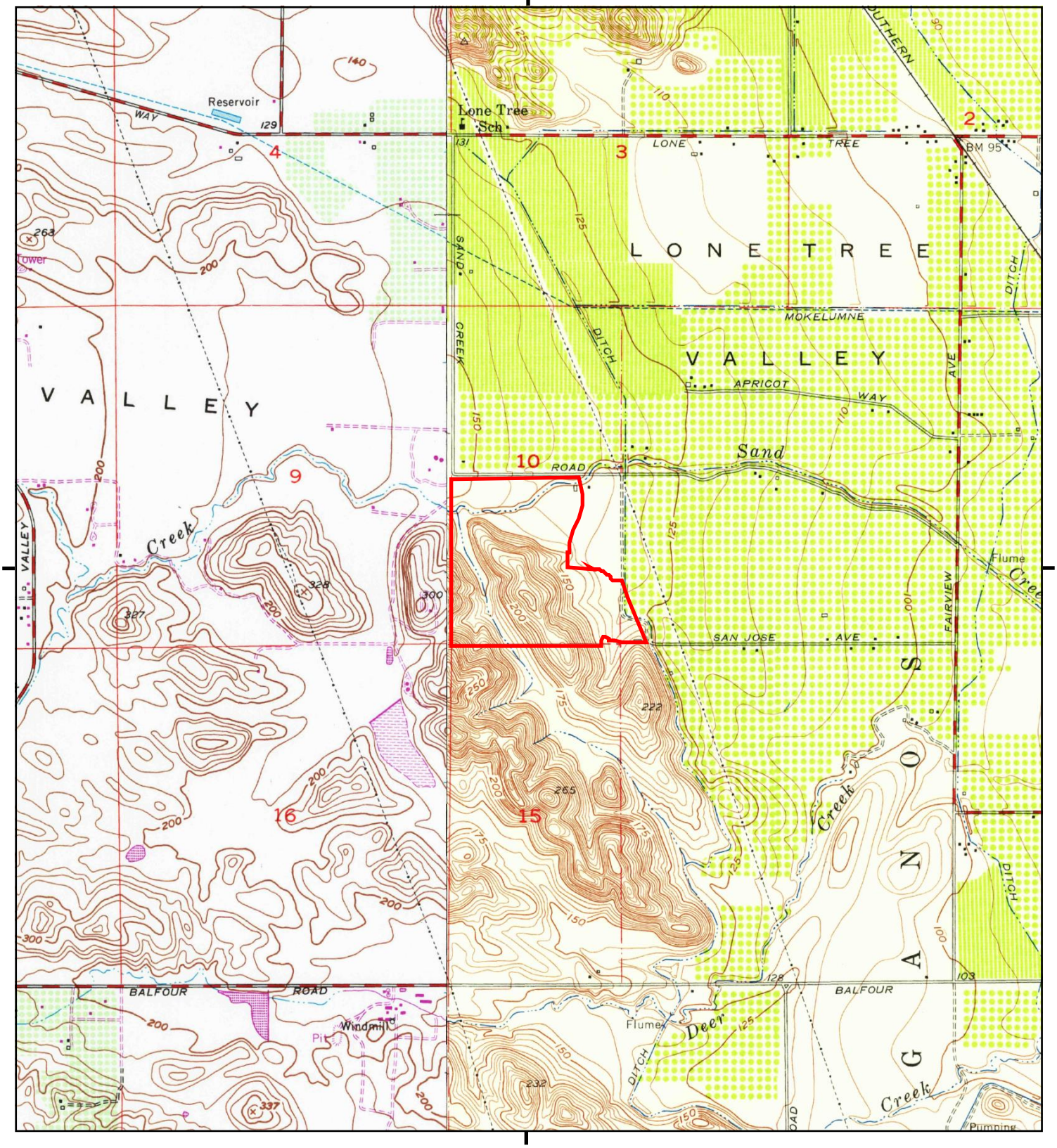
TP, Brentwood, 1968, 7.5-minute
W, Antioch South, 1968, 7.5-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N

Historical Topo Map

1953, 1954



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

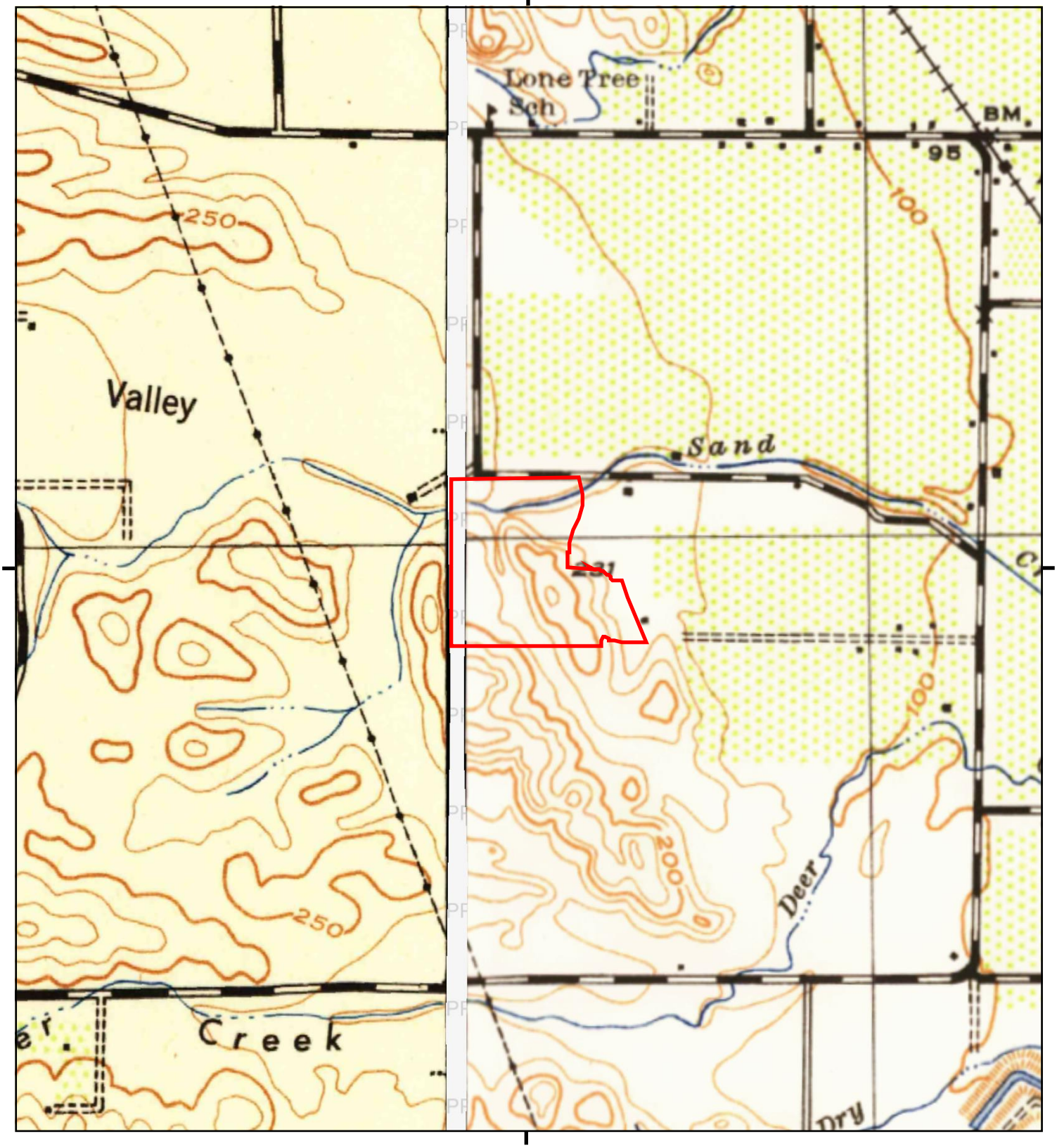
TP, Brentwood, 1954, 7.5-minute
W, Antioch South, 1953, 7.5-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N

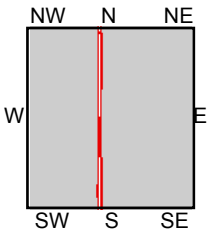
Historical Topo Map

1943



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



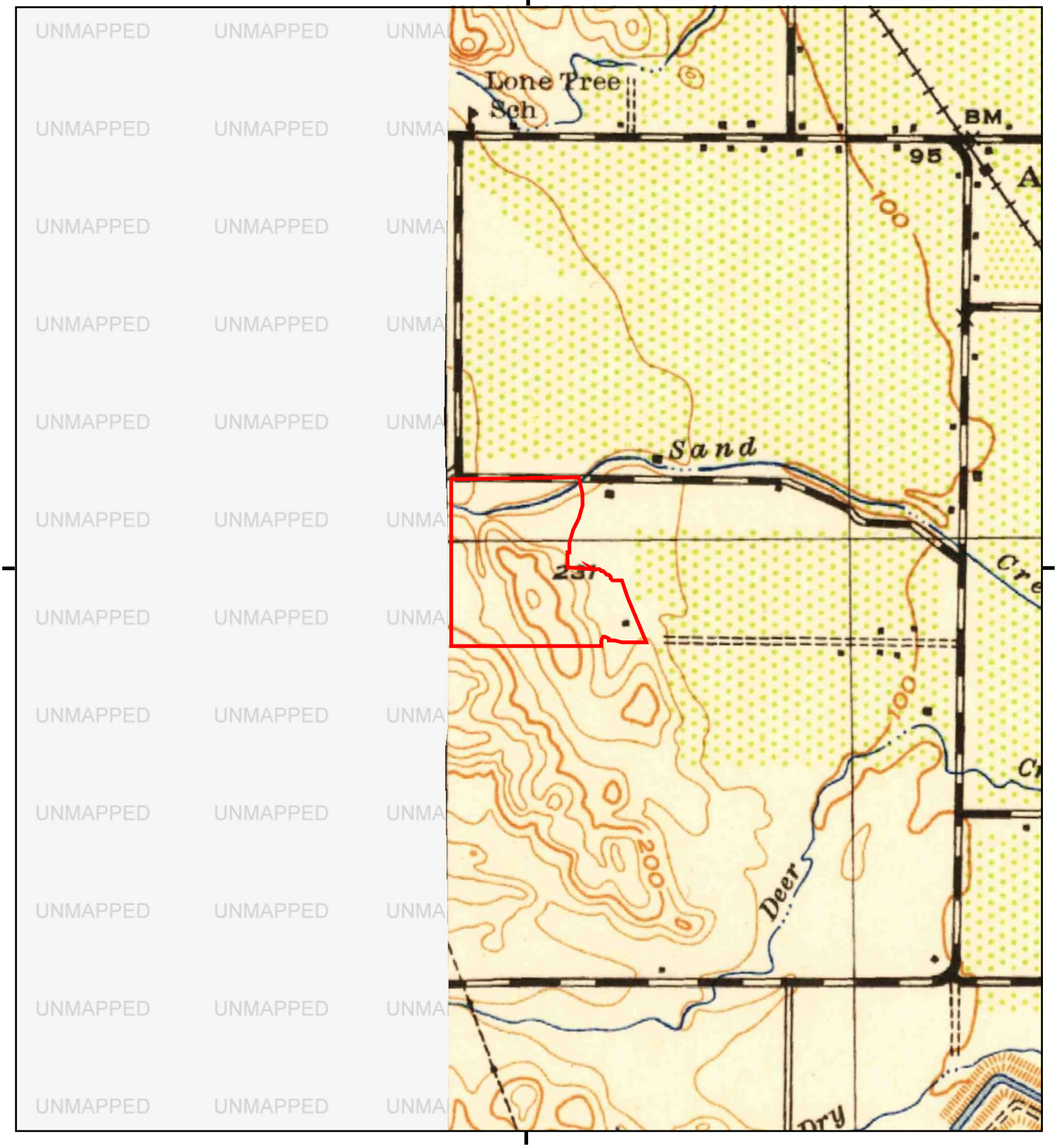
TP, BYRON, 1943, 15-minute
SW, Mt. Diablo, 1943, 15-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N

Historical Topo Map

1940



This report includes information from the following map sheet(s).

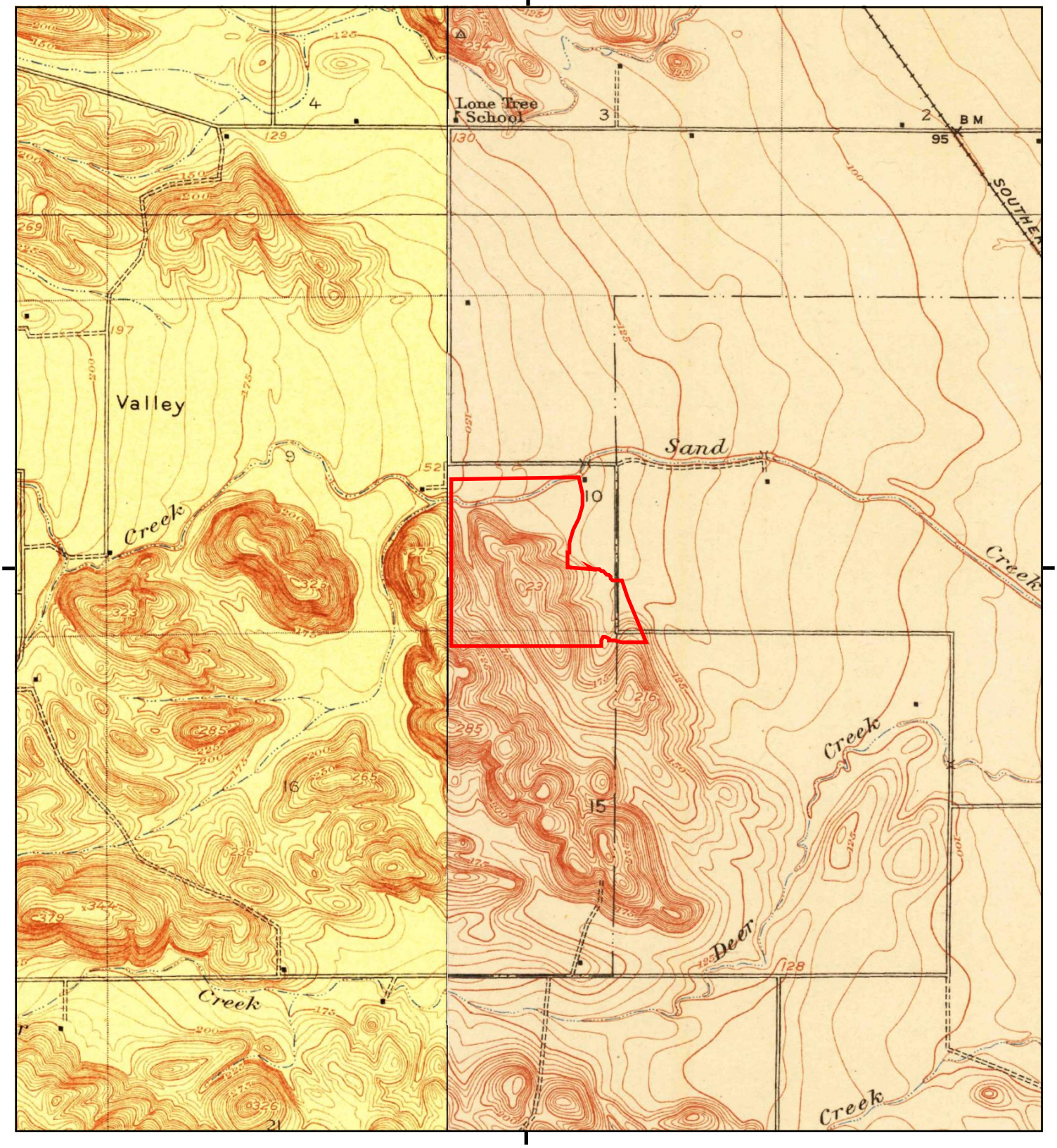
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

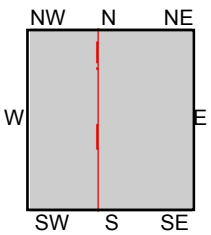
TP, Byron, 1940, 15-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N



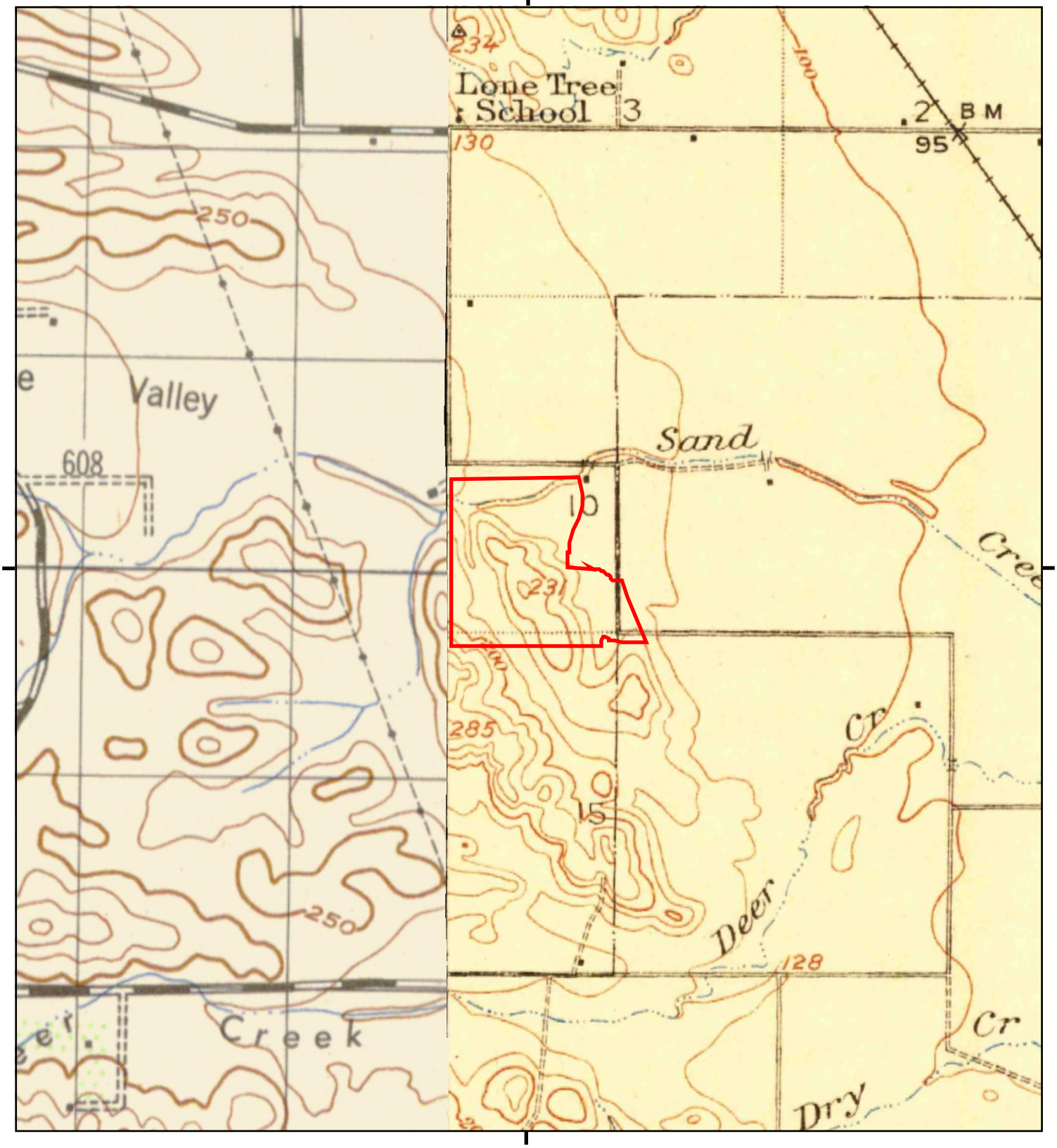
This report includes information from the following map sheet(s).



TP, Brentwood, 1914, 7.5-minute
W, Lone Tree Valley, 1916, 7.5-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N



This report includes information from the following map sheet(s).

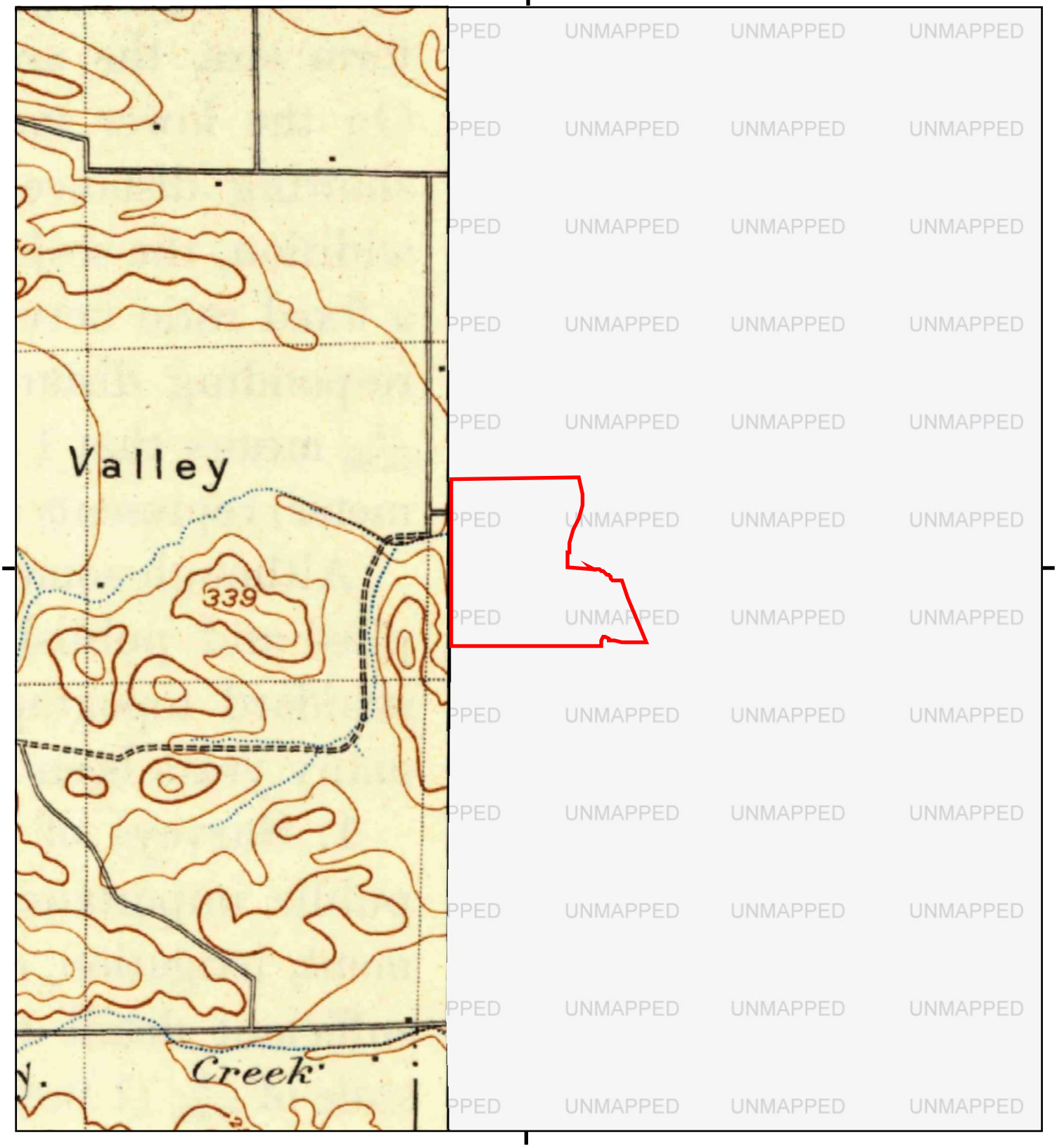
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Byron, 1916, 15-minute
SW, MT. DIABLO, 1912, 15-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
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

SW, Mt. Diablo, 1896, 15-minute
SW, Mt. Diablo, 1898, 15-minute

SITE NAME: Bridlegate
ADDRESS: Sand Creek Road and San Jose Ave.
Brentwood, CA 94513
CLIENT: Engeo Inc.

N



APPENDIX D

ENVIRONMENTAL DATA RESOURCES, INC.

Aerial Photo Decade Package

Bridlegate

Sand Creek Road and San Jose Ave.

Brentwood, CA 94513

Inquiry Number: 6010925.8

March 16, 2020

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

03/16/20

Site Name:

Bridlegate
Sand Creek Road and San Jos
Brentwood, CA 94513
EDR Inquiry # 6010925.8

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583
Contact: Brooke Spruit

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
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: August 22, 1998	USDA
1993	1"=500'	Acquisition Date: June 12, 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 29, 1984	USDA
1982	1"=500'	Flight Date: July 05, 1982	USDA
1979	1"=500'	Flight Date: August 16, 1979	USDA
1966	1"=500'	Flight Date: May 15, 1966	USDA
1963	1"=500'	Flight Date: July 15, 1963	EDR Proprietary Aerial Viewpoint
1959	1"=500'	Flight Date: July 04, 1959	USDA
1950	1"=500'	Flight Date: March 12, 1950	USDA
1949	1"=500'	Flight Date: October 13, 1949	USGS
1939	1"=500'	Flight Date: June 28, 1939	USDA

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INQUIRY #: 6010925.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 6010925.8

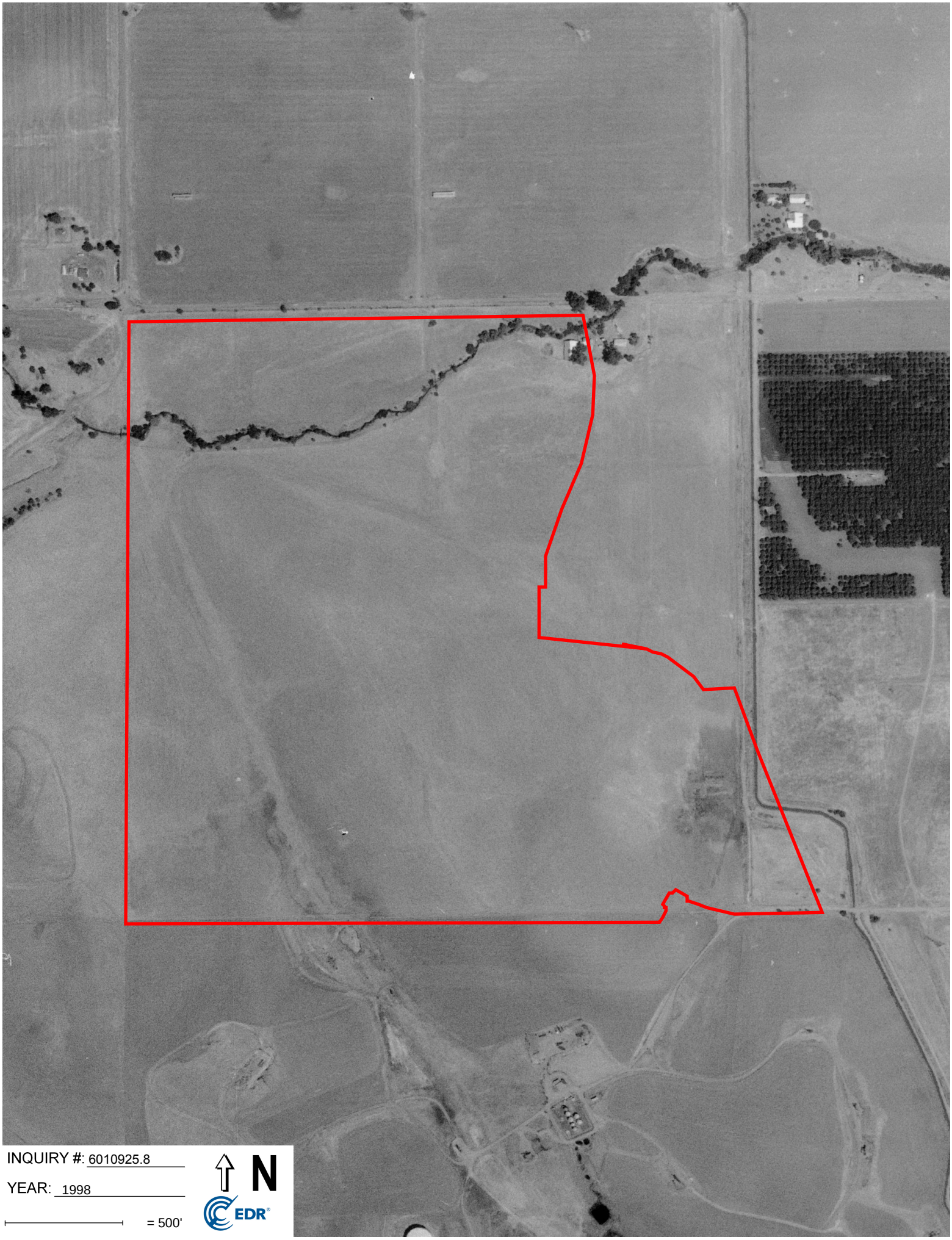
YEAR: 2009

= 500'

N

EDR


INQUIRY #: 6010925.8
YEAR: 2006
= 500'
N
EDR



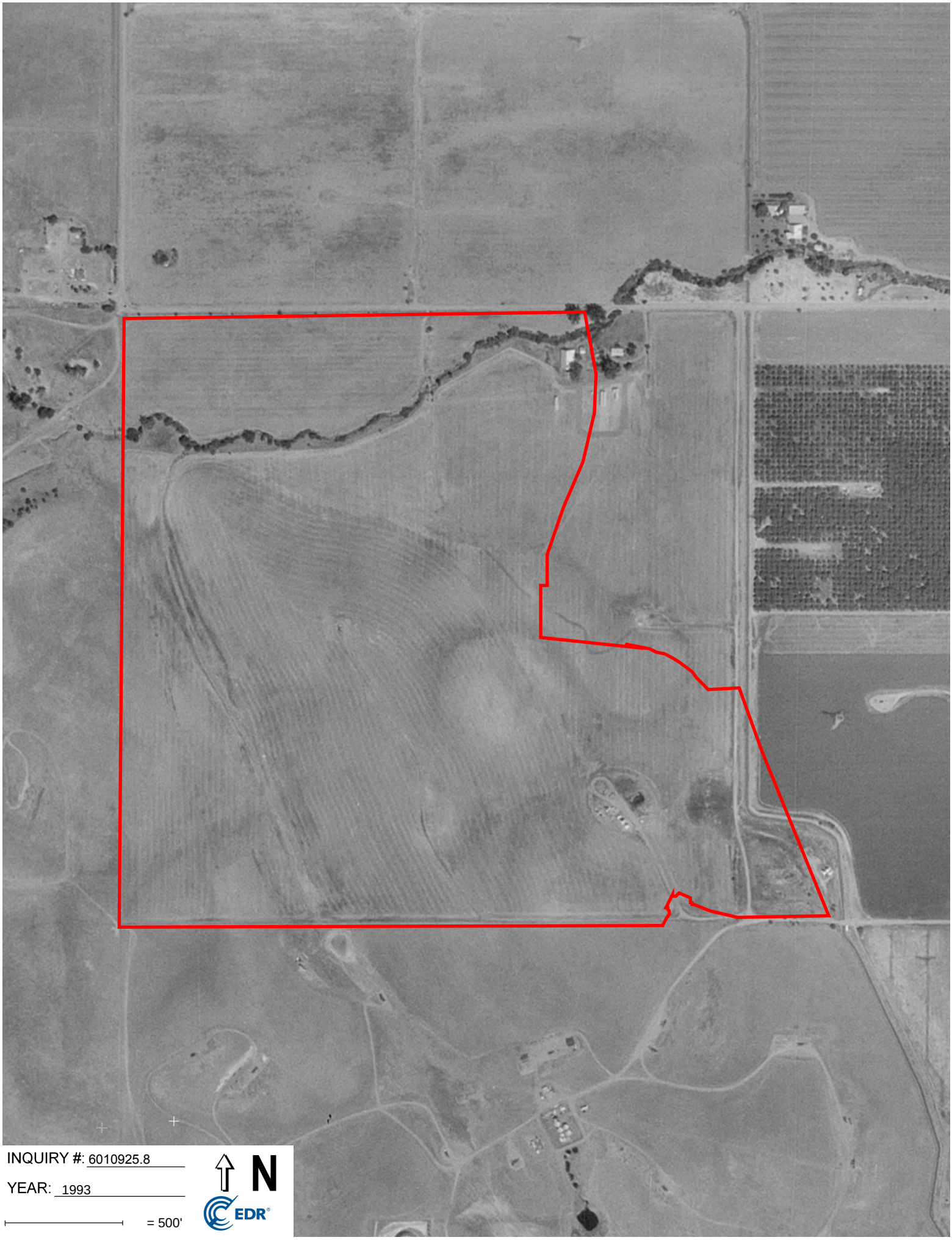
INQUIRY #: 6010925.8

YEAR: 1998

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 1993

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 1984

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 1982

= 500'

N

EDR



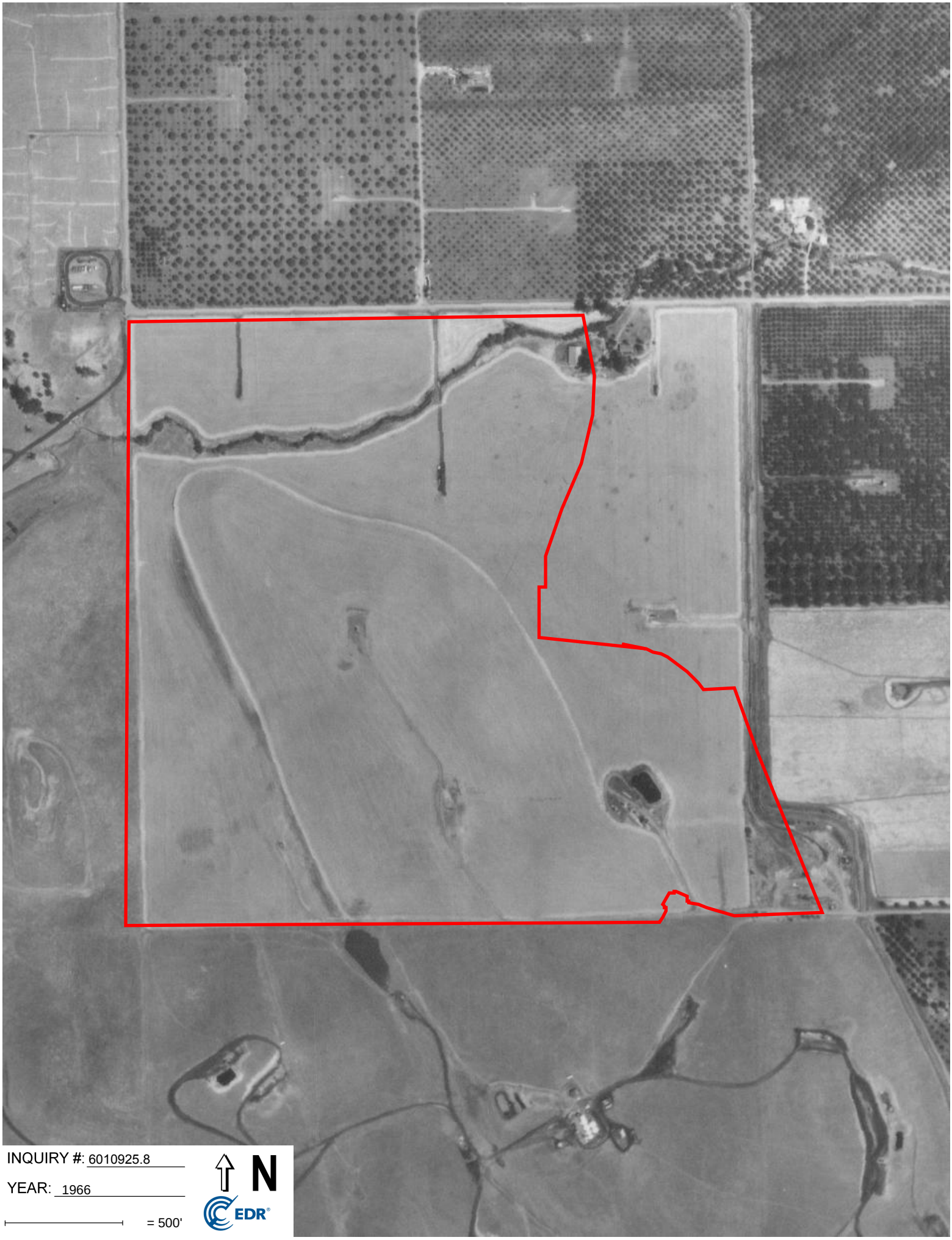
INQUIRY #: 6010925.8

YEAR: 1979

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 1966

= 500'

N

EDR



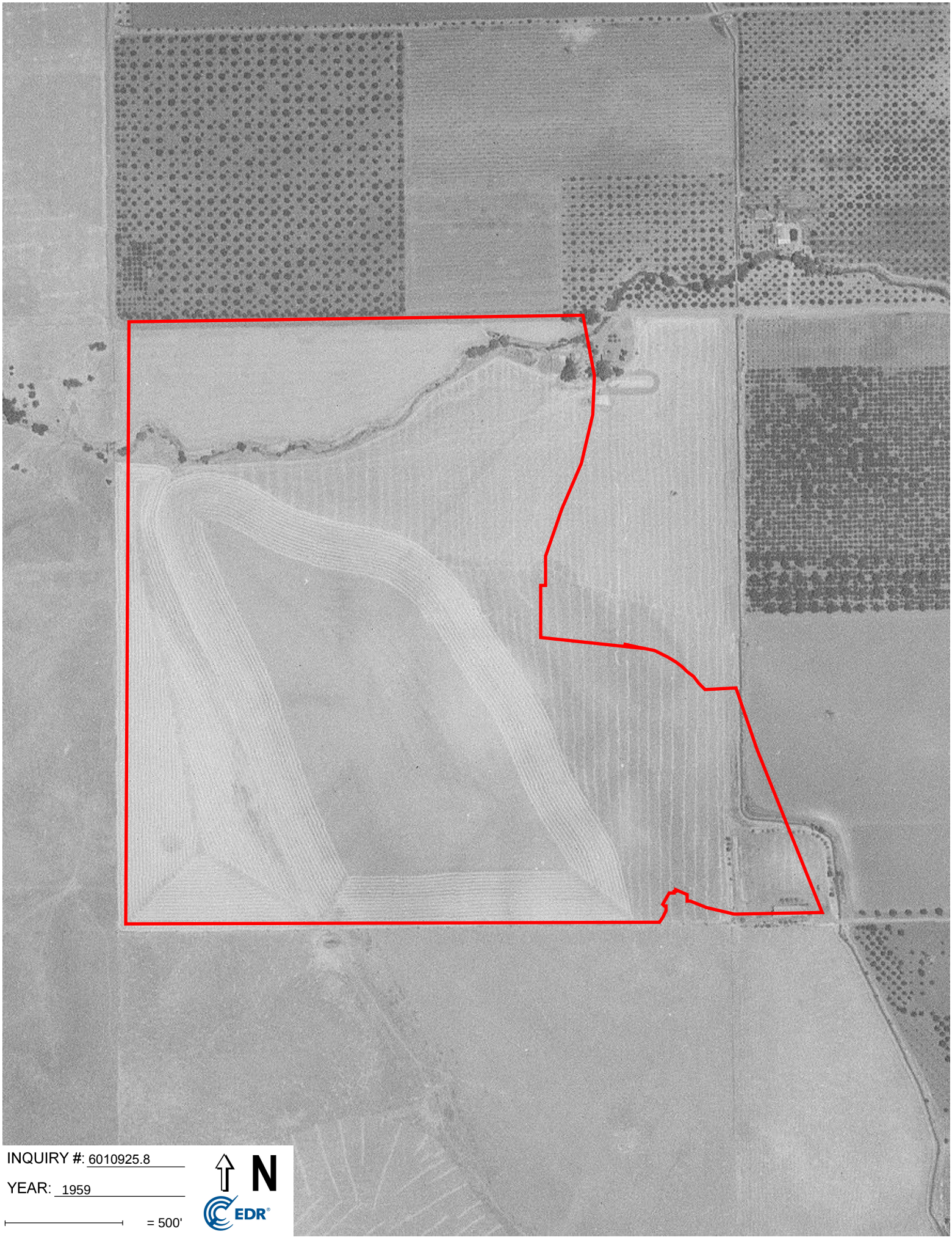
INQUIRY #: 6010925.8

YEAR: 1963

= 500'

N

EDR



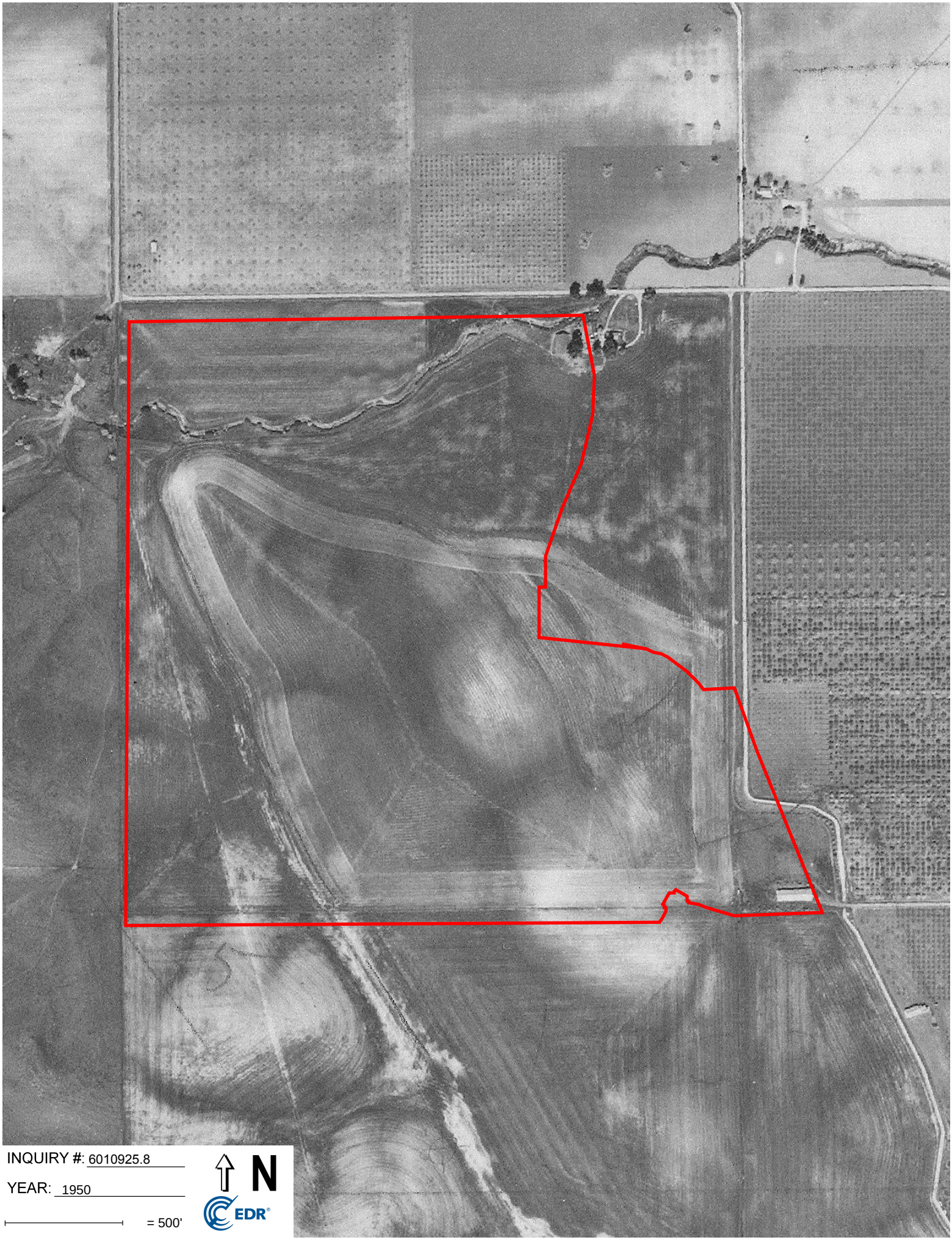
INQUIRY #: 6010925.8

YEAR: 1959

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 1950

= 500'

N

EDR



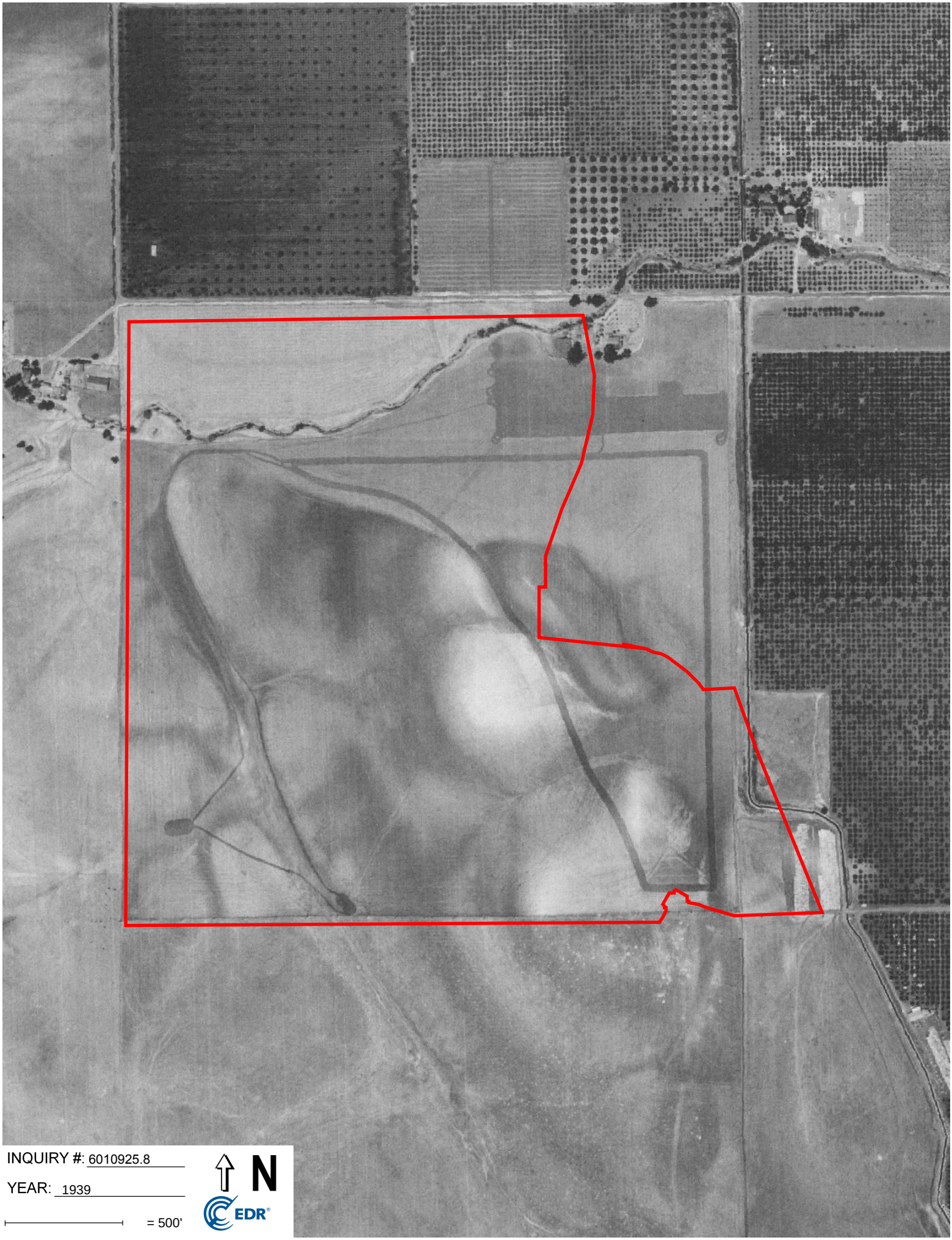
INQUIRY #: 6010925.8

YEAR: 1949

= 500'

N

EDR



INQUIRY #: 6010925.8

YEAR: 1939

= 500'

N

EDR



APPENDIX E

ENVIRONMENTAL DATA RESOURCES, INC.

Sanborn Map Report

Bridlegate

Sand Creek Road and San Jose Ave.

Brentwood, CA 94513

Inquiry Number: 6010925.3

March 16, 2020

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

03/16/20

Site Name:

Bridlegate
Sand Creek Road and San Jos
Brentwood, CA 94513
EDR Inquiry # 6010925.3

Client Name:

Engeo Inc.
2010 Crow Canyon Place
San Ramon, CA 94583
Contact: Brooke Spruit

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 # 76C6-49C8-8D42

PO # P2020.000.507

Project Bridle Gate

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 #: 76C6-49C8-8D42

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

Bridlegate
Sand Creek Road and San Jose Ave.
Brentwood, CA 94513

Inquiry Number: 6010925.5
March 18, 2020

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Executive Summary

Findings

City Directory Images

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

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EXECUTIVE SUMMARY

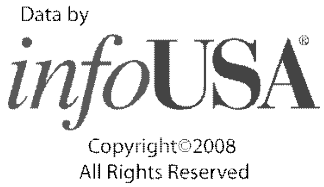
DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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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
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1985	☑	☐	Haines Criss-Cross Directory
1980	☐	☐	Haines Criss-Cross Directory
1975	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

Sand Creek Road and San Jose Ave.
Brentwood, CA 94513

Year	*CD Image*	*Source*	
SAN JOSE AVE			
2014	pg A1	EDR Digital Archive	
2010	pg A7	EDR Digital Archive	
2005	pg A13	EDR Digital Archive	
2000	pg A16	EDR Digital Archive	
1995	pg A18	EDR Digital Archive	
1992	pg A20	EDR Digital Archive	
1985	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1980	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1975	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
SAND CREEK RD			
2014	pg A2	EDR Digital Archive	
2010	pg A8	EDR Digital Archive	
2005	pg A14	EDR Digital Archive	
2000	pg A17	EDR Digital Archive	
1995	pg A19	EDR Digital Archive	
1992	pg A21	EDR Digital Archive	
1985	pg A22	Haines Criss-Cross Directory	
1980	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source
1975	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAN JOSE AVE 2014

1201	ORMAN, ANTHONY J
1203	WILLIAMS, NICHOLE
1205	SANFORD, DON L
1801	ONTRAC COMPUTERS
	YU, VINCENT T
2110	BRENTWOOD UNION SCHOOL DST
	LOMA VISTA SCHOOL PARENTS CLUB
	SUNSHINE HOUSE KID ZONE INC
2171	TREICHELT, KEITH K

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2014

41	ELITE REALTY SERVICES
50	NEW2YOU LABEL XCHANGE
	SAND CREEK
51	DOLLAR TREE INC
71	FENG YONG QING
	MARGOS LITTLE BAVARIA
101	BASIS AT FAME BRENTWD LEARNING
	BRENTWOOD CENTER LMC
	CONTRA COSTA CMNTY COLLEGE DST
	KIRKS APPRAISAL SERVICE
121	BI-BETT ALCOHOL & DRUG PROGRAM
141	PACIFIC GUARANTEE MORTGAGE
	SUMMIT FUNDING INC
151	LIFE ALTERNATIVE INC
181	TESS COMMUNITY FARM KIT INC
190	BRENTWOOD SELF STORAGE
	U-HAUL INTERNATIONAL
191	CENTRAL REWARD
	DAILEY, KATHI
	PURIFYX
	SALE MAKER AUCTION INC
	SAND BUSINESS CENTER
200	SAND CREEK PLAZA
201	BRENTWOOD LENDING GROUP
	CONLEY, MIKE
	ESMERALDA VILLEGA FARMERS
	EXTRA SPACE STORAGE INC
	KEY REALTY BRENTWOOD
2101	VILLA, AMADOR
2111	DURAN, LUIS
	ESGUERRA, MARK
	FLOWERS, ROXANNE
	SILVA, CECILIA
	STANLEY, SEQUOIA
2121	DEPAZ, HERLINDA
	LAFAYETTE, SARAH L
	REUS, SERAFIN S
	RONDAN, JUAN J
2131	ADRIANZA, GLENDA T
	ANDRIANZA, G
	BUCHANAN, SHAUNETTE
	HENDERSON, MARVETTA A
	HERNANDEZ, ANA
	LOZANO, ESTER
	MORTIMER, JANAE M
2141	AGUILAR, FABIOLA
	AGUILAR, N
	DIAZ, MICHELLE B
	TAPIA, ANA
2151	GARCIA, FRANCISCO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2014 (Cont'd)

2151	LOPEZ, RUBI
	VAZQUEZ, JUAN V
2161	ASTUDILLO, AURORA A
	SIMUEL, MARNISHA
	ZAMORA, BERNICE
2171	COVARRUBIAS, ANGELICA
	OROZCO, MARIA G
	SOLIS, ADELA
	WHITEVACK, ERIKA
2181	DUARTE, BIANCA
	MENDOZA, ANDRAYA
	MORENO, JOSEFINA
	NAJIBULLAH, NADIA
	NOLEN, VERNESSIA L
	SCOTT, JOYCE
	WASHINGTON, DARYLE
2191	ESPERON, RAFAEL
	LARA, FRANCISCO J
	MARTINEZ, CARLOS S
	ORTIZ, REBECCA A
2201	GARCIA, LUIS
	SALINAS, ADALBERTO
2211	BEARD, ANTERNETTE
	CARUTH, MILDRED A
	ORDAZ, LUCILA M
	RAZO, CARLOS
	VELADOR, PEDRO
2221	MADRIGAL, MARIA I
	MARTINEZ, ARTURO
	TRANQUIL TOUCH
	TURNER, SHAUNTELLE
	WILLIAMS, DENISE
2231	HICKS, HENRIETTA L
	LOZANO, BRITTNEY
2240	LOZIER, SHELLEY
2241	FONTINO, KENYA
	JONES, RON
	LARKIN, SARA E
	NOLEN, JEQUESHA L
	ZAVALA, TERESA J
2300	CAFE ASIA
	FARINAS, INGRID
	INGRID A STVENS-FARINAS OD INC
	QING SHI YUAN LLC
2355	BLACK ANGUS STEAK HOUSE
2365	BJS RESTAURANT 517
2375	SLEEP NUMBER BY SELECT COMFORT
2385	RED ROBIN GOURMET BURGERS INC
2400	RALEYS
	TRI COUNTIES BANK

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2014 (Cont'd)

2420 1 BOX CORPORATION
A STEP ABOVE SECURITY INC
ALL OUT SPORTS LEAGUE
AMY ALVIS ESQ
ANDRADE CONSTRUCTION INC
B & M TEAR OFF
BAD DOG CONSTRUCTION
CAMPOS, JAMES M
CASTLE CONSULTING INC
CLEARCUT INVESTIGATIVE SVCS
COMMITTEE TO ELECT ROGER SHORT
CONNECT TEK CALIFORNIA INC
DAMON PRESTON
DAVENPORT TILE
DP TECHNICAL SOLUTIONS
EQUITY FUND LLC
FINV HOLDING CORP
FOGARTY, TIMOTHY M
FRYAR, TEREES
FULLEN SURVEYING & MAPPING INC
GALLOWAY, JOHN M
GALUSHA, LAUREN
GLOBAL SYNDICATED CAPITAL SVCS
GOLD RUN CAPITAL LLC
GOLDEN PALM LANDSCAPE
HARLEM WEST PUBLICATIONS INC
INTERNATIONAL ASSOC HOME ST
JACKSON, PATRICK
JOHNSON, ALLAN C
KACHILDO LLC
KAS MANAGEMENT INC
KHAN, EQBAL A
MCKNIGHT, CRAIG C
METRO PAINTING COMPANY
MOORE, NICOLE
MOORES MOBILE VETERINARY SVCS
MUNNS, JEN
MYWORKTOOLS COM
N VISION INVESTMENTS LLC
NAVACO PROPERTIES LLC
NEMAXX LLC
NESS, STEVE C
OLSON, AVIS M
ONE COMPUTE INC
PACE INSPECTION SERVICES
PREMIER FLOOR CARE INC
QUALITY CLEAN WNDOWS JNTR SVCS
REAL ESTATE SECURED INVESTMENT
RED BOX BUSINESS SOLUTIONS
RODGER CRAIG SLACK

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2014 (Cont'd)

2420	SANDCREEK POOLS INC
	SANDERS RENOIR
	SLACK, LAWRENCE
	SLAY PRVATE INVSTGATIONS ASSOC
	SOUZA, G R
	STAGEDHOMES INC
	SUPERCUTS
	WALLACE NETWORKS
	WESTERN EDITION NEWSPAPERS INC
	WIDJAJA WINATA CORPORATION
	WILSON, ANTHONY
	WOLSNER PUBLISHING CO LLC
	ZHENG, QIN
2421	SANTOS, RON
2426	MCLAUGHLIN, FRANCINE
	WASHINGTON, TINA
2430	DIANA NAILS HAIR
	N-G NAILS
	VISIONS HM STAGING CONSIGNMENT
2440	ALLISON LOCKE STYLES
	CANDLE MOODS
	CUSTOM CARTS & NEIGHBORHD ELEC
	PAYLESS SHOESOURCE INC
	SYLES FOR LESS
2455	CHICOS FAS INC
	COLOR ME MINE
	FUSION 3 SALON
	JOS A BANK CLOTHIERS INC
	MAC AT STREETS OF BRENTWOOD
	STREETS OF BRENTWOOD
	SUBWAY
	WHITE HOUSE BLACK MARKET INC
2460	HOMEGOODS INC
2465	AT&T CORP
	MASSAGE ENVY
	ULTA SALON COSMT FRAGRANCE INC
2470	PARTY CITY CORPORATION
2475	GLAMORA BY SADIA
	REI INC
2480	KELLY-MOORE PAINT COMPANY
2485	DELTA GALLERY OF ARTS INC
	FAT BURGER
	ROCKY MTN CHOCLAT FCTRY INC
	SUNGLASS HUT TRADING LLC
2500	DICKEYS BARBECUE PIT
	MIKADO BRISTRO LLC
	OCCUPANT UNKNOWN,
	STRINGS RESTAURANT GROUP
2505	BANGKOK 101 THAI CUSINE
	BRENTWOOD RESTAURANT

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2014 (Cont'd)

2505	GAMESTOP CORP
	GRAZIES INC
	GYMBOREE
	HOLLISTER OHIO LLC
	JOHNNY GARLICS BRENTWOOD
	JUSTICE 957
	LIMITED TOO
	RUBIOS FRESH MEXICAN GRILL
	TILLYS
	WISHING CRAB
2510	OAKLEY REALTY
	PEARSON PROPERTIES INC
	PRUDENTIAL CALIFORNIA RLTY CO
2520	ROSS STORES INC
2523	ORIGINAL MELS
	SWEET BLISS CUPCAKES
2525	C & C MCKNIGHTS CHOCOLATES LLC
	RAVE MOVIE THEATRES
2530	KRISPY KREME BRENTWOOD 87
	SAND CREEK CROSSING LLC
2535	AEROPOSTALE INC
	DELIAS INC
	MAURICES INCORPORATED
	PACIFIC SUNWEAR CALIFORNIA INC
	PICTURE PEOPLE INC
	ZUMIEZ
2540	ROUND TABLE PIZZA INC
	SAND CREEK DENTAL
2545	CHARMING CHARLIE
	CHILDRENS PLACE RET STORES INC
2555	DSW INC
2565	COLDWATER CREEK INC
	LEN CRAFTER
	LUXOTTICA RETAIL N AMER INC
	SALAD MAKERS
2845	VICTORIAS SECRET STORES LLC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAN JOSE AVE 2010

1201	OCCUPANT UNKNOWN,
1203	OCCUPANT UNKNOWN,
1205	SANFORD, DON L
1801	ONTRAC COMPUTERS
2110	BRENTWOOD UNION SCHOOL DST
	LOMA VISTA SCHOOL PARENTS CLUB
	SUNSHINE HOUSE KID ZONE INC
2171	TREICHELT, KEITH K

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2010

50	ABC MASSAGE
	COMMUNITY COMMUNICATIONS
	G B M
	LAMAR DOUGLAS G ATTORNEY
	PREMIERE CARE MNGMENT SPCLLIST
51	DOLLAR TREE INC
	IN-SHAPE HEALTH CLUBS INC
71	CASUAL CITY
	DOAAS LLC
	FENG YONG QING
	HARB, JALAL
	MARGOS LITTLE BAVARIA
	SPECIALTY FOAM PRODUCTS
101	BASIS AT FAME BRENTWOOD L
	BUDGET BLINDS
	CONTRA COSTA CMNTY COLLEGE DST
	KIRKS APPRAISAL SERVICE
121	CALIFORNIA PCF FEDERAL CR UN
131	TEAM ELITE KELLER WILLIAMS
141	CMG MORTGAGE SERVICES
	PACIFIC GUARANTEE MORTGAGE
151	CISS INC
	CLEARSTONE INC
	LIFE ALTERNATIVE INC
161	FAMILY WORSHIP CENTER
	PURCELL TECHNOLOGIES INC
171	DE SILVA GATES CONSTRUCTION
181	PACIFIC DOCUMENT SERVICES INC
	SECHLER MARK
	SHIELD PRTCTION PUB SAFETY INC
	SPEARHEAD PROTECTION
	TESS COMMUNITY FARM KIT INC
	VISTA NATIONAL LLC
190	BRENTWOOD SELF STORAGE
191	CURRAN CONNORS
	DAILEY KATHI MFT
	DISCOVERY BAY REAL ESTATE
	SAND BUSINESS CENTER
	SCOTT, AMY
200	CLAREMONT HOMES
	TWO N SQUARED INC
201	B A E B PUBLISHING
	BRENTWOOD LENDING GROUP
	DE RUSSO INSURANCE AGENCY
	EDWARD D JONES & CO LTD PARTNR
	EXTRA SPACE STORAGE INC
	GREGORY RNCH OFF INVESTORS INC
	PLATINUM MORTGAGE BROKERS
	PRECISION LEAK DETECTION
2101	VILLA, AMADOR

SAND CREEK RD 2010 (Cont'd)

2121 PIERSON, LAQUISE
REUS, SERAFIN
RONDAN, JUAN J
TEODORO, NANCY
2131 BOBINEAUX, DOMINIQUE
FERGUSON, JOHNAY
HERNANDEZ, ANA
LEVEQUE, ERIN
ROBLES, JOSE
WHITNER, MARIE
WHITNEY, A
2141 AGUILAR, FABIOLA
AGUILAR, N
ROMAN, AMPARO
SILOT, ANGEL
2151 CUEVAS, MARICRUZ
NOLEN, VERNESSIA
RAMIREZ, CARLOS
STREETE, TANIA
2161 COVARRUBIAS, ANGELICA
LEDO, LAVERNE M
2171 OROZCO, MARIA G
ORTIZ, SANDRA
2181 ADRIANZA, GLENDA
ALLEN, BENITA
DUARTE, SABRINA M
ELDRIDGE, FALON
MADRIGAL, KARINA
MILLER, ERIKA
SHUMPERD, AMBER
YOUNG, CHRISTOPHER
2191 ESPERON, RAFAEL
LARA, FRANCISCO J
MARTINEZ, CARLOS S
2200 MANN JASON
PIERCE, VICTORIA
2201 CHAVEZ, SANDY L
CONTRERAS, ROSA M
GARCIA, RAMON S
SOLIS, RAUL S
2211 MAGNO, JESUS
SCOGGINS, BRANDIE
VELADOR, PEDRO
2221 MADRIGAL, MARIA I
MARTINEZ, ARTURO
2231 HICKS, HENRIETTA
MUNOZ, CANDACE A
2240 LEW, RONALD
2241 BROWN, JOHNATAN
DELAROSA, REINA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2010 (Cont'd)

2241	ESCALANTE, J
	NOLEN, JEQUESHA
	PEREZ, ESMERALDA
2300	HAWAIIAN BARBAQUE
	HIBAR HAWAIIAN BBQ
	INGRID A STVENS-FARINAS OD INC
2385	RED ROBIN GOURMET BURGERS
2400	RALEYS
	TRI COUNTIES BANK
2410	HOME FURNISHINGS GOOD PRICES
2420	A-RATED DOCUMENT ASSISTANCE
	ALL OUT SPORTS LEAGUE
	AMY ALVIS ESQ
	B & M TEAR OFF
	BAYSIDE HOME 3 KNIGHTSEN HOU
	BLACK HAWK BEAUTY
	BOWMAN & SON BUILDERS
	CAMPOS, JAMES M
	CLEAN ENERGY SOLUTIONS INC
	CORREA, MICHAEL A
	CUNNINGHAM, SVONNE E
	DAMON PRESTON
	DAVENPORT TILE
	DAVID OLSEN ELECTRICAL CONTRAC
	DEBBI GALVAN FINCL SVCS LLC
	DELACRUZ, EDWARD J
	DEMEDUK, MICHAEL G
	DEVINE INTERIORS
	DMEB ENTERPRISE INC
	DORRIS CNSLT & CMPT SOLUTIONS
	DP TECHNICAL SOLUTIONS
	DWP ENTERPRISE INC
	EQUITY FUND LLC
	FINV HOLDING CORP
	FULLEN SURVEYING & MAPPING INC
	GLOBAL SYNDICATED CAPITAL SVCS
	GO TRADE CENTRAL
	INTERNATIONAL ASSOC HOME ST
	J V HEATING AND AC
	JACKSON, PATRICK
	JD MERRITT & AFFILIATES INC
	KEN, ROSEMARIE M
	KHAN INVESTMENTS INC
	KHAN, EQBAL A
	KLAUS, GRETCHEN
	KOEHLER, TODD H
	LATENT INVESTIGATIONS
	LOOSLI, EILEY
	LUCAS, JONATHAN D
	MAKING A SCENE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2010 (Cont'd)

2420	MAXCOM DIRECT INC
	METRO PAINTING COMPANY
	MOORES MOBILE VETERINARY SVCS
	MUNNS, DERRIC
	MUNNS, JEN
	MYWORKTOOLS COM
	N VISION INVESTMENTS LLC
	NAVACO PROPERTIES LLC
	NAVALES, EDWARD P
	NELSON, MICHAEL
	NEMAXX LLC
	NORCAL CONSTRUCTION & SOLAR
	PAGNINIS INC
	QUALITY CLEAN WNDOWS JNTR SVCS
	REAL ESTATE SECURED INVESTMENT
	REED PROPERTY RENTALS
	RODGER CRAIG SLACK
	SANDCREEK POOLS INC
	SANDERHOFF, CURTIS L
	SANDERS RENOIR
	SANKALAN SARKAR TECHS
	SKYLASERSCOM
	SLACK, LAWRENCE
	SPRUCE PROPERTY MANAGEMENT
	STAGEDHOMES INC
	STANLEY DARRIN G ASPHALT MAINT
	STENSCHKE SHERRI
	TNT FIRE PROTECTION INC
	TYLERMARIE LTD
	WEST COAST CUSTOM PAINTING
	WESTERN EDITION NEWSPAPERS INC
	WESTONE MORTGAGE CORPORATION
	WHITE NOISE EDUCATIONAL BROADC
	WHITE, LAQUETA S
	WILSON, TANYA
	WOLSNER PUBLISHING CO LLC
	ZAMORA, FRANK J
	ZINELAS LLC
2430	DIANA NAILS HAIR
	VISIONS HM STAGING CONSIGNMENT
2440	ALLISON LOCKE STYLES
	CANDLE MOODS
	CUSTOM CARTS & NEIGHBORHD ELEC
	PREFERRED LENDING SOLUTIONS
	SYLES FOR LESS
2455	CHICOS WOMENS RETAIL
	DLF INNOVATIONS INC
	FUSION 3 SALON
	JOS A BANK
	MAC AT STREETS OF BRENTWOOD

SAND CREEK RD 2010 (Cont'd)

2455 SWAROVSKI
WHITEHOUSE BLACK MARKET
2460 HOMEGOODS INC
2465 AT&T CORP
MASSAGE ENVY
ULTA
2470 PARTY CITY CORPORATION
2475 GLAMORA BY SADIA
REI INC
2480 KELLY-MOORE PAINT COMPANY
2485 AMMEXCOL USA LLC
BANANA REPUBLIC LLC
BREW, CODE
ROCKY MTN CHOCLAT FCTRY INC
SUNGLASS HUT TRADING CORP
2500 MIKADO BRISTRO LLC
OCCUPANT UNKNOWN,
STRINGS RESTAURANT GROUP INC
2505 BANGKOK 101 THAI CUSINE
EXPRESS 2007
FUZIO UNIVERSAL BISTRO
GAMESTOP CORP
GRAZIE GRILL
GYMBOREE
HOLLISTER CO
JUSTICE 957
RUBIOS FRESH MEXICAN GRILL
TILLYS
2510 FREEDOM FUNDING GROUP
OAKLEY REALTY
PRUDENTIAL CALIFORNIA RLTY CO
2520 ROSS STORES INC
2523 ORIGINAL MELS
2525 C & C MCKNIGHTS CHOCOLATES LLC
RAVE MOVIE THEATRES
2530 SEES CANDIES INC
2535 AEROPOSTALE INC
AMERICAN EAGLE OUTFITTERS INC
MAINLAND SKATE AND SURF
PACIFIC SUNWEAR CALIFORNIA INC
PICTURE PEOPLE INC
2545 CHILDRENS PLACE RET STORES INC
TAYLOR ANN LOFT 1642
2555 DSW INC
J JILL GROUP INC
2565 COLDWATER CREEK INC
LUXOTTICA RETAIL N AMER INC
SALAD MAKERS
STREETS OF BRENTWOOD
3623 PEACES OF A DREAM

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAN JOSE AVE 2005

1203 AZAMEY, SAYED Z
1205 HAYES HANDPIECE REPAIR
SANFORD, DON L
1801 CO TECHNOLOGY
GURSON, DOKTOR
INEXPENSIVEDOMAINSCOM LLC
SECURE SERVICES
2051 MOON, STEVE
2110 BRENTWOOD UNION SCH DIST
SUNSHINE HOUSE KID ZONE INC
2171 TREICHELT, KEITH N
2230 MANOWA, MAURICE M

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2005

4	TJ MAXX OF CA LLC
41	MASELLI BROS SHOE REPAIR A GEN
50	CASTRO & ASSOC
	COMMUNITY COMMUNICATIONS
	FURNITURE GALLERY
	G B M
	MAGGANAS DEVELOPMENT CO
	MORTGAGE MASTER HOME FINANCING
	SMOKE STOP
	UNICK MICHAEL G
51	GYM & FITNESS CENTER INC
	IN-SHAPE HEALTH CLUBS INC
71	BT O ENTERPRISES
	LOPEZ, ROSS
	MARGOS LITTLE BAVARIA
	MIAS
	RANDALL, NATHAN
	RHONDAS NATURAL NAILS
	SPECIALTY FOAM PRODUCTS
	TWIN ESCAPES & TREASURES
101	110 DEGREES MEDIA EAST COUNTY
	21ST CENTURY POS SOLUTIONS
	AUTO MOTIVES
	BUDGET BLINDS
	BUDGET BLINDS OF MOUNT DIABLO
	CONTRA COSTA CMNTY COLLEGE DST
	FIRST KEYS MORTGAGE
	GENERATIONS HOME CARE INC
	HARRISON ERIC
	KIRKS APPRAISAL SERVICE
	NORTHSTAR ALLIANCE
	PETLANSKY STEVEN CLARK
	WEST COAST SWIMMING POOL BUILD
141	CITYWIDE FINANCIAL
	OLYMPIA FUNDING
	PACIFIC GUARANTEE MORTGAGE
161	PURCELL TECHNOLOGIES INC
	PURCELL, JAMES
171	DESLVA OLIVER INC
190	BRENTWOOD SELF STORAGE
420	SCHERZER, PHILLIP W
421	LUCAY, BRYAN C
440	WHEELAND, M H
450	BECKSTRAND, DOUGLAS M
520	HARMON, JAMES
521	TAGUE J MICHAEL CONSTRUCTION
	TAGUE, MICHAEL M
531	GAUDINIER, HAZEL G
540	OBRYAN, ANNETTE
541	DIAMOND T TRACTOR SERVICE

SAND CREEK RD 2005 (Cont'd)

541	TROY, JAMES P
2200	NIKKI NAILS & SPA
2300	CHERRY POP PARLOR
	HAWAIIAN BAR BQ
2400	RALEYS
2410	HOME CONCEPT
2420	BLAISE ENGRG & CONSULTING
	CUSTOM CLEANERS
	DAVID OLSEN ELECTRICAL CONTRAC
	GOLDEN PALM LANDSCAPE
	N VISION INVESTMENTS LLC
	PAGNINIS INC
	PRESIDENTIAL FLOOR MAINT LLC
	RODGER CRAIG SLACK
	SANDERS RENOIR
	SANKALAN SARKAR TECHS
	SIGGYS CARPET CLEANING
	TAYLORED SOLUTIONS
	WHITE NOISE EDUCATIONAL BROADC
	WOLSNER PUBLISHING CO
2430	DIANA NAILS HAIR
	PLANET TAN
	SIMON JEWELER
2440	CANDLE MOODS
	MARR MIRAGE
	PLAY AT HOME BILLD & BARSTOOLS
	QUALITY PROPERTIES REAL ESTATE
	SCRAP THAT IDEA
	SHOES 4 KIX
2460	HOMEGOODS INC
2480	KELLY-MOORE PAINT COMPANY
2520	ROSS STORES INC
2530	CHAND, HIMANSHU
	STARBUCKS CORPORATION
2540	DELTA SUBS INC
	TUAZON JHOANNA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAN JOSE AVE 2000

1203	AKRAMY, NAJIA
1205	ARNOLD, DENISE A
1701	OCCUPANT UNKNOWN,
1801	GOODRICH, JEFF
2171	TREICHELT, KEITH

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 2000

29	WIEMKEN, JACKLYN M
41	DELTA PURE WATER INC
48	UECHI RYU KNYKAI KRTE BRNTWOOD
50	BLUE HAVEN POOLS & SPAS
	COMMTEK COMMUNICATIONS INC
	MAGGANAS DEVELOPMENT CO
	TRES JOLIE SALON
	VICTORY BAPTIST CHURCH
	WIEMKEN, JACKLYN M
51	COUNTRY TANS
	UNIVERSAL FAMILY FITNESS INC
71	ABRIE SKIN CARE SALON
	BT O ENTERPRISES
	DRAGON CITY
	KIRBY OF BRENTWOOD
	SPECIALTY FOAM PRODUCTS
101	LUCKY STORES INC (DE)
420	SCHERZER, PHILLIP
421	OCCUPANT UNKNOWN,
430	OCCUPANT UNKNOWN,
431	BARR CONCRETE CONSTRUCTION CO
	BARR, STEPHEN E
440	OCCUPANT UNKNOWN,
441	GRIFFIN, WILLIAM J
450	CORNELIUS, GRANT
520	MASELLI, RONALD V
521	TAGUE J MICHAEL CONSTRUCTION
	TAGUE, MICHAEL
530	BIGLOW, B J
2110	TITONE, JOSEPH N
2200	CASTELLO, VICTOR
2483	MAGGIORA, MELVIN
3623	PEACES OF A DREAM

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAN JOSE AVE 1995

1701	TAMAYO, JEFFREY J
1801	TAMAYO, JEFF
2171	TREICHELT, KEITH

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 1995

41	DELTA PURE WATER INC
50	FIELD OF DREAMS
	GREENS PUBLIC RELATIONS FIRM
	MAGGANAS DEVELOPMENT CO
	UNIVERSAL FAMILY FITNESS INC
71	ABRIE SKIN CARE SALON
	APOLLO CARPET OUTLET
	CASTLE DESIGNS BRIDAL SALON
	SARMENTO LEANNE
101	LUCKY STORES INC
431	BARR CONCRETE CONSTRUCTION CO
521	TAGUE J MICHAEL CONSTRUCTION
3623	CRAFT & TEA SHOPPE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAN JOSE AVE 1992

2171 TREICHELT, KEITH

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

SAND CREEK RD 1992

41	EAST COUNTY PIZZA ENTERPRISES
50	GREENS PUBLIC RELATIONS FIRM
	JANA INC
	PACIFIC COMMUNICATIONS ASSOC
51	THRIFTY CORPORATION
71	MARGOS LITTLE BAVARIA
101	LUCKY STORES INC

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

SAND CREEK RD 1985

SAND CRK RD 94513
BRENTWOOD

31	TAGUE MICHAEL	634-6469	4
41	GRIFFIN WM J JR	634-5570	+5
51	RARS CONCRETE CONST	634-8381	2
	BARR S E	634-5595	2
61	XXXX	00	
NO #	BUNDRUM SARA	634-2348	+5
NO #	CABRAL JACK	634-2308	0
NO #	MAGGIORA MELVIN	634-3002	
NO #	PLACENCIA JOE	634-6516	2
NO #	SHELL CO PIPE LINE	634-2180	
NO #	SHELL CO PRODUCTN	634-4822	
NO #	SMELTON FRANK	634-2221	0
NO #	SORGENFREY HARRY	634-3354	
NO #	THORMAHLEN LARRY	634-6093	9
★	3 BUS 11 RES	2 NEW	



APPENDIX G

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRES (2)

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):

   West side of State Highway 4 at Sand Creek Road, Brentwood

   APN 019-082-007

2. Current property owner (name, address, voice/fax number):

   West Coast Home Builders, Inc.
   4021 Port Chicago Highway, Concord CA 94520
   925-602-7235

3. Date current property owner assumed title of property:

   1998

4. Current property development/improvements:

   The property is currently undeveloped

5. Past property use, development/improvements:

   Grazing, row crops and oil wells

6. Neighboring property uses:

   Single family homes to the south
   Commercial centers to the east
   Vacant agricultural land to the nort
   vacant open space/grazing land to the west

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
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:

There were several oil wells on the property which were owned by Shell Oil and later by Occidental petroleum, The wells were abandoned in the late 1990's and any affected soil was remediated under the oversight of the California Regional Water Quality Control Board which issued a letter of no further action on July 7, 2000

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): Richard Sestero

Signature: Date: 3/24/20

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Expect Excellence

ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE
FOR KEY SITE MANAGER

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

PART I

1. Property Address/Location and Assessor's Parcel Number (APN):

   West side of State Highway 4 at Sand Creek Road, Brentwood, CA
   APN 019-082-007

2. Current property owner (name, address, voice/fax number):

   West Coast Home Builders, Inc.
   4021 Port Chicago Highway, Concord, CA 94520
   925-671-7711

3. Date current property owner assumed title of property:

   1998

4. Current property development/improvements:

   The property is currently undeveloped

5. Past property use, development/improvements:

   Grazing, row crops and oil wells

6. Neighboring property uses:

   Single family homes to the south
   Commercial Centers to the east
   Agriculture to the north
   Open space and grazing to the west

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

1.	Is/has the *property* or any adjoining property used/been used for industrial purposes?	☐ Yes	☑ No
2.	Has the *property* or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	☐ Yes	☑ No
3.	Are there currently, or have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal in volume or 50 gal in the aggregate, stored on or used at the *property* or at the facility?	☐ Yes	☑ No
4.	Has undocumented soil been brought onto the property at any time? If yes, estimated quantity is 25,000 cubic yards.	☑ Yes	☐ No
5.	Has soil been brought onto the property that originated from a contaminated site or that is of an unknown origin?	☐ Yes	☑ No
6.	Are there currently, or have there been previously, any pits, ponds, or lagoons located on the *property* in connection with waste treatment or waste disposal?	☐ Yes	☑ No
7.	Is there currently, or has there been previously, any stained soil on the *property*?	☐ Yes	☑ No
8.	Are there currently, or have there been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	☑ Yes	☐ No
9.	Are there currently, or have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	☐ Yes	☑ No
10.	Are there currently, or have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	☐ Yes	☑ No
11.	Are there any domestic, irrigation or monitoring wells on the property?	☐ Yes	☑ No
12.	If the *property* is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	☐ Yes	☑ No
13.	Have you been informed of the past or current existence of *hazardous substances* or *petroleum products* or environmental violations with respect to the *property* or any facility located on the *property*?	☑ Yes	☐ No
14.	Have there been any *environmental site assessments* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	☐ Yes	☑ No
15.	Have there been any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property*?	☐ Yes	☑ No
16.	Has there been any past agricultural use of the *property*, such as orchards or seed crop cultivation?	☑ Yes	☐ No
17.	Have any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the *property*?	☐ Yes	☑ No
18.	Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	☐ Yes	☑ No

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

There was about 25,000 cubic yards of clean soil deposited on the property in the northwest quadrant in 2019. It was excess dirt from a residential subdivision which the Owner is developing in the immediate vicinity. There were several oil wells, oil pipelines and a small tank farm on the property which were operated by Shell Oil and later Occidental Petroleum. The tanks and pipelines were removed and the wells were abandoned in the late 1990"s. Groundwater was monitored and cleared and impacted oily dirt was remediated under the oversight of the California Regional Water Quality Control Board which issued letters of no further action on July 7, 2000 and March 29, 2001

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): Richard Sestero

Signature: Richard Sestero Date: 3/24/20



APPENDIX H

QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

SHAWN MUNGER, CHG
Principal Geologist

EDUCATION

BS, Geology, U.C. Davis, 1985

EXPERIENCE

Years with ENGEO: 31
Years with Other Firms: 0

REGISTRATIONS & CERTIFICATIONS

Certified Hydrogeologist, CA, 413

8 Hour HAZWOPER Training, CA, 160115576014

Professional Geologist, CA, 5810

Certified Environmental Manager, NV, 1332

40 Hour HAZWOPER Training, CA, 100830513934

SPECIALIZATIONS

- Environmental Assessments and Remediation
- Environmental Restoration
- Water Quality Studies
- Water Wells/Hydrogeology

Since joining ENGEO in 1985, Shawn has been managing groundwater supply evaluations, hydrogeologic studies, chemical assessments, Phase I and II Site Assessment projects, UST site investigations, risk based corrective action (RBCA), VOC remediation, and agricultural impact evaluations. He serves as Principal-in-Charge or Project Manager for environmental and hazardous materials projects involving groundwater hydrology, contaminant fate and transport, and remediation. He is Principal-in-Charge of the environmental components of our on-call contracts with the City of Sacramento and the County of Sacramento.

Select Project Experience

14234 Saratoga Sunnyvale Road—Saratoga, CA
Project Geologist. Shawn performed Principal review of ENGEO's environmental documents. This 2.2-acre townhome site is planned for a new multi-family development comprising up to 20 units in 8 buildings. The site immediately borders Saratoga Creek and contains numerous mature trees, many of which are to be saved. Site challenges include shallow groundwater, creek bank stability, and the potential for liquefaction and lateral spreading.

Lenihan Dam Outlet Modification—Los Gatos, CA
Principal Geologist. Shawn provided technical advice, coordination, consultation, and review of ENGEO's documents to provide quality mitigation measures. The findings were presented to SCVWD and it was concluded that the stockpile was sufficient for transportation. This analysis led to significant project budget savings by avoiding removal and disposal at a solid waste disposal facility. The project consisted of a stockpile approximately 6,000 cubic yards that required profiling as requested by Santa Clara Valley Water District before use of as site backfill.

199 River Oaks Parkway—San Jose, CA
Principal in Charge. Shawn provided principal oversight, data analysis, and consultation regarding site characterization, risk evaluation, and demolition observation plans. The project consists of a proposed six-story podium structure with one level to be constructed below grade. The property is a former semiconductor facility that has received conditional closure from the Regional Water Quality Control Board and is approved for construction.

Riverside Avenue Property—Roseville, CA
Principal in Charge. Shawn provided principal oversight of a Phase II Environmental Site Assessments and site

characterization. The project site consists of an active auto sales and service facility. The historic use of the facility for industrial purposes resulted in soil and groundwater impacts beneath the site. The City of Roseville revised its plans for acquiring and redeveloping the site due to the identified soil and groundwater impacts.

1301 Standard Oil Ave—Pittsburg, CA
Principal in Charge. Shawn provided principal oversight of a Phase II Environmental Site Characterization. The property is an abandoned wastewater treatment plant with processing buildings, clarifier tanks, and sludge beds.

Pleasant Hill BART Station—Walnut Creek, CA
Principal in Charge. Shawn provided oversight, data analysis and consultation during the preparation of a Phase II Environmental Site Assessment. The property is an existing BART station that encompasses 20 acres, including the platform/station area, electrical facilities, a parking garage and additional paved parking areas.

County Crossings Property—Antioch, CA
Principal in Charge. Shawn provided environmental consultation and data review with regard to soil and groundwater contamination. Constituents of concern include petroleum hydrocarbons, nitrates and manganese. The approximately 264-acre site includes several former industrial facilities and petroleum pipelines. Soil and groundwater at the site has been impacted with petroleum hydrocarbons, nitrates and manganese. Planned uses include commercial, residential, retail, and a BART-oriented transit village. The center, which is currently in the entitlement phase, is estimated to break ground in 2011.

620 North Ninth Street—San Jose, CA
Principal in Charge. Shawn provided oversight of soil, groundwater and soil gad characterizations, risk evaluations and Remedial Action Plan preparation. Shawn also closely interacted with RWQCB staff to achieve approval for residential development. The property is a former fruit packing plant and food preparation facility. The proposed development consists of a single-family residential subdivision.

Westshore—Richmond, CA
Project Manager. Shawn conducted Phase I and II Site Assessments, risk evaluations and prepared a soil management plan. The property was a former automotive manufacturing plant proposed for a multi-unit condominium development, including a 6-story podium structure to include five residential floors with 269 units and one parking floor.

Mills Ranch—King City, CA
Principal in Charge. Shawn provided principal oversight of Phase I/II Environmental Site Assessments and risk evaluations. The approximate 80-acre property is used for agricultural cultivation and commercial uses. The proposed mixed-use development includes over 400 single-family residential lots.

Select Foods Site/Cross Creek—Hayward, CA
Principal in Charge. Shawn provided principal oversight, consultation, and data analysis. The property was a former processed food facility, a drum recycling business, battery manufacturing operation and a bus assembly plant. Following completion of soil remediation under RWQCB oversight, the property was developed into a single-family residential subdivision.

Arroyo Crossing—Livermore, CA
Principal in Charge. Shawn provided oversight, data analysis and regulatory consultation while ENGEO provided geotechnical and environmental engineering services for this 34-acre site. This former corporation yard and quarry site was developed into a single-family residential subdivision.

Renaissance Square—Concord, CA
Project Manager. Shawn provided consultation, data analysis, and field observation. This former automotive dealership was redeveloped as a five-story multi-family residential structure supported on slab-on-grade foundations, with two levels of below-grade parking. Petroleum hydrocarbon-impacted soil was encountered during excavation of the parking structure, which required characterization and remediation. Soil impacts were attributed to former sumps, USTs and hydraulic lifts.

Union Pacific Railroad Corridor—San Jose, CA
Project Manager. Shawn prepared a Phase I and II Environmental Site Assessment. Work included a site reconnaissance, historical records research and recovery of soil samples with laboratory analysis. Lead impacted soil was identified which required risk evaluation. This former1800 lineal foot section of the former Union Pacific Railroad Corridor was proposed for mixed-use development.

Former SFPP Alignment—Concord, CA
Project Manager. Shawn prepared a Phase I and II Environmental Site Assessment. The site was a former ±6,500-foot corridor formerly occupied by the Southern Pacific Railroad. Kinder Morgan petroleum pipelines existed within an easement along the property. The southern portion of the site was crossed by East Bay Municipal Utilities District water distribution lines and a multi-lane highway overpass. The corridor was developed as a self-storage facility. Work included the recovery of soil and groundwater samples along the SP right of way.

Hercules Property—Hercules, CA
Project Manager. Shawn provided oversight of a Phase I Environmental Site Assessment, site asbestos survey, site characterization, and demolition observation/contaminant assessment. The project area consists of ±167 acres located near and along the southeastern shore of San Pablo Bay in Hercules. The property was once a portion of a 1300-acre manufacturing facility that was operated by DuPont from 1879 to 1913 and Hercules Incorporated from 1913 to 1979. The planned development includes single/multi-family residential development with some commercial components.

Highlands Ranch—Antioch, CA
Principal in Charge. Shawn provided oversight, data analysis, and collaboration with RWQCB personnel. The project site consists of a 140-acre portion of the former Chevron Los Medanos Tank Farm located in Pittsburg, California. The site was historically occupied by 24 crude oil tanks and four wax ponds. Remediation of the crude oil tank and wax pond locations was conducted according to a remedial action plan (RAP) and oversight was provided by the CRWQCB. Remediation was performed over a period of four months and consisted of excavating approximately 110,000 cubic yards of impacted soil and placing the material in windrows for ex-situ bioremediation.



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Expect Excellence

Appendix D

Environmental Noise and Vibration Assessment

BRIDLE GATE PROJECT ENVIRONMENTAL NOISE AND VIBRATION ASSESSMENT

Brentwood, California

January 15, 2019

Prepared for:

Rod Stinson
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

Prepared by:

Steve J. Deines
Dana M. Lodico, PE, INCE Bd. Cert.

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality
429 E Cotati Ave.
Cotati, CA 94931
(707) 794-0400

Project: 17-146

INTRODUCTION

This report presents the results of the environmental noise assessment completed for the Bridle Gate Project proposed for a 137.3-acre site in Brentwood, California. The project proposes two scenarios for the development of single-family homes in the southeastern portion of the site, south of the proposed extension of Sand Creek Road and built around an 11.35-acre area (Parcel K). The first scenario includes 252 units and the development of an elementary school on a 11.35-acre parcel. The second scenario replaces the school with an additional 63 single-family units. In addition to the single-family homes, the project proposes the development of a maximum 258-unit multi-family residential apartment complex on an 11.41-acre area (Parcel A), and 18.97 acres of commercial use (Parcels B, E, and F).

This report evaluates the project's potential to result in significant noise and vibration impacts with respect to applicable California Environmental Quality Act (CEQA) guidelines. The report is divided into three sections: 1) the Setting Section provides a brief description of the fundamentals of environmental noise and vibration, summarizes applicable regulatory criteria, and discusses the results of the ambient noise monitoring survey completed to document existing noise conditions; 2) the General Plan Consistency Section discusses noise and land use compatibility utilizing policies in the City's General Plan; and, 3) the Impacts and Mitigation Measures Section describes the significance criteria used to evaluate project impacts, provides a discussion of each project impact, and presents mitigation measures, where necessary, to provide a compatible project in relation to adjacent noise sources and land uses.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level* (*CNEL*) is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level* (*DNL* or L_{dn}) is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

Effects of Noise

Sleep and Speech Interference

The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noises of sufficient intensity (above 35 dBA) and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed, and those facing major roadways and freeways typically need special glass windows.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 50 dBA L_{dn}. At an L_{dn} of about 60 dBA, approximately 12 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 25-30 percent of the population. There is, therefore, an increase of about 2 percent per dBA between a L_{dn} of 60-70 dBA. Between a L_{dn} of 70-80 dBA, each decibel increase increases by about 3 percent the percentage of the population highly annoyed. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 30-35 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 3 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 4 percent increase in the percentage of the population highly annoyed.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous vibration levels produce.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at much lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to induce structural damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Studies have shown that the threshold of perception for average persons is in the range of 0.008 to 0.012 in/sec PPV. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as minor cracking of building elements, or may threaten the integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher and there is no general consensus as to what amount of vibration may pose a threat for structural damage to the building. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sounds are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high 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.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or 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 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
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.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Threshold at which there is a risk of damage to fragile buildings with no risk of damage to most buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential structures
0.5	Severe - Vibrations considered unpleasant	Threshold at which there is a risk of damage to new residential and modern commercial/industrial structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, September 2013.

Regulatory Background - Noise

The State of California and the City of Brentwood have established regulatory criteria that are applicable in this assessment. The State CEQA Guidelines, Appendix G, are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. A summary of the applicable regulatory criteria is provided below.

State CEQA Guidelines. The CEQA guidelines are used in this analysis to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, noise impacts would be considered significant if the project would result in:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels; or

(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, if the project would expose people residing or working in the project area to excessive noise levels.

2019 California Green Building Standards Code (Cal Green Code). The State of California established exterior sound transmission control standards for new non-residential buildings as set forth in the 2019 California Green Building Standards Code (Section 5.507.4.1 and 5.507.4.2). Section 5.507 states that either the prescriptive (Section 5.507.4.1) or the performance method

(Section 5.507.4.2) shall be used to determine environmental control at indoor areas. The prescriptive method is very conservative and not practical in most cases; however, the performance method can be quantitatively verified using exterior-to-interior calculations. For the purposes of this report, the performance method is utilized to determine consistency with the Cal Green Code. Both of the sections that pertain to this project are as follows:

> **5.507.4.1 Exterior noise transmission, prescriptive method.** Wall and roof-ceiling assemblies making up the building envelope that are exposed to the noise source shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 when the building falls within the 65 dBA L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway noise source, as determined by the local general plan noise element.
>
> **5.507.4.2 Performance method.** For buildings located within the 65 dBA L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway noise source, wall and roof-ceiling assemblies making up the building envelope and exposed to the noise source shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level ($L_{eq\ (1\text{-}hr)}$) of 50 dBA in occupied areas during any hour of operation.

The performance method, which establishes the acceptable interior noise level, is the method typically used when applying these standards.

2019 California Building Code, Title 24, Part 2. The California Building Code (CBC) requires interior noise levels in multi-family residential units attributable to exterior environmental noise sources to be limited to a level not exceeding 45 dBA L_{dn}/CNEL in any habitable room.

California Collaborative for High Performance School (CHPS). CHPS provides criteria for interior noise levels in learning spaces of schools due to exterior noise sources, summarized in Table 4. The CHPS criteria shown in the table refer to hourly average noise levels ($L_{eq(h)}$) during the loudest hour of the school day.

TABLE 4 Exterior-to-interior noise intrusion criteria for schools

	CHPS Prerequisite	**CHPS Enhanced Acoustics**
Core learning spaces	45 dB(A) or less indoors	35 dB(A) or less indoors
Ancillary learning & assembly spaces	N/A	40 dB(A) or less indoors

City of Brentwood General Plan. The Noise Element of the City of Brentwood 2014 General Plan sets forth policies with goals of:

- Preserving a pleasant noise environment and enhancing the quality of existing and future land use by minimizing exposure to harmful and excessive noise;

- Protecting the city's economic base by preventing incompatible land uses from encroaching upon existing or planned noise-producing agriculture, industries, farmland, airports, and other noise sources.

The following General Plan policies are applicable to the proposed project:

N 1-1: Ensure the noise compatibility of existing and future development when making land use planning decisions.

N 1-2: Require development and infrastructure projects to be consistent with the Land Use Compatibility for Community Noise Environments standards indicated in Table N-1 to ensure acceptable noise levels for existing and future development.

N 1-3: Require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise- generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.

N 1-6: Require acoustical studies for new developments and transportation improvements that affect noise-sensitive uses such as schools, hospitals, libraries, group care facilities, convalescent homes, and residential areas.

N 1-7: For projects that are required by the California Environmental Quality Act (CEQA) to analyze noise impacts, the following criteria shall be used to determine the significance of those noise impacts:

Stationary and Non-Transportation Noise Sources

- A significant impact will occur if the project results in an exceedance of the noise level standards contained in this element or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater.

Transportation Noise Sources

- Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in roadway noise levels will be considered significant.

- Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in roadway noise levels will be considered significant.

- Where existing traffic noise levels are greater than 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +1.5 dB L_{dn} increase in roadway noise will be considered significant.

N 1-11: Ensure that existing development is protected, to the greatest extent feasible, from noise impacts due to construction on adjacent or nearby properties.

N 1-13 Control non-transportation related noise from site specific noise sources to the standards shown in Table N-2.

N 1-14: Ensure that new development does not result in indoor noise levels exceeding 45 dBA L_{dn} for residential uses.

N 1-15: Require construction activities to comply with standard best practices (see Action N 1e).

Action N 1e: During the environmental review process, determine if proposed construction will constitute a significant impact on nearby residents and, if necessary, require mitigation measures in addition to the standard best practice controls. Suggested best practices for control of construction noise include:

1. Construction period shall be less than 12 months;

2. Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. No construction shall occur on Sundays or City holidays;

3. All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment;

4. The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists;

5. At all times during project grading and construction, stationary noise-generating equipment shall be located as far as possible from sensitive receptors and placed so that emitted noise is directed away from residences;

6. Unnecessary idling of internal combustion engines shall be prohibited;

7. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible;

8. The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment;

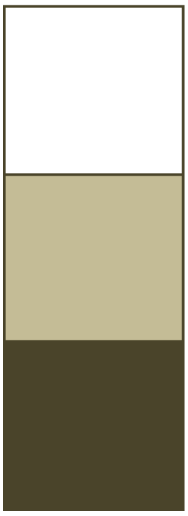
9. Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing; and

10. The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complain (e.g. starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

N 2-1: Recognizing that existing and future traffic noise along the State Route 4 corridor, major arterials within Brentwood, and noise from the UPRR are areas of potential land use conflict for existing and future development, reasonable use of this land will be allowed with an exterior noise exposure level not exceeding 65 dB L_{dn}. New development that includes noise-sensitive uses (i.e., residential) along the State Route 4 corridor, major arterials, and the UPRR should incorporate appropriate noise attenuation measures in order to maintain interior noise levels of 45 dB L_{dn} or less. Application of this noise standard is intended to provide for reasonable exterior noise levels while discouraging the use of excessively high and/or unattractive sound walls.

N 2-2: Recognizing that agricultural activities are important to Brentwood's economic base and that agricultural operations are characterized by increased noise levels from the use of tractors, heavy equipment, crop dusting, agricultural products processing, and other supporting equipment and activities, new noise sensitive land uses that interface with agricultural lands must acknowledge and accept these increase noise levels as part of Brentwood's rural heritage and lifestyle.

TABLE N-1 Land Use Compatibility for Community Noise Environment								
Land Use Category	Exterior Noise Exposure (Ldn)							
		55	60	65	70	75	80	
Single-Family Residential								
Multi-Family Residential, Hotels, and Motels								
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds								
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches								
Office Buildings, Business Commercial, and Professional								
Industrial								



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special insulation requirements

CONDITIONALLY ACCEPTABLE

Specified land use may be permitted only after detailed analysis of the noise reduction requirements and needed noise insulation features included in the design

UNACCEPTABLE

New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies

Source: City of Brentwood 2014 General Plan, July 22, 2014

TABLE N-2 Stationary (Non-Transportation) Noise Source Standards			
Land Use Receiving the Noise	Hourly Noise-Level Descriptor	Exterior Noise-Level Standard (dBA)	
		Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential	L_{eq}	55	45
	L_{max}	70	65

Notes:

a) The residential standards apply to all properties that are zoned for residential use. The exterior noise level standard is to be applied at the property line of the receiving land use or at a designated outdoor activity area (at the discretion of the Community Development Director) of the new development. For mixed-use projects, the exterior noise level standard may be waived (at the discretion of the Community Development Director) if the project does not include a designated activity area and mitigation of property line noise is not practical. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings). The City can impose standards that are more restrictive than specified above based upon determination of existing low ambient noise levels.

b) Each of the noise levels specified above shall be lowered by 5 dBA for tonal noises characterized by a whine, screech, or hum, noises consisting primarily of speech or music, or recurring impulsive noises. In no case shall mitigation be required to a level that is less than existing ambient noise levels, as determined through measurements conducted during the same operational period as the subject noise source.

c) In situations where the existing noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.

d) Exterior noise exposure level not exceeding 65 dB L_{dn} is allowed along the State Route 4 corridor, the Union Pacific Railroad corridor, and arterial roadways.

Source: City of Brentwood 2014 General Plan, July 22, 2014

City of Brentwood Municipal Code. Chapter 9.32 of the City of Brentwood Municipal Code contains Noise Regulations to control unnecessary, excessive, and annoying noises, and to maintain and preserve the quiet atmosphere of the city. The following Regulations are applicable to the project:

9.32.030 Designated Noise Zones.

B.1. Noise Zone Exterior Noise Levels.

The following exterior noise levels, unless otherwise specifically indicated, shall apply to all receiving properties within a designated noise zone for the purpose of establishing noise level limits in subsection 9.32.030(B):

TABLE 5 Allowable Exterior Noise Levels by Noise Zone

Zone #'s	Designated Zone	Time Interval	Exterior Noise Levels (dBA)
Zone I	Residential	7 a.m. – 10 p.m.	60
		10 p.m. – 7 a.m.	45
Zone II	Commercial	7 a.m. – 10 p.m.	60
		10 p.m. – 7 a.m.	45
Zone III	Industrial	7 a.m. – 10 p.m.	65
		10 p.m. – 7 a.m.	60

Source: City of Brentwood Municipal Code

B.2. Noise Level Limits.
Unless otherwise provided in this article, no person shall operate or cause to be operated any source of sound at any location within the city, or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the following noise level limits:

a. The exterior noise levels for that land use, as specified in subsection 9.32.030(B)(1), for a total of more than thirty minutes in any consecutive sixty minutes;

b. The exterior noise levels plus 5 dB for a total period of more than fifteen minutes in any consecutive sixty minutes; or

c. The exterior noise levels plus 10 dB for a total period of more than five minutes in any consecutive sixty minutes; or

d. The exterior noise levels plus 15 dB for a total period of more than one minute in any consecutive sixty minutes; or

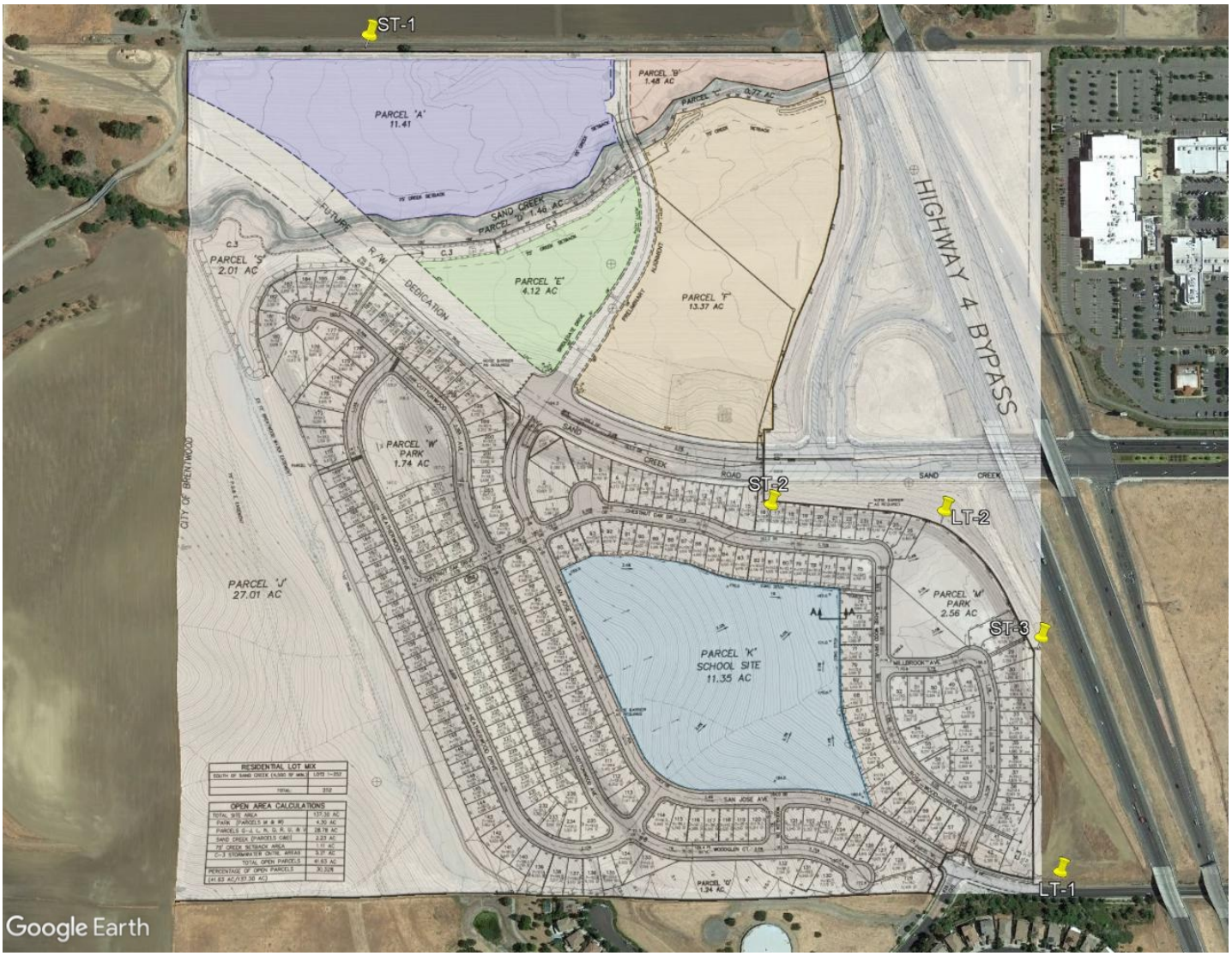
e. The exterior noise levels plus 20 dB for any time.

B.3. Ambient Noise Level in Excess of Noise Level Limits.
If the ambient noise level exceeds that permissible for any of the noise level limits in subsections 9.32.030(B)(2)(a), (b), (c), and (d), the noise level limit shall be increased in 5 dB increments as appropriate to encompass or reflect said ambient noise level. In the event the ambient noise level exceeds the noise level limit in subsection 9.32.030(B)(2), shall be reduced by 5 dB.

Existing Noise Environment

The project site is located west of SR-4 along the future Sand Creek Road extension. There are existing residential properties south of the site. East of the site across SR-4 are two existing shopping centers. Most of the area to the west of the site is undeveloped, and the area north of the site is used for agriculture. Figure 1 shows the proposed project site. In addition to the parcels of land designated for residential units that were proposed for the project in 2003 and the optional school south of Sand Creek Road, four additional parcels of land north of Sand Creek Road have been designated for future development. They are designated Parcels A, B, E, and F, and are shaded in Figure 1.

FIGURE 1 Project Site Map with Noise Measurement Locations



Source: Google Earth, 2019

The noise environment at the site results primarily from traffic on the State Route 4 (SR-4). Local traffic along Sand Creek Road, San Jose Avenue, and Saint Regis Avenue also affects the noise environment at the project site.

A noise monitoring survey was performed in the vicinity of the project site beginning on Tuesday, January 9, 2018 and concluding on Thursday, January 11, 2018. The monitoring survey included two long-term measurements and three short-term measurements at locations shown in Figure 1. Measurements were conducted with Larson Davis Laboratories Type 1 Model 820 Sound Level Meters equipped with ½-inch pre-polarized condenser microphones and windscreens. The meters were calibrated with a Larson Davis Model CA250 precision acoustic calibrator prior to and following the measurement survey.

Three manned, 10-minute, short-term measurements were conducted on Thursday, January 11, 2018. Measurement ST-1 was located on the southern side of Old Sand Creek Road, approximately 555 feet east of the intersection with Heidorn Ranch Road. ST-2 was located approximately 105 feet south of the proposed Sand Creek Road Extensions and 780 feet east of the nearest southbound lane of SR-4. ST-3 was located approximately 105 feet west of the nearest southbound lane of SR-4. The results of short-term noise measurements ST-1 through 3 are shown in Table 6.

Long-term measurement LT-1 was made on the south-eastern fence of the Bridle Gate property, adjacent to San Jose Avenue and 330 feet west of south-bound SR-4. Hourly average noise levels ranged from 63 to 67 dBA L_{eq} during day-time and 52 to 63 dBA L_{eq} during night-time. The day-night average noise level on Wednesday, January 10, 2018 was 67 dBA L_{dn}. The second long-term measurement, LT-2 was made on the north-east corner of the Bridle Gate property, south of Sand Creek Road and 225 feet west of south-bound SR-4. Hourly average noise levels ranged from 65 to 70 dBA L_{eq} during day-time and 57 to 67 dBA L_{eq} during night-time. The day-night average noise level on Wednesday, January 10, 2018 was 71 dBA L_{dn}. The results of long-term noise measurements at LT-1 and LT-2 are shown in Figure 2 and Figure 3 respectively.

TABLE 6 Summary of Short-Term Noise Measurement Data, January 11, 2018

ID	Location (Start Time)	Measured Noise Levels, dBA				Calculated L_{dn}, dBA*	Primary Noise Source
		L_{10}	L_{50}	L_{90}	L_{eq}		
ST-1	On Old Sand Creek Road, 555 feet east from Heidorn Ranch Road (01:40 pm)	53	51	49	51	53	Traffic on SR-4
ST-2	105 feet south of the proposed Sand Creek Road Extension (02:10 pm)	56	54	52	54	56	Traffic on Sand Creek Road and SR-4
ST-3	On the eastern fence of property,105 feet west of SR-4 (02:40 pm)	67	63	59	64	64	Traffic on SR-4

*L_{dn} levels calculated through comparison between short-term and long-term noise levels.

FIGURE 2 Daily Trend in Noise Levels at LT-1

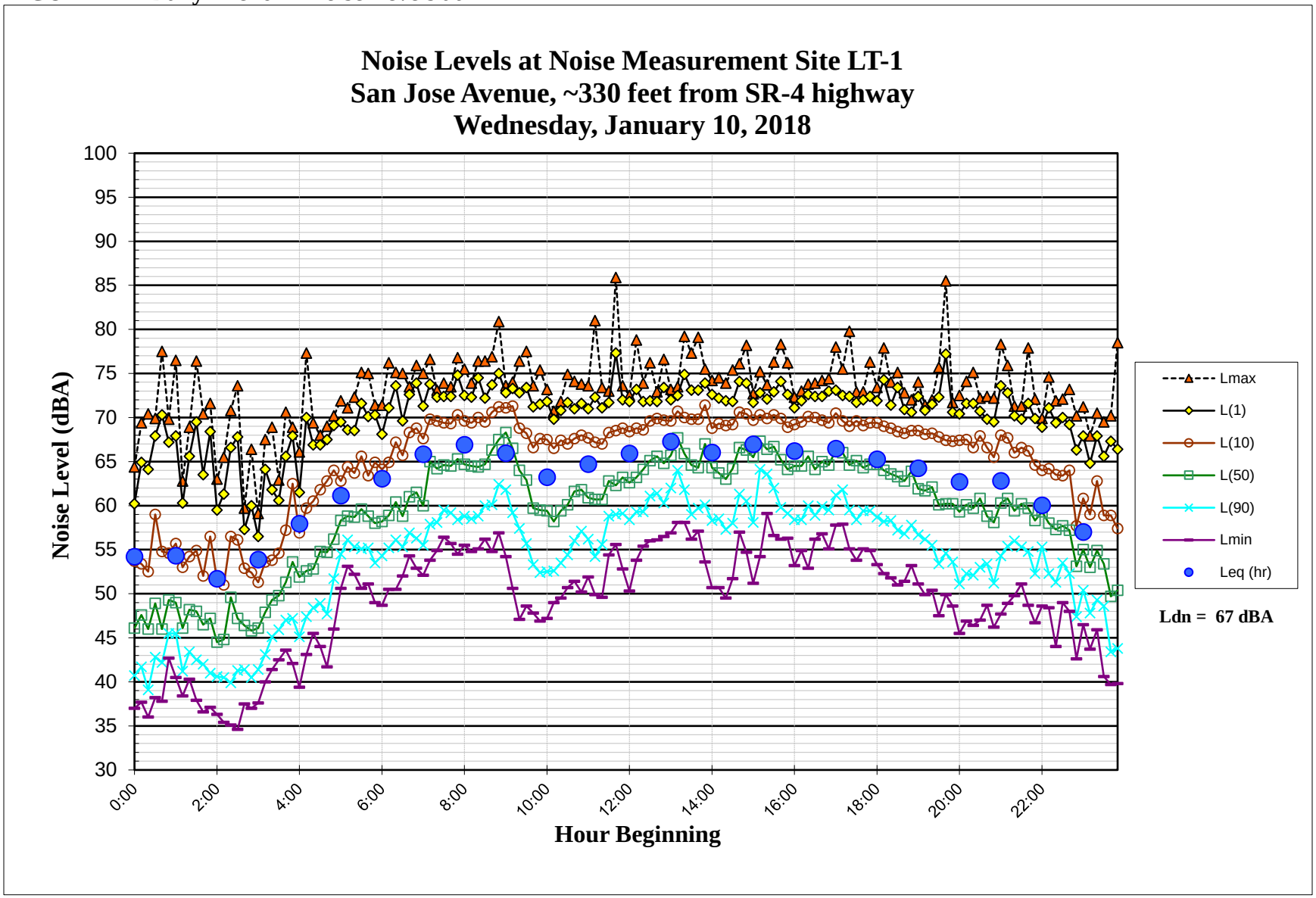
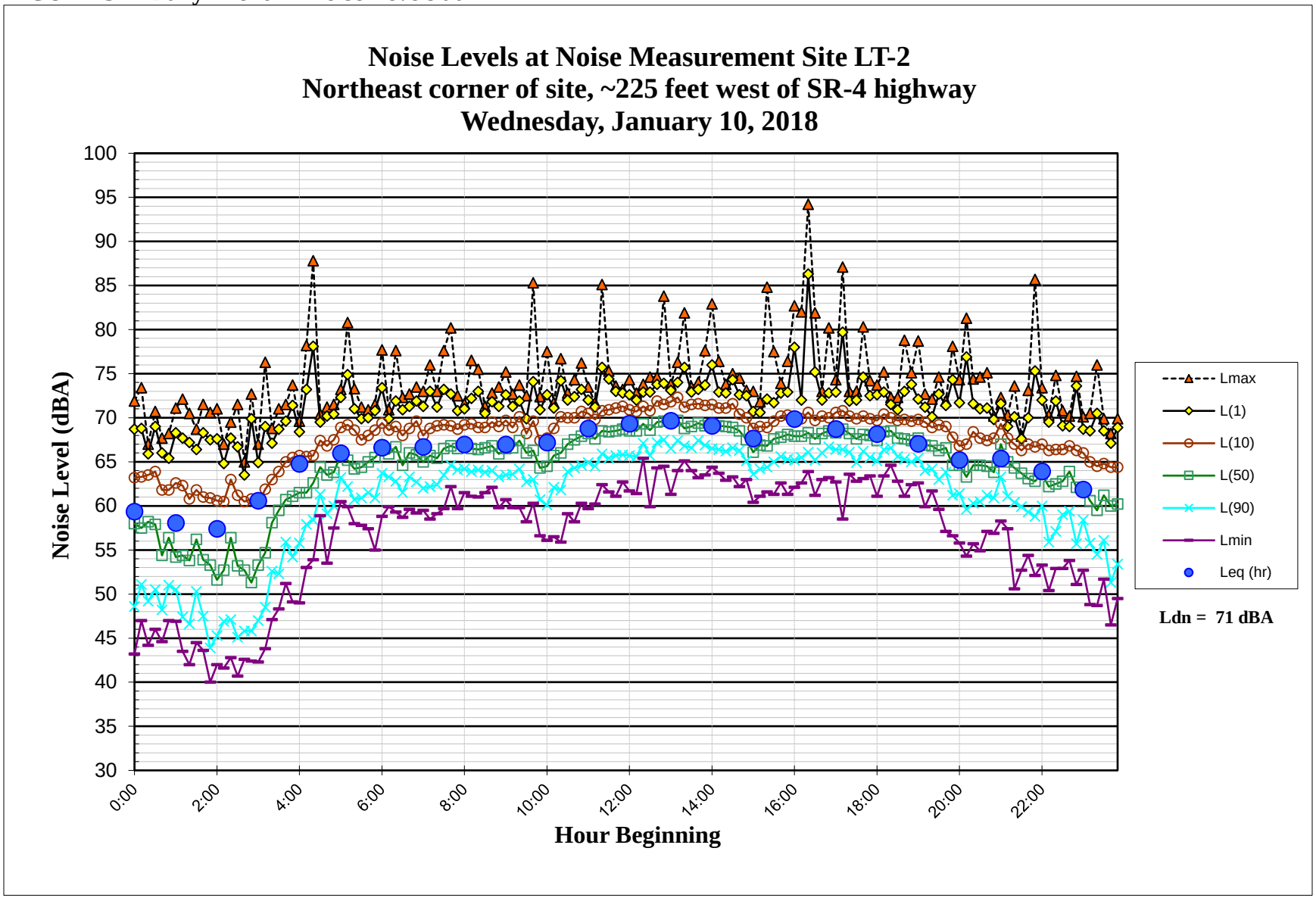


FIGURE 3 Daily Trend in Noise Levels at LT-2



GENERAL PLAN CONSISTENCY ANALYSIS

The impacts of site constraints such as exposure of the proposed project to excessive levels of noise and vibration are not considered under CEQA. This section addresses Noise and Land Use Compatibility for consistency with the policies set forth in the City's General Plan.

Noise and Land Use Compatibility

The applicable Brentwood General Plan and State of California policies were presented in detail in the Regulatory Background section and are summarized below:

- The City's "Normally Acceptable" exterior noise level threshold is 60 dBA L_{dn} for single-family residential use; 65 dBA L_{dn} for multi-family residential, neighborhood park, and school use; and 70 dBA L_{dn} for office and commercial uses.

- General Plan Policy N 2-1 indicates that new development along the State Route 4 corridor, major arterials, and the UPRR will be allowed with an exterior noise exposure level not exceeding 65 dBA L_{dn}.

- Development that includes noise-sensitive uses (i.e., residential) should incorporate appropriate noise attenuation measures in order to maintain interior noise levels of 45 dB L_{dn} or less. This interior noise level criterion is consistent with the California Building Code requirements.

- The 2019 Cal Green Code requires non-residential uses to maintain an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level ($L_{eq\ (1\text{-}hr)}$) of 50 dBA in occupied areas during any hour of operation.

- The CHPS criteria for exterior-to-interior noise intrusion for schools is 45 dBA L_{eq} or less indoors for core learning spaces. Enhanced Acoustics recommendations are 35 dBA L_{eq} or less indoors in core learning spaces, and 40 dBA L_{eq} or less indoors for ancillary learning or assembly spaces.

Future Exterior Noise Environment

Project geometry and roadway characteristics were input into SoundPLAN 8.1 to calculate future traffic noise levels at the site. SoundPLAN is a three-dimensional noise modeling software that considers site geometry, the characteristics of the noise sources, and shielding from structures and barriers. Local traffic volumes were supplied by *Kimley Horn and Associates, Inc.* (December 2017) [1]. Traffic volumes along SR-4 were based on the most recently available data from Caltrans[2]. The noise model was calibrated using the measurement data shown in Table 6 and Figures 2 and 3.

1 Bridle Gate Traffic Impact Study, Kimley Horn and Associates, Inc., December 2017

2 Traffic Census Program, State of California, Department of Transportation, https://dot.ca.gov/programs/traffic-operations/census, 2017.

The future exterior noise environment at the project site would continue to result primarily from traffic along SR-4, Sand Creek Road, and San Jose Avenue. Traffic projections provided in the project's traffic report include traffic volumes for Existing, Existing Plus Development Scenarios 1 and 2, Cumulative, and Cumulative Plus Scenarios 1 and 2 conditions, with Scenario 1 representing the construction of an additional 63 single-family homes and Scenario 2 representing the construction of an elementary school located at Parcel K. According to the project's traffic study, traffic volumes and therefore noise levels between the two scenarios will be similar, with slightly higher levels expected under Scenario 2. Therefore, the 'worst-case' traffic condition, Scenario 2, is analyzed in this study.

Two future exterior noise situations were considered for the purpose of the model. The first traffic noise modeling situation represents the future noise environment of the site with the development of the elementary school, with the site being directly exposed to traffic noise originating from SR-4 and Sand Creek Road. The second situation includes a noise wall running along plots 3 through 42. The wall would be 6 feet in height from plot 3 through the northernmost boundary of plot 16, and increase to 12 feet from the remaining northern boundary of plot 16 through plot 42. Table 7 presents the results of the model under both situations, with worst-case noise levels at each use being compared to their General Plan criteria. Figures 4a and 4b show the peak-hour noise exposures at the site under each scenario, and the location of the recommended noise wall. Based on results of the noise monitoring survey described in the Existing Noise Environment section, day-night average noise levels are anticipated to be equal to or 1 dBA higher than peak-hour levels.

TABLE 7 Calculated Noise Levels at Proposed Land Uses Within Site

Proposed Use	Calculated Noise Level (dBA L_{dn})		General Plan Criteria (dBA L_{dn})	Exceedance	
	No Wall	With Wall		No Wall	With Wall
Single-family Residential	71	63	65	Yes	No
Multi-family Residential	65	65	65	No	No
Neighborhood Park	71	65	65	Yes	No
School	65	63	65	No	No
Commercial	72	72	70	Yes	Yes

FIGURE 4a Traffic Noise Exposure Under Future School Scenario

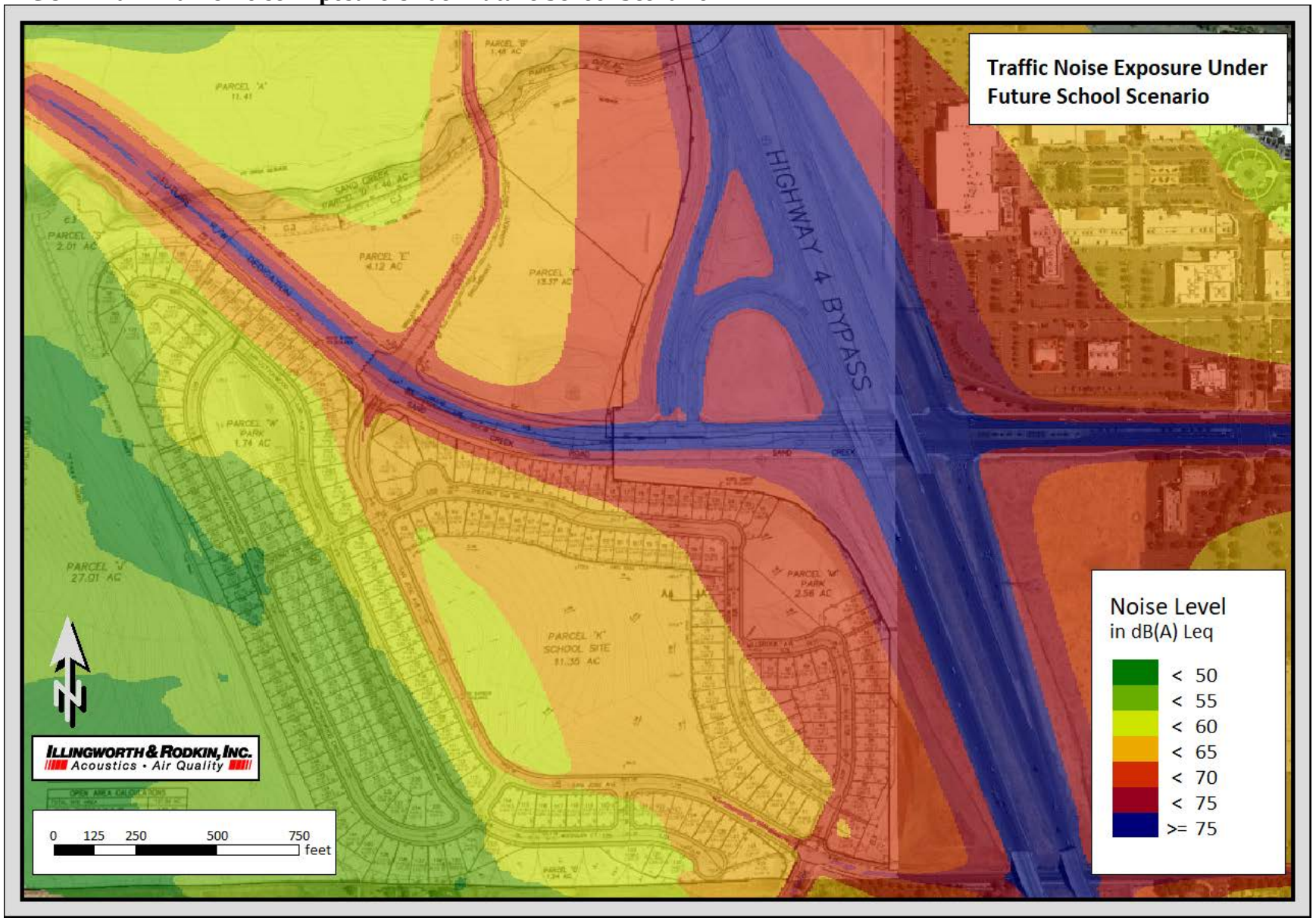
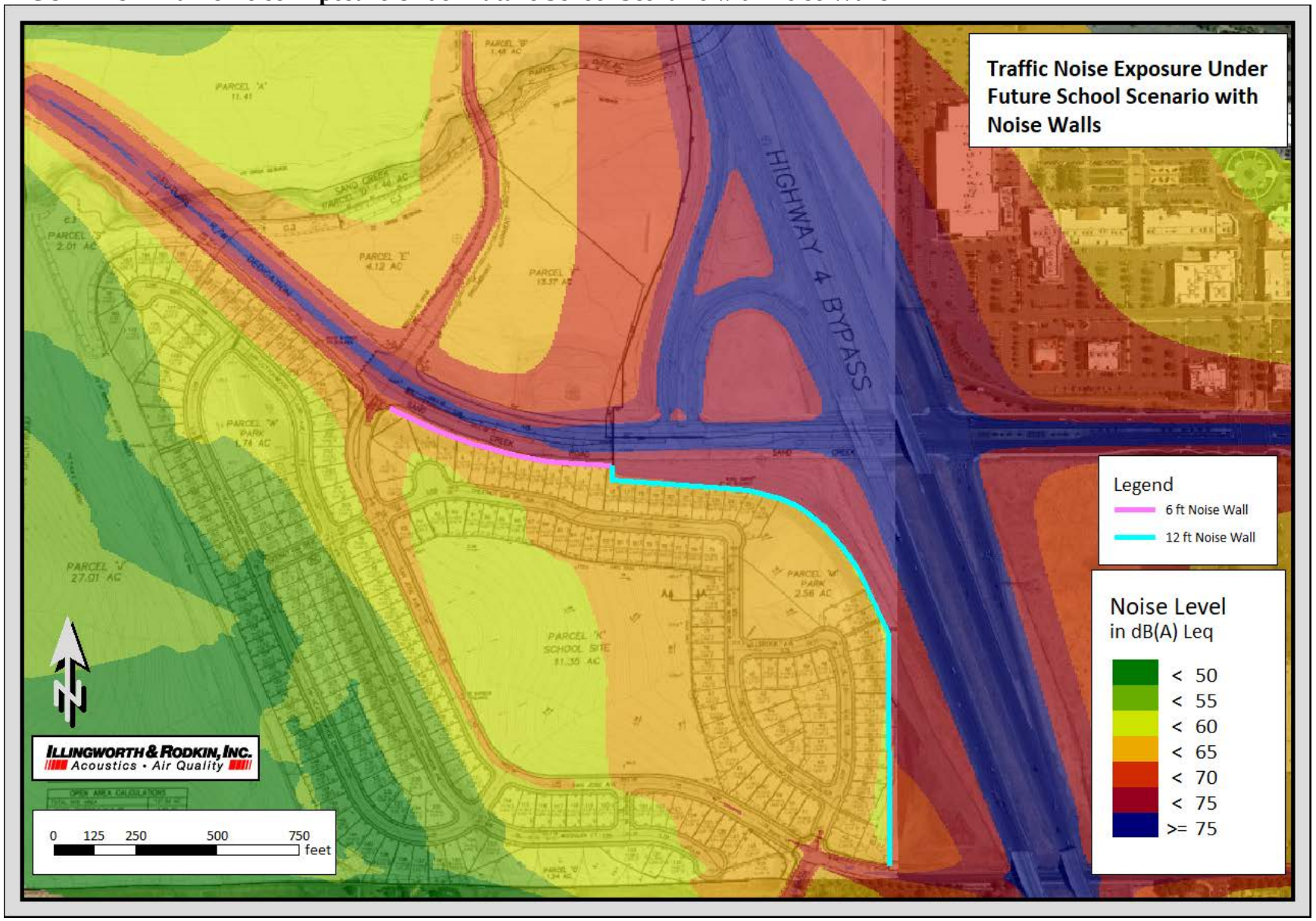


FIGURE 4b Traffic Noise Exposure Under Future School Scenario with Noise Walls



Traffic noise levels at sensitive locations throughout the site would be reduced substantially by constructing a noise wall as seen in Figure 4b. Noise levels at all single-family residential, multi-family residential, and neighborhood park uses at the site would not exceed General Plan criteria with construction of the noise wall. Segments along the southern and eastern sides of commercial use areas at Parcels B and F would exceed the criteria by 2 dBA L_{dn}. Designing the future site plan of the commercial uses on these parcels to avoid placement of noise-sensitive outdoor use areas along their southern and eastern sides would allow for compliance with the General Plan.

Future Interior Noise Environment

Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods. Standard residential construction provides approximately 15 dBA of exterior-to-interior noise reduction, assuming the windows are partially open for ventilation. Standard construction with the windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces. Where exterior noise levels range from 60 to 65 dBA L_{dn}, the inclusion of adequate forced-air mechanical ventilation is often the method selected to reduce interior noise levels to acceptable levels by closing the windows to control noise. Where noise levels exceed 65 dBA L_{dn}, forced-air mechanical ventilation systems and sound-rated construction methods are normally required. Such methods or materials may include a combination of smaller window and door sizes as a percentage of the total building façade facing the noise source, sound-rated windows and doors, sound-rated exterior wall assemblies, and mechanical ventilation so windows may be kept closed at the occupant's discretion.

Site plans indicating future building locations were not available at the time of this writing. A worst-case situation for façade noise exposure based on the exterior noise levels described above in Table 7 will be considered for the purpose of determining potential interior noise levels. Without construction of the recommended noise wall, the calculated exterior noise level at the first level of residential façades would reach 71 dBA L_{dn} at single-family homes located along SR-4 and Sand Creek Road, and would reach 65 dBA L_{dn} at multi-family residences located along the proposed Sand Creek Road extension and Bridlegate Drive. Noise exposure at the first level of commercial uses would reach 72 dBA L_{dn} for buildings located along the southern and western side of Parcel F and the western side of Parcel B. With construction of the noise wall, exterior noise exposures at the first level of single-family residences would be reduced to levels not exceeding 65 dBA L_{dn}.

The City's General Plan establishes a limit of 45 dBA L_{dn} for interior noise levels within residences, and the Cal Green Code sets a limit of 50 dBA $L_{eq\ (1\text{-}hr)}$ for loudest hour interior noise levels within non-residential uses. To achieve these interior noise levels, suitable forced-air mechanical ventilation would need to be provided for residences with exterior noise exposures exceeding 60 dBA L_{dn}, and for commercial uses with peak-hour exterior noise levels exceeding 70 dBA L_{eq} (see Figures 4a and 4b, noting that peak hour L_{eq} levels are similar to L_{dn} levels).

An elementary school would be developed on Parcel K under one potential project scenario. The CHPS criteria for exterior-to-interior noise intrusion for schools is 45 dBA L_{eq} or less indoors for core learning spaces. Assuming standard construction, this goal would be met at any location on Parcel K with or without the construction of the noise wall, with peak-hour exterior noise levels

not anticipated to exceed 64 dBA L_{eq}. CHPS additionally provides recommendations for Enhanced Acoustics, with levels of 35 dBA L_{eq} or less indoors for core learning spaces and 40 dBA L_{eq} or less for ancillary or assembly spaces. To achieve interior noise levels meeting enhanced acoustics recommendations, sound-rated building construction and materials would be required. Under a worst-case exterior noise exposure level of 64 dBA L_{eq} without construction of the noise wall, using a conservative window and door to wall area ratio of 40 percent, interior noise levels were calculated to meet the 35 dBA L_{eq} standard with wood siding wall construction meeting a Sound Transmission Class[3] (STC) of 39 or greater and windows and doors meeting an STC of 30 or greater. Alternatively, three-coat (7/8" thick) stucco wall construction meeting an STC of 46 or greater and windows and doors meeting an STC of 26 or greater would also result in exterior-to-interior noise levels not exceeding 35 dBA L_{eq}. With the construction of the noise wall, exterior noise exposure levels of 62 dBA L_{eq} would be expected at the school site. With this exposure level and minimum STC 39 wood siding wall construction, windows and doors may have their minimum STC values decreased by 2, requiring a value of 28 or greater. STC 26 or greater windows and doors would still be required if stucco wall construction of STC 46 is used.

Recommended Conditions of Approval

For consistency with the General Plan, Cal Green Code, and California Building Code, the following Conditions of Approval are recommended for consideration by the City:

- Construct a noise wall along single-family residential lots and park space as indicated in Figure 4b. The noise wall shall be constructed without any gaps or cracks and should have a minimum surface weight of 3 pounds per square foot (such as 1-inch-thick wood, ½-inch laminated glass, masonry block, concrete, or metal one-inch). The wall shall reach a minimum of 6 feet in height, relative to the adjacent plot elevations, from plot 3 through the northernmost boundary of plot 16, and a minimum of 12 feet from the remaining northern boundary of plot 16 through plot 42.

- Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all project residences with exterior noise exposures exceeding 60 dBA L_{dn} so that windows can be kept closed to control noise (see Figures 4a and 4b). With construction of the noise wall, these include single-family lots 1 through 105, 118 through 131, and 184 through 205, and any multi-family units planned for Parcel A within 200 feet of the proposed Sand Creek Road extension or within 250 feet of Bridlegate Drive. Additionally, forced-air mechanical ventilation shall be provided for all commercial uses developed on Parcels B, E, and F, and all school buildings or residences developed on Parcel K.

- When determining site plans for multi-family and commercial uses, avoid placing noise-sensitive uses such as residences and outdoor use areas near roadways so as to minimize exterior noise exposure levels. Outdoor use areas shall not be located in areas of Parcels B and F where peak-hour noise levels reach 70 dBA L_{eq} as seen in Figure 4b.

3 **Sound Transmission Class (STC)** A single figure rating designed to give an estimate of the sound insulation properties of a partition. Numerically, STC represents the number of decibels of speech sound reduction from one side of the partition to the other. The STC is intended for use when speech and office noise constitute the principal noise problem.

- If the elementary school development scenario is chosen and Enhanced Acoustics is desired, special building techniques should be used for classrooms. Based on preliminary level analysis, the following building techniques are recommended to meet the 35 dBA L_{eq} CHPS Enhanced Acoustics goal in classrooms:

    - Three-coat (7/8" thick) stucco wall construction (STC 46 or greater) and windows and exterior doors with STC ratings of 26 or greater; or
    - Wood siding (STC 39 or greater) and windows and doors with STC ratings of 30 or greater.

- A qualified acoustical specialist shall prepare a detailed analysis of interior residential noise levels resulting from all exterior sources during the design phase pursuant to requirements set forth in the State Building Code. The study will also establish appropriate criteria for noise levels inside the commercial and office spaces affected by environmental noise. The study will review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce residential interior noise levels to 45 dBA L_{dn} or lower and reduce levels to the established criteria for the business and commercial uses; and, address and adequately control the noise from adjacent rooftop equipment. Treatments would include, but are not limited to, sound-rated windows and doors, sound-rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. The specific determination of what noise insulation treatments are necessary shall be conducted on a unit-by-unit basis during final design of the project. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans and approved design, prior to issuance of a building permit.

NOISE IMPACTS AND MITIGATION MEASURES

This section describes the significance criteria used to evaluate project impacts under CEQA, provides a discussion of each project impact, and presents mitigation measures, where necessary, to reduce project impacts to less-than-significant levels.

Significance Criteria

The following criteria were used to evaluate the significance of environmental noise and vibration resulting from the project:

- **Temporary or Permanent Noise Increases in Excess of Established Standards.** A significant noise impact would be identified if the project would generate a substantial temporary or permanent noise level increase in ambient noise levels at existing noise-sensitive receptors in excess of the applicable noise standards presented in the General Plan or Municipal Code, as follows:

    - <u>Temporary Noise Increase.</u> A significant noise impact would be identified if construction-related noise would temporarily increase ambient noise levels at

sensitive receptors. General Plan Policy N 1-11 requires that existing developments are protected, to the greatest extent possible, from noise impacts due to construction at adjacent uses.

- Permanent Noise Increase. A significant permanent noise level increase from transportation noise sources would occur if the project would result in a noise increase at outdoor activity areas of a noise sensitive use of: a) 5 dBA L_{dn} or greater, with a future traffic noise level of less than 60 dBA L_{dn}; b) 3 dBA L_{dn} or greater, with a future traffic noise level of 60 to 65 dBA L_{dn}; or c) 1.5 dBA L_{dn} or greater, with a future traffic noise level greater than 65 dBA L_{dn}. Additionally, General Plan Policy N 1-14 requires that development does not result in indoor noise levels exceeding 45 dBA L_{dn} at nearby residential uses.

- Operational Noise in Excess of Standards. A significant noise impact would be identified if the project would expose persons to or generate noise levels that would exceed applicable noise standards presented in the General Plan or Municipal Code. Chapter 9.32 of the City of Brentwood Municipal Code limits operational noise at receiving residential land uses to 55 dBA L_{eq} or 70 dBA L_{max} between the hours of 7 a.m. and 10 p.m., and to 45 dBA L_{eq} or 65 dBA L_{max} between the hours of 10 p.m. and 7 a.m.

- **Generation of Excessive Groundborne Vibration.** A significant impact would be identified if the construction of the project would generate excessive vibration levels surrounding receptors. As indicated in Table 3 in the Setting section, groundborne vibration levels exceeding 0.3 in/sec PPV would have the potential to result in cosmetic damage to older residential structures.

- **Excessive Aircraft Noise Levels.** A significant noise impact would be identified if the project would expose people residing or working in the project area to excessive aircraft noise levels. Aircraft noise levels of 60 dBA L_{dn} or less would be considered compatible with single-family residential land uses (see Table N-1).

Impact 1a: **Temporary Construction Noise.** Existing noise-sensitive land uses to the south would be exposed to a temporary increase in ambient noise levels due to project construction activities. This is a **potentially significant** impact.

General Plan Policy N 1-15 requires that construction activities comply with standard best practices. The significance of temporary noise increases resulting from construction depend upon the noise levels generated by various pieces of construction equipment, the timing and duration of noise-generating activities, the distance between construction noise sources and noise-sensitive areas, and the presence of intervening shielding features such as buildings or terrain. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time.

Construction activities for individual projects are typically carried out in stages. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary by stage and vary within stages, based on the amount of equipment in operation and the location at which the equipment is operating. Typical construction noise levels at a distance of 50 feet are shown in Tables 8 and 9. Table 8 shows the average noise level ranges, by construction phase, and Table 9 shows the maximum noise level ranges for different construction equipment. Most demolition and construction noise falls within the range of 80 to 90 dBA at a distance of 50 feet from the source. Pile driving is not anticipated to be used as a method of construction.

TABLE 8 Typical Ranges of Construction Noise Levels at 50 Feet, L_{eq} (dBA)

	Domestic Housing		**Office Building, Hotel, Hospital, School, Public Works**		**Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station**		**Public Works Roads & Highways, Sewers, and Trenches**	
	I	**II**	**I**	**II**	**I**	**II**	**I**	**II**
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I - All pertinent equipment present at site.
II - Minimum required equipment present at site.

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

TABLE 9 Construction Equipment 50-foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)[1,2]	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor[3]	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes:

1 Measured at 50 feet from the construction equipment, with a "slow" (1 sec.) time constant.

2 Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.

3 Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

Source: Mitigation of Nighttime Construction Noise, Vibrations and Other Nuisances, National Cooperative Highway Research Program, 1999.

Noise sensitive uses in the site vicinity include residences located as near as approximately 35 feet south of the site in the Brentwood Hills neighborhood, commercial uses located as near as approximately 750 feet to the east, and residences located as near as approximately 800 feet to the southeast. Hourly average construction noise levels are anticipated to range between 75 and 91 dBA L_{eq} at the nearest homes in the Brentwood Hills neighborhood, between 66 and 82 dBA L_{eq} at Brentwood Hills homes located 100 feet south of the site, and between 48 to 64 dBA L_{eq} at the commercial uses to the east and residences to the southeast. Noise levels in shielded areas would be anticipated to be 5 to 20 dB lower. Noise resulting from project construction would exceed daytime ambient noise levels at homes in the Brentwood Hills neighborhood during busy periods of construction near the site's southern boundary. As construction moves further north into the site, noise levels at the Brentwood Hills would decrease.

A timeline for construction was not yet available at the time of this writing, however, due to the size of the project, it can be anticipated that construction activities will take place for a period of greater than one year. Given the potential duration of construction and the proximity to nearby residences to the south, noise resulting from project construction would cause a **potentially significant impact**.

Mitigation Measure 1a: The following measures are recommended to reduce construction noise levels emanating from the site and minimize disruption and annoyance.

Policy N 1-11 of the City's General Plan requires construction activities to comply with standard best practices set in General Plan Action N 1e. The following best practices are applicable to the project:

1. Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. No construction shall occur on Sundays or City holidays;

2. All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment;

3. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists;

4. At all times during project grading and construction, stationary noise-generating equipment shall be located as far as possible from sensitive receptors and placed so that emitted noise is directed away from residences;

5. Unnecessary idling of internal combustion engines shall be prohibited;

6. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible;

7. The required construction-related noise mitigation plan shall also specify that haul truck deliveries are subject to the same hours specified for construction equipment;

8. Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing; and

9. The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complain (e.g. starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.

Implementation of the above measures could be expected to reduce noise levels resulting from construction by 5 to 10 dBA, and protect the existing residential developments to the south from excessive construction noise. With these measures in place, this would be a **less-than-significant impact**.

Impact 1b: **Permanent Noise Level Increase.** The proposed project is not anticipated to result in significant permanent traffic noise level increases at existing sensitive use. This is a **less-than-significant** impact.

General Plan Policy N 1-7 defines thresholds of significance for permanent noise level increases resulting from transportation sources. A significant permanent noise level increase from transportation noise sources would occur if the project would result in a noise increase at outdoor activity areas of a noise sensitive use of: a) 5 dBA L_{dn} or greater, with a future traffic noise level of less than 60 dBA L_{dn}; b) 3 dBA L_{dn} or greater, with a future traffic noise level of 60 to 65 dBA L_{dn}; or c) 1.5 dBA L_{dn} or greater, with a future traffic noise level greater than 65 dBA L_{dn}.

Traffic noise increases were calculated for both development scenarios by comparing Existing and Existing + Project traffic volumes, provided in the project's traffic study. Based on this comparison, traffic noise increases attributable to the project would be reach up to 3 dBA L_{dn} along the northbound offramp of SR-4 between San Jose Avenue and Sand Creek Road. There are no outdoor areas of noise-sensitive uses along this segment that would be affected. Traffic noise level increases along all other segments included in the traffic study would be 1 dBA L_{dn} or less. This is a **less-than-significant impact**.

Mitigation Measure 1b: **None required.**

Impact 1c: **Noise Levels in Excess of Standards.** The proposed project would not generate noise in excess of standards established in the City's General Plan at the nearby sensitive receptors. This is a **less-than-significant impact**.

City General Plan Policy N 1-14 requires that noise resulting from development does not increase interior noise at nearby residences to a level exceeding 45 dBA L_{dn}. The City's Municipal Code limits operational noise at receiving residential land uses to 55 dBA L_{eq} or 70 dBA L_{max} between

the hours of 7 a.m. and 10 p.m., and to 45 dBA L_{eq} or 65 dBA L_{max} between the hours of 10 p.m. and 7 a.m.

Proposed single family residential uses are not anticipated to include substantial sources of noise that are regulated within the planning process. Typical sources of noise at proposed multi-family residential uses within the site would include heating, ventilation, and air conditioning (HVAC) equipment. Typical sources of noise at the potential school site would include outdoor activity areas, HVAC equipment, and deliveries. Typical sources of noise at commercial uses include parking lot activities, HVAC equipment, and deliveries. Specific plans indicating noise sources at the site including HVAC equipment, parking lots, and outdoor activity areas were not available at the time of this writing. This report analyzes conditions typical of the proposed uses, with noise sources located under a credible worst-case condition.

The nearest residences to the site are located in the Brentwood Hills development, as close as 35 feet south of the site. The optional elementary school site located on Parcel K would be approximately 470 feet from the nearest Brentwood Hills residences. Assuming a typical noise level of 50 to 60 dBA at a distance of 30 feet for HVAC equipment at a school of this size, noise from HVAC equipment would reach 31 to 41 dBA at the nearest residences. HVAC equipment is assumed to operate during both daytime and nighttime hours. The noise level produced by outdoor play activities typically range from 66 to 68 dBA L_{eq} at a distance of 50 feet. These activities would be during daytime hours only. Not accounting for potential shielding provided by site residences, the resulting noise level from play activities at the nearest Brentwood Hills residences would range from 47 to 49 dBA L_{eq}. When accounting for shielding from intervening structures, noise levels would decrease by 5 to 20 dBA. Combined noise levels from operations at the school site are not anticipated to result in daytime noise levels exceeding 55 dBA L_{eq} or 70 dBA L_{max} or nighttime noise levels exceeding 45 dBA L_{eq} or 65 dBA L_{max} and Project generated noise levels would be well below 45 dBA L_{dn} within the interiors of Brentwood Hills residences.

An apartment complex of up to 258 multi-family residential units is proposed for Parcel A at the site's northwestern corner. Typical HVAC equipment used for similar residences would result in noise levels of 50 to 60 dBA at a distance of 30 feet. The nearest sensitive receptor to Parcel A is a residence located approximately 1,500 feet to the northeast. At this distance, noise from HVAC equipment originating from the apartment complex is anticipated to be inaudible.

Parcels B, E, and F are proposed for commercial uses. Commercial uses typically include sources of noise such as HVAC equipment, parking lots, and deliveries. The nearest sensitive use to Parcels B, E, and F is a residence located approximately 900 feet to the northeast of Parcel B. Brentwood Hills homes are located approximately 1,600 feet southeast of Parcel F. At these distances, and given the existing noise environment characterized by SR-4, noise from commercial use activities is anticipated to be well below existing ambient levels and likely inaudible at the closest residence. Operational and HVAC noise sources at the site would not result in noise levels exceeding regulations.

This is a **less-than-significant** impact.

Mitigation Measure 1c: None required.

Impact 2: **Generation of Excessive Groundborne Vibration.** Construction-related vibration levels are not expected to exceed applicable vibration thresholds at nearby sensitive land uses. This is a **less-than-significant** impact.

The City of Brentwood does not specify a construction vibration limit. For structural damage, the California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for new residential and modern commercial/industrial structures, 0.3 in/sec PPV for older residential structures, and a conservative limit of 0.25 in/sec PPV for historic and some old buildings (see Table 3). The 0.3 in/sec PPV vibration limit would be applicable to properties in the vicinity of the project site.

Demolition and construction activities required for construction often generate perceptible vibration levels and levels that could affect nearby structures when heavy equipment or impact tools (e.g. jackhammers, pile drivers, hoe rams) are used in the vicinity of nearby sensitive land uses. Building damage generally falls into three categories. Cosmetic damage (also known as threshold damage) is defined as hairline cracking in plaster, the opening of old cracks, the loosening of paint or the dislodging of loose objects. Minor damage is defined as hairline cracking in masonry or the loosening of plaster. Major structural damage is defined as wide cracking or the shifting of foundation or bearing walls.

Construction activities associated with the project would include site preparation, foundation work, new building framing and finishing, and paving. According to construction information provided by the project design team, no piles will need to be driven.

Table 10 presents typical vibration levels from construction equipment at 25 feet and at distances representative of the nearest structures to the site. Existing residences to the south are located as close as 35 feet from the site. Jackhammers typically generate vibration levels of 0.035 in/sec PPV, and drilling typically generates vibration levels of 0.09 in/sec PPV at 25 feet. Vibration levels would vary depending on soil conditions, construction methods, and equipment used. Vibration levels are highest close to the source, and then attenuate with increasing distance at the rate $(D_{ref}/D)^{1.1}$, where D is the distance from the source in feet and D_{ref} is the reference distance of 25 feet.

TABLE 10 Vibration Levels for Construction Equipment at Various Distances

Equipment		PPV at 25 ft. (in/sec)	PPV at 35 ft. (in/sec)	PPV at 150 ft. (in/sec)
Clam shovel drop		0.202	0.140	0.028
Hydromill (slurry wall)	in soil	0.008	0.006	0.001
	in rock	0.017	0.012	0.002
Vibratory Roller		0.210	0.145	0.029
Hoe Ram		0.089	0.061	0.012
Large bulldozer		0.089	0.061	0.012
Caisson drilling		0.089	0.061	0.012
Loaded trucks		0.076	0.052	0.011
Jackhammer		0.035	0.024	0.005
Small bulldozer		0.003	0.002	0.000

Source: Transit Noise and Vibration Impact Assessment, United States Department of Transportation, Office of Planning and Environment, Federal Transit Administration, October 2018 as modified by Illingworth & Rodkin, Inc., January 2020.

As indicated in Table 10, vibration levels resulting from construction activities are anticipated to reach 0.145 PPV in/sec at the nearest buildings, located 35 feet south of the site. Vibration levels from construction are not anticipated to exceed 0.3 in/sec PPV and would not be anticipated to cause cosmetic, major, or minor structural damage to these structures. There are no historic buildings in the site vicinity which would be sensitive to lower levels of construction-induced vibration. This is a **less-than-significant impact**.

Mitigation Measure 2: None required.

Impact 3: Exposure of Residents or Workers to Excessive Noise Levels in the Vicinity of a Private Airstrip or an Airport Land Use Plan. There are no private airstrips or public-use airports in the project vicinity. There is **no impact**.

The airport nearest to the project site is the Byron Airport, located approximately 10 miles southeast. The site is outside of all noise contours associated with the Byron Airport. There is no significant aircraft-related noise anticipated at the site.

Mitigation Measure 3: None required.