City of Manteca
Community Development Department

Farmhouse Project

Modified Initial Study/15183 Checklist

November 2021

Prepared by

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TABLE OF CONTENTS

A. BACKGROUND 1
B. BACKGROUND AND INTRODUCTION 2
C. PROJECT DESCRIPTION 3
D. CEQA COMPLIANCE 9
E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 9
F. DETERMINATION 10
G. ENVIRONMENTAL CHECKLIST 11
I. AESTHETICS. 12
II. AGRICULTURE AND FOREST RESOURCES. 16
III. AIR QUALITY. 20
IV. BIOLOGICAL RESOURCES. 29
V. CULTURAL RESOURCES. 36
VI. ENERGY. 39
VII. GEOLOGY AND SOILS. 44
VIII. GREENHOUSE GAS EMISSIONS. 49
IX. HAZARDS AND HAZARDOUS MATERIALS. 53
X. HYDROLOGY AND WATER QUALITY 59
XI. LAND USE AND PLANNING. 64
XII. MINERAL RESOURCES. 67
XIII. NOISE. 68
XIV. POPULATION AND HOUSING. 73
XV. PUBLIC SERVICES. 75
XVI. RECREATION. 78
XVII. TRANSPORTATION. 80
XVIII. TRIBAL CULTURAL RESOURCES. 87
XIX. UTILITIES AND SERVICE SYSTEMS. 89
XX. WILDFIRE 96
XXI. MANDATORY FINDINGS OF SIGNIFICANCE. 97
H. SOURCES 99

APPENDICES:

Appendix A: Phase I Environmental Site Assessment
Appendix B: Phase II Environmental Site Assessment
Appendix C: Transportation Analysis

MODIFIED INITIAL STUDY/15183 CHECKLIST
NOVEMBER 2021

A. BACKGROUND

1.	Project Title:	Farmhouse Project
2.	Lead Agency Name and Address:	City of Manteca Planning Division 1215 West Center Street Manteca, CA 95337
3.	Contact Person and Phone Number:	Mallorie Fenrich Associate Planner (209) 456-8514 mfenrich@ci.manteca.ca.us
4.	Project Location:	1825 and 1965 South Union Road Manteca, CA 95337 APNs 226-180-05, 226-180-16
5.	Project Sponsor's Name and Phone Number:	James Lewis Lewis Family Trust (209) 499-2457
6.	General Plan Designation:	Low Density Residential (LDR)
7.	Existing Zoning Designation:	One-Family Dwelling (R-1)
8.	Proposed Zoning Designation	Planned Development Overlay (PD)

8. Surrounding Land Uses and Setting:

The Farmhouse Project (proposed project) site is located at 1825 and 1965 South Union Road in the City of Manteca. The Assessor's Parcel Numbers (APNs) for the site are 226-180-05 and 226-180-16. The approximately 9.92-acre site consists primarily of an orchard with a single-family residence and barn in the northeast corner and a single-family residence in the southeast corner. Surrounding existing land uses include an orchard to the north and single-family residences to the south, east, northeast, and west. It should be noted that a residential project is under construction directly south of the proposed project. The City of Manteca General Plan designates the site as Low Density Residential (LDR) and the site is currently zoned One-Family Dwelling (R-1).

9. Project Description Summary:

The proposed project would consist of subdividing the project site into 52 single-family residential lots. Two of the lots would be allocated for the existing single-family residences and barn. The remaining 50 lots would range in size from 4,203 square-feet (sf) to 9,826 sf. Primary site access would be from South Union Road to the east. The project would

also include the construction of internal roadways and the extension of Maehl Drive, located west of the site, to allow for internal site access. As part of the proposed project, City approval of a Rezone would be required to apply a Planned Development (PD) Overlay zoning district to the project site.

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

    Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

B. BACKGROUND AND INTRODUCTION

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

On October 6, 2003, the City of Manteca approved the City of Manteca General Plan 2023 (General Plan)[1] and certified the associated General Plan Environmental Impact Report (General Plan EIR).[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 *et seq*.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. Under Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's certified General Plan EIR, serves as a basis for this Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR.

The proposed project is consistent with the City's General Plan land use designation of LDR. The 9.92-acre site would be split into 52 single-family residential lots, which is consistent with the 2.1 to 8.0 dwelling units per gross acre (du/ac) allowed by the City's land use designation. Similarly, the proposed project is consistent with the R-1 zoning designation which allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs. Although the proposed project would include approval a Rezone to apply the PD Overlay zoning district, the base zoning district of R-1 would still apply to the project site, and the proposed project would remain consistent with the R-1 zoning designation.

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

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;

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1 City of Manteca. *City of Manteca General Plan 2023.* October 6, 2003.
2 City of Manteca. *Manteca General Plan 2023 Environmental Impact Report, SCH No. #2002042088.* October 6, 2003.

3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This Modified Initial Study/15183 Checklist indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the certified General Plan EIR; or (3) are previously identified significant effects which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

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

> An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

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

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

C. 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

The City of Manteca is located within San Joaquin County. The City of Stockton is immediately to the north of the City of Manteca, with the city limits of the respective cities separated by less than two miles. The City of Lathrop sits immediately to the west of the City of Manteca. To the east and south of the City of Manteca limits are unincorporated portions of San Joaquin County (see Figure 1). The project site consists of two parcels totaling approximately 9.92 acres located at 1825 and 1965 South Union Road, within the City of Manteca, California.

Figure 1
Regional Location

Project Setting and Surrounding Land Uses

The following sections describe the existing setting of the project site and the surrounding land uses in the project vicinity.

Project Site Setting

Per the City's General Plan, the entirety of the project site is designated LDR. The site is zoned R-1. Currently, the site consists of a single-family residence and an associated barn on the northeast parcel (APN 226-180-05), another single-family residence in the southeast parcel of the site (APN 226-180-16), with the remaining area of the site consisting of an orchard. The site is rectangular, with a flat terrain typical of agricultural uses (see Figure 2).

Surrounding Land Uses

As shown in Figure 2, the surrounding areas bordering the project site to the east, west, and northwest have been developed with single-family residential homes. The parcel immediately north of the site, on the northern side of Woodward Avenue, is undeveloped and consists of an orchard; and has a land use designation of General Commercial (GC) and a zoning designation of Planned Development Overlay (PD). The parcels immediately to the west of the GC/PD parcel include single-family dwellings with open swaths of associated landscaping grasses and trees. Palmer Memorial Park is located to the southwest of the project site. A residential project is under construction on the parcel bordering the project site's southern boundary.

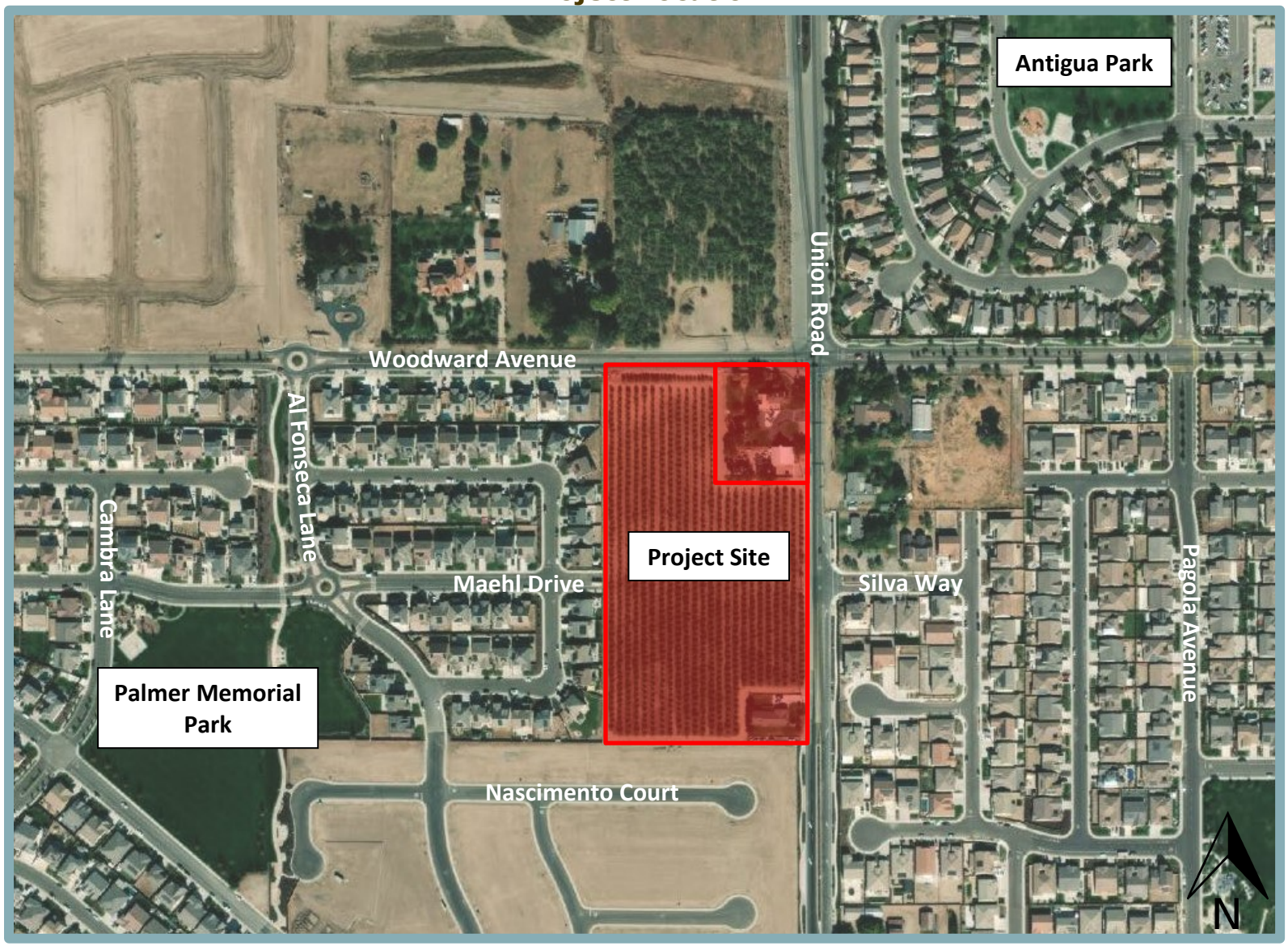
Project Components

The proposed project would subdivide the project site into 52 single-family residential lots. Two of the lots would be allocated for the existing single-family residences and barn, and driveway access for the existing residences would be relocated onto the new internal roadways. The remaining 50 lots would range in size from 4,203 sf to 9,826 sf. As part of the proposed project, City approval of a Rezone would be required to apply a PD Overlay zoning district to the project site. Primary site access would be from South Union Road to the east. The project would also include the construction of internal roadways and the extension of Maehl Drive, located to the west of the site, to allow for internal site access. Each residential lot would feature, at a minimum, enough space to accommodate a two-car garage and two driveway spaces (see Figure 3). Other project improvements would include landscaping, utility installation, and new street lighting. The proposed project components, including the proposed Rezone, Tentative Subdivision Map, site access and circulation, landscaping and fencing, and utilities, are discussed in further detail below.

Rezone

The proposed project would include approval of a Rezone to apply the PD Overlay zoning district to the entire project site. Per the City's Municipal Code, the purpose of the PD Overlay zoning district is to establish a process for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. Accordingly, the Farmhouse Planned Development Guidelines is the regulatory design document that provides the framework for the residential design of the proposed project. The Guidelines provide an overview of the design criteria required to implement the desired physical form of the neighborhood and its key features. In addition, the Guidelines address architectural character, as well as other components that create a distinguished community comprised of high-quality design. The standards set forth in the Guidelines are designed to work in concert with the City of Manteca's governing documents, while articulating the design and development standards that are specific and unique to the project site.

Figure 2
Project Location



Tentative Subdivision Map

The Tentative Subdivision Map divides the project site into 52 single-family residential lots, as well as parcels for associated improvements (see Figure 3).

The proposed residential uses would represent a continuation of other residential development in the project vicinity, specifically the single-family residential homes to the south, east, west, and northwest of the project site. The neighborhood design, lot size, and density included in the proposed project would be similar to the surrounding area. The average density of the proposed residential development would be approximately 5.24 units per acre with lot sizes ranging from approximately 4,203 sf to 9,826 sf.

Access and Circulation

Primary site access would be from South Union Road, to the east of the project site. The project would also include the construction of internal roadways and the extension of Maehl Drive, located to the west of the site, to allow for internal site access. Access rights at all locations along Woodward Avenue and Union Road would be relinquished to the City of Manteca, as such, driveway access for the existing homes and barn on the project site will be relocated onto the new internal roadways.

Additional roadway improvements would include street lighting, curbs, gutters, and sidewalks along access points and all internal roadways. Roadway construction would be subject to the City of Manteca's Standard Specifications.

Landscaping and Fencing

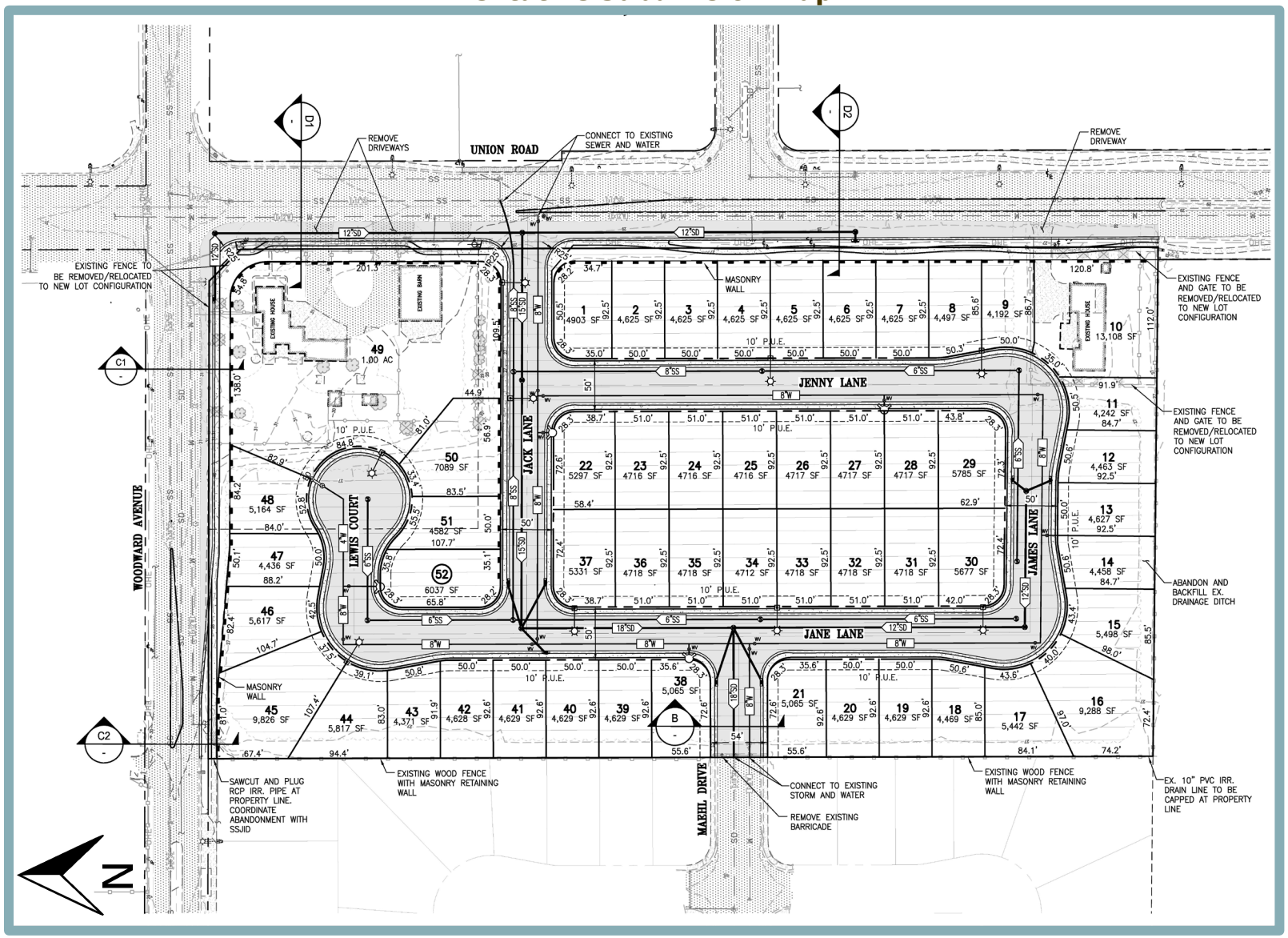
All landscaping would be implemented per the current City of Manteca Standards and Specifications for Landscape Design and the Model Water Efficient Landscape Ordinance (MWELO). The existing fences and gates surrounding the single-family residence in the southeast corner of the project site would be removed. A masonry sound wall would be constructed along the eastern border of the project site, along South Union Road, and the northern border of the project site, along Woodward Avenue. The existing wood fence which extends along the western border of the project site would be retained and buttressed with a masonry retaining wall, where required.

Utilities

All utility improvements would be constructed in accordance with the design standards specified by the City's Municipal Code. The City would serve as the water, storm drainage, and sewer services provider for the proposed project. Pacific Gas & Electric Co. (PG&E), an investor-owned utility headquartered in San Francisco, California and with a service territory throughout Northern California, would provide electricity and natural gas to the site. Telephone services would be provided by Frontier Communications. Cable television services would be provided by Comcast. Fiber optics lines would be installed by the City for internet providers to supply services.

An eight-inch water line would be installed within the project's interior streets and connected to the existing eight-inch water main within Maehl Drive and the existing eight-inch water main within South Union Road. Similarly, six-inch and eight-inch sewer lines would be installed within the project's interior streets and connected to the existing 12-inch sewer main within South Union Road. The project would intersperse 12-inch, 15-inch, and 18-inch storm drainage lines within the interior streets, which would connect to the existing 12-inch storm main within Maehl Drive.

Figure 3
Tentative Subdivision Map



Discretionary Actions

The proposed project would require the following approvals:

- Rezone Approval;
- Tentative Subdivision Map Approval; and
- Issuance of Grading and Building Permits.

This Modified Initial Study/15183 Checklist may be used by responsible agencies and trustee agencies that may have approval authority over the proposed project (i.e., to issue permits). The project applicant would obtain all necessary permits, as required by law. The following are the responsible agencies and trustee agencies for the proposed project:

- California Department of Fish and Wildlife;
- Central Valley Regional Water Quality Control Board;
- California Department of Conservation; and
- San Joaquin Valley Air Pollution Control District.

D. CEQA COMPLIANCE

This Modified Initial Study/15183 Checklist provides the evidence required that the certified General Plan EIR environmental determinations are applicable to the proposed project. The following is an overview of the steps followed for the environmental review of the proposed project.

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

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ **Aesthetics**	☐ **Agriculture and Forest 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**

F. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, further environmental review is not required.

Signature	Date
Mallorie Fenrich, Associate Planner	City of Manteca
Printed Name	For

G. ENVIRONMENTAL CHECKLIST

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

Significant Impact Peculiar to the Project or Project Site: An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously identified in the certified General Plan EIR. If any potentially significant impacts are identified, an EIR must be prepared to analyze such impacts.

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

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

I. AESTHETICS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect on a scenic vista?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR evaluated the General Plan's potential impacts to aesthetics, including scenic vistas, scenic resources, visual character and quality, and light and glare, starting on page 3-1. The EIR concluded that implementation of the General Plan would have a potentially significant impact on scenic vistas and resources as well as visual character and quality, requiring mitigation. General Plan policies would help to mitigate the impacts that Citywide development from the General Plan would have on the visual character of the City (see Table 1). However, even after implementation of policies discussed in the General Plan EIR to mitigate these issues, the impacts would be significant and unavoidable. The General Plan EIR determined that General Plan buildout would have a potentially significant impact regarding light and glare, but General Plan policies would mitigate the impacts of light and glare caused by new development facilitated in the General Plan to a less-than-significant level (see Table 1).

General Plan Policies

Table 1 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to aesthetics.

Table 1
Applicable General Plan Policies: Aesthetics

Policy
Policy RC-P-16 Provide public and private open space within urbanized parts of Manteca, in order to provide visual contrast with the built environment and to provide for the recreational needs of residents
Policy RC-P-18 New development shall maximize the potential for open space and visual experiences.
Policy CD-P-44 Provide minimal levels of street, parking, building, site and public area lighting to meet safety standards and provide direction.
Policy CD-P-45 Provide directional shielding for all exterior lighting to minimize the annoyance of direct or indirect glare.
Policy CD-P-46 Provide automatic shutoff or motion sensors for lighting features in newly developed areas.

(Continued on next page)

Table 1
Applicable General Plan Policies: Aesthetics

Policy
Policy CD-P-47 The City shall adopt light and glare standards that minimize the creation of new light source and the annoyance of direct and indirect glare.
Policy CD-P-48 Allow pockets of agricultural activity to remain within the urban areas of the city where such uses are compatible with the surrounding urban use.
Policy CD-P-49 Allow use of small under-utilized parcels or undeveloped portions of parcels for temporary, seasonal agricultural activity, such as truck farms, strawberries, and small orchards.
Policy CD-P-50 In order to retain a visual reminder of the agricultural heritage, the City will permit the use of non-fruiting species, such as flowering pear and plum, as secondary accent trees in landscape corridors along major streets. The primary street tree shall provide a shade canopy over the street and sidewalk.
Goal CD-11 To the extent possible, new development shall retain or incorporate visual reminders of the agricultural heritage of the community.

Discussion

a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The General Plan EIR determined that potential development under the General Plan could result in an additional loss of scenic open space that is visible from locations within the community, from the highway overpasses, and from the nearby unincorporated agricultural areas, specifically, new development would impact the current views of open space, primarily vistas of agricultural fields and orchards. Thus, the General Plan EIR concluded that even with adherence to applicable General Plan policies impacts to scenic vistas and resources as well as visual character and quality of the surrounding area would be significant and unavoidable.

Given that the proposed project is consistent with the project site's General Plan land use designations, the buildout of the project site and associated impacts to scenic vistas and State Scenic Highways have been anticipated by the City and evaluated in the General Plan EIR. According to the California Scenic Highway Mapping System, the project site is not located within the vicinity of an officially designated State Scenic Highway.[3] Additionally, surrounding land uses, specifically the new residential developments located to the south, east, west, and northwest of the project site are similar to the proposed project, and thus, the project site is not subject to any peculiar circumstances that would result in new impacts related to scenic vistas and State Scenic Highways relative to what has been analyzed in the General Plan EIR. In addition, the proposed project would be required to comply with the General Plan policies and goals listed above in Table 1, including Policies RC-P-16 and RC-P-18.

[3] Department of Transportation. *List of Eligible and Officially Designated State Scenic Highways.* Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed March 2021.

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

c. As described in the General Plan EIR, the visual character and quality of agricultural open space would be impacted if the development proposed in the City's General Plan occurs. Residential development throughout the City would be similar in character to any existing residences in the immediate vicinity. However, commercial uses and higher-density residential would be different in character from any existing nearby residential, and therefore may be considered a degradation of the existing visual character and quality of the area. Thus, even with the implementation of General Plan policies, the General Plan EIR concluded that buildout of the General Plan would result in a significant and unavoidable impact on visual character and quality.

Currently, the project site consists primarily of an orchard with a single-family residence and barn in the northeast corner and a single-family residence in the southeast corner. The site is surrounded by land that is zoned R-1 or PD, and existing development around the project site is consistent with the proposed project. Public views of the project site are available to pedestrians and motorists traveling on adjacent roadways.

The proposed project would subdivide the project site into 52 single-family residential lots, with three lots allocated for the existing single-family residences and barn, and the remaining 50 lots would each be developed with a new single-family residence. Additional site improvements would include new internal roadways, landscaping, utility installation, and new street lighting. As discussed above, the General Plan EIR concluded that residential development throughout the City would be similar in character to any existing residences in the immediate vicinity, and thus, the proposed project would be visually compatible with the existing residential developments to the south, east, west, and northwest of the project site. In addition, the R-1 zoning designation allows for substantial flexibility in selecting dwelling unit types and parcel configurations to suit site conditions and housing needs.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated changes to the visual character and quality of the site have been anticipated by the City and analyzed in the General Plan EIR. Because the project site does not contain any unique features, and is surrounded by existing urban development, the project site is not subject to any peculiar circumstances that would result in new impacts related to the existing visual character or scenic quality relative to what has been analyzed in the General Plan EIR. Furthermore, the proposed project would comply with applicable General Plan Policies including CD-P-48 through CD-P-50 and Goal CD-11. Compliance with such policies would help ensure that the proposed project would not substantially degrade the character or quality of the site or its surroundings, including views of the site from the roadways.

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

d. Pursuant to the General Plan EIR, new development facilitated by the General Plan could introduce new sources of light and glare in Manteca, resulting in increased ambient nighttime lighting. However, the EIR determined that adherence to General Plan policies, CD-P-44 through CD-P-47 would minimize adverse effects from light spillover to nearby properties and glare. Thus, the General Plan EIR concluded that with implementation of such standards, impacts related to light and glare would be less than significant.

Due to the project site being primarily used as an orchard, there are minimal existing sources of light and glare on-site. However, several existing sources of light currently exist in the project vicinity, including headlights from vehicles travelling on nearby roadways, streetlights along Woodward Avenue and Union Street, and lighting associated with nearby residences.

Development of the project site with 50 new single-family residences would involve sources of light associated with interior light spilling through windows, vehicle headlights entering and exiting the project site, exterior lighting, and street lighting within the development area. However, the new sources of light and glare would be consistent with the type of lighting anticipated for the project site per the City's General Plan land use and zoning designations for the site. Development of the project site would be consistent with General Plan Policies CD-P-44 through CD-P-47 which would mitigate impacts related to light and glare in the project area. In addition, all new lighting for the proposed project must be in compliance with Section 17.50, Lighting, of the City's Zoning Ordinance.

Based on the above, impacts related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

As part of the General Plan EIR's assessments on impacts to agricultural and forest resources, the General Plan EIR evaluated both direct impacts associated with the conversion of agricultural land to non-agricultural use in a project site and potential indirect impacts to adjacent agricultural operations, starting on page 4-1. In regard to conversion of active agricultural land, the General Plan EIR concluded development proposed in the General Plan would, generally, result in a significant and unavoidable impact. The General Plan EIR includes General Plan policies on pages 4-14 and 4-15 of the General Plan EIR (see Table 2) to reduce potential impacts, but ultimately, determined that mitigation measures are not available to prevent the loss of Farmland within the General Plan Area. Because the City does not include forest land or timberland, the General Plan EIR did not address potential impacts to forest land or timberland, as such impacts are not relevant to development within the City.

General Plan Policies

Table 2 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to the loss of agricultural land.

Table 2
Applicable General Plan Policies: Agriculture and Forest Resources

Policy
Policy LU-P-41 The City shall encourage the continuation of agricultural uses on lands within the Primary and Secondary Urban Services Boundary lines pending their development as urban uses consistent with the General Plan.
Policy LU-I-1 The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur. The growth management system shall have the following objectives: • Conserve viable agricultural and open space lands.

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Table 2
Applicable General Plan Policies: Agriculture and Forest Resources

Policy
Policy RC-P-18 The City shall support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.
Policy RC-P-19 The City shall provide an orderly and phased development pattern so that farmland is not subjected to premature development pressure.
Policy RC-P-20 In approving urban development near existing agricultural lands, the City shall act so that such development will not unnecessarily constrain agricultural practices or adversely affect the viability of nearby agricultural operations.
Policy RC-P-22 Protect designated agricultural lands, without placing an undue burden on agricultural landowners.
Policy RC-P-23 Provide buffers at the interface of urban development and farmland in order to minimize conflicts between these uses.
Policy RC-P-25 The City shall ensure, in approving urban development near existing agricultural lands, that such development will not unnecessarily constrain agricultural practices or adversely affect the economic viability of nearby agricultural operations.
Policy RC-P-26 The City shall restrict the fragmentation of agricultural land parcels into small rural residential parcels except in areas designated for estate type development in the General Plan Land Use Diagram.
Policy RC-P-27 The City shall not extend water and sewer lines to premature urban development that would adversely affect agricultural operations.
Policy RC-I-30 Apply the following conditions of approval where urban development occurs next to farmland: • Require notifications in urban property deeds that agricultural operations are in the vicinity, in keeping with the City's right-to-farm ordinance. • Require adequate and secure fencing at the interface of urban and agricultural use. • Require phasing of new residential subdivisions so as to include an interim buffer between residential and agricultural use.
Policy RC-I-31 Work with San Joaquin County on the following issues: Support the continuation of County agricultural zoning in areas designated for agricultural land use in the Area Plan.
Goal RC-9 To promote the continuation of agricultural uses in the Manteca area and to discourage the premature conversion of agricultural land to nonagricultural uses, while providing for the urban development needs of Manteca.

Discussion

a,e. The General Plan EIR concluded that buildout of the City's General Plan could result in a significant and unavoidable impact related to the conversion of Farmland. Additionally, the General Plan identifies agricultural resources in the vicinity of the project site, as shown in General Plan EIR Figure 4-4, Prime Farmlands and Farmlands of Statewide Importance in the Study Area.

Per the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the project site is characterized as Farmland of Statewide Importance.[4] Thus, the development of the site would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use. However, the proposed project is consistent with the land use and zoning designations for the project site. As such, the General Plan and associated General Plan EIR have taken into consideration this conversion of Farmland of Statewide significance. Although the General Plan EIR concludes that the impact of converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use is significant and unavoidable, General Plan policies are provided in the General Plan EIR to lessen the conversion of agricultural resources to some extent (see Table 2). In addition, pursuant to CCR Section 15093, when the General Plan was adopted, the City also adopted a Statement of Overriding Considerations which established that the significant and unavoidable impacts associated with buildout of the General Plan to be considered "acceptable" given the economic, legal, social, technological, or other benefits that would also occur.

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

b. The City of Manteca contains lands under a Williamson Act Contract. As such, the General Plan EIR concluded that implementation of the General Plan could conflict with a Williamson Act Contract, resulting in significant and unavoidable impacts. General Plan Policies RC-P-22, RC-P-26, and RC-I-31 are provided in the General Plan EIR to conserve agricultural zoning within the City. However, as shown in Figure 4-3, Lands Under Williamson Act Contracts within the General Plan Study Area, of the General Plan EIR, the project site does not include any land under a Williamson Act contract.

The project site is zoned R-1 and designated LDR. Thus, the site is not zoned for agricultural uses, and buildout of the proposed project would not conflict with agricultural zoning or a Williamson Act contract.

Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met, and impacts related to conflicting with a Williamson Act Contract were ***adequately addressed in the General Plan EIR***.

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

Furthermore, 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

[4] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/. Accessed March 2021.

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

III. AIR QUALITY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

In analyzing the effects of the General Plan on air quality emissions and the associated impacts, the General Plan EIR analyzed both temporary impacts related to construction activity and possible long-term impacts associated with General Plan buildout, starting on page 5-1. The General Plan EIR concluded that, with the implementation of the measures included in the General Plan, buildout of the General Plan would not conflict with or obstruct implementation of the applicable air quality plan. However, the General Plan EIR identified a significant and unavoidable impact related to violating air quality standards or contributing substantially to the current nonattainment status for ozone and PM_{10}. As such, the General Plan concluded that mitigation measures to reduce the impact to a less-than-significant level do not exist. As noted on page 5-22 of the General Plan EIR, implementation of measures AS-I-8 and AQ-I-15 would help protect sensitive receptors from exposure to air pollutants. Therefore, the impact related to exposing sensitive receptors to substantial pollutant concentrations would be less-than-significant with mitigation. Finally, the General Plan EIR concluded that compliance with General Plan policies would ensure that buildout of the General Plan would not create objectionable odors that would affect neighboring properties, resulting in a less-than-significant impact with mitigation.

General Plan Policies

Table 3 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related air quality.

Table 3
Applicable General Plan Policies: Air Quality

Policy
AQ-P-1 Cooperate with other agencies to develop a consistent and coordinated approach to reduction of air pollution and management of hazardous air pollutants.
AQ-P-2 Develop a land use plan that will help to reduce the need for trips and will facilitate the common use of public transportation, walking, bicycles, and alternative fuel vehicles.
AQ-P-3 Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses.
AQ-P-4 Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions.

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Table 3
Applicable General Plan Policies: Air Quality

Policy
AQ-P-5 Develop and maintain circulation systems that provide alternatives to the automobile for transportation, including bicycles routes, pedestrian paths, bus transit, and carpooling.
AQ-P-6 Coordinate public transportation networks, including trains, local bus service, regional bus service and rideshare facilities to provide efficient public transit service.
AQ-P-7 New construction will be managed to minimize fugitive dust and construction vehicle emissions.
AQ-P-8 Woodburning devices shall meet current standards for controlling particulate air pollution.
AQ-P-9 Burning of any combustible material within the City will be controlled to minimize particulate air pollution.
AQ-I-1 Work with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to implement the Air Quality Management Plan (AQMP). • Cooperate with the APCD to develop consistent and accurate procedures for evaluating project-specific and cumulative air quality impacts. • Cooperate with the APCD and the California Air Resources Board to develop a local airshed model. • Cooperate with the APCD in their efforts to develop a cost/benefits analysis of possible control strategies (mitigation measures to minimize short and long-term stationary and area source emissions as part of the development review process, and monitoring measures to ensure that mitigation measures are implemented.
AQ-I-2 In accordance with CEQA, submit development proposals to the APCD for review and comment prior to decision.
AQ-I-3 Cooperate with the San Joaquin County Environmental Health Department in identifying hazardous material users and in developing a hazardous materials management plan
AQ-I-4 Encourage mixed-use development that is conveniently accessible by pedestrians and public transit.
AQ-I-5 Locate employment, school, and daily shopping destinations near residential areas.
AQ-I-6 Locate higher density development such as multi-family housing, institutional uses, services, employment centers and retail along existing and proposed transit corridors.
AQ-I-7 Locate public facilities in areas easily served by current and planned public transportation.
AQ-I-8 Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and sensitive receptors (e.g., homes, schools, and hospitals).
AQ-I-9 Maintain acceptable traffic levels of service (LOS) as specified in the Circulation Element.
AQ-I-10 In new subdivisions, require the internal street system to include the installation of dedicated pedestrian/bicycle pathways connecting to adjacent residential and commercial areas as well as schools, parks and recreational areas.

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Table 3
Applicable General Plan Policies: Air Quality

Policy
AQ-I-12 Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
AQ-I-13 All residences built in a new subdivision or housing development shall be equipped with conventional heating devices with sufficient capacity to heat all areas of the building without reliance on woodburning heating devices.
AQ-I-14 All woodburning-heating devices installed shall meet EPA standards applicable at the time of project approval.
AQ-I-15 Design review criteria shall include the following considerations, at a minimum: The developer of a sensitive air pollution point receptor shall submit documentation that the project design includes appropriate buffering (e.g., distance, setbacks, landscaping) to separate the use from highways, arterial streets, hazardous material locations and other sources of air pollution or odor.

Discussion

a,b. The General Plan EIR concluded that given compliance with the San Joaquin Valley Air Pollution Control District's (SJVAPCD's) Air Quality Management Plan, as required by AQ-I-1, the Integrated Air Toxic Program, and Attainment Plans, implementation of the General Plan would not conflict with any applicable air quality plans, and impacts would be less than significant. With regard to impacts related to violating air quality standards or contributing substantially to nonattainment status, the General Plan includes policies and implementation measures which are intended to reduce the net increase of criteria pollutants. However, implementation of such measures would not reduce the increase of criteria pollutants to a less-than-significant level and, thus, the General Plan EIR concluded that the impact would be significant and unavoidable.

The City of Manteca, including the project site, is located within the northern portion of the San Joaquin Valley Air Basin (SJVAB) and is within the jurisdictional boundaries of the SJVAPCD. The SJVAB area is currently designated as a non-attainment area for the State and federal ozone, State and federal particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State particulate matter 10 microns in diameter (PM_{10}) standards. Because the San Joaquin Valley is currently designated as severe nonattainment and serious nonattainment for ozone and PM_{10} standards, respectively, any increase in such pollutants would contribute to the nonattainment status. The SJVAB is designated attainment or unclassified for all other ambient air quality standards (AAQS). It should be noted that although the U.S. Environmental Protection Agency (EPA) revoked their 1-hour ozone standard in 2005, in May of 2016, the EPA proposed findings that the SJVAB was in attainment of the 1-hour ozone standard.

In compliance with regulations, due to the non-attainment designations of the area, the SJVAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to

reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The most recent ozone plan is the 2016 Ozone Plan for the 2008 8-Hour Ozone Standard, which was adopted by the SJVAPCD on June 16, 2016. The California Air Resources Board (CARB) subsequently conducted a public meeting to consider approval of the 2016 Ozone Plan for the 2008 8-Hour Ozone Standard, and approved the plan on July 21, 2016. Additionally, the most recent federal attainment plan for PM is the 2016 Plan for the 1997 $PM_{2.5}$ Standard, which was approved by the District Governing Board on April 16, 2015.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures (TCMs) to be implemented in the region to attain the State and federal standards within the SJVAB. Adopted SJVAPCD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated non-attainment, consistent with applicable air quality plans. The SJVAPCD has established broad significance thresholds associated with the construction and operation emissions for various criteria pollutants including ozone precursors such as reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for PM_{10}, $PM_{2.5}$, sulfur oxide (SO_x), and carbon monoxide (CO) expressed in tons per year. Thus, by exceeding the SJVAPCD's mass emission thresholds for operational emissions of ROG, NO_X, PM_{10}, $PM_{2.5}$, SO_x, or CO a project would be considered to conflict with or obstruct implementation of the SJVAPCD's air quality planning efforts. The SJVAPCD's adopted thresholds of significance for criteria pollutant emissions are presented in Table 4. If the proposed project's emissions exceed the applicable thresholds of significance presented in the table, the project could violate an air quality standard, contribute to an existing or projected air quality violation or conflict with or obstruct implementation of the applicable air quality plans.

Table 4
SJVAPCD Criteria Pollutant Thresholds of Significance

Pollutant	Construction Emissions (tons/yr)	Operational Emissions (tons/yr)
ROG	10	10
NO_X	10	10
CO	100	100
SO_X	27	27
PM_{10}	15	15
$PM_{2.5}$	15	15

Source: SJVAPCD, March 19, 2015.

To streamline the process of assessing significance of criteria pollutant emissions from common projects, the SJVAPCD has developed the screening tool, Small Project Analysis Level (SPAL). By using project type and size, and calculations based on CalEEMod version 2016.3.2, the SJVAPCD has pre-quantified mass emissions and determined a size below which mass emissions from a project would be reasonably considered not to exceed the thresholds of significance presented above for criteria pollutants. Projects less than the sizes identified by the SJVAPCD are deemed to have a less-than-significant impact on air quality due to criteria pollutant mass emissions and are excluded from quantifying criteria pollutant emissions for CEQA purposes.

The SPAL for single-family residential projects is 155 dwelling units and less than 800 average daily one-way trips.[5] The proposed project would entail the development of 50 new single-family residential units, which is well below the SPAL. In addition, according to the Transportation Impact Analysis that was prepared for the proposed project, the project would generate approximately 500 trips per day. Because the proposed project would be under the SPAL, the project is considered to result in a less-than-significant impact related to air quality and additional analysis is not required.

It should be noted that all development within the SJVAPCD, including the proposed project, is required to comply with all applicable SJVAPCD rules and regulations, including, but not limited to, Regulation VIII (Fugitive PM_{10} Prohibition), Rule 4101 (Visible Emissions), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback Slow Cure, Emulsified Asphalt, Paving and Maintenance Operations), Rule 4101 (Visible Emissions), and Rule 4102 (Nuisance). Compliance with the aforementioned regulations would help to reduce criteria pollutant emissions associated with construction activities.

Cumulative Emissions

A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. By its very nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development. Future attainment of ambient air quality standards is a function of successful implementation of SJVAPCD attainment plans. Consequently, the SJVAPCD's application of thresholds of significance for criteria pollutants is relevant to the determination of whether a project's individual emissions would have a cumulatively significant impact on air quality.

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

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

[5] San Joaquin Valley Air Pollution Control District. *Small Project Analysis Levels (SPAL)*. November 13, 2020.

As presented above, the proposed project would be below the SJVAPCD's SPAL and is, thus, expected to result in construction-related and operational emissions below the applicable thresholds of significance. In addition, as discussed in further detail below, the proposed project would be below the applicable thresholds of significance related to localized CO and TAC concentrations. Therefore, the proposed project would not be considered to result in a cumulatively considerable net increase in any criteria pollutant for which the area is under nonattainment for a federal or State AAQS (i.e., ozone and PM). Consequently, in accordance with SJVAPCD guidance, because the proposed project would result in emissions less than the thresholds of significance, the proposed project would correspondingly be considered to result in a less-than-significant cumulative impact to air quality.

Furthermore, the General Plan EIR includes a cumulative air quality analysis from buildout of the entire City. Considering the proposed project is consistent with the General Plan EIR land use designation, air quality impacts associated with buildout of the project site were evaluated in the cumulative analysis included in the General Plan EIR.

Conclusion

Because the proposed project is below the SPAL, the project would not result in construction-related or operational emissions of criteria air pollutants in excess of the SJVAPCD's thresholds of significance Thus, conflicts with or obstruction of implementation of the applicable regional air quality plans would not occur. In addition, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State AAQS.

The proposed project would consist of a typical residential development on a lot planned for such, and effects peculiar to the proposed project or the project site do not exist. As a result, development of the project site was already evaluated in the General Plan EIR, and the project would not result in any impacts related to criteria pollutant emissions outside of what was anticipated for the project site in the General Plan EIR. Thus, impacts related to emissions of criteria pollutants and consistency with the applicable air quality plans were ***adequately addressed in the General Plan EIR***. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. The General Plan EIR concluded that impacts related to exposing sensitive receptors to substantial pollutant concentrations would be less than significant after implementation of mitigation. Specifically, Implementation Measures AQ-I-8 and AQ-I-15, which require land use siting and separation, and the use of buffers to protect sensitive receptors would reduce impacts to a less-than-significant level.

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 preexisting health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptors to the site would be the existing single-family residences located approximately 25 feet to the west, along Tolbert Avenue.

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

Localized CO Emissions

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

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

According to the Transportation Impact Analysis prepared for the proposed project, operations at the study intersection would not be reduced to an unacceptable LOS due to the increase in traffic volumes that could result from implementation of the proposed project. Therefore, the project's impact related to a contribution to local mobile-sourced concentrations of CO would be less than significant.

TAC Emissions

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

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

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Construction equipment

would operate intermittently throughout the course of a day, would be restricted to daytime hours per the City's Noise Ordinance, and would likely only occur over portions of the improvement area at a time. In addition, all construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation. Project construction would also be required to comply with all applicable SJVAPCD rules and regulations, particularly associated with permitting of air pollutant sources. Because health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to would correlate to a higher health risk, considering the short-term nature of construction activities, as well as the regulated and intermittent nature of the operation of construction equipment, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low. Thus, construction of the proposed project would not result in exposure of nearby receptors to substantial pollutant concentrations.

Conclusion

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

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

Pursuant to the General Plan EIR, the General Plan does not include proposed land uses which are anticipated to create objectionable odors. Nonetheless, implementation of Goal AQ-1 and Policy AQ-P-3, which required the inclusion of buffers between potentially odorous land uses and sensitive receptors, would reduce any potential impacts to a less-than-significant level.

Odors

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

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, it is difficult to quantitatively determine the presence of a significant odor impact. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed development on the project site would not introduce any of the aforementioned land uses. Moreover, the project is not located in the vicinity of

any existing or planned land uses that would be considered major sources of odors. Nonetheless, the project would be subject to the SJVAPCD's Rule 4102, which allows members of the public to submit complaints regarding odor.

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

Dust

During construction, the project would be required to comply with all applicable SJVAPCD rules and regulations regarding fugitive 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.

Conclusion

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

IV. BIOLOGICAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR, starting on page 6-1, examined direct and indirect impacts to the following special-status biological resources: regulated waterways and wetlands, sensitive habitats, sensitive plants and animals, and wildlife movement corridors. The General Plan EIR concluded direct and indirect impacts to listed special-status species, riparian habitat and other natural communities, wetlands, and migratory wildlife species would be avoided with implementation of the General Plan goals and policies (see Table 5). Thus, mitigation would result in a less-than-significant impact. However, the General Plan EIR concluded that new development could have a cumulatively significant impact related impacts on biological resources due to the voluntary nature of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Requiring implementation of General Plan Policy RC-I-32 though RC-I-34, found on page 6-28, would reduce the impact; however, the General Plan EIR concluded that a significant impact would remain because it could not be assumed that all project proponents would participate in the SJMSCP.

General Plan Policies

Table 5 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to biological resources.

Table 5
Applicable General Plan Policies: Biological Resources

Policy
Policy RC-I-32 Continue to support and comply with the requirements of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) when reviewing proposed public and private land use changes.
Policy RC-I-33 For project proponents who opt against participation in the SJMSCP, require site-specific research, and ground surveys for proposed development projects. This research must include a detailed inventory of all biological resources onsite, and appropriate mitigation measures for avoiding or reducing impact to these biological resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.
Policy RC-I-34 Project proponents who opt not to participate in the SJMSCP shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies.
Policy RC-I-36 Limit the access of pedestrians and cyclists to wetland areas so that access is compatible with long-term protection of these natural resources.
Policy RC-P-29 Minimize impact of new development on native vegetation and wildlife.
Policy RC-P-34 Protect special status species and other species that are sensitive to human activities.
Policy RC-P-36 Consider the development of new drainage channels planted with native vegetation, which would provide habitat as well as drainage.

Discussion

a. The General Plan EIR determined that future development would have a less-than-significant impact on special-status species with implementation of General Plan policies listed in Table 5.

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

A search of the California Natural Diversity Database (CNDDB) was conducted in June 2021 for the project site quadrangle and the eight quadrangles surrounding the project area to identify if any species not previously identified by the General Plan EIR have the potential to exist within the project site. The intent of the database review was to identify

documented occurrences of special-status species in the vicinity of the project area, to determine their locations relative to the project site, and to evaluate whether the site meets the habitat requirements of such species. Based on the results of the CNDDB search, one special-status wildlife species is known to occur within the project vicinity. The potential for the special-status species identified by the CNDDB and the General Plan EIR to occur on the project site is discussed in further detail below.

Special-Status Plants

Per the General Plan EIR, two special-status plant species have the potential to occur within the City of Manteca. However, according to Figure 6-1, General Locations of Study Area Special Status Species, of the General Plan EIR, special-status plant species were not observed on the project site. Additionally, the CNDDB search did not identify any special-status plant species that would occur within the project vicinity. Thus, special-status plant species would not be impacted by the proposed development.

Special-Status Wildlife

Per the General Plan EIR, four special-status wildlife species have the potential to occur within the City of Manteca. Per the General Plan EIR, only one of the four has the potential to occur on the project site. Figure 6-1 of the General Plan EIR shows the project site as being located within the potential habitat area of the Burrowing Owl. However, the CNDDB search identified the tricolored blackbird as having the potential to occur within the project vicinity.

Burrowing Owl

Burrowing owls inhabit open grasslands and shrublands in the Central Valley, coastal regions, and deserts of California. Burrowing owls occur in a patchy distribution throughout San Joaquin County, but recent studies have shown a decline of over 50 percent in the numbers of breeding pairs in the Central Valley.[6] Burrowing Owls are granted protection under the MBTA and the California Fish and Game Code. Development of the proposed project could disturb burrowing owls if they are present during initiation of ground-disturbing activity.

Tricolored Blackbird

The tricolored blackbird inhabits wetland and grassland habitats. Within the Central Valley, breeding colonies live in the rice-growing regions of the Sacramento Valley and in the pasturelands of the lower Sacramento Valley and San Joaquin Valley. Nesting takes place in native emergent marshes, silage and other grain fields, thickets of the introduced Himalayan blackberry, and other flooded and upland habitats. Given the habitat requirements for the tricolored blackbird, very low potential exists for the species to occur on-site, and, thus, the tricolored blackbird is not anticipated to be impacted by the proposed project.

Conclusion

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

[6] City of Manteca. Manteca General Plan 2023 Environmental Impact Report. [pg. 6-5]. October 6, 2003.

As discussed above, the General Plan EIR identified that development occurring pursuant to the General Plan could result in impacts to special-status plant and wildlife species. Based on Figure 6-1 of the General Plan EIR, one special-status wildlife species may occur within the project site. While burrowing owls could be potentially impacted by the proposed development, the General Plan includes policies to reduce potential impacts to such species to less-than-significant levels. Additionally, the CNDDB search identified tricolored blackbird as having the potential to occur on-site; however, the site does not meet habitat requirements associated with the species.

As previously discussed, per CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. […]" In the case of the proposed project, the Resource Conservation Element of the General Plan provides Policies RC-I-32 through RC-I-34 to protect and maintain special status species by requiring either compliance with the SJMSCP, or for those who opt out of participating in the SJMSCP, compliance with all other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. The project site is designated Category C and Pay Zone B under the SJMSCP and would abide by all relevant policies and pay all fees required by the SJMSCP. Additionally, the proposed project would consistent with applicable General Plan policies provided in the General Plan EIR including Policies RC-P-29 and RC-P-34.

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

b,c. The U.S. Army Corps of Engineers (USACE) regulates the filling or grading of waters of the U.S. under the authority of Section 404 of the Clean Water Act. The extent of jurisdiction within drainage channels is defined by "ordinary high-water marks" on opposing channel banks. All activities that involve the discharge of dredge or fill material into waters of the U.S. are subject to the permit requirements of the USACE. In addition, under the Porter-Cologne Water Quality Control Act of 1969, the State Water Resources Control Board (SWRCB) has regulatory authority to protect the water quality of all surface water and groundwater in the State of California ("waters of the State"). Nine Regional Water Quality Control Boards (RWQCBs) oversee water quality at the local and regional level. The RWQCB for a given region regulates discharges of fill or pollutants into waters of the State through the issuance of various permits and orders. Discharges into waters of the State that are also waters of the U.S. require a Section 401 Water Quality Certification from the RWQCB as a prerequisite to obtaining certain federal permits, such as a Section 404 Clean Water Act permit. Discharges into all waters of the State, even those that are not also waters of the U.S., require Waste Discharge Requirements (WDRs), or waivers of WDRs, from the RWQCB.

Federally protected jurisdictional waters include perennial and intermittent streams, their tributaries, lakes, rivers, ponds and adjacent wetlands. As noted in the General Plan EIR,

free-running streams or natural bodies of water do not occur within the City, as the majority of the City has been historically leveled, and any naturally occurring drainages have been channelized or otherwise disturbed. Wetlands in the Manteca vicinity consist of seasonal wetlands along State Route (SR) 120 near the west side of the City's boundary caused by irrigation runoff impoundments. Additionally, no vernal pools are recorded by the SJMSCP within the City. However, some of the irrigation and drainage ditches/canals support riparian vegetation. Per the General Plan EIR, if the USACE determines that the irrigation and drainage ditches/canals, or the irrigation water impoundments on the western edge of the City represent waters "adjacent" to the San Joaquin River, these features would be regulated pursuant to Section 404.

According to the USFWS National Wetlands Inventory, wetlands do not exist within the vicinity of the project site,[7] and thus, the proposed project would not have a substantial adverse effect on the wetland. Additionally, the proposed project would be subject to General Plan Policies RC-I-32 through RC-I-34 which require either compliance with the SJMSCP, or for those who opt out of participating in the SJMSCP, compliance with all other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. Additionally, the proposed project would consistent with General Plan Policies RC-P-36, and RC-I-36 to protect and maintain sensitive habitats.

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

d. Pursuant to the General Plan EIR, native wildlife corridors are not known to occur in the City of Manteca. However, some species of birds may forage in the agricultural fields during migration. Thus, the General Plan EIR concluded that with implementation of applicable policies, listed in Table 5, impacts to migratory corridors and wildlife nursery sites would be reduced to less-than-significant levels.

The project site is bordered by Woodward Avenue to the north and South Union Road to the east. Single-family residential units border the site to the east, west, and northwest, and a residential project is under construction on the parcel bordering the south of the project site. Currently, the site consists primarily of an orchard with a single-family residence and an associated barn on the northeast, and single-family residence in southeast corner of the site. Because the project site consists of an orchard there is potential for some species of birds to forage on the project site during migration. However, given the development surrounding the project site, the potential for the proposed project to impact wildlife corridors, or interfere substantially with the movement of native resident or migratory wildlife species is low. In addition, the proposed project is consistent with the zoning and land use designations of the project site. Furthermore, General Plan Policies RC-I-32 through RC-I-34 are provided as measures to reduce the impact of the loss of agricultural lands on foraging migratory birds in the General Plan EIR.

[7] U.S. Fish and Wildlife Service. *National Wetlands Inventory*. Available at: https://www.fws.gov/wetlands/data/Mapper.html. Accessed June 2021.

Based on the above, impacts related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

e. With compliance of the applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact related to conflicting with local policies or ordinances protecting biological resources.

Pursuant to Section 17.48.060 of the City's Zoning Ordinance, prior to the removal of any tree, the Community Development Director's approval is required. In addition, removal of trees planted as part of an approved landscape plan shall be limited to trees that are in poor health, structurally distressed, or unsafe. The removal of a tree shall be the final recourse upon determining that it is infeasible to save the tree by any other method.

According to the proposed project's Tentative Subdivision Map (see Figure 3) development of the project would not include removal of any trees that would require approval by the Community Development Director. The site currently consists of primarily orchard land and orchard trees are considered typical agricultural use. Approval for the removal of orchard trees is therefore not required under the City's tree removal ordinance. Additionally, all other trees located on the project site exist within the parcels on the northeast and southeast corners of the project site, which are remaining undisturbed during project development.

Based on the above, impacts related to conflicting with Section 17.48.060 of the City's Zoning Ordinance were ***adequately addressed in the General Plan EIR***, which anticipated buildout of the project site. Other policies related to protection of biological resources do not apply to the proposed project, beyond those discussed in questions 'a' through 'd' above, with which the project would be consistent. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

f. The General Plan Area is located within the planning area for the SJMSCP. The SJMSCP is a 50-year (2001-2051) multi-species, multi-habitat, multi-purpose open space management program that provides compensation for the conversion of open space to non-open space uses which affect the plant, fish, and wildlife species covered by the plan. The SJMSCP relies on minimizing, mitigating, and avoiding impacts for the covered species through monitoring and adaptive management.

The SJMSCP is a voluntary plan for project proponents. Project proponents who opt not to accept Plan coverage must proceed under the project-by-project application process, including consultation with individual local, state and federal permitting agencies. According to figure 6-2 in the General Plan EIR, the project site is in Land Category C, Agricultural Habitat Open Spaces and Pay Zone B. Payment based on these designations would be required before development of the project site begins. Because the SJMSCP is a voluntary plan, the General Plan EIR provides General Plan Policies RC-I-32 through RC-I-34 to implement measures to reduce the impact of expanding urban development on biological resources dependent on if project proponents opt to participate in the SJMSCP or not.

Therefore, impacts related to conflicting with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan were ***adequately addressed in the General Plan EIR***, which anticipated buildout of the project site. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

V. CULTURAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖
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.	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed potential impacts to archaeological, historic, and paleontological resources, starting on page 7-1. The General Plan EIR determined development facilitated by the General Plan carries the potential to impact historical and unique archaeological resources, requiring mitigation, which would reduce the impacts to less than significant. The measures are found on pages 7-16 through 7-18. Similarly, the General Plan EIR determined that development facilitated by the General Plan carries the potential to disturb human remains within the City, and thus, mitigation measures, which can be found on pages 7-18 and 7-19 of the General Plan EIR, would be required to reduce the impacts to less than significant.

General Plan Policies

Table 6 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to cultural resources.

Table 6
Applicable General Plan Policies: Cultural Resources

Policy
Policy RC-P-35 The City shall not knowingly approve any public or private project that may adversely affect an archaeological site without consulting the California Archaeological Inventory at Stanislaus State University, conducting a site evaluation as may be indicated, and attempting to mitigate any adverse impacts according to the recommendation of a qualified archaeologist. City implementation of this policy shall be guided by the California Environmental Quality Act (CEQA) and the National Historic Preservation Act (NHPA).
Policy RC-P-36 The City shall refer development proposals that may adversely impact archaeological sites to the California Archaeological Inventory, Stanislaus State University.
Policy RC-I-38 Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.
Policy RC-I-39 Require that sponsors of proposed development projects on sites where probable cause for discovery of archaeological resources (as indicated by records search and where resources have been discovered in the vicinity of the project) retain a consulting archaeologist to survey the project site. If unique resources, as defined by California State law, are found, a qualified archaeologist or historian shall be called to evaluate the find and to recommend proper action. Require a monitoring plan for the project to ensure that mitigation measures are implemented.

(Continued on next page)

Table 6
Applicable General Plan Policies: Cultural Resources

Policy
Policy RC-I-48 If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.

Discussion

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

As part of the General Plan EIR, a cultural resources report was conducted by the City's Consulting Archaeologist. The cultural resources report included a record search from the Central California Information Center and a 1982 unpublished City of Manteca Historical Survey. The General Plan 2023 record search identified eight recorded cultural archaeological resources and two sites of concern regarding human remains for the Manteca General Plan Study Area. Because the potential exists for previously unknown archeological resources or human remains to be discovered, the General Plan EIR concluded that a potentially significant impact could occur related to development of the General Plan.

A project-specific records search was conducted by the California Historical Resources Information Center (CHRIS) for the project site and vicinity. The CHRIS records search found that previously recorded prehistoric or historic archaeological resources, or historic buildings or structures do not exist within the project area. Additionally, the project site consists primarily of an orchard, and has historically been used for agricultural purposes. Therefore, the land on the project site has been previously disturbed through agricultural uses, and the potential of finding undocumented cultural resources within the project site is relatively low.

Pursuant to the General Plan EIR, implementation of applicable General Plan policies would ensure that impacts to archaeological resources and human remains would be less than significant. Table 6 above provides a full list of General Plan policies applicable to the proposed project that are related to the protection of cultural resources.

Given that the proposed project would be consistent with the site's General Plan land use designation, and considering that the cultural resources report prepared for the General Plan EIR and the CHRIS records search prepared for the proposed project did not identify any known cultural resources on-site, buildout of the project site and potential disturbance of buried archaeological resources or human remains have been anticipated by the City

and analyzed in the General Plan EIR. In addition, the project would comply with all applicable General Plan policies, listed above.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VI. ENERGY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	✖
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The potential impacts to energy consumption and conservation from development facilitated by the General Plan were analyzed in the Public Facilities and Services section of the General Plan EIR, starting on page 14-24. Development facilitated by the General Plan would use additional electricity and natural gas during buildout and operation. Thus, the General Plan EIR concluded that a potentially significant impact would occur related to the increase of energy consumption. The General Plan EIR lists several General Plan policies, that would reduce future energy consumption throughout the City, but even with the implementation of these General Plan policies as mitigation measures, the impacts of energy consumption would be significant and unavoidable.

General Plan Policies

Table 7 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to energy.

Table 7
Applicable General Plan Policies: Energy

Policy
Policy FP-I-15 The City will support energy conservation measures and innovative uses of solar energy, heat recovery, and cogeneration in all structural and industrial processes.
Policy PF-I-16 The City will confer with utility companies regarding major development plans and cooperate with planning extensions.
Policy RC-I-6 The City shall implement development standards which promote energy conservation and the use of solar energy techniques for heating and cooling, including building orientation, street and lot layout, landscape placement, and protection of solar access.
Policy RC-I-8 The City shall enforce Title 24 energy requirements (Building Code) which define construction standards that promote energy conservation.
Policy RC-I-10 Encourage large energy users to use an energy conservation plan as part of the project review and approval process, and develop a program to monitor compliance with and effectiveness of that plan.
Policy RC-I-11 Cooperate with other agencies and jurisdictions to expand energy conservation programs.
Policy RC-P-8 The City shall support use of alternative energy sources in new commercial, industrial and residential development.
Goal RC-3 The City shall ensure that land use and circulation improvements are coordinated to reduce the number and length of vehicles trips and thereby help conserve scare and nonrenewable energy resources.

Discussion

a,b. The main forms of available energy supply are electricity, natural gas, and oil. Electricity and natural gas are currently provided to the project site by PG&E. 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 Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the 2019 California Building Standards Code (CBSC), which became 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. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of Electric Vehicle charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' MWELO, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- 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 is 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 are subject to all other applicable portions of the 2019 Building Energy Efficiency Standards. Once rooftop

solar electricity generation is factored in, homes built under the 2019 standards will use approximately 53 percent less energy than those under the 2016 standards.[8]

Construction Energy Use

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

Even during the most intense period of construction, due to the different types of construction activities (e.g., 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. The In-Use Off-Road Diesel Vehicle Regulation is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce energy use. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

The CARB has prepared the *2017 Climate Change Scoping Plan Update* (2017 Scoping Plan),[9] which builds upon previous efforts to reduce greenhouse gas (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 regulations described above, with which the project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

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

[8] California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.
[9] California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. January 20, 2017.

Plan land use designation; thus, development of the site and associated energy demands have been previously anticipated by the City and evaluated in the General Plan EIR.

Operational Energy Use

As noted in the General Plan EIR, new development within the City would be subject to compliance with all relevant General Plan policies, listed in Table 7 as well as applicable portions of the CBSC, which would help to prevent energy waste and encourage renewable energy generation.

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

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 through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

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 Modified Initial Study/15183 Checklist, the project site is located within close proximity to existing pedestrian and bicycle infrastructure, and the development of additional pedestrian and bicycle lanes would be required as a condition of approval for the proposed project, which would encourage residents to use alternative transportation.

Based on the above, compliance with the State's latest Energy Efficiency Standards would ensure that the proposed project would implement all necessary energy efficiency regulations. In addition, the proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand. Furthermore, the proposed project would be consistent with the site's existing General Plan land use designation; thus, development of the site and associated energy demands have been previously anticipated by the City and evaluated in the General Plan EIR.

Conclusion

Based on the above, the proposed project would involve energy use associated with construction activities and operations; however, given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated energy demands have been anticipated by the City and analyzed in the General Plan EIR. In addition, the project would comply with applicable General Plan

policies, as well as other State energy standards, which would ensure that construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Based on the above, impacts related to energy use would be less than significant, and were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VII. GEOLOGY AND SOILS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed potential environmental effects from implementation of the General Plan on soil erosion, expansive soils, and seismicity, starting on page 8-1. The General Plan EIR determined a less-than-significant impact requiring no mitigation related to the potential for loss, injury, or death following a seismic event. Additionally, the General Plan EIR concluded compliance with state and federal regulations and General Plan policies would result in a less-than-significant impact from erosion and loss of topsoil and construction of structures on expansive soils. The General Plan EIR found no impact from soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems in the unavailability of sewers.

General Plan Policies

Table 8 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to geology and soils.

Table 8
Applicable General Plan Policies: Geology and Soils

Policy
Policy S-P-1 The City shall require preparation of geological reports and/or geological engineering reports for proposed new development located in areas of suspected significant geological hazards, including potential subsidence (collapsible surface soils) due to groundwater extraction.

(Continued on next page)

Table 8
Applicable General Plan Policies: Geology and Soils

Policy
Policy S-P-2 The City shall require new development to mitigate the potential impacts of geologic hazards through Building Plan review.
Policy S-P-3 The City shall avoid potential seismic induced settlement of uncompacted fill and liquefaction (water-saturated soil) due to the presence of a high water table.
Policy SG-I-1 Comply with the current Uniform Building Code (UBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.
Policy SG-I-2 Comply with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces caused earthquakes and wind.
Policy RC-I-16 Comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specific soil types.

Discussion

ai-aiv. Pursuant to the General Plan EIR, Manteca is not located within an Alquist-Priolo Fault-Rupture Hazard Zone, and known active surface fault ruptures are not located within or adjacent to the General Plan EIR Study Area. As such, the City is not subject to strong seismic ground shaking. It should be noted that lands within San Joaquin County had not been mapped in the California Department of Mines and Geology Seismic Hazard Zone Mapping System at the time of the General Plan EIR being written. However, San Joaquin County has since been mapped and the project site is not located within an Alquist-Priolo Fault-Rupture Hazard Zone, Landslide Zone or Liquefaction Zone.[10]

Fault Rupture and Seismic Ground Shaking

As noted above, Manteca is not located within an Alquist-Priolo Fault-Rupture Hazard Zone and known active surface fault ruptures are not known to be located within or adjacent to the General Plan EIR Study Area. As such, the General Plan EIR concluded that, impacts related to fault rupture and seismic ground shaking would be less than significant.

Liquefaction

Liquefaction is a soil strength and stiffness loss phenomenon that typically occurs in loose, saturated cohesionless soils because of strong ground shaking during earthquakes. The potential for liquefaction at a site is usually determined based on the results of a subsurface geotechnical investigation and the groundwater conditions beneath the site. Hazards to buildings associated with liquefaction include bearing capacity failure, lateral spreading, and differential settlement of soils below foundations, which can contribute to structural damage or collapse. According to the General Plan EIR, liquefaction could be a significant impact within the City of Manteca because of the relatively high water table. However, the California Department of Conservation does not include any identified

[10] California Department of Conservation. *Geologic Hazards Data & Maps*. Available at: https://maps.conservation.ca.gov/geologichazards/. Accessed March 2021.

liquefaction hazard zones within the project area. Overall, the proposed project would be subject to applicable General Plan policies presented in the General Plan EIR to mitigate possible exposure of people and structures to liquefaction, including Policy S-P-3, and liquefaction impacts associated with new development would be less than significant.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Pursuant to the General Plan EIR, slopes are nearly level across the General Plan Study Area. Manteca is characterized by generally flat topography and is not subject to substantial risk from landslides. In addition, the project site does not contain any steep or unstable slopes. The General Plan EIR concluded that with compliance with applicable General Plan policies, landslide hazards associated with new development would be less than significant.

Conclusion

Overall, the General Plan EIR concluded that with compliance with applicable General Plan policies, impacts related to fault rupture hazards, strong seismic ground shaking, seismic-related liquefaction, and earthquake-induced landslides would be less than significant. Given that the proposed project would be consistent with the site's General Plan land use designation, potential geologic hazards associated with buildout of the project site have been anticipated by the City and analyzed in the General Plan EIR. Based on the above, impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

b. Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist. As noted therein, the project would comply with the City's National Pollutant Discharge Elimination System (NPDES) permit and all feasible best management practices (BMPs) to reduce erosion. As such, the proposed project would not result in substantial soil erosion or the loss of topsoil. Thus, as concluded in the General Plan EIR, a less-than-significant impact would occur. Impacts were ***adequately addressed in the General Plan EIR***, and effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. As noted above, the City is considered nearly level, and the project site does not contain any steep slopes, nor are liquefiable soils located within the project site. Therefore, the proposed project is not subject to risk from landslide, liquefaction, or seismic settlement. Because risks related to landslide and liquefaction were discussed above, the following discussion focuses on lateral spreading and subsidence.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water. Typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. The project site does not contain any slopes, nor is the site located near any open faces that would be considered susceptible to lateral spreading. Therefore, the potential for lateral spreading to pose a risk to the proposed development is relatively low. In addition, the

General Plan EIR concluded that with compliance with applicable General Plan policies, lateral spreading hazards would be less than significant.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The Soil Survey completed for the General Plan EIR concluded that subsidence is not a characteristic of the soils found within the Study Area. The General Plan EIR concluded that compliance with the policies within the General Plan, specifically Policy S-P-1, would ensure that any potential risks related to subsidence/settlement would be reduced to a less-than-significant level.

Conclusion

Given that the proposed project would be consistent with the site's General Plan land use designation, potential lateral spreading risks associated with buildout of the project site have been anticipated by the City and analyzed in the General Plan EIR. Therefore, impacts related to being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

d. Expansive soils can undergo significant volume change with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. Expansive soils can shrink or swell and cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundation. Building damage due to volume changes associated with expansive soil can be reduced by a variety of solutions. If structures are underlain by expansive soils, foundation systems must be capable of tolerating or resisting any potentially damaging soil movements, and building foundation areas must be properly drained. Exposed soils must be kept moist prior to placement of concrete for foundation construction.

The General Plan EIR determined that five of the nineteen Study Area soils were identified as expansive soils with two having a high shrink-swell potential, and three having a moderate shrink-swell potential. Per figure 8-1, Location of Expansive Soils in the Study Area, of the General Plan EIR, the project site is not located in an area with expansive soils.

Overall, the General Plan EIR concluded that compliance with applicable General Plan policies, including Policies S-P-1, S-P-2, and RC-I-16, would reduce impacts related to expansive soils to be less than significant. Given the proposed project would be consistent with the site's General Plan land use designation, expansive soil risks associated with buildout of the project site have been anticipated by the City and analyzed in the General Plan EIR. Furthermore, potentially expansive soils do not exist within the project site. Therefore, impacts related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code, thereby creating substantial direct or indirect risks to life or property, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

e. Per the General Plan EIR, all proposed development in the General Plan would be served by the City's municipal sewer system. Septic tanks or alternative waste water systems would not be used. Therefore, the General Plan EIR concluded that no impact would occur related to use of septic tanks or alternative wastewater systems.

The proposed project would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, impacts related to use of septic tanks or alternative wastewater disposal systems were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

f. Issues related to directly or indirectly destroying a unique paleontological resource or site or unique geologic feature are discussed in Section V, Cultural Resources, of this Modified Initial Study/15183 Checklist. As noted therein, the project would comply with the City's General Plan policies to reduce the potential for directly or indirectly destroying a unique resource on site. As such, the proposed project would not result in substantial issues related to destroying a unique paleontological resource or site or unique geologic feature. Thus, as concluded in the General Plan EIR, a less-than-significant impact would occur. Impacts were ***adequately addressed in the General Plan EIR***, and effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

VIII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✖
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

An evaluation of GHG emissions was not required pursuant to CEQA at the time of preparation of the General Plan EIR and, as a result, GHG emissions were not addressed in the General Plan EIR. However, potential impacts related to GHG emissions do not constitute "new information" as defined by CEQA, considering GHG emissions were known as a potential environmental issue since before 1994 and the General Plan EIR was circulated in 2003.[11] As such, the proposed project would not result in any new impacts related to GHG emissions and global climate change than what was previously anticipated for the project site.

It is noted that in response to General Plan Policy AQ-P-11, the City of Manteca adopted a Climate Action Plan (CAP) in 2013. The CAP is discussed in further detail below.

General Plan Policies

GHG emissions were not addressed in the General Plan EIR. However, the policies listed in Table 9 were included in the Air Quality Element Update, and are applicable to the proposed project.

Table 9
Applicable General Plan Policies: GHG Emissions

Policy
AQ-P-11 Prepare and maintain a Climate Action Plan and community greenhouse gas emission inventory for sectors with the potential for control or influence by the City that demonstrates consistency with State of California targets.
AQ-P-12 Development projects shall incorporate the applicable strategies of the City of Manteca Climate Action Plan as needed to demonstrate consistency with CAP reduction targets and AB 32
AQ-I-16 Track and monitor aspects of development related to CAP strategies on an ongoing basis to measure progress in achieving CAP reduction targets.
AQ-I-17 Track implementation of municipal and community projects and programs related to energy efficiency, transit service improvements, transportation facilities such as bicycle paths and lanes, pedestrian infrastructure, and other projects that reduce greenhouse gas emissions throughout the community.
AQ-I-18 Update CAP emission inventories, targets, and strategies to reflect new State of California greenhouse gas reduction targets when adopted for later years and to reflect the benefits of any new State and federal regulatory actions that reduce greenhouse gas emissions to demonstrate continued consistency with State targets.

[11] As explained in a series of cases, most recently in *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301*. Also see, *Citizens of Responsible Equitable Development v. City of San Diego (2011) 196 Cal.App.4th 515.*

Discussion

a,b. As noted above, GHG emissions were not specifically addressed in the General Plan EIR but were included in the Air Quality Element Update. Nonetheless, a qualitative analysis of GHG emissions associated with the proposed project is provided below.

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 Town, 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. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

In September 2006, AB 32 was enacted, which requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for implementation to the CARB and directs the CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the Climate Change Scoping Plan (Scoping Plan) for California, which was approved in 2008 and subsequently revised in 2014 and 2017. The 2017 revision to the Scoping Plan updated the plan in compliance with Senate Bill (SB) 32. SB 32 codified emissions reduction targets for the year 2030, which had previously been established by Executive Order B-30-15.

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

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

On October 15, 2013, the City of Manteca adopted their CAP, which is intended to support the goals of AB 32. The CAP is designed to reduce community-related and City

operations-related GHG emissions to a degree that would not hinder or delay implementation of AB 32. In order to do such, the City has outlined a course of action for the City government and the community of Manteca to reduce per capita GHG emissions. Projects showing consistency with the CAP would be considered not to contribute significant GHG emissions impacts.

For new development projects constructed in the City of Manteca, the CAP requires the development projects to achieve GHG emissions reductions by implementing specific reduction strategies. The City of Manteca CAP is consistent with the goals presented in AB 32 and, therefore, projects considered consistent with the CAP would be considered to result in a less-than-significant impact related to GHG emissions. The proposed project's consistency with the reduction strategies in the CAP is assessed in Table 10 below.

Table 10
City of Manteca CAP Consistency

CAP Strategy	Consistency Discussion
Comply with the applicable land use, sustainable development, and resource conservation policies of the Manteca General Plan.	The project site is surrounded by existing single-family residences to the south, east, northeast, and west, and a residential project is currently under construction directly south of the project site. Because the project site is surrounded by development on all sides, the project would be considered an infill development. Furthermore, the proposed residential project is an allowed use within the LDR land use designation and R-1 zoning designation of the site and, therefore, would inherently comply with the applicable land use plan. As noted throughout this Modified Initial Study, the project would be required to comply with applicable General Plan policies. Based on the above, the proposed project would comply with this measure.
Construct project transportation infrastructure that supports walking, bicycling, and transit use.	The new interior roadways included as part of the proposed project would provide pedestrian infrastructure by including five-foot wide sidewalks. In addition, the project site is located within 1,000 feet of the West Woodward Avenue at Al Fonseca Lane Manteca Transit bus stop, which would offer public transit accessibility options to future residents of the proposed project. Class II bike lanes would be constructed along Woodward Avenue and Union Road along the project frontage, and a Class II buffered bike lane would be constructed along Union Road as a condition of approval for the proposed project. As such, the proposed project would comply with this measure.
Implement Transportation Demand Management (TDM) programs in projects with large numbers of employees.	According to the CAP, the SJVAPCD has adopted Rule 9410, Employer Based Trip Reduction, which requires employers with over 100 employees to implement trip reduction programs. Considering the proposed single-family housing development would not involve the employment of 100 or more employees, this measure does not apply to the proposed project.
Design and construct project buildings to exceed Title 24 Energy Efficiency Standards by at least 10 percent.	The proposed project would be designed to comply with all applicable provisions of the 2019 CBSC, including the 2019 Title 24 Energy Efficiency Standards, and would provide on-site generation of renewable energy. Compliance with the 2019 CBSC has been shown to reduce energy consumption

(Continued on next page)

	in single-family homes by 53 percent in comparison to buildings constructed under the 2016 Title 24 standards. Considering the City's CAP was prepared in 2013, and the proposed project would comply with the 2019 CBSC, the project would exceed the Title 24 Energy Efficiency Standards which are referenced in the CAP by at least 53 percent. As such, the project would comply with the reduction measure.
Implement project buildings including water conservation measures that meet or exceed the California Green Building Code standards 20 percent requirement.	The proposed project would be required to meet the water efficiency regulations within the CALGreen Code. As such, the proposed project would comply with this measure.
Install project landscaping that meets or exceeds water conservation standards of the City's adopted landscaping ordinance 20 percent reduction requirement.	Landscaping within the project site would be required to comply with the CALGreen Code and all water efficiency measures therein, including the MWELO. In addition, the project would be required to comply with the adopted water conservation standards set forth in Chapter 17.48 of the City's Municipal Code. As such, the proposed project would comply with this measure.
Develop programs to exceed state recycling and diversion targets by at least 10 percent.	Pursuant to Municipal Code Section 13.02.120, all construction materials associated with the proposed project shall be recycled. The City of Manteca offers a free commercial recycling pickup service which would be available to the proposed project during operations. As such, the project would be able to comply with this measure.
Source: City of Manteca. Climate Action Plan. October 15, 2013.	

Conclusion

Based on the above, the proposed project would not conflict with the City's CAP. Therefore, impacts related to the generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment, and could conflict with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of GHGs, would not occur. Although the General Plan EIR did not specifically address GHG emissions, as noted above, this analysis did not identify any new impacts related to such. As a result, impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR, starting on page 9-1, analyzed impacts associated with exposure to hazards and hazardous materials, specifically those related to the use, transportation, and accidental release of hazardous materials, new development or re-development on contaminated sites, air traffic hazards, interference with emergency response and evacuation plans, and the risk of exposure to wildland fires. The General Plan EIR found that compliance with applicable regulations and General Plan policies would minimize the risk of spills and the public's potential exposure to hazardous materials, as well as the risk to schools and students of being within one-quarter mile of hazardous emissions or hazardous materials, and interference with emergency response and evacuation plans resulting in a less-than-significant impact for each. Additionally, the General Plan EIR concluded the General Plan, through compliance with regulations and policies, would result in no impact related to developing sites which are located on a hazardous materials site pursuant to Government Code Section 65962.5.

General Plan Policies

Table 11 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to hazards and hazardous materials.

Table 11
Applicable General Plan Policies: Hazards and Hazardous Materials

Policy
Policy AQ-I-3 Cooperate with San Joaquin County Environmental Health Department in identifying hazardous material users and in developing a hazardous materials management plan.
Policy S-P-15 The City shall maintain an awareness of hazardous materials throughout the Manteca region.
Policy S-I-9 The City shall require businesses that manufacture, store, use, or transport significant quantities of hazardous materials to identify annually such materials and their quantities.
Policy S-I-10 The City shall require the submittal of lists of hazardous materials used in existing and proposed industrial and commercial businesses within the City of Manteca. The list shall be maintained through the Manteca Fire Department and updated through periodic review.
Policy S-I-11 Work with San Joaquin County and other public agencies to inform consumers about household use and disposal of hazardous materials.
Policy S-I-12 Cooperate fully with Union Pacific Railroad and other public agencies, such as the CHP, in the event of a hazardous material emergency
Policy S-I-14 The City shall conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.
Policy S-I-15 The City shall review County and state emergency response procedures that must be coordinated with City procedures.
Policy SP-P-16 City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.
Policy S-P-17 Within its authority, the City shall regulate the production, use, storage, and transport of hazardous materials to protect the health of Manteca residents.
Policy S-P-18 The City shall maintain and periodically update the City's Emergency Plan.
Goal S-5 The City shall protect the health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.
Goal S-6 Ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

Discussion

a,b. As noted in the General Plan EIR, the overall quantity of hazardous materials and waste generated in the City could incrementally increase as a result of implementation of the General Plan. However, compliance with existing applicable regulations and the General Plan policies listed in Table 11 would ensure that risks from routine use, transport, handling, storage, disposal, and release of hazardous materials would be minimized. The General Plan EIR concluded that, given compliance with applicable General Plan policies, as well as State and federal regulations related to hazardous waste, impacts would be less than significant.

A Phase I Environmental Site Assessment (ESA) was prepared by Geocon Consultants for the proposed project (Appendix A) to assess the potential for existing hazardous substances and/or petroleum product impacts at the project site.[12] The purpose of the Phase I ESA was to identify any conditions peculiar to the project site, including evidence or indication of recognized environmental conditions (RECs), which is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property. In order to identify the presence of RECs on site, the following was conducted:

- A review of the physical setting of the project site to obtain information concerning the topographic, geologic, and hydrologic characteristics of the site and the project vicinity to identify the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- A public records review of available Federal, State, and local regulatory agency records to obtain information that could potentially help identify RECs at or potentially effecting the project site.
- A historical reference review to assess the history of previous uses of the site and surrounding area to identify those that could have led to RECs on or near the project site. Historical sources reviewed included aerial photographs, topographic maps, and city directories. In addition, interviews with persons who were expected to be reasonably knowledgeable about historical and/or current conditions and uses at the project site were conducted.
- A site reconnaissance to observe site conditions and activities for indications of evidence of RECs. The site reconnaissance was for the project site only, and offsite properties and features were viewed solely from the vantage of the project site and public thoroughfares.

Review of the physical setting, public records, and historical records related to the project site along with the site reconnaissance did not reveal evidence of RECs on the project site. However, the project site has historically been used for agricultural purposes. As such, the potential presence of organochlorine pesticides (OCP) and associated metals in the soil of the project site are considered environmental concerns. Additionally, the potential presence of lead and termiticides in the shallow soil around the structures on the northeastern portion of the project site are potential environmental concerns for the project site. Therefore, a Phase II ESA was prepared to assess the soil on the project site for the potential presence of OCPs, lead, and arsenic (Appendix B).[13]

On July 9, 2021, 16 surface soil samples were taken from the project site in general accordance with the California Department of Toxic Substances Control's (DTSC) Interim Guidance for Sampling Agricultural Properties. The samples were then laboratory tested for OCPs, lead, and arsenic. According to the results included in the Phase II ESA, OCPs were not detected at concentrations exceeding their respective detection limits in any of the samples. Arsenic was detected in all discrete samples at concentrations ranging from 2.2 to 2.6 milligrams per kilogram (mg/kg). However, while arsenic concentrations found in the soil samples exceed the DTSC-Screening Level (SL) and Residential Screening Level (RSL) for arsenic in soil in a residential setting, the levels are within the range of naturally occurring arsenic concentrations in California soils. Similarly, lead was detected in two of the soil samples taken from the project site at concentrations of 2.7 and 4.5

[12] Geocon Consultants. *Phase I Environmental Site Assessment Report*. May 2021.
[13] Geocon Consultants. *Phase II Environmental Site Assessment Report*. September 2021.

mg/kg; however, both of the lead concentrations detected are less than the DTSC-SL for lead in soil in a residential setting of 80 mg/kg. As such, the Phase II ESA concluded that contaminants of concern were not identified in soil from the project site at concentrations exceeding the respective health risk-based screening levels, and further environmental assessment is not warranted.

Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply with all California Health and Safety Codes and local ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Thus, construction of the proposed project would not 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.

Residential uses are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Maintenance and operation of the proposed project may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount anticipated to be used on the site, routine use of such products would not represent a substantial risk to public health or the environment.

Given that the proposed project would be consistent with the site's General Plan land use designation, limited hazardous material use associated with buildout of the project site has been anticipated by the City and analyzed in the General Plan EIR. In addition, the proposed project would be subject to compliance with all applicable General Plan policies and the condition of approval as recommended by the Phase I ESA. Therefore, impacts related to creating a significant hazard to the public or the environment through the routine transport, use, disposal, or release of hazardous materials were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. The General Plan EIR concluded that impacts related to release of hazardous materials within one-quarter mile of existing or proposed schools would be less than significant with the implementation of General Plan policies. The nearest school relative to the project site is Veritas Elementary School, located approximately 0.5-mile northwest of the site.

Considering the proposed project is consistent with the site's current General Plan land use designation and is not located within one-quarter mile of an existing or proposed school, impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

d. Pursuant to the General Plan EIR, the City of Manteca does not contain sites that are identified on the State's Hazardous Waste and Substances Sites (Cortese) List, which is compiled pursuant to Government Code Section 65962.5. Therefore, the General Plan EIR concluded that no impact would occur related to buildout of the General Plan causing a significant hazard to the public or the environment due to development of hazardous materials sites.

In addition, it should be noted that the project site is not included in the California Department of Toxic Substances Control EnviroStor Database.[14] The EnviroStor Database includes information provided by the DTSC and included in the State's Hazardous Waste and Substances Sites (Cortese) List, which is compiled pursuant to Government Code Section 65962.5.

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

e. Public and private airports do not exist within the City of Manteca Planning Area. The nearest airport relative to the project site is the Stockton Metropolitan Airport, located approximately nine miles to the north.

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

f. The Safety Element of the Manteca General Plan provides the framework for the City to accommodate safety needs and facilitate emergency procedures when planning. Based on compliance with the policies set forth in the General Plan, the General Plan EIR concluded that impacts related to emergency response and evacuation would be less than significant.

Given that the proposed project would be consistent with the project site's General Plan land use designation, potential conflicts with the City's emergency planning efforts associated with buildout of the project site have been analyzed in the General Plan EIR. The proposed project would not include any unique elements that would result in substantial safety hazards in the event of an evacuation or other emergency. Therefore, impacts related to interfering with an emergency evacuation or response plan were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

g. Issues related to wildfire hazards are discussed in Section XX, Wildfire, of this Modified Initial Study/15183 Checklist. As noted therein, the General Plan EIR concluded that

[14] Department of Toxic Substances Control. *EnviroStor*. Available at: https://www.envirostor.dtsc.ca.gov/public/. Accessed June, 2021.

wildfires are not an issue in the General Plan Study Area, and thus, would not be further analyzed in the General Plan EIR.

As noted in the City's General Plan EIR, the threat to Manteca from wildfire is extremely low due to the agricultural lands surrounding the City. Additionally, according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a High or Very High Fire Hazard Severity Zone.[15] Therefore, wildfires are not further analyzed in the General Plan EIR.

Based on the above, impacts related to exposing people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

[15] California Department of Forestry and Fire Protection. *FHSZ Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed March, 2021.

X. HYDROLOGY AND WATER QUALITY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR's evaluation of potential environmental effects related to hydrology and water quality associated with implementation of the General Plan starts on page 10-1. The General Plan EIR found that the potential for the depletion of groundwater supplies, and exposure of people or structures to flood hazard, tsunami, or seiche would be less-than-significant. The General Plan EIR concluded compliance with implementing applicable regulations and General Plan policies as mitigation measures would minimize the potential for water quality degradation, erosion and siltation, increased runoff and flooding, and exposure of people or structures to flooding to a less-than-significant level.

General Plan Policies

Table 12 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to hydrology and water quality.

Table 12
Applicable General Plan Policies: Hydrology and Water Quality

Policy
Policy RC-I-1 Continue to implement standards for water conserving landscape practices, including the use of drought tolerant plants, for both public and private projects.

(Continued on next page)

Table 12
Applicable General Plan Policies: Hydrology and Water Quality

Policy
Policy RC-I-4 Cooperate with other agencies and jurisdictions to expand water conservation programs, and to develop methods of water reuse.
Policy RC-I-5 Actively pursue the use of treated wastewater in irrigation and industrial applications, including development of appropriate infrastructure.
Policy RC-I-23 Utilize cost-effective urban runoff controls, including Best Management Practices (BMPs), to limit urban pollutants from entering the water courses.
Policy RC-I-24 Comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality in Manteca.
Policy RC-P-1 The City shall continue to implement water conservation standards for all commercial and industrial development, and for all existing and new residential development.
Policy RC-P-4 The City shall promote water conservation in both City operations and private development to minimize the need for the development of new water sources.
Policy RC-P-11 Minimize pollution of waterways and other surface water bodies from urban runoff.
Policy RC-P-12 Protect the quality of Manteca's groundwater.
Policy S-I-4 The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that local regulations are in full compliance with standards adopted by the Federal Emergency Management Agency (FEMA).
Policy S-I-5 Provide flood warning and forecasting information to City residents.
Policy S-I-6 Discourage large continuous paved areas.
Policy S-I-7 Encourage the use of pervious paving materials, such as brick or stepping stones with sand joints.
Policy S-I-8 Where feasible, maintain natural stream courses and adjacent habitat and combine flood control, recreation, water quality, and open space functions.
Policy S-P-7 Regulate all uses and development in areas subject to potential flooding through zoning and other land use regulations.
Policy S-P-12 New residential development, including mobile homes, shall be constructed so that the lowest floor is at least one foot above the 100-year flood level.
Goal RC-1 Minimize the consumption of water to reasonable levels consistent with a high level of amenities and quality of life for City residents and visitors.
Goal RC-2 Maximize the beneficial uses of water by recycling water for irrigation and other non-potable uses.
Goal RC-7 To protect water quality in the San Joaquin River and in the area's groundwater basin.

Discussion

a. The City of Manteca requires construction activities that disturb one or more acres of land comply with the NPDES Construction General Permit that regulates stormwater leaving construction sites. In addition, a Stormwater Pollution Prevention Plan (SWPPP) that includes BMPs must be prepared, implemented, and monitored for its effectiveness. BMPs implemented as part of the SWPPP must be designed to prevent or reduce potential erosion control such as mulch covering, temporary seeding, binders, fiber rolls, temporary vegetation, or permanent seeding.

Per the General Plan EIR, the City of Manteca Public Facilities Implementation Plan (PFIP) identifies a series of specific improvements required to accommodate drainage of the existing urban areas of the City. In addition, the plan identifies other measures that apply to future development. The PFIP requires that:

- Wherever possible, the land ultimately required for each improvement (included in the Drainage Master Plan) will be preserved before development occurs in an area.
- Storm drainage and flood protection facilities shall be constructed when each new development begins.

The General Plan EIR concluded that with compliance with the NPDES permit requirements, as well as compliance with the PFIP policies listed above and implementation of General Plan Policy RC-I-24, impacts related to water quality standards, waste discharge requirements, or substantial degradation of surface or ground water quality would be less than significant.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated impacts to water quality have been anticipated by the City and analyzed in the General Plan EIR. Because the proposed project would disturb over an acre of land, the project would be subject to compliance with the NPDES standards noted above, including preparation of a SWPPP. Based on the above, impacts related to violation of water quality standards or degradation of water quality during construction or operation were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

b,e. Groundwater recharge comes from irrigation of agricultural lands surrounding the City and infiltration from streams flowing west out of the Sierra Nevada. Recharge occurs in areas with permeable materials which allow the infiltration of water along streams, alluvial fans and foothill areas. The City of Manteca includes a variety of soil types that provide percolation to groundwater. However, with no streams or alluvial fan conditions, groundwater recharge areas are not identified within the City.

As noted in the General Plan EIR, future water demand in Manteca would be met by the City's current groundwater supply as well as the addition of surface water supplies provided by the South San Joaquin Irrigation District (SSJID) Surface Water Project. The SSJID Surface Water Project began supplying water to Manteca in 2005. Furthermore, the General Plan contains several policies that would help lessen the impacts to groundwater supplies. The addition of surface water from the SSJID and compliance with the City's General Plan goals and policies would maximize groundwater infiltration and increase water use efficiency within the City associated with construction and operation of

new developments to the maximum extent practicable. As such, growth under the General Plan would not result in a depletion of the City's groundwater supplies. Therefore, the General Plan EIR concluded that impacts related to groundwater recharge would be less than significant.

Given that the proposed project would be consistent with the site's current General Plan land use designations, the project would not result in increased use of groundwater supplies beyond what has been anticipated for the site by the City. The project would comply with all applicable General Plan policies related to water conservation. Therefore, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c.i-iii. The General Plan EIR determined that construction of new development under the General Plan would result in an increase in total impervious surface area. However, natural drainages such as rivers or other prominent aquatic resources do not exist in Manteca; rather, the SSJID operates drainage facilities that pass-through Manteca and carry a portion of the City's drainage. As discussed above, the City of Manteca PFIP identifies specific improvements required to accommodate drainage within the City for both existing and future urban development. As such, the General Plan EIR concluded that with compliance with the PFIP and implementation of General Plan Policies S-I-6 through S-I-8, as listed above, impacts would be reduced to a less-than-significant level.

Development of the proposed project would result in an increase in impervious surfaces on the project site, which would alter the existing drainage pattern of the site and would result in increased stormwater runoff. However, as discussed above, projects that disturb over one acre of land, including the proposed project, are subject to the NPDES General Permit. The SWPPP required under the NPDES General Permit would prevent substantial on-site erosion and siltation. In addition, pursuant to Section 17.48.040, Landscape Improvement Requirements, of the Municipal Code, the project would maximize on-site infiltration to reduce runoff to the maximum extent feasible

Because the proposed project is consistent with the General Plan land use designation for the site, development of the project site has been previously analyzed in the General Plan EIR. Implementation of the project would not result in increased erosion, siltation, or runoff beyond what has been anticipated for the site by the City and accounted for in the General Plan EIR. The project would comply with all applicable General Plan policies and local laws related to the addition of impervious surfaces. Therefore, impacts related to substantially altering the existing drainage pattern of the site, including through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c.iv. Pursuant to Figure 10-1, Federal Emergency Management Agency (FEMA) Flood Zone Map, of the General Plan EIR, the project site is located within a 500-year flood plain. The primary flood hazard of the City is the San Joaquin River and its tributaries, notably

Walthall Slough. According to the General Plan EIR, portions of the 100-year floodplain in the City may be subject to inundation in the event of dam failure. According to the FEMA Flood Insurance Rate Map 06077C0640 F, the project site is located within a 0.2 percent Annual Chance Flood Hazard Area (Zone X).[16]

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

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

d. Impacts related to development within a flood hazard zone are discussed under the response to question 'c.iv.', above. Additionally, the General Plan EIR concluded that implementation of the General Plan would result in a less-than-significant impact related to the exposure of people or structures to risk involving inundation from seiche or tsunami.

Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a closed body of water such as a lake or reservoir. Due to the project site's substantial distance from the coast, the proposed project would not be exposed to flooding risks associated with tsunamis. Seiches do not pose a risk to the proposed project, as the project site is not located adjacent to any closed body of water. The nearest body of inland water is the San Joaquin River, and the City is protected by a levee system. Therefore, the proposed project would not pose a risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche.

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

[16] Federal Emergency Management Agency. *Flood Insurance Rate Map 06077C0640F*. Effective October 16, 2009.

XI. LAND USE AND PLANNING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed existing City and County plans and focus areas with development potential in order to determine the potential environmental effects of implementing the General Plan from the standpoint of Land Use and Planning, starting on page 11-1. The General Plan EIR concluded that General Plan development would not physically divide an established community; conflict with applicable regional land use plans, policies, or regulations, or conflict with any applicable habitat conservation plan or natural community conservation plan. Accordingly, the General Plan EIR determined that with compliance with General Plan policies, the General Plan would result in a less-than-significant impact in each of the aforementioned areas.

General Plan Policies

Table 13 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to land use and planning.

Table 13
Applicable General Plan Policies: Land Use and Planning

Policy
Policy LU-P-5 The City shall establish and maintain a Primary Urban Service Boundary line designating lands eligible for annexation and urban development prior to the year 2013
Policy LU-P-6 The City shall establish and maintain a Secondary Urban Service Boundary line designating lands eligible for annexation and urban development beyond the year 2013. Lands outside the Primary Urban Service Boundary line, but within the Secondary Urban Service Boundary line, shall not be annexed to the City of Manteca prior to their inclusion within the Primary Urban Service Boundary line. Prior to 2013, the Primary Urban Service Boundary line may be amended through adoption of a specific plan, an area plan, or comparable planning process, or an amendment to the General Plan.
Policy LU-P-7 All lands within the Primary and Secondary Urban Service Boundary lines to be ultimately developed to urban standards should be developed under the jurisdiction of the City of Manteca. Pending annexation to the City, all such lands should remain in agricultural, open space, or other low intensity uses. The City shall work cooperatively with the County to ensure that development approved by the County on unincorporated lands within the Primary and Secondary Urban Service Boundary lines is developed according to standards consistent with those of the City of Manteca. The City shall request all proposals for development on unincorporated lands within the Primary and Secondary Urban Service boundary lines be referred to the City for review and comment prior to formal consideration by the County.
Policy LU-P-9 The City will consider applications for annexations that: • are contiguous with city boundaries and provide for a logical expansion of the city; • create clear and reasonable boundaries; • ensure the provision of adequate municipal services;

(Continued on next page)

Table 13
Applicable General Plan Policies: Land Use and Planning

Policy
• reflect a long-term fiscal balance to the city and its residents, when reviewed cumulatively with other annexations; • are consistent with State law and San Joaquin County Local Agency Formation Commission standards; and • are consistent with the General Plan.
Policy LU-P-10 The City will consider expanding its sphere of influence to incorporate areas that logically should be planned and serviced by Manteca. The City shall consider the following factors when making determinations involving sphere of influence boundaries: • Present and planned land uses in the area; • Present and probable need for public facilities and services in the area; • Present capacity of public facilities and adequacy of public services; and • Existence of any social or economic communities of interest in the area.

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community, or isolate an existing land use. According to the General Plan EIR, the City of Manteca contains approximately 12,302 acres available to development. Historically, Manteca has grown outward from the core of the city. General Plan development would continue this expansion, and would not interfere with any adjacent community. The General Plan EIR concluded that compliance with General Plan Policies LU-P-9 and LU-P-10 would result in less-than-significant impacts related to physically dividing an established community.

The project site is bordered by Woodward Avenue to the north and South Union Road to the east. Single-family residential units border the site to the, east, west, and northwest. A residential project is under construction on the parcel bordering the south of the project site. Currently, the site consists primarily of an orchard with a single-family residence and an associated barn on the northeast, and single-family residence in southeast corner of the site. The proposed project would be consistent with the scale and intensity of the existing uses in the project area. In addition, the project would not isolate an existing land use.

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

b. The project site is currently designated LDR per the City's General Plan and is zoned R-1. Pursuant to the General Plan, the LDR land use allows substantial flexibility in selecting dwelling unit types and parcel configurations to suit particular site conditions and housing needs. The type of dwelling units anticipated in this density range include small lots and clustered lots as well as conventional large lot detached residences. The proposed project would comply with all such requirements of the LDR land use. As such, the project would be consistent with the site's current land use and zoning designations.

As discussed throughout this Modified Initial Study/15183 Checklist, the proposed project would not result in any environmental impacts that are more severe than what was already anticipated in the General Plan. In addition, the proposed project would not conflict with the SJMSCP as discussed in the General Plan EIR. Therefore, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact.

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

XII. MINERAL RESOURCES. *Would the project:*		Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	✖
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR, on page 1-7, concluded that mineral resources are not an issue in the General Plan Study Area, and thus, would not be further analyzed in the General Plan EIR. As such, no impact would occur regarding impacts related to mineral resources in the City of Manteca.

General Plan Policies

The City of Manteca General Plan does not include any policies related to mineral resources that apply to the proposed project.

Discussion

a,b. As noted in the City's General Plan EIR, the California Division of Mines and Geology identified one location within the General Plan Study Area as a Zone MRZ-2, Significant Mineral Resource Zone. The designation in this location near the San Joaquin River refers to sand deposits that are considered to be of regional significance. Brown Sand and Gravel, Incorporated, has produced processed sand at Oakwood Lake Pit, located within the Study Area.

Such mining operations have ceased. Oakwood Lake Resort has been created from the reclaimed mined lands, and a residential project has been approved by San Joaquin County on the site of the former quarry. Therefore, mineral resources were not further analyzed in the General Plan EIR. Furthermore, the project site is located over two miles west of the former Oakwood Lake Pit mining site and, as a result, no impacts related to mineral resources would occur as a result of the proposed project.

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

XIII. NOISE. *Would the project result in:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR analyzed noise impacts from buildout of the General Plan, specifically those related to construction, building operations, traffic, and the Union Pacific rail line starting on page 12-1. The analysis done in the Noise section of the General Plan EIR was based upon and incorporates the Noise Analysis for the City of Manteca General Plan Update completed by Brown-Buntin, Inc. The General Plan EIR concluded that all impacts related to noise would result in a significant-but-mitigable impact. In response, the General Plan EIR requires the implementation of General Plan policies to reduce the impacts to a less-than-significant level.

General Plan Policies

Table 14 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to noise.

Table 14
Applicable General Plan Policies: Noise

Policy
Policy N-I-1 New development in residential areas with an actual or projected exterior noise level of greater than 60 dB L_{dn} will be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB L_{dn}.
Policy N-I-8 Work in cooperation with Caltrans and the Union Pacific Railroad to maintain noise level standards for both new and existing projects in compliance with Table 9-1.
Policy N-I-14 Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours and other techniques. Use noise barriers to attenuate noise to acceptable levels.
Policy N-P-2 New development of residential or other noise-sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to satisfy the performance standards in Table 9-1.
Policy N-P-3 The City may permit the development of new noise-sensitive uses only where the noise level due to fixed (non-transportation) noise sources satisfies the noise level standards of Table 9-2. Noise mitigation may be required to meet Table 9-2 performance standards.

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Table 14
Applicable General Plan Policies: Noise

Policy
Policy N-P-4 The City shall require stationary noise sources proposed adjacent to noise sensitive uses to be mitigated so as to not exceed the noise level performance standards in Table 9-2.
Policy N-P-5 The City shall regulate construction-related noise to reduce impacts on adjacent uses.
Policy N-P-6 Where the development of residential or other noise-sensitive land use is proposed for a noise-impacted area, an acoustical analysis is required as part of the environmental review process so that noise mitigation may be considered in the project design. The acoustical analysis shall: • Be the responsibility of the applicant. • Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources. • Estimate existing and projected (20 years) noise levels in terms of the standards of Table 9-1or Table 9-2, and compare those levels to the adopted policies of the Noise Element. • Recommend appropriate mitigation measures to achieve compliance with the adopted policies and standards of the Noise Element. • Estimate noise exposure after the prescribed mitigation measures have been implemented. • Describe a post-project assessment program that could be used to monitor the effectiveness of the proposed mitigation measures.
Policy N-P-12 The City shall require new roadways to be mitigated so as to not exceed the noise levels specified in Table 9-1. Widening or other improvement projects of existing roadways shall be mitigated to the most practical extent.

Discussion

a. Per the General Plan EIR, the City of Manteca is a relatively quiet residential community with the notable exceptions of the railroad operations, traffic noise from SR 99 and SR 120, and commercial/industrial uses. These sources of noise are endemic to the community and cannot be easily avoided. 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, existing noise sensitive land uses include the single-family residential developments to the east, west, and northwest of the project site.

City Noise Standards

The Noise Element of the General Plan contains policies to "to mitigate the effects of increased noise levels in excess of established standard."

Table 15 presents the maximum allowable noise levels per land use, as determined in the City of Manteca General Plan EIR.

The City of Manteca uses the CBSC which establishes that "Interior community noise levels (CNEL) with windows closed, attributable to exterior sources, shall not exceed an annual CNEL or L_{dn} of 45 dB in any habitable room."

Table 15
Maximum Permissible Sound Pressure Levels, City of Manteca

Type of Land Use	Maximum Allowable Noise Levels	
	Time Interval	Exterior Noise dB(A)
Single and Limited Multiple Family Residential	10 p.m. to 7 a.m.	50
	7 a.m. – 10 p.m.	60
Multiple Family, Public Institutional, & Neighborhood Commercial	10 p.m. to 7 a.m.	55
	7 a.m. – 10 p.m.	60
Medium & Heavy Commercial	10 p.m. to 7 a.m.	60
	7 a.m. – 10 p.m.	65
Light Industrial	Anytime	70
Heavy Industrial	Anytime	75

Notes:
The following corrections are applicable (apply only one correction):

- Daytime Operation Only (7 am – 7 pm) + 5 decibels
- Noise Source Operates Less Than:
  - 20% of any one-hour period + 5 decibels
  - 5% of any one-hour period +10 decibels
  - 1% of any one-hour period + 15 decibels
  - Noise of Impulsive Character - 5 decibels (hammering, etc.)
  - Noise Rising or Falling in Pitch or - 5 decibels Volume (hum, screech, etc.)

Source: City of Manteca 2023 General Plan Environmental Impact Report, Table 12-4. October 6, 2003.

Project Construction Noise

The General Plan EIR determined that development facilitated by the General Plan would temporarily increase ambient noise levels on and adjacent to individual construction sites, including noise from construction traffic. The General Plan EIR concluded in General Plan Policy N-P-5, that in accordance to the standards in Table 9-2 of the General Plan, the City shall regulate construction-related noise impacts on adjacent uses, which would reduce construction related impacts to a less-than-significant level.

During the construction of the proposed project, heavy equipment would be used for grading, excavation, paving, and building construction, which would temporarily 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. 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.

However, consistent with Section 9.52.030 of the City of Manteca Municipal Code, construction activities, when conducted as part of an approved Building Permit, except as prohibited in Subsection 17.58.050[e][1], are considered exempt activities. Prohibited activities in Subsection 17.58.050[e][1] include the following:

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

Given required compliance with such standards, construction activities associated with the proposed project were adequately addressed in the General Plan EIR. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

Project Operational Noise

The General Plan EIR concluded that buildout of the General Plan would increase traffic noise along local roadways and result in the exposure of residents to the impacts of future industrial/commercial, emergency, and outdoor activity noise. However, the General Plan EIR concluded that with implementation of applicable policies, impacts related to transportation noise and the exposure of future noise from the buildout of the General Plan would be reduced to less-than-significant levels.

As noted previously, in the vicinity of the project site, the nearest existing noise sensitive land uses are the existing single-family residential developments to the east, west, and northwest of the project site. The primary noise source associated with the proposed project would be traffic noise along local roadways generated by future residents. As discussed in Section XVII, Transportation, of this IS/MND, increased vehicle traffic associated with buildout of the General Plan, including the project site, has been analyzed in the General Plan EIR. Similarly, vehicle traffic noise associated with buildout of the site has been analyzed in the General Plan EIR. The proposed project would be consistent with the General Plan land use designations for the site, and would not include unique features that would result in substantial increases in traffic noise beyond what was analyzed in the General Plan EIR. Furthermore, the proposed project consists of the development of 50 new single-family units, and thus, is consistent with the surrounding land uses in the project area so the operational noise in the project area would not be peculiar to the proposed project.

Conclusion

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

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception 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.

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. In the vicinity of the project site, the nearest existing

sensitive land uses are the single-family residential developments to the south, east, west, and northwest of the project site.

As noted above, given required compliance with General Plan Policy N-P-5 and Section 9.52.030 of the City of Manteca Municipal Code potential impacts related to vibration were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. Public and private airports do not exist within the City of Manteca Planning Area. The nearest airport relative to the project site is the Stockton Metropolitan Airport, located approximately nine miles to the north.

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

XIV. POPULATION AND HOUSING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	✖
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR evaluated the potential population growth and displacement impacts associated with implementation of the General Plan, starting on page 13-1. The General Plan EIR determined that specific mitigation measures to reduce or eliminate the impact of increased population on Manteca and the surrounding area do not exist. However, mitigation to lessen the impacts of population growth and the jobs/housing imbalance implemented through General Plan policies could reduce impacts to a less than significant level.

General Plan Policies

Table 16 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to population and housing.

Table 16
Applicable General Plan Policies: Population and Housing

Policy
Policy LU-I-1 The City shall maintain a growth management system that provides a mechanism for the annual allocation of the amount of residential, commercial, and industrial development that may occur.
Policy LU-I-7 The City will continue to cooperate with planning efforts among local jurisdictions to minimize the impacts of growth to Manteca and in the south San Joaquin County area.
Policy LU-P-6 The City shall monitor employment development to maintain the balance of residential, commercial, and industrial development.

Discussion

a,b. Per the General Plan EIR, the San Joaquin Council of Governments projected that Manteca will grow to 86,370 by 2025. Although specific mitigation measures that would reduce or eliminate the impact of increased population on Manteca and the surrounding area do not exist, monitoring and regulating growth to a responsible level would maintain the integrity of the community. According to the General Plan EIR, the City of Manteca is a “housing-rich” community, indicating more housing opportunities than jobs available. The General Plan Land Use Element establishes the mix of land uses designed to sustain a balance of jobs and housing over a period of twenty years. Implementation of goals and policies identified in the General Plan would lessen the impact of the jobs/housing imbalance to a less-than-significant level.

Additionally, the residential designations in the General Plan EIR provide a range of housing types and densities that can accommodate additional population without increasing the land area allocated to urban use. The proposed project would include the development of 50 new single-family residences on a site that is zoned R-1. Given that the project is consistent with the site's current land use and zoning designations, potential growth associated with development of the site has been anticipated by the City and analyzed in the City of Manteca General Plan EIR. Furthermore, the project site consists primarily of orchard land with single-family residences on the northeast and southeast corners of the property, which would remain during project construction. As such, the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere.

Thus, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and no impact related to the displacement of people would occur with implementation of the proposed project. As such, impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Fire protection?	☐	☐	✖
b. Police protection?	☐	☐	✖
c. Schools?	☐	☐	✖
d. Parks?	☐	☐	✖
e. Other Public Facilities?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR assessed potential impacts to public services, including fire and police protection, public schools, and libraries, from implementation of the General Plan, starting on page 14-1. The General Plan EIR concluded development facilitated by the General Plan could increase demand for fire and police protection, schools, and parks and recreation. However, compliance with General Plan policies would reduce impacts related to the construction of these facilities to a less-than-significant level.

General Plan Policies

Table 17 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to public services.

Table 17
Applicable General Plan Policies: Public Services

Policy
Policy PF-P-33 The City shall cooperate with the Manteca Unified School District and others in locating and reserving appropriate sites for new schools. Adequate facilities shall be planned to accommodate new residential development.
Policy PF-P-34 The City shall cooperate with the Manteca Unified School District in their collection of school facility development fees from new development.
Policy PF-P-35 Financing of new school facilities will be planned concurrent with new development.
Policy PF-P-40 The City shall provide police services to serve the existing and projected population.
Policy PF-P-41 The City will establish the criteria for determining the circumstances under which police service will be enhanced.
Policy PF-P-45 The City shall establish the criteria for determining the circumstances under which fire service will be enhanced.

Discussion

a,b,e. Fire protection for the City of Manteca is provided by the Manteca Fire Department (MFD). The MFD has three fire stations located within the City limits, with the closest to the project

site being Station 242 located at 1154 South Union Road. The MFD is also responsible for providing emergency medical services to customers. Medically related responses account for nearly 60 percent of all requests for service. Police protection is provided to the City by the Manteca Police Department (MPD). The MPD is a full-service municipal law enforcement agency with specialized assignments and recognized specialties.

Future development from buildout of the General Plan may increase demand for public services and facilities. However, the City would be required to provide additional public safety, fire protection, and emergency services to accommodate such growth. As such, the General Plan EIR concluded that, with implementation of the goals and policies in the General Plan, impacts to police protection fire services, and other public services would be less than significant. All applicable General Plan policies are listed in Table 17.

The fire station nearest the project site is Station 242, located approximately 0.8-miles to the north. The MPD is located approximately two miles northeast of the project site. The close proximity of both facilities suggests that the police and fire departments would be able to maintain adequate response times shall their service be required at the proposed project. Furthermore, the proposed project would comply with all applicable State and local requirements related to fire safety and security. Compliance with such standards would minimize fire and police protection demands associated with the proposed project.

Because the proposed project is consistent with the project site's General Plan land use designations, potential increases in demand for fire and police protection services associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. Therefore, impacts related to the need for new or physically altered fire or police protection facilities from implementation of the proposed project would not be more severe than was anticipated to occur in the General Plan EIR, and the project would not result in increased demand for such services beyond what has been anticipated. Impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c. The City of Manteca is served by the Manteca Unified School District (MUSD), which operates 28 schools ranging from Kindergarten through High School; education facilities include 20 elementary schools, three high schools, one adult education school, and two continuation high schools. The General Plan EIR concluded that proposed growth in the General Plan would require new K-8 and high schools; however, with compliance to General Plan goals and policies, impacts to school facilities would be mitigated to a less-than-significant level.

The proposed project consists of the development of 50 new single-family residences and, as such, could increase demand for the school facilities in the surrounding area. However, according to the General Plan EIR, the MUSD would select the location of new schools' sites based on the location of new growth and the District's site criteria. Additionally, the proposed project is consistent with the site's current land use and zoning designations, therefore, potential growth associated with development of the site has been anticipated by the City and analyzed in the City of Manteca General Plan EIR, and impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

d. Issues related to parks and recreation are discussed in further detail in Section XVI, Recreation, below. As noted therein, the General Plan EIR concluded that impacts related to recreation would be less than significant with implementation of the goals and policies included in the General Plan (see Table 17) and the Parks and Recreation Master Plan. Because the proposed project would be consistent with the land use designation and subject to all applicable General Plan policies, a less-than-significant impact would occur. As such, impacts related to the deterioration of recreational facilities or demand for additional or expanded facilities were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

XVI. RECREATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR, on page 14-19, concluded implementation of the General Plan could increase demand for parks and recreation such that new or physically altered facilities would be needed. This conclusion is based on the City's service standard of five acres of parkland per 1,000 residents. Implementation of General Plan policies would mitigate the impacts that General Plan development would have on parks and recreation facilities to a less-than-significant level.

General Plan Policies

Table 18 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to public services.

Table 18
Applicable General Plan Policies: Recreation

Policy
Policy PF-P-46 The City shall expand the community and neighborhood park system with the goal of providing neighborhood park facilities within reasonable walking distance of all City residential areas.
Policy PF-P-49 City park acquisition efforts shall be based on a goal of 5 acres of developed neighborhood and community parkland per 1,000 residents within the City limits.
Policy PF-P-50 Neighborhood parks shall conform to the following general guidelines (specific detail and standards to be determined within the Parks and Recreation Master Plan): • The typical minimum size shall be set to support active and passive recreation activities. • The typical service areas for a neighborhood park are approximately ¼ mile walking distance. • Neighborhood parks shall include a turf area above the basin flood line of sufficient area to be used for playgrounds, sports, picnic areas, and other recreational facilities.
Policy PF-P-53 All new residential development will be required to pay a park acquisition and improvement fee, based on providing 5 acres per 1,000 residents, to fund system-wide improvements.
Goal PF-14 Establish and maintain a park system and recreation facilities that support economic development and residential growth in the City.

Discussion

a,b. As at the time of writing the General Plan EIR, the City of Manteca provided 28 neighborhood and five community parks distributed throughout the City. Many parks are co-located with a small detention basin that serves the surrounding neighborhood.

Consequently, the parks are typically located within easy walking distance of the residents. The City has a standard of three acres of parkland per 1,000 residents. Buildout of the General Plan is expected to generate additional residents and, thus, implementation of the General Plan may increase the demand for parks and recreation such that new or physically altered facilities are needed. The City Parks and Recreation Department and the Parks and Recreation Commission will establish location and site criteria in the Recreation Master Plan. The Parks and Recreation Master Plan works to ensure that adequate parks, facilities, and recreation programs meet the needs of the City's future residents, employees, and visitors. Compliance with the Parks and Recreation Master Plan and implementation of applicable General Plan policies would reduce impacts related to new parks and recreation facilities to a less-than-significant level.

Per the Parks and Recreation Master Plan, the City currently manages more than 483 acres of parks, facilities, trails and recreation lands, or the equivalent of 6.63 acres per 1,000 residents. As a result, the City currently exceeds their parkland standard.

The proposed project would consist of the development of 50 new single-family residences, and thus, would result in population growth that could lead to increased demand on existing recreational facilities or cause the construction or expansion of recreational facilities. The Tentative Subdivision Map prepared for the proposed project does not include any on-site parks; however, Section 3.20.090 of the City's Municipal Code would require the proposed project to pay park in-lieu fees which would help the City maintain existing recreational facilities. In addition, the proposed project is consistent with the project site's land use and zoning designations, and buildout of the project would have been anticipated and analyzed in the General Plan EIR. Because the project site has been anticipated for residential development, the City has already considered such population growth in the Parks and Recreation Master Plan and other parkland planning efforts.

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

XVII. TRANSPORTATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR, starting on page 15-1, analyzed potential impacts on the local and regional circulation system resulting from implementation of the General Plan, including an analysis of an increase in hazards due to a design feature, interference with emergency access, or conflicts with applicable alternative transportation programs. The General Plan EIR found that increased traffic generated by the General Plan could conflict with policies and thresholds for the performance of the circulation system including the City's local and regional roadways, and local intersections, but the implementation of General Plan policies would reduce the impact to a less-than-significant level. The General Plan EIR determined the General Plan's impact on regionally adopted transportation goals and policies, or programs regarding public transit, bicycle, or pedestrian facilities, would be less-than-significant.

General Plan Policies

Table 19 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to transportation.

Table 19
Applicable General Plan Policies: Transportation

Policy
Policy C-I-15 The City shall establish a requirement for a transportation demand management program in any business park, industrial or commercial land use that employs more than 50 full time equivalent employees.
Policy C-P-1 The City shall strive to attain the highest possible traffic levels of service (LOS) consistent with the financial resources available and the limits of technical feasibility. The impact of new development and land use proposals on LOS should be considered in the review process.
Policy C-P-2 Manteca's target for transportation LOS is to provide ("citywide average" removed) LOS of C or better, and a minimum of LOS D at any individual location. LOS C, LOS D and the other Level of Service ratings as defined in current traffic engineering standards. This "LOS C average, LOS D minimum" shall be accomplished by attempting to provide LOS C at all locations, but accepting LOS D under the following circumstances: • Where constructing facilities with enough capacity to provide LOS C is found to be unreasonably expensive. This applies to facilities, for example, on which it would cost significantly more per dwelling unit equivalent (DUE) to provide LOS C than to provide LOS D. • Where it is difficult or impossible to maintain LOS C because surrounding facilities in other jurisdictions operate at LOS D or worse.

(Continued on next page)

Table 19
Applicable General Plan Policies: Transportation

Policy
• Where free-flowing roadways or interchange ramps would discourage use of alternate travel modes. • Where maintaining LOS C will be a disincentive to use of existing alternative modes or to the implementation of new transportation modes that would reduce vehicle travel.
Policy C-P-33 The City should establish a safe and convenient network of identified bicycle routes connecting residential areas with recreation, shopping, and employment areas within the city". By establishing this network, the City of Manteca is encouraging bicycle use in the City. This policy is currently being implemented through the update of the City's Bicycle Master Plan.
Policy C-P-49 The City shall encourage the use of local transportation services, such as jitneys, local shuttles and commuter buses.
Policy C-P-52 The City shall promote the development of park-and-ride facilities near I-5, SR 120, and SR 99.

Discussion

a. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3 of the CEQA Guidelines, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Nonetheless, an analysis of intersection operations is included in this analysis in order to evaluate consistency with General Plan policies related to such.

The following analysis is based primarily on a Transportation Analysis prepared for the proposed project by Fehr & Peers (see Appendix C).[17]

The intersection of Woodward Avenue/Union Road was selected for analysis in the Transportation Analysis. The assessment of potential traffic impacts on the study intersection is based on a comparison of AM and PM peak hour traffic conditions under the following scenarios:

- **Existing Conditions** – This scenario evaluates the study intersection based on existing traffic volumes, lane geometry and traffic controls.
- **Existing plus Project Conditions** – This scenario is identical to Existing Conditions, but with the addition of traffic from the proposed project.
- **Cumulative Conditions** – This scenario is based on forecasted Year 2040 traffic volumes based on the City of Manteca/San Joaquin Council of Governments Travel Demand Forecasting (TDF) Model, assuming the project site remains in its current undeveloped state.
- **Cumulative plus Project Conditions** – This scenario is identical to Cumulative Conditions, but with the addition of traffic from the proposed project.

Significant Impact Criteria

A project's effect on automobile delay shall not constitute a significant environmental impact under CEQA. Nonetheless, even though the City's intersection LOS standards are included here to identify whether or not traffic generated by the proposed project would

[17] Fehr & Peers. *Lewis Estates – Transportation Analysis.* June 7, 2021.

potentially conflict with the City's adopted General Plan LOS Standard which reads as follows:

> To the extent feasible, the City shall strive for a vehicular LOS of D or better at all streets and intersections, except in the Downtown area where right-of-way is limited, pedestrian, bicycle, and transit mobility are most important and vehicular LOS is not a consideration. While vehicular LOS is not a consideration in the Downtown area, traffic studies shall disclose whether any proposed transportation or land use action will substantially increase traffic at intersections and roadways within this area of the City.

The proposed project would result in conditions that fail to meet with the City's General Plan LOS standard if the project results in unacceptable LOS at any study intersection.

LOS is a qualitative index of the performance of intersections, based on average automobile delay. In general, LOS A represents free-flow conditions with no congestion, and LOS F represents severe congestion and delay under stop-and-go conditions. For signalized intersections and all way stop control intersections, LOS is based on the average delay experienced by all vehicles passing through the intersection. Table 21 provides LOS definitions for both signalized and unsignalized intersections. Average stopped delay per vehicle in seconds is used as the basis for evaluation in this methodology.

Project Trip Generation and Distribution

The study intersection was analyzed using procedures and methodologies contained in the 6th Edition Highway Capacity Manual from the Transportation Research Board. The methodologies were applied using Synchro 10 software which considered traffic volumes, lane configurations, signal timings, signal coordination, and other pertinent parameters of intersection operations. As shown in Table 20 below, based on the Synchro 10 trip generation data, the proposed project is anticipated to generate a total of approximately 500 average daily trips (ADT), with 39 AM peak hour trips and 52 PM peak hour trips.

Table 20
Project Vehicle Trip Generation Summary

Land Use	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE 210)	500	10	29	39	33	19	52

Note: The project-specific Transportation Analysis was prepared for a previous iteration of the proposed project wherein 53 single-family units would be developed. The proposed project now includes 52 single-family units. Nonetheless, because the Transportation Analysis overestimates the number of actual units, the analysis presented herein is considered conservative.

Source: Fehr & Peers, 2021.

Existing Plus Project Intersection LOS Analysis

Table 22 shows the Existing and Existing plus Project LOS at the study intersection. As shown, the Woodward Avenue/Union Road intersection would operate acceptably during both AM and PM peak hour conditions with the addition of project generated trips. Change in delay would not occur during the AM peak hour between Existing and Existing Plus

Project conditions, and intersection delay would decrease from 34.6 seconds of delay to 18.8 seconds of delay during the PM peak hour.

Table 21
Signalized Intersection LOS Criteria

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

Source: Transportation Research Board, 2016.

Table 22
Existing Plus Project Conditions: Intersection LOS

Study Intersection	Control Type	Peak Hour	Existing		Existing Plus Project	
			LOS	Delay[1]	LOS	Delay[1]
Woodward Avenue/Union Road	AWSC	AM	C	18.8	C	18.8
		PM	D	34.6	C	18.8

Note: AWSC = All-Way Stop Control
[1] For signalized intersections and all-way stop controlled intersections, average intersection delay is reported in seconds per vehicle for all approaches

Source: Fehr & Peers, 2021.

Cumulative Plus Project Intersection LOS Analysis

Table 23 summarizes the results of the intersection LOS analysis under Cumulative (Year 2040) Conditions, with and without the proposed project. The results indicate that the intersection of Woodward Avenue/Union Road would continue to meet the City's adopted General Plan LOS standard of D or better for the intersection under Cumulative conditions, with or without traffic from the proposed project. Therefore, the added traffic generated by the project would not conflict with the City's adopted General Plan LOS standards under Cumulative plus Project Conditions.

Table 23
Cumulative Plus Project Conditions: Intersection LOS

Study Intersection	Control Type	Peak Hour	Cumulative		Cumulative Plus Project	
			LOS	Delay	LOS	Delay
Woodward Avenue/Union Road	Signal	AM	B	16.6	B	17.1
		PM	C	24.8	C	25.8

Source: Fehr & Peers, 2021.

Pedestrian, Bicycle, and Transit Facilities

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

Pedestrian and Bicycle Impacts

The City of Manteca maintains four classes of bicycle facilities (Class I, Class II, Class III, and Class IV). The City's Active Transportation Plan (ATP) identifies planned sidewalks and a future Class II bike lane on Woodward Avenue, and planned sidewalks and a future Class II buffered bike lane on Union Road along the project frontage. The project plans indicate separated sidewalks and Class II bike lanes would be constructed along Woodward Avenue and Union Road along the project frontage. However, the current site plans do not identify a buffered bike lane on Union Road. Additionally, the ATP indicates lighting may be needed on Woodward Avenue and Union Road along the project frontage for pedestrian and bicycle facilities. In order to ensure that the foregoing improvements occur, consistent with the City's ATP, the City will require the following item as a condition of approval of the proposed project:

> Prior to the approval of occupancy permits for the proposed project, the project applicant shall construct a Class II buffered bike lane along Union Road; and the project applicant shall install street lighting along the project frontage on Woodward Avenue and Union Road, to the satisfaction of the Planning and Public Works Department.

Transit Services and Facilities

Manteca Transit operates a fixed-route and Dial-a-Ride bus service with stops throughout the City. The nearest stops to the project site are located on Woodward Avenue at the Al Fonseca Lane and Pagola Avenue intersections. In addition to Manteca Transit, the San Joaquin Regional Transportation District provides both weekday and weekend service to the City of Manteca. Therefore, existing transit services and facilities contain sufficient capacity to accommodate potential transit users at the proposed project.

Conclusion

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

b. As noted above, pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Although the City of Manteca has not yet established any standards or thresholds regarding VMT, pursuant to Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc.

Table 24 presents the modeled Baseline Citywide VMT per single family household and the Cumulative Project VMT per single family household. The City of Manteca travel demand model that was derived from the San Joaquin Council of Government Regional Travel Demand Model was used to calculate Baseline Citywide and Cumulative Project VMT.

Table 24
Project Vehicle Miles Traveled Analysis

Baseline Citywide VMT Per Single Family Household	Cumulative Development Project VMT Per Single Family Household	VMT Reduction	Percentage Reduction
103.8	81.7	-22.1	-21.3%

Source: City of Manteca Travel Demand Model - Fehr & Peers, 2021

As displayed, the proposed project would generate an average of 81.7 VMT per single family household, which is 22.1 less VMT per single family household when compared to the Baseline Citywide VMT, and represents a 21.3 percent decrease from the Citywide Baseline. Therefore, construction of the proposed project would result in a reduction in VMT per household.

Based on the above, the proposed project is not anticipated to increase VMT within the City as compared to the Baseline Citywide VMT. As such, VMT impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

c,d. Access to the project site is proposed by way of one right in/right out intersection on Union Road, and an extension of the existing Maehl Drive to the west. The preliminary site plan indicates adequate emergency access would be provided within the project vicinity, and geometric hazards do not appear to exist within the project site or surrounding area. However, according to the Transportation Analysis prepared for the proposed project, intersections and street sections in the project vicinity shall be reviewed by the City of Manteca and designed to provide adequate emergency access and comply with City of

Manteca standards. Appropriate review of the intersections and street sections in the project vicinity would be ensured through the following condition of approval:

- Prior to building permit approval, all project intersections and roadways shall be designed to provide adequate emergency access and comply with City of Manteca standards, to the satisfaction of the Planning and Public Works Department.

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

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✖
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.	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR evaluated potential effects on tribal cultural resources stemming from implementation of the General Plan, in the Cultural Resources section, starting on page 7-1. The General Plan EIR determined development facilitated by the General Plan carries the potential to impact historical and unique archaeological resources, requiring mitigation through the implementation of General Plan policies, which would reduce the impacts to less than significant.

General Plan Policies

Table 25 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to tribal cultural resources.

Table 25
Applicable General Plan Policies: Tribal Cultural Resources

Policy
Policy RC-I-38 Require a records search for any proposed development project, to determine whether the site contains known archaeological, historic, or cultural resources and/or to determine the potential for discovery of additional cultural resources. This requirement may be waived if determined by the City that the proposed project area is already sufficiently surveyed.
Policy RC-I-48 If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.
Goal RC-12 Protect Manteca's Native American heritage.

Discussion

a,b. The General Plan EIR noted that the 1988 General Plan contained a survey from the Central California Information Center and the California Archaeological Inventory. The record searches were completed on October 25, 1985 and February 28, 1986 and revealed that three archeological Native American occupation sites were located within the General Plan EIR study area near the San Joaquin River. Additionally, the General Plan EIR noted that previously unknown tribal cultural resources may be identified or established over the course of implementation of the General Plan. However, implementation of General Plan Policies RC-I-38, and RC-I-48 and Goal RC-12 require protection of the City's Native American Heritage, the completion of a records search for any proposed development project, and appropriate treatment of human remains, would reduce any potential impacts to a less-than-significant impact.

A search of the Native American Heritage Commission's (NAHC's) Sacred Lands File (SLF) was conducted for the project site. Results of the NAHC's SLF review indicated that information about Native American cultural resources does not exist for the project area, and therefore any known and recorded tribal cultural resource sites do not exist within the project site.

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

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

Potential effects on utilities and service systems related to implementation of the General Plan were analyzed in the Public Facilities and Services section of the General Plan EIR, starting on page 14-1. The General Plan EIR determined buildout of the General Plan would have a potentially significant impact on water supplies, wastewater collection and treatment services as well as stormwater drainage facilities and services, and solid waste. However, mitigation through General Plan policies would result in a less-than-significant impact.

General Plan Policies

Table 26 below provides policies from the City of Manteca General Plan that are applicable to the proposed project for the purpose of avoiding or mitigating environmental effects related to utilities and service systems.

Table 26
Applicable General Plan Policies: Utilities and Service Systems

Policy
Policy PF-I-2 The City shall update the Public Facilities Implementation Plan regarding water supply and distribution, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.
Policy PF-I-3 The City shall require, as a condition of project approval, dedication of land and easements, or payment of appropriate fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.
Policy PF-I-7 The City will encourage the use of recycled water for landscape irrigation where feasible, within the parameters of State and County Health Code and standards.

(Continued on next page)

Table 26
Applicable General Plan Policies: Utilities and Service Systems

Policy
Policy PF-I-12 The City will promote reduced wastewater system demand through efficient water use by: requiring water conserving design and equipment in new construction, encouraging retrofitting with water conserving devices; designing wastewater systems to minimize inflow and infiltration to the extent economically feasible; and maintaining a Citywide map of all sewer collection system components and monitoring the condition of the system on a regular basis.
Policy PF-I-13 The City shall update the Storm Drainage Master Plan and Public Facilities Implementation Plan, regarding stormwater drainage, every five years. The update shall be reviewed annually for adequacy and consistency with the General Plan.
Policy PF-P-4 Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.
Policy PF-P-6 The City shall develop new water sources as necessary to serve new development.
Policy PF-P-7 The City shall develop new water storage and major distribution lines as necessary to serve new development.
Policy PF-P-16 Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.
Policy PF-P-17 The City will maintain capacity to process combined residential, commercial, and industrial flow.
Policy PF-P-18 The City shall develop new sewage treatment and trunk line capacity as necessary to serve new development.
Policy PF-P-23 The City will maintain the ability to handle peak discharge flow while meeting State Regional Water Quality Control Board Standards as established in the current NPDES Permit.
Policy PF-P-25 The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the standards of the Drainage Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of stormwater runoff resulting from each development.
Policy PF-P-26 Storm drainage systems within new development areas shall include open drainage corridors where feasible to supplement or replace an underground piped drainage system. The drainage systems would provide for short term stormwater detention, stormwater conveyance for stormwaters exceeding a 10-year event, stormwater quality treatment, bike and pedestrian paths, and visual open space within neighborhoods.
Policy PF-P-29 The City will implement and enforce the provisions of its Source Reduction and Recycling Element.
Policy PF-P-30 The City shall support the continued use of the Lovelace Transfer Station on Lovelace Road, between Union Road and Airport Way, for the processing and shipping of solid waste materials.
Goal PF-7 Maintain an adequate level of service in the City's water system to meet the needs of existing and project development.
Goal PF-8 Maintain an adequate level of service in the City's sewage collection and disposal system to meet the needs of existing and projected development.

(Continued on next page)

Table 26
Applicable General Plan Policies: Utilities and Service Systems

Policy
Goal PF-9 Maintain an adequate level of service in the City's drainage system to accommodate runoff from existing and projected development and to prevent property damage due to flooding.
Goal PF-11 Provide for the implementation and enforcement of the provisions for the Source Reduction and Recycling Element, as mandated by the State.
Goal PF-12 Maintain efficient, effective and economical solid waste services for the residents, businesses and visitors to Manteca.

Discussion

a. Sewer service for the proposed development would be provided by the City of Manteca Public Works Department. As part of the proposed project, six-inch and eight-inch sewer lines would be installed within the project's interior streets and connect to the existing sewer main within South Union Road. Water service for the proposed project would also be provided by the City of Manteca Water Division. An eight-inch water line would be installed within the project's interior streets and connect to the existing water main within Maehl Drive and the existing water main within South Union Road.

The City of Manteca operates and maintains the Storm Drain System which serves the community. The project would intersperse 12-inch, 15-inch, and 18-inch storm drainage lines within the interior streets, which would connect to the existing storm main within Maehl Drive.

Electricity, natural gas, and telecommunications utilities would be provided by way of connections to existing infrastructure located within the immediate project vicinity. PG&E would provide electricity and natural gas to the site, telephone services would be provided by Frontier Communications, cable television services would be provided by Comcast, and fiber optics lines for future internet connections would be provided by the City. Therefore, the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, or other utility infrastructure would not be required.

It is noted that multiple projects (i.e., Hat Ranch, Lumina Ranch) which would include utility infrastructure upgrades are currently undergoing environmental review. Should such projects be approved, the associated utilities improvements would result in increased utility capacity that would benefit the remainder of the City, including the proposed project. However, considering such projects have not been approved, this analysis is speculative. Even without consideration of such potential upgrades, the General Plan EIR concluded that with compliance with General Plan policies, the City's PFIP, and the Storm Water Management Plan (SWMP), impacts related to the relocation or construction of new or expanded water, sewer, and stormwater drainage facilities would be less than significant. Given that the proposed project is consistent with the site's General Plan land use designations, standard utility improvements associated with development of the site have been anticipated by the City, and associated environmental effects have been analyzed in the General Plan EIR.

Based on the above, impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or

telecommunications facilities, the construction or relocation of which could cause significant environmental effects, would not be more severe than what was already analyzed in the General Plan EIR. As such, impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

b. As discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist, the City of Manteca Water Division provides water service to the City of Manteca through the City's groundwater supply as well as surface water supplies provided by the SSJID Surface Water Project. The City of Manteca Water Service Master Plan (WSMP) defines the future water supply, storage and delivery system for the City. The Master Plan recommends a conjunctive use of surface water from the SSJID Surface Water Project to meet the future water needs of the City. Based on limiting average groundwater supplies to the safe yield of 1.0 acre-foot per acre per year (AFY), it is estimated that under a conjunctive use program groundwater could meet 48 percent of the City's annual water needs and surface water would meet the remaining 52 percent.

In 2016, the City adopted the City of Manteca 2015 Urban Water Management Plan (UWMP), as required by the Urban Water Management Planning Act of 1983. The UWMP serves as a long-term planning document for sustainable water supply, and includes a description of water sources, historical and projected water use, and a comparison of water supply and demand during normal and dry years. The UWMP has identified regional water demand in normal, single dry, and multiple dry years in five-year increments. Water demand projections were based on buildout of the City's General Plan.

Table 27 and Table 28 show the projected water supply and demand totals during a normal year and during a single dry year, respectively. Table 29 shows the projected supply and demand totals under multiple dry year conditions for the first, second, and third years.

Table 27
Supply and Demand Assessment: Normal Year (AFY)

	2020	2025	2030	2035	2040
Supply totals	23,100	30,680	30,990	31,390	31,250
Demand totals	20,410	23,320	25,060	28,270	31,290
Difference	2,690	7,360	5,930	3,120	(40)

Notes:
( ) indicates negative value.
Demand does not include reductions due to implementation of the Water Shortage Contingency Plan.

Source: City of Manteca 2015 Urban Water Management Plan, July 2016.

Table 28
Supply and Demand Assessment: Single Dry Year (AFY)

	2020	2025	2030	2035	2040
Supply totals	20,220	26,050	26,360	26,760	26,620
Demand totals	20,410	23,320	25,060	28,270	31,290
Difference	(190)	2,730	1,300	(1,510)	(4,670)

Notes:
( ) indicates negative value.
Demand does not include reductions due to implementation of the Water Shortage Contingency Plan.

Source: City of Manteca 2015 Urban Water Management Plan, July 2016.

Table 29
Supply and Demand Assessment: Multiple Dry Years (AFY)

		2020	2025	2030	2035	2040
1st Year	Supply Totals	21,580	28,230	28,540	28,940	28,800
	Demand Totals	20,410	23,320	25,060	28,270	31,290
	Difference	1,170	4,910	3,480	670	(2,490)
2nd Year	Supply Totals	21,850	28,670	28,980	29,380	29,240
	Demand Totals	20,410	23,320	25,060	28,270	31,290
	Difference	1,440	5,350	3,920	1,110	(2,050)
3rd Year	Supply Totals	21,280	27,760	28,070	28,470	28,330
	Demand Totals	20,410	23,320	25,060	28,270	31,290
	Difference	870	4,440	3,010	200	(2,960)

Notes:
( ) indicates negative value.
Demand does not include reductions due to implementation of the Water Shortage Contingency Plan.

Source: City of Manteca 2015 Urban Water Management Plan, July 2016.

Based on the above, the City of Manteca anticipates a water supply shortage by 2040 in multiple-dry years. However, as described in the UWMP, three water supply options were identified to address future water supply shortfalls:

1. Reclaimed water: The City can develop their recycled water infrastructure to offset the groundwater used for park irrigation with reclaimed water. The quantity of groundwater replaced by recycled water can then be used for potable municipal uses, while staying within the sustainable yield constraints of 1 AFY/Ac.
2. Additional untreated surface water: As the City annexes areas, the raw water that irrigated the annexed lands could either be treated for potable municipal uses or used to offset the potable water used for irrigation.
3. Additional treated surface water: The City could negotiate and obtain additional potable water supply from the South County Water Supply Program.

Inclusion of the above water supply options as well as implementation of the City's Water Shortage Contingency Plan would ensure that adequate water supplies are available to serve buildout of the General plan.

According to the General Plan EIR, the surface water supply will be used as the base supply and groundwater facilities will be used to meet peak water demands. During winter months SSJID surface water deliveries will meet nearly the entire City's projected water demands.

The proposed project would include development of the project site with 50 new single-family residences, consistent with the site's current General Plan land use designations. Given that the project is consistent with the General Plan land use designations, water demand associated with buildout of the project site with residential uses has been anticipated by the City and accounted for in the General Plan EIR, the City PFIP and the City's UWMP.

Based on the above, sufficient water supplies are available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to

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

c. Sewer service for the proposed development would be provided by the City of Manteca Public Works Department. The land within the existing developed City has trunk sewer constructed to fully serve the expected development, while undeveloped areas will require trunk sewers in order to develop.

Per the PFIP, the City's has set a target such that capacity is sought to be available to serve demand at the specific LOS but not to anticipate demand. The required timing for each public improvement is related primarily to the timing of additional development that will be served by that improvement. Manteca's target LOS for sewer is to collect and treat an average of 325 gallons per day per dwelling unit equivalent (due). According to the General Plan EIR, this LOS standard is applicable both in the areas of Manteca that have already developed and in the geographic areas where development is expected, such as the project site.

The proposed project is consistent with the site's current General Plan land use designations. Thus, increased demand for wastewater collection and treatment facilities associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. In addition, the project would be subject to the City's PFIP and General Plan policies. Thus, the City would have adequate capacity to serve the wastewater demand projected for the proposed project in addition to the City's existing commitments. Impacts were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

d,e. The City of Manteca uses the Lovelace Transfer Station, located at 2323 Lovelace Road, in Manteca, California, to process and ship its solid waste and materials. The Lovelace Transfer Station is of regional significance in that it provides services to the majority of south San Joaquin County. Lovelace Transfer Station receives an average of 325 tons of waste daily, which is transported to Foothill Sanitary Landfill, on County-owned transfer trucks. As of June 2010, the landfill had approximately 125,000,000 cubic yards (CY) of remaining capacity.[18] According to the General Plan EIR, the projected growth accommodated by the General Plan would increase solid waste generation by the City, and may have a potentially significant impact on the capacity of landfill facilities, but implementation of General Plan goals and policies would ensure that impacts related to solid waste generation and disposal would be less than significant.

Because the proposed project is consistent with the project site's current General Plan land use designations, construction and operation of the proposed project would not result in increased solid waste generation beyond what has been previously anticipated for the site by the City and analyzed in the General Plan EIR. In addition, the project would be required to comply with all applicable provisions of Chapter 13.02, Solid Waste Collection and Disposal, of the City's Municipal Code. Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and

[18] California Department of Resources Recycling and Recovery (CalRecycle). *SWIS Facility/Site Activity Details Foothill Sanitary Landfill (39-AA-0004).* Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1424?siteID=3097. Accessed March, 2020.

would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, impacts related to solid waste were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, further CEQA review is not required.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
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?	☐	☐	✖

Summary of Analysis Under the General Plan EIR

The General Plan EIR, on page 1-7, concluded that wildfires are not an issue in the General Plan Study Area, and thus, would not be further analyzed in the General Plan EIR. As such, no impact would occur regarding impacts related to wildfires in the City of Manteca.

General Plan Policies

The City of Manteca General Plan does not include any policies related to wildfire that apply to the proposed project.

Discussion

a,b. As noted in the City's General Plan EIR, the threat to Manteca from wildfire is extremely low due to the agricultural lands surrounding the City. Therefore, wildfires are not further analyzed in the General Plan EIR.

Furthermore, according to the California Department of Forestry and Fire Protection (CAL FIRE) Fire and Resource Assessment Program, the project site is not located within a Very High Fire Hazard Severity Zone.[19]

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

[19] California Department of Forestry and Fire Protection. *FHSZ Viewer*. Available at: https://egis.fire.ca.gov/FHSZ/. Accessed March, 2021.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✖
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 Modified Initial Study/15183 Checklist, the potential exists for Burrowing Owls to occur on the project site. However, the City would require consistency with the Resource Conservation Element of the General Plan which provides Policies RC-I-32 through RC-I-34 to protect and maintain special status species by requiring either compliance with the SJMSCP, or for those who opt out of participating in the SJMSCP, compliance with all other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. General Plan Policies RC-I-32 through RC-I-34 would ensure that significant impacts to special-status wildlife species would not occur. In addition, because the project site has historically been used for agricultural purposes, and does not contain any known historic or prehistoric resources, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources. As conditions of approval, the proposed project would be required to comply with applicable General Plan policies related to preservation of archaeological resources and human remains if such resources are discovered within the project site during construction activities, consistent with the requirements of CEQA.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been ***adequately addressed in the General Plan EIR***, and the criteria for requiring further CEQA review are not met.

b. The proposed project in conjunction with other development within the City of Manteca could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the potential future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to land use

and housing, visual resources, agriculture, air quality, biological resources, and traffic and circulation would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR.

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

c. As described in this Modified Initial Study/15183 Checklist, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, and other applicable local, County and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study/15183 Checklist, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond those effects previously analyzed as part of the General Plan EIR. As noted in question 'b' above, pursuant to CEQA Guidelines Section 15183, this Modified Initial Study/15183 Checklist is not required to provide further analysis of potential effects related to GHG emissions, including effects to human beings, as the General Plan EIR concluded that impacts related to GHG emissions would be significant and unavoidable. Impacts related to GHG emissions, including effects to human beings, were ***adequately addressed in the General Plan EIR***. Effects peculiar to the proposed project or the project site do not exist. Thus, per CEQA Guidelines Section 15183, the criteria for requiring further CEQA review are not met.

H. SOURCES

The following documents are referenced information sources used for the purpose of this document:

1. *Concerned Dublin Citizens v. City of Dublin (2013) 214 Cal. App. 4th 1301*.
2. *Citizens of Responsible Equitable Development v. City of San Diego (2011) 196 Cal.App.4th 515*.
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APPENDIX A

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Lewis Estates
1825 and 1965 Union Road
Manteca, California

PREPARED FOR:

RANEY PLANNING & MANAGEMENT, INC.
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CALIFORNIA 95834

PREPARED BY:

GEOCON CONSULTANTS, INC.
3160 GOLD VALLEY DRIVE, SUITE 800
RANCHO CORDOVA, CALIFORNIA 95742

GEOCON PROJECT NO. S2162-07-01

MAY 2021

Project No. S2162-07-01
May 21, 2021

Rod Stinson
Raney Planning and Management
1501 Sports Drive
Sacramento, California 95834

Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
LEWIS ESTATES
1825 AND 1965 SOUTH UNION ROAD
MANTECA, CALIFORNIA

Ms. Stinson:

In accordance with Geocon Consultants, Inc. (Geocon) proposal number LS-20-376 dated December 3, 2020, Geocon has performed a Phase I Environmental Site Assessment (ESA) of the property and improvements (the Site) at 1825 and 1965 South Union Road in Manteca, California. We performed the Phase I ESA for Raney Planning and Management (Raney, the Client) on behalf of the Lewis Estate to assess the potential for existing hazardous substances and/or petroleum product impacts at the Site prior to the City of Manteca approving development of a residential subdivision on the Site.

The enclosed report summarizes the findings of the Phase I ESA including the potential for recognized environmental conditions in connection with the Site as defined by the American Society for Testing and Materials *Designation E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

We appreciate the opportunity to have performed this Phase I ESA for Raney. Please contact us if you have any questions concerning this report or if we may be of further service.

Sincerely,

GEOCON CONSULTANTS, INC.

Lauren E. Short, PG
Project Geologist

Jim Brake, PG
Senior Geologist

TABLE OF CONTENTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PAGE

1.0 INTRODUCTION 1
1.1 Purpose and Objectives 1
1.2 Scope of Services 2
1.3 Report Limitations 3
1.4 Data Gaps 3

2.0 SITE DESCRIPTION 4
2.1 Location and Legal Description 4
2.2 Site and Vicinity General Characteristics 4
2.2.1 Topography 4
2.2.2 Geologic Conditions 4
2.2.3 Soil Conditions 5
2.2.4 Hydrologic and Hydrogeologic Conditions 5
2.3 Current and Planned Uses of the Site 5
2.4 Descriptions of Structures, Roads, Other Improvements on the Site 5
2.5 Current Uses of Adjoining Properties 5

3.0 USER–PROVIDED INFORMATION 6
3.1 Title, Appraisal and Sale Agreement Records 6
3.2 Environmental Liens or Activity and Use Limitations 6
3.3 Specialized Knowledge 6
3.4 Commonly Known or Reasonably Ascertainable Information 6
3.5 Valuation Reduction for Environmental Issues 6
3.6 Owner, Property Manager, and Occupant Information 6
3.7 Reason for Performing Phase I ESA 6

4.0 RECORDS REVIEW 7
4.1 Standard Environmental Record Sources 7
4.1.1 Site 7
4.1.2 Offsite Properties 7
4.2 Orphan Summary 8
4.3 Other Environmental Record Sources 9
4.3.1 GeoTracker and EnviroStor 9
4.3.2 San Joaquin County Environmental Health Department 9
4.3.3 CalGEM 9
4.3.4 National Pipeline Mapping System 9

5.0 HISTORICAL USE 9
5.1 Aerial Photographs 9
5.2 Topographic Maps 11
5.3 City Directories 11

6.0 SITE RECONNAISSANCE 12
6.1 Methodology and Limiting Conditions 12
6.2 Site Setting 12
6.3 Onsite Survey 12
6.3.1 Residence and buildings of 1825 and 1965 Union Road and 12
6.3.2 Almond Orchard 13
6.4 Offsite Survey 13

7.0 INTERVIEWS 14

TABLE OF CONTENTS (continued)

8.0 CONCLUSIONS AND RECOMMENDATIONS 15
9.0 REFERENCES 16
10.0 QUALIFICATIONS 17

FIGURES
1. Site Location Map
2. Site Plan

PHOTOGRAPHS (1 through 16)

APPENDICES
A. Assessor's Parcel Map
B. User-provided Information
C. EDR Radius Map with GeoCheck
D. EDR Historical Aerial Photographs
E. EDR Historical Topographic Maps
F. EDR City Directories
G. Owner/Occupant Questionnaire

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

1.0 INTRODUCTION

Geocon Consultants, Inc. (Geocon) performed a Phase I Environmental Site Assessment (ESA) of the property and improvements (the Site) at 1825 and 1965 South Union Road in Manteca, California. We performed the Phase I ESA for Raney Planning and Management (Raney, the Client) on behalf of the Lewis Estate to assess the potential for existing hazardous substances and/or petroleum product impacts at the Site prior to City of Manteca (City) approving development of a residential subdivision on the Site. This report summarizes the methodology and presents the findings of the Phase I ESA.

1.1 Purpose and Objectives

The purpose of the Phase I ESA was to identify evidence or indications of 'recognized environmental conditions' (REC) as defined by the American Society for Testing and Materials (ASTM) *Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* Section 1.1.1 of ASTM *Designation E 1527-13* defines an REC as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions." De minimis conditions are those that generally do not present a threat to human health or the environment and that generally would not be the subject of the enforcement action if brought to the attention of appropriate governmental agencies.

ASTM *Designation E1527-13* also defines 'Historical' and 'Controlled' RECs (HREC and CREC, respectively). An 'Historical REC' is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to "the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)." A 'Controlled REC' is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)." An HREC is not an REC if a property meets current standards for unrestricted residential use. A CREC remains an REC by definition when a property does not meet the unrestricted residential use requirement unconditionally.

We also conducted the Phase I ESA in general accordance with the requirements of 40 Code of Federal Regulations (CFR) Part 312 titled *Standards and Practices for All Appropriate Inquiries,* as required under Sections 101(35)(B)(ii) and (iii) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The purpose of conducting an all appropriate inquiries investigation into the previous ownership and uses of a property is to meet the provisions necessary for the landowner, contiguous property owner, and/or bona fide prospective purchaser to qualify for certain landowner liability protections under CERCLA.

The following principles are an integral part of ASTM *Designation E1527-13*:

- "**Uncertainty Not Eliminated** - No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost."
- "**Not Exhaustive** - All Appropriate Inquiries does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information."
- "**Level of Inquiry is Variable** - Not every property will warrant the same level of assessment. Consistent with good commercial and customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry."

1.2 Scope of Services

Our Proposal No. LS-20-376 dated December 4, 2020, describes the scope of services for the Phase I ESA. We performed the scope of services outlined in the proposal with the exception that we did not review Sanborn Fire Insurance Maps (Sanborn maps) as Environmental Data Resources, Inc. (EDR) indicated that Sanborn map coverage does not exist for the Site and vicinity.

The main components of the Phase I ESA and their objectives, as specified by the referenced standards, include the following:

- **Physical Setting:** We reviewed physical setting references to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- **Records Review:** We reviewed publicly available Federal, State, and local regulatory agency records to obtain information that could potentially help identify RECs at or potentially affecting the Site.

- **Site History:** We reviewed historical references to assess the history of previous uses of the Site and surrounding area to identify those that could have led to RECs on or near the Site. Historical sources reviewed included aerial photographs, topographic maps, and city directories. In addition, we conducted interviews with persons who were expected to be reasonably knowledgeable about historical and/or current conditions at and uses of the Site.
- **Site Reconnaissance:** We performed a site reconnaissance to observe site conditions and activities for indications of evidence of RECs. The site reconnaissance was for the Site only. Offsite properties and features were viewed solely from the vantage of the Site and public thoroughfares.

1.3 Report Limitations

We prepared this Phase I ESA report exclusively for Raney and the Lewis Estate. The information obtained is only relevant for the dates of the records reviewed and the latest site visit. Therefore, the information contained herein is only valid as of the date of the report and will require an update after 180 days to reflect updated records and another site reconnaissance to assess current site conditions.

Raney and the Lewis Estate should recognize that a Phase I ESA is not a comprehensive site characterization and should not be construed as such. The findings and conclusions presented in this report are predicated on the site reconnaissance, information in the specified regulatory records, and information regarding the historical usage of the Site, as presented in this report. Raney and the Lewis Estate should also understand that wetlands, asbestos-containing building materials, lead-containing paint, lead in drinking water, radon, mercury related to mining activities, methane, and mold surveys were not included in the scope of services for this Phase I ESA. Assessment for potential naturally occurring hazards such as asbestos and arsenic also was not included.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee or warranty of the results of the Phase I ESA is implied within the intent of this report or any subsequent reports, correspondence or consultation, either express or implied. We strived to conduct the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.

1.4 Data Gaps

A data gap is defined by ASTM *Designation E 1527-13* as "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." Data gaps could include such things as insufficient historical information, the inability to interview persons with direct site knowledge (e.g., the owner(s), past owner(s), tenants, workers, etc.) or the lack of access to all parts of a site during the site reconnaissance. We identified no data gaps during this Phase I ESA.

As described in Section 1.2, we did not review Sanborn maps for the Site as EDR indicated that Sanborn map coverage does not exist for the Site and vicinity. However, we were able to review other sufficient historical information and therefore do not consider the lack of Sanborn map coverage a data gap.

2.0 SITE DESCRIPTION

This section describes the location and physical characteristics of the Site including its size, topography, geologic, soil, and hydrologic/hydrogeologic conditions.

2.1 Location and Legal Description

The Site is located adjacent to the southwest of the intersection of East Woodward Avenue and South Union Road in Manteca, California (Figure 1). The Site is situated in the southern portion of Manteca approximately ½ mile south of State Route 120 and 3 miles west of US Route 99. The Site is in the southwestern quarter of Section 7 of Township 2 South, Range 7 East, Mount Diablo Base and Meridian.

The San Joaquin County assessor's parcel numbers for the Site are 226-180-005 and 226-180-16. A parcel map depicting the Site is in Appendix A.

2.2 Site and Vicinity General Characteristics

The approximate 9.92-acre Site is predominantly an agricultural (orchard) property with a main residence and farm operations area in the northeastern portion of the Site and a tenant residence in the southeastern portion. The Site is situated in an area of recently developed residential subdivisions and single-family homes on legacy farmland.

2.2.1 Topography

The United States Geological Survey (USGS) *Manteca, California* 7.5-minute topographic map shows the shows the topography of Site as flat-lying at an elevation of approximately 30 feet above mean sea level (USGS, 2018).

2.2.2 Geologic Conditions

We obtained site and vicinity geologic information from a variety of sources including:

- *California Geology* (Harden, 2003);
- *Note 36, California Geomorphic Provinces (California Geological Survey [CGS], 2002); and*
- *Geologic Map of the San Francisco - San Jose Quadrangle (CGS, 1991).*

Following are summaries of pertinent information obtained.

2.2.2.1 Geomorphic Region

The Site is located in the northern San Joaquin Valley, or southern portion of the Great Valley geomorphic province of California. The San Joaquin Valley is bounded by the Sierra Nevada to the east, the Coast Ranges to the west, and the Sacramento-San Joaquin delta to the north. The San Joaquin Valley is filled with a thick sequence of Jurassic- to Recent-age sedimentary deposits, both continental and marine in origin (CGS, 2002 and Harden, 2003).

2.2.2.2 Geologic Formations/Stratigraphy

The referenced geologic map shows the Site as underlain by Quaternary Modesto-Riverbank Formation consisting of arkosic alluvium (CDMG, 1991).

2.2.3 Soil Conditions

The United States Department of Agriculture – Natural Resources Conservation Service Web Soil Survey (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx) indicates that surficial soil on the Site is classified as Tinnin loamy sand, which is described as a loamy sandy alluvium derived from granitic rock sources.

2.2.4 Hydrologic and Hydrogeologic Conditions

No surface water bodies are on or adjacent to the Site. A few irrigation canals remain on some nearby agricultural properties.

Site-specific information regarding groundwater occurrence and flow direction is not available. To assess local groundwater conditions for the site vicinity we checked the California Department of Water Resources (DWR) Groundwater Information Center Interactive Map (https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels). DWR maps indicate that depth to groundwater in the site vicinity ranged from approximately 15 to 25 feet from 2000 to 2017 with groundwater flow to the west.

Additionally, a Phase II ESA report available on the State Water Resources Control Board's (SWRCB) GeoTracker data management system (https://geotracker.waterboards.ca.gov/) for a residential subdivision approximately ½ mile west of the Site indicates that groundwater was encountered at depths of approximately 10.5 to 11 feet in March 2018. The groundwater flow direction and gradient at that property are not indicated in the report.

2.3 Current and Planned Uses of the Site

The current use of the Site is agricultural and residential. The Site is planned to be developed throughout for single-family residential (subdivision) use. The existing site residences and ancillary structures will remain.

2.4 Descriptions of Structures, Roads, Other Improvements on the Site

The Site is improved with an almond orchard covering the majority of the Site, a two-story residence, barn, and sheds in the northeastern portion of the Site, and a single-story residence in the southeastern portion of the Site.

2.5 Current Uses of Adjoining Properties

Adjoining properties to the west and south, and adjacent properties to the east and northeast beyond South Union Road and East Woodward Avenue, respectively, have been developed as residential subdivisions. The property beyond West Woodward Avenue to the north of the Site is developed with an orchard and a residence.

3.0 USER–PROVIDED INFORMATION

This section summarizes user (Raney and the Lewis Estate)-provided information regarding the Site. John Lewis, one of the site owners, completed a User Questionnaire regarding these items, a copy of which is in Appendix B.. We asked Mr. Lewis if he knew of previous environmental reports or documents that may exist and, if so, whether copies could be provided. We also asked if he had knowledge of legal or administrative proceedings involving the Site. Mr. Lewis indicated that there are no previous environmental reports or documents for the Site and were not any administrative proceedings involving the Site.

3.1 Title, Appraisal and Sale Agreement Records

Mr. Lewis did not provide us with a title, appraisal, or sales agreement for the Site.

3.2 Environmental Liens or Activity and Use Limitations

Mr. Lewis indicated there are no environmental liens or activity and use limitations for the Site.

3.3 Specialized Knowledge

Mr. Lewis indicated that the Site has been in the Lewis family since the 1960s. In the 1950s and 1960s, the Site was a dairy farm. In the late 1970s through the early 1980s, a ceramic tile business operated in the area adjacent to the barn. From the late 1980s to the present, the Site has been farmed for various crops. Approximately 5 years ago, the Site was planted with the existing almond orchard.

Mr. Lewis indicated that Roundup, Vanguard WG fungicide, Cuprafix fungicide, Pro 90, Weed and Feed, and Weed B Gone are stored on the Site. He indicated that all chemicals are stored in their proper containers.

3.4 Commonly Known or Reasonably Ascertainable Information

Mr. Lewis indicated that he is not aware of any commonly known or reasonably ascertainable information about the Site.

3.5 Valuation Reduction for Environmental Issues

Mr. Lewis is not aware of any environmental conditions on the Site that could lead to a potential valuation reduction for the Site.

3.6 Owner, Property Manager, and Occupant Information

We also provided Mr. Lewis, as a site owner, with an owner/occupant questionnaire regarding his knowledge of the Site and surrounding properties. Mr. Lewis completed this questionnaire, which is summarized in Section 7.0.

3.7 Reason for Performing Phase I ESA

The site owners intend to develop the property with a residential subdivision and have a pending tentative subdivision map application with the City. The City required that a Phase I ESA be performed prior to approval of the residential subdivision development.

4.0 RECORDS REVIEW

This section summarizes information we obtained from readily available agency records pertaining to the Site and properties and facilities in the vicinity of the Site.

4.1 Standard Environmental Record Sources

EDR searched federal, state, and local environmental databases for the Site and properties/facilities within one mile of the Site. The following table lists the databases that were searched which have listings and the number of properties/facilities listed. Other databases searched that do not list any properties/facilities are not included in the table. A copy of the report: *The EDR Radius Map Report with GeoCheck*, dated March 1, 2021, is in Appendix C.

Database Name	Search Radius (Miles)	Number of Listings
STATE, LOCAL, AND TRIBAL DATABASES		
Department of Toxic Substances Control [DTSC] Site Mitigation and Brownfields Reuse Program (EnviroStor)	1.0	4
State and Tribal Response	1.0	1
ADDITIONAL ENVIRONMENTAL RECORDS		
California Environmental Reporting System [CERS] – Haz Waste (CERS HAZ WASTE)	1.0	2
Liens	1.0	1
Historical UST Properties/Facilities (HIST UST)	0.25	2
School Evaluation	1.0	3

4.1.1 Site

The Site is not listed any of the databases searched by EDR.

4.1.2 Offsite Properties

Four properties/facilities within one mile of the Site are listed on one or more non-release-related databases[1]. One property/facility within one mile of the Site is listed on a release-related database. The following table summarizes information regarding these properties/facilities, the status of their listings, and their potential, if any, to cause (or have caused) an REC at the Site.

[1] "Release" refers to an unauthorized release of a petroleum product or hazardous substance to the environment - i.e. the ground surface, soil, soil vapor, groundwater, or surface water on a property. "Release-related database" refers to those which provide information regarding an unauthorized release. "Non-release-related database" refers to those that may report use, storage, or disposal of hazardous substances and/or petroleum products or other environmental conditions, but do not report releases of such.

Business Name	Address	Approximate Distance from the Site	Database	Pertinent Information/Potential to Cause an REC at the Site
Herman L. Silveira	5645 Peach Road	0.25 miles south cross-gradient	Hist UST	This facility had a permitted underground storage tank (UST) in the 1970s and 1980s. No leaks were reported. The cross-gradient location of this facility relative to the Site indicates that it is unlikely to have caused an REC at the Site.
Sand Lane Elementary School	6647 East Woodward Avenue	0.5 miles east upgradient	Envirostor SCH CERS	This elementary school was proposed to be developed at this property, which was formerly used for cattle grazing and other agricultural activities. No arsenic, lead, nor pesticides were reportedly found. The California Department of Toxic Substances Control (DTSC) issued a no further action letter for the property/project. These findings suggest that this facility would not have caused an REC at the Site.
Proposed South Manteca High School	21143 South Tinnin Road	0.6 miles east upgradient	Envirostor SCH	A Preliminary Environmental Assessment was performed for this property prior to a proposed high school being developed there. The DTSC issued a no further action letter for the property/project. These findings suggest that this facility would not have caused an REC at the Site.
Gordan Research Companyu	1085 South Union Road	0.8 miles south cross-gradient	Response Envirostor Liens CERS	Chemicals were stored improperly leading to a potential release into the soil. Under San Joaquin Environmental Health Department and DTSC oversight, chemicals were removed and a Preliminary Endangerment Assessment was performed. The DTSC issued a no further action letter. This property has since been redeveloped. These findings suggest that this facility would not have caused an REC at the Site.
South Airport Way School	21164 South Airport Way	0.9 miles southwest cross- to downgradient	Envirostor SCH	A school was proposed to be developed at this property, which was formerly used for cattle grazing and other agricultural activities. A Preliminary Endangerment Assessment was performed. No arsenic, lead, nor pesticides were found. The DTSC issued a no further action letter. These findings suggest that this facility would not have caused an REC at the Site.

4.2 Orphan Summary

EDR's Orphan Summary identifies properties and facilities that have incomplete address information and therefore could not be accurately plotted. No orphan properties are listed in the EDR report.

4.3 Other Environmental Record Sources

4.3.1 GeoTracker and EnviroStor

We reviewed information available on GeoTracker and the California Department of Toxic Substances Control's (DTSC) EnviroStor (http://www.envirostor.dtsc.ca.gov/public/) online database for information regarding documented environmental assessment and cleanup at the Site and/or properties/facilities within ¼ mile of the Site. No information pertaining to the Site or for any properties or facilities within ¼ mile of the Site is available on GeoTracker and EnviroStor.

4.3.2 San Joaquin County Environmental Health Department

We submitted a request to the San Joaquin County Environmental Health Department (SJCEHD) for records pertaining to the use, storage, or releases of, or violations related to, hazardous substances and/or petroleum products at the Site. The SJCEHD indicated that they have no records pertaining to the Site except a permit for well repair.

4.3.3 CalGEM

The California Geologic Energy Management Division's (CalGEM) Well Finder online mapping system shows five plugged dry holes greater than 4,500 feet from the Site (CalGEM, 2021). Due to their distanced from the Site, these plugged dry holes would not be have caused an REC at the Site.

4.3.4 National Pipeline Mapping System

The National Pipeline Mapping System (NPMS) online mapping system does not show any natural gas or liquid petroleum pipelines on or in the vicinity of the Site (USDOT, 2021).

5.0 HISTORICAL USE

We evaluated the historical use of the Site and adjacent properties through review of historical aerial photographs, topographic maps, and city directories provided by EDR. This section summarizes information obtained from these sources.

5.1 Aerial Photographs

We reviewed historical aerial photographs for the years 1937, 1940, 1957, 1963, 1968, 1975, 1982, 1993, 2006, 2009, 2012, and 2016 (provided by EDR and in Appendix D) and 2018 and 2020 (available on Google Earth) for indications of past land uses that had the potential to have impacted the Site through the use, storage, or disposal of hazardous substances and/or petroleum. The following table summarizes our observations of the Site and adjacent properties on the historical aerial photographs.

Year	Observations	
	Site	Adjacent Properties
1937 and 1940 (1" = 500')	Structures were present on the northeastern portion of the Site. Irrigated row crops (likely alfalfa) were present throughout the rest of the Site in 1937 and in 1940 the crop (hay or grain) appears to have been recently cut.	Row crops and structures were present on adjoining and adjacent properties. Roads were present north and east of the Site beyond which were structures and row crops.
1957 and 1963 (1" = 500')	Conditions were generally similar to those observed on the 1937 and 1940 photographs.	An orchard was present on the adjacent property to the north. Conditions on other nearby properties were generally similar to those observed on the 1937 and 1945 photographs.
1968 and 1975 (1" = 500')	Conditions were generally similar to those observed on the 1957 and 1963 photographs.	Conditions were generally similar to those observed on the 1957 and 1963 photographs except that additional structures were present at the adjoining property to the east.
1982 and 1993 (1" = 500')	Conditions were generally similar to those observed on the 1968 and 1975 photographs.	Conditions were generally similar to those observed on the 1968 and 1975 photographs.
2006 and 2009 (1" = 500')	An additional structure was present in the southeastern portion of the Site.	A residential subdivision was under construction on property northeast of the Site. The properties to the east and southeast were planted with orchards.
2012 (1" = 500')	Conditions were similar to those observed on the 2006 and 2009 photograph except additional landscaping was present around the structure in the southeastern portion of the Site.	A residential subdivision was present on the property northeast of the Site. Orchards were present on the properties to the north and west. The adjoining properties to the south and west appeared to no longer be in active agricultural use.
2016 (1" = 500')	An orchard had been recently planted on the Site.	A residential subdivision was under construction on the adjoining property to the west. Conditions were generally similar to those observed on the 2012 photograph on other adjoining and adjacent properties.
2018 (Google Earth)	Conditions were similar to those observed on the 2016 photograph.	Residential subdivisions were present on properties northeast, east, southeast, and west of the Site. Conditions on properties north and south of the Site were generally similar to those observed on the 2016 photograph.
2020 (Google Earth)	Conditions were similar to those observed on the 2018 photograph.	Residential subdivisions were present northeast, east, southeast, south, and west of the Site. Conditions on the property to the north were generally similar to those observed on the 2016 photograph.

Irrigated crops were present on the Site from as early as 1937 to approximately 2016. In 2016, an orchard was planted on Site. If organochlorine pesticides (OCP) were applied to the various crops, particularly during the 1950s, '60s, and '70s, then OCPs and associated metals such as arsenic and lead may be present in shallow soil on the Site as a result. The potential presence of OCPs and associated metals in soil on the Site is considered a potential environmental concern for the Site. In addition to the concern regarding potential

pesticide use on the Site, the age of the structures on the northeastern portion of the Site suggest that lead-containing paint may have been applied and over time deteriorated lead paint could have impacted shallow soil around the structures. Lastly, if termiticides were applied to soil around the structure foundations, then termiticides such as chlordane may also be present in shallow soil around the structures. The potential presence of termiticides and metals in soil around structures in the northeastern portion of the Site is also a potential environmental concern for the Site. The historical aerial photographs do not depict any other features or land uses on the Site or adjacent properties that directly suggest the potential to have caused an REC at the Site.

5.2 Topographic Maps

We reviewed historical topographic maps for the years 1914, 1915 1952, 1968, 1976, 1987, 1991, 1994, 2012, 2015, and 2018 (Appendix E). The following table summarizes our observations of the Site and adjacent properties on the historical topographic maps.

Year	Observations	
	Site	Adjacent Properties
1914 and 1915 (1:31,680)	No structures or land uses are depicted on the Site.	One structure is depicted northwest of the Site. Two roads are depicted north and east of the Site.
1952 and 1968 (1:24,000)	Conditions depicted are similar to those on the 1914 and 1915 maps.	An irrigation ditch is depicted south of the Site. Additional structures are depicted northeast and north of the Site.
1976 and 1987 (1:24,000)	A structure is depicted in the northeastern portion of the Site.	An addition structure is depicted east of the Site.
1991, 1994, 2012 (1:24,000)	No structures are depicted on the Site.	A residential subdivision is depicted northeast of the Site.
2015, 2018 (1:24,000)	Conditions depicted are similar to those on the 1991, 1994, and 2012 maps.	Conditions depicted are similar to those on the 1991, 1994, and 2012 maps.

The topographic maps do not depict features or land uses on the Site or adjacent properties that directly suggest the potential to have caused an REC at the Site.

5.3 City Directories

EDR prepared an abstract of city directories including city, cross reference, and telephone directory listings (Appendix F). EDR included information from directories at approximate 5-year intervals, if available, from 1968 to 2017. Adjoining and adjacent properties are listed with various residencies dating back to 1968. The current site owner (John Lewis) is listed in 2014.

6.0 SITE RECONNAISSANCE

This section summarizes our observations of the Site and surrounding properties during the site reconnaissance.

6.1 Methodology and Limiting Conditions

Lauren Short, Project Geologist with Geocon, performed the site reconnaissance on April 29, 2021, by walking throughout the Site to observe site features and conditions. Ms. Short met with James Lewis, one of the site owners, who provided access to all areas of the Site. The offsite survey was performed by observing adjoining and adjacent properties from the Site and public roads. Weather on the day of the site reconnaissance was sunny with temperatures in the mid-80s°F. Photographs of various site features and offsite properties are appended.

6.2 Site Setting

The Site is situated in an area of primarily residential subdivisions with a few legacy agricultural properties.

6.3 Onsite Survey

6.3.1 Residences

A single-family home with a garage, barn, and three sheds (Photos 1 through 3) are located in the northeastern portion of the Site at 1825 South Union Road. We observed household cleaners, gardening supplies, gym equipment, and miscellaneous household items in the garage. Water tanks and chlorination equipment associated with a domestic water supply well servicing the Site and gardening supplies are contained in the shed adjacent to the barn (Photo 4). Outside the barn are metal racks with household chemicals such as WD-40, wasp spray, grout, sunscreen, and other miscellaneous tools (photo 5). Miscellaneous household items, a lawnmower, bicycles, a fermentation station, irrigation parts, work benches, tire repair supplies, fire extinguishers, modern (likely non-lead-containing) household paint, gun powder for shot guns, propane tanks, tools, plant fertilizer, pesticide (such as Round Up), and various motor oils (Photos 6 and 7) were observed in the barn. The plant fertilizer, pesticides, and motor oils were in household (less than 2 liters) amounts and stored on shelves or on the concrete floor. No stained or discolored concrete was observed inside the barn or soil in the vicinity of the barn. In the shed behind the single-family residence, there used to be a 55-gallon drum of waste oil that Mr. Lewis indicated he removed and properly disposed of the drum. A stain was present on the concrete floor of the shed (Photo 8) where the drum had been, but is a de minimis condition and not indicative of a significant release with the potential to have impacted underlying soil. Other items in the shed included furniture and tools. In the third shed we observed household amounts of modern house paint, sports equipment, and paper files in plastic containers (Photo 9).

A single-family residence and shed are located in the southeastern portion of the Site at 1965 South Union Road. This residence is occupied by tenants. Mr. Lewis indicated the tenants do not have any chemicals other than household chemicals and automotive tools stored in the residence and shed (Photo 10).

We observed no evidence of RECs in the vicinity of the single-family residences. As described in Section 5.1, the potential presence of lead and termiticides in soil around the structures in the northeastern portion of the Site is a potential environmental concern for the Site.

6.3.2 Orchard

An almond orchard (Photos 10 through13) covers the rest of the Site. The orchard consists of 25 rows of almond trees, which are irrigated and fertilized by a drip system. Occasionally, the orchard is irrigated by flooding. We observed no evidence of contaminant impacts in the orchard and it is recent enough that OCPs were not likely applied. However, as described in Section 5.1, the agricultural use of the Site dating back to the 1930s suggests that OCPs may have been applied to previous crops and is a potential environmental concern for the Site.

6.4 Offsite Survey

Adjoining and adjacent properties consist of the following:

- North – West Woodward Avenue beyond which is an orchard (Photo 14);
- West – a single-family residential subdivision (Photo 13).
- East – South Union Road beyond which is single-family residential subdivision (Photo 15). Pole-mounted transformers are present along the eastern side the Site. The transformers appeared to be in good condition and we observed no stained soil below them.(Photo 16); and
- South – a single-family residential subdivision (Photo 11).

We observed no conditions on adjoining and adjacent properties with the potential to cause or have caused an REC at the Site.

7.0 INTERVIEWS

We provided Mr. Lewis with an owner/occupant questionnaire regarding past and present use of the Site and the potential for impacts related to the use, storage, or disposal of hazardous substances and/or petroleum products on the Site. A copy of the owner/occupant questionnaire is in Appendix G.

Mr. Lewis indicated that the Site has been used for agriculture and a residence for nearly a century. The family of Mr. Lewis has owned the Site for the last 60 years.

Mr. Lewis's parents owned the Site and operated a dairy farm until the 1960s. From the mid- to late-1970s to 1980s, they operated a tile business. Tile supplies such as grout and cement were used and stored in the barn. At the conclusion of the tile business, they transitioned to growing oats and alfalfa on the Site and used annual flood irrigation. For the last 6 years, Mr. Lewis has maintained an almond orchard on the Site. The almond orchard is fertilized and irrigated via a drip system. Pesticides are used to prevent damage to the orchard from the naval orange worm.

Mr. Lewis removed and properly disposed of one old 55-gallon drum of waste oil from one of the sheds. A de minimis oil stain from the drum is present on the concrete floor of the shed. To best of Mr. Lewis's knowledge, there have not been any chemical spills on the Site nor storage of large quantities of chemicals (such as pesticides, fertilizer, etc.)

In addition, he is not aware of any environmental issues related to adjoining and adjacent properties.

8.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I ESA, in general conformance with the scope and limitations of ASTM *Designation E 1527-13* of 1825 and 1965 South Union Road in Manteca, California. Exceptions to, or deletions from, this practice are described in Section 1.4 of this report.

The Phase I ESA has revealed no evidence of RECs on the Site. The potential presence of OCPs and associated metals in soil from past agricultural use of the Site and the potential presence of lead and termiticides in shallow soil around the structures on the northeastern portion of the Site are potential environmental concerns for the Site. A Phase II ESA including collection and chemical analysis of soil samples would be necessary to confirm the presence and concentrations of pesticides and associated metals in soil on the Site.

9.0 REFERENCES

American Society for Testing and Materials, *Designation E 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 2013.

California Department of Conservation – Division of Mines and Geology (CDMG), *Geologic Map of California, San Francisco-Sand Jose Sheet*, compiled by T.H. Rogers, 1991.

California Department of Water Resources (DWR) Groundwater Information Center Interactive Map (https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels), accessed May 2021.

California Geologic Energy Management Division (CalGEM), Oil and gas well information in the site vicinity, https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx, accessed March 2021.

California Geological Survey (CGS), *Note 36, California Geomorphic Provinces*, 2002.

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Harden, D.R, California Geology: 2nd edition, 2003.

San Joaquin County, Environmental Health Department Public Records Application, https://lfweb.sjgov.org/EHD/Welcome.aspx?cr=1, accessed May 2021.

State of California, Department of Toxic Substances Control, EnviroStor website http://www.envirostor.dtsc.ca.gov/public/, accessed March 2021.

United States Department of Agriculture, Natural Resources Conservation Service, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx, accessed May 2021.

United States Department of Transportation (USDOT), National Pipeline Mapping System <https://www.npms.phmsa.dot.gov/default.aspx>, accessed May 2021.

United States Geological Survey (USGS), *Manteca, California, 7.5-minute Topographic Quadrangle Map*, Scale 1:24,000, 2018.

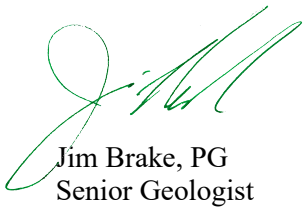
10.0 QUALIFICATIONS

This Phase I ESA report was prepared by Lauren Short and reviewed by Jim Brake. Ms. Short has 6 years of experience performing Phase I and Phase II ESAs, subsurface drilling methods, soil and groundwater sampling, and groundwater monitoring well installations, development, and sampling. He is also responsible for preparation of reports, work plans, health and safety plans, quarterly groundwater monitoring reports, and site cleanup plans.

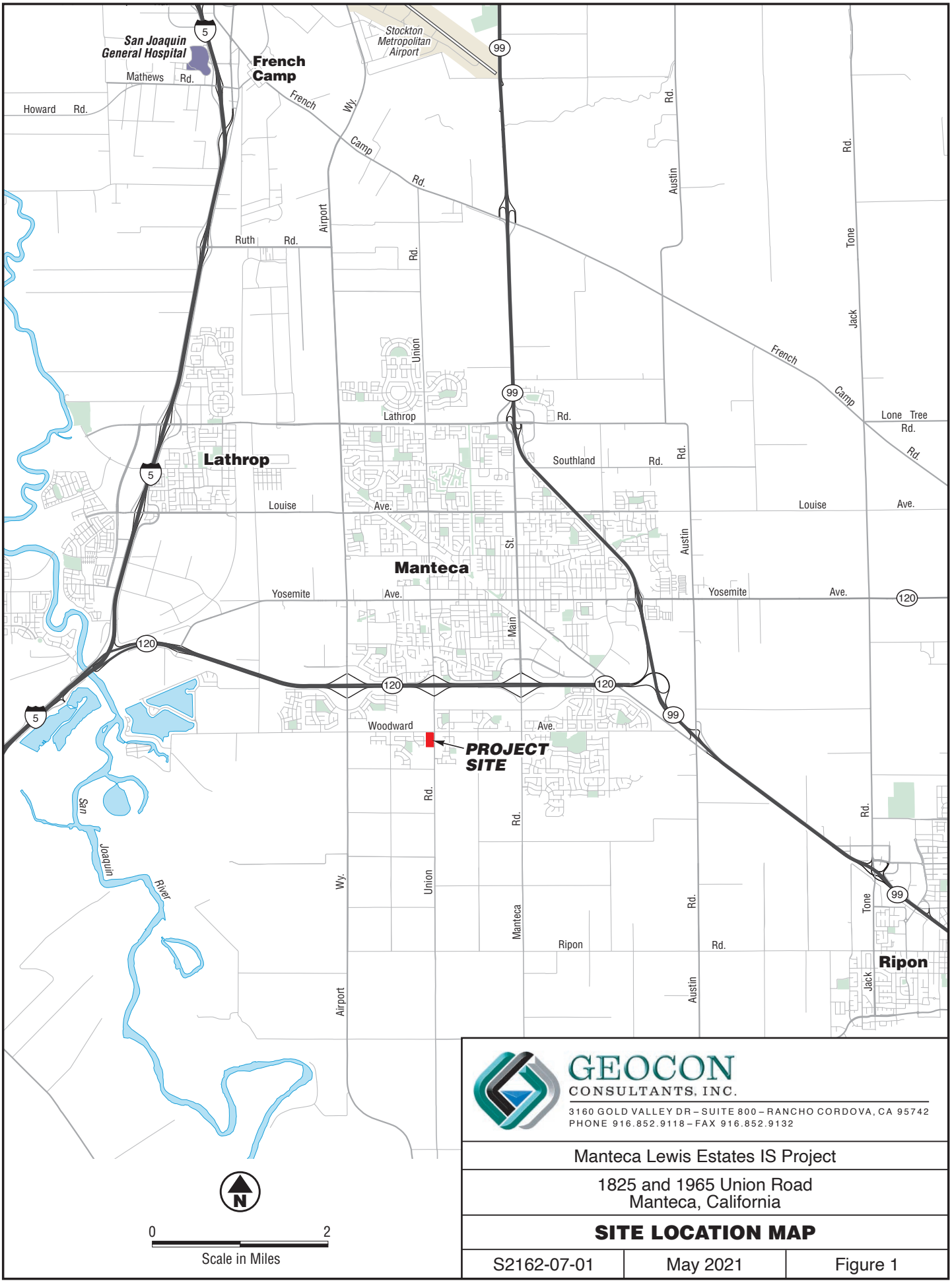
Mr. Brake has an MS degree in Geological Science and 34 years of experience in environmental investigation and remediation, including implementation of Remedial Investigation/Feasibility Study programs and soil and groundwater remedial actions for private industrial and government clients. He has managed a wide variety of projects for clients in the manufacturing, transportation, mining, automobile and real estate industries including Environmental Protection Agency and DTSC Superfund sites. Mr. Brake has extensive experience in the performance of Phase I and II ESAs of commercial, industrial, and agricultural properties throughout California.

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries investigation in conformance with the standards and practices set forth in 40 CFR Part 312.

Lauren E Short, PG
Project Geologist



Jim Brake, PG
Senior Geologist



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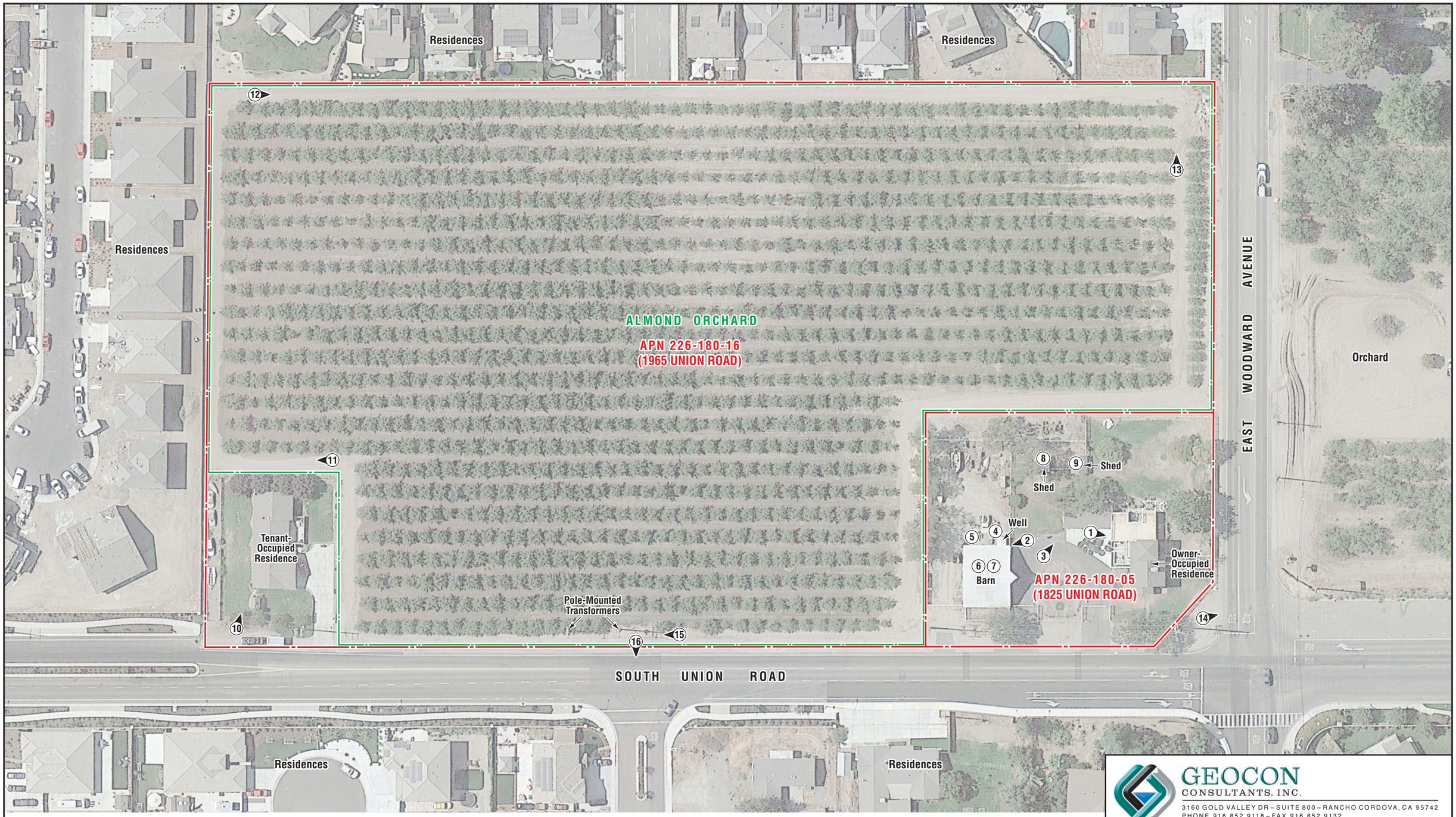
PHONE 916.852.9118 – FAX 916.852.9132

Manteca Lewis Estates IS Project

1825 and 1965 Union Road
Manteca, California

SITE LOCATION MAP

S2162-07-01	May 2021	Figure 1



LEGEND:

- Approximate Site Boundary
- Approximate Almond Orchard Boundary
- ① Site Photograph Location & Orientation

N

0 80

Scale in Feet

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Manteca, California

SITE PLAN

S2162-07-01	May 2021	Figure 2

Photo No. 1 Owner-occupied single-family residence and garage

Photo No. 2 Barn in the main residence/farm headquarters area of the Site

PHOTOS NO. 1 & 2

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Photo No. 3 View to the west of a shed and the garage in the main residence and farm headquarters area of the Site

Photo No. 4 Equipment related to the domestic supply well and miscellaneous gardening supplies

PHOTOS NO. 3 & 4

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Photo No. 5 Household chemical and tool storage on western side of the barn

Photo No. 6 Cleaning products, pesticides, and fertilizer inside the barn

PHOTOS NO. 5 & 6

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Photo No. 7 Motor oil and other automotive-related products inside the barn

Photo No. 8 Stained concrete from an waste oil drum that was removed by the owner from the shed and properly disposed of

PHOTOS NO. 7 & 8

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1825 and 1965 Union Road
Manteca, California

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Photo No. 9 Paint, other household supplies, and files in the shed

Photo No. 10 View to the east of tenant-occupied single-family residence in the southeastern portion of the Site

PHOTOS NO. 9 & 10

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Manteca, California

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Photo No. 11 View to the south in southeastern portion of the Site of site orchard and single-family residences on adjoining properties south of the Site

Photo No. 12 View to the north along western side of the Site of site orchard and single-family residences on adjoining properties west of the Site

PHOTOS NO. 11 & 12

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Manteca, California

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Photo No. 13 View to the west of culvert at northwestern corner of the Site, West Woodward Avenue at right, and single-family residences on adjoining properties west of the Site

Photo No. 14 View to the north of intersection of West Woodward Avenue (foreground) and South Union Road (extending north in distance) and orchard north of the Site

PHOTOS NO. 13 & 14

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1825 and 1965 Union Road
Manteca, California

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Photo No. 15 Pole-mounted transformers on eastern side of the Site adjacent to South Union Road

Photo No. 16 View to the east across South Union Road of single-family residences east of the Site

PHOTOS NO. 15 & 16

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1825 and 1965 Union Road
Manteca, California

GEOCON Project No. S2162-07-01 | May 2021

APPENDIX A

DISCLAIMER
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A - POR. CALIFORNIA NILE GARDEN FARMS NO. 5

F - POR. OLEANDER ESTATES, UNIT NO. 1

226-18

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT FOR THE INTENT OF INTERPETING LEGAL BOUNDARY RIGHTS, ZONING REGULATIONS AND/OR LEGALITY OF LAND DIVISION LAWS

MAPPING/GIS

0 75 150 225 300

Feet

LEGEND

Example of a Standard Assessors Parcel Number (APN)

000-000-00

Book Page Parcel Number

R.M. = Recorded Subdivision Map

P.M. = Recorded Parcel Map

R.S. = Recorded Survey Map

Williamson Act Parcel

Assessors Book Boundary

A - R.M. Bk. 07 Pg. 012
B - R.S. Bk. 06 Pg. 260
C - R.S. Bk. 12 Pg. 118
D - R.S. Bk. 21 Pg. 040
F - P.M. Bk. 42 Pg. 003

San Joaquin County Assessors Parcel Number Issued Per Roll Year		
ROLL	PAR. #	PAR. #
81-82	14	-
04-05	16	-
05-06	18	-
14-15	21	23
-	-	-
-	-	-
-	-	-

BK. 226 PG. 18

COUNTY OF SAN JOAQUIN, CA

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ASSESSOR MAPPING/GIS 2018

APPENDIX B

User Questionnaire

1. What is the purpose of the Phase I Environmental Site Assessment?

   - Pending Tentative Subdivision Map Application with the City of Manteca

2. Who is the property owner(s)?

   - Jack Lewis, II; Jennifer Lyn Nunes; James F. Lewis

3. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

   - No.

4. Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place for the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?

   - No.

5. Do you have any specialized knowledge related to the property or nearby properties?

   - I am familiar with the property and some nearby properties.

6. Does the purchase price reasonably reflect the fair market value of the property?

   - Not applicable.

7. Do you know the past uses of the property?

   - Yes. Primarily residential and agricultural uses. In the 1950s and 1960s, the property was used as a dairy farm. In the late 1970s and early 1980s, a ceramic tile business occupied part of the property where the barn is located. From the late 1980s to the present, the property has been farmed for various crops, including almonds, starting about 5 years ago.

8. Do you know of specific chemicals that are present or once were present at the property?

   - Roundup; Vangard WG fungicide; Cuprafix Ultra fungicide; Pro 90; Weed & Feed; Weed B Gone.

9. Do you know of spills or other chemical releases that have taken place at the property?

   - No.

10. Do you know of any environmental cleanups that have taken place at the property?

    - No.

11. Do you know whether any helpful documents exist and, if so, whether copies can and will be provided for this assessment? These documents may include: Phase I or II Environmental Site Assessment reports, environmental compliance audit reports, environmental permits, registrations

for underground or aboveground storage tanks, registrations for underground injection systems, or any other documents related to the property.

- Please check with Raney Planning & Management for environmental reports. There are no registrations for underground or aboveground storage tanks or for underground injection systems because no such tanks or systems exist or have ever existed on the property.

This questionnaire was completed by:

Name:	James F. Lewis
Title:	Property Owner
Phone number:	(209) 499-2457
Date:	4/27/2021
Signature:	

APPENDIX C

Manteca Lewis Estates
1825 S UNION RD
MANTECA, CA 95337

Inquiry Number: 6459130.2s
April 20, 2021

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	40
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-10
Physical Setting Source Map Findings	A-12
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1825 S UNION RD
MANTECA, CA 95337

COORDINATES

Latitude (North):	37.7751940 - 37° 46' 30.69''
Longitude (West):	121.2345330 - 121° 14' 4.31''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	655485.3
UTM Y (Meters):	4182135.2
Elevation:	32 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640398 MANTECA, CA
Version Date:	2012
Northwest Map:	5640064 LATHROP, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140628
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1825 S UNION RD
MANTECA, CA 95337

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	HERMAN L SILVEIRA	5645 E PEACH	HIST UST	Higher	1259, 0.238, SSW
A2	HERMAN L. SILVEIRA	5645 PEACH RD	HIST UST	Higher	1285, 0.243, South
3	SAND LANE ELEMENTARY	6647 EAST WOODWARD A	ENVIROSTOR, SCH, CERS	Higher	2262, 0.428, East
4	PROPOSED SOUTH MANTE	21143 S. TINNIN ROAD	ENVIROSTOR, SCH	Higher	3395, 0.643, SE
5	GORDON RESEARCH COMP	1085 SOUTH UNION ROA	RESPONSE, ENVIROSTOR, LIENS, CERS	Higher	4643, 0.879, North
6	SOUTH AIRPORT WAY SC	21164 SOUTH AIRPORT	ENVIROSTOR, SCH	Higher	5125, 0.971, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ..... Solid Waste Information System

State and tribal leaking storage tank lists

LUST ..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ..... Statewide SLIC Cases

State and tribal registered storage tank lists

FEMA UST ..... Underground Storage Tank Listing
UST ..... Active UST Facilities
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites ..... Historical Calsites Database
SCH ..... School Property Evaluation Program

CDL ---- Clandestine Drug Labs
Toxic Pits ---- Toxic Pits Cleanup Act Sites
CERS HAZ WASTE ---- CERS HAZ WASTE
US CDL ---- National Clandestine Laboratory Register
PFAS ---- PFAS Contamination Site Location Listing

Local Lists of Registered Storage Tanks

SWEEPS UST ---- SWEEPS UST Listing
CA FID UST ---- Facility Inventory Database
CERS TANKS ---- California Environmental Reporting System (CERS) Tanks

Local Land Records

LIENS ---- Environmental Liens Listing
LIENS 2 ---- CERCLA Lien Information
DEED ---- Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
CHMIRS ---- California Hazardous Material Incident Report System
LDS ---- Land Disposal Sites Listing
MCS ---- Military Cleanup Sites Listing
SPILLS 90 ---- SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR ---- RCRA - Non Generators / No Longer Regulated
FUDS ---- Formerly Used Defense Sites
DOD ---- Department of Defense Sites
SCRD DRYCLEANERS ---- State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR ---- Financial Assurance Information
EPA WATCH LIST ---- EPA WATCH LIST
2020 COR ACTION ---- 2020 Corrective Action Program List
TSCA ---- Toxic Substances Control Act
TRIS ---- Toxic Chemical Release Inventory System
SSTS ---- Section 7 Tracking Systems
ROD ---- Records Of Decision
RMP ---- Risk Management Plans
RAATS ---- RCRA Administrative Action Tracking System
PRP ---- Potentially Responsible Parties
PADS ---- PCB Activity Database System
ICIS ---- Integrated Compliance Information System
FTTS ---- FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS ---- Material Licensing Tracking System
COAL ASH DOE ---- Steam-Electric Plant Operation Data
COAL ASH EPA ---- Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER ---- PCB Transformer Registration Database
RADINFO ---- Radiation Information Database
HIST FTTS ---- FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ---- Incident and Accident Data
CONSENT ---- Superfund (CERCLA) Consent Decrees
INDIAN RESERV ---- Indian Reservations

FUSRAP - Formerly Utilized Sites Remedial Action Program
UMTRA - Uranium Mill Tailings Sites
LEAD SMELTERS - Lead Smelter Sites
US AIRS - Aerometric Information Retrieval System Facility Subsystem
US MINES - Mines Master Index File
ABANDONED MINES - Abandoned Mines
FINDS - Facility Index System/Facility Registry System
ECHO - Enforcement & Compliance History Information
DOCKET HWC - Hazardous Waste Compliance Docket Listing
UXO - Unexploded Ordnance Sites
FUELS PROGRAM - EPA Fuels Program Registered Listing
CA BOND EXP. PLAN - Bond Expenditure Plan
Cortese - "Cortese" Hazardous Waste & Substances Sites List
CUPA Listings - CUPA Resources List
DRYCLEANERS - Cleaner Facilities
EMI - Emissions Inventory Data
ENF - Enforcement Action Listing
Financial Assurance - Financial Assurance Information Listing
HAZNET - Facility and Manifest Data
ICE - ICE
HIST CORTESE - Hazardous Waste & Substance Site List
HWP - EnviroStor Permitted Facilities Listing
HWT - Registered Hazardous Waste Transporter Database
MINES - Mines Site Location Listing
MWMP - Medical Waste Management Program Listing
NPDES - NPDES Permits Listing
PEST LIC - Pesticide Regulation Licenses Listing
PROC - Certified Processors Database
Notify 65 - Proposition 65 Records
UIC - UIC Listing
UIC GEO - UIC GEO (GEOTRACKER)
WASTEWATER PITS - Oil Wastewater Pits Listing
WDS - Waste Discharge System
WIP - Well Investigation Program Case List
MILITARY PRIV SITES - MILITARY PRIV SITES (GEOTRACKER)
PROJECT - PROJECT (GEOTRACKER)
WDR - Waste Discharge Requirements Listing
CIWQS - California Integrated Water Quality System
CERS - CERS
NON-CASE INFO - NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS - OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS - PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT - SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ - Well Stimulation Project (GEOTRACKER)
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

EXECUTIVE SUMMARY

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 NPL

RESPONSE: Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

A review of the RESPONSE list, as provided by EDR, has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GORDON RESEARCH COMP	***1085 SOUTH UNION ROA***	***N 1/2 - 1 (0.879 mi.)***	***5***	***16***

Database: RESPONSE, Date of Government Version: 01/25/2021
Status: Certified
Facility Id: 60000746
Facility Id: 60002130

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 01/25/2021 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SAND LANE ELEMENTARY	***6647 EAST WOODWARD A***	***E 1/4 - 1/2 (0.428 mi.)***	***3***	***10***
Facility Id: 39020001				
Status: No Further Action				
PROPOSED SOUTH MANTE	***21143 S. TINNIN ROAD***	***SE 1/2 - 1 (0.643 mi.)***	***4***	***13***
Facility Id: 60000456				
Status: No Further Action				
GORDON RESEARCH COMP	***1085 SOUTH UNION ROA***	***N 1/2 - 1 (0.879 mi.)***	***5***	***16***
Facility Id: 60000746				
Facility Id: 60002130				
Status: Certified				
SOUTH AIRPORT WAY SC	***21164 SOUTH AIRPORT***	***WSW 1/2 - 1 (0.971 mi.)***	***6***	***36***
Facility Id: 39010023				
Status: No Further Action				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

HIST UST: Historical UST Registered Database.

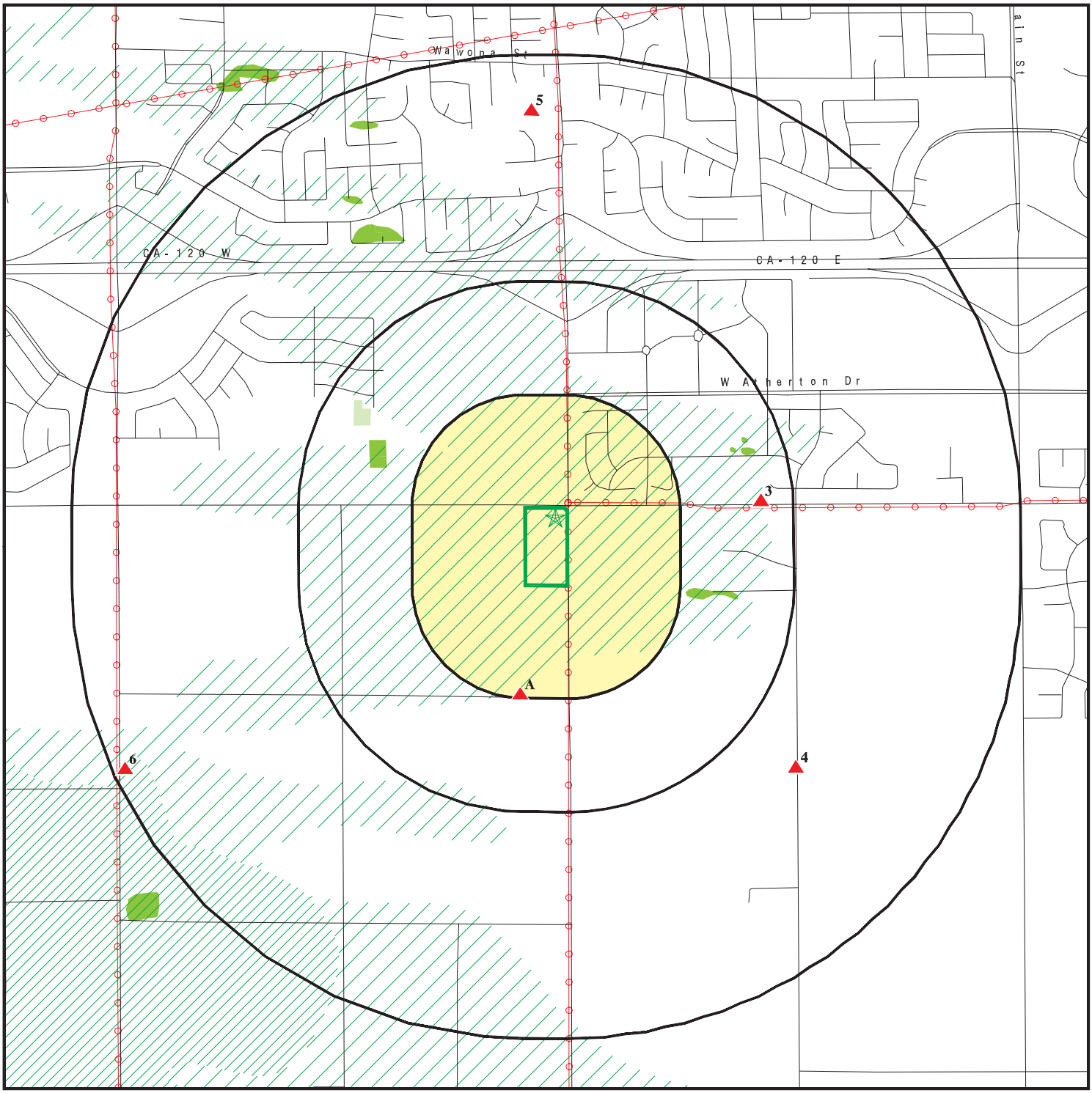
A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HERMAN L SILVEIRA	5645 E PEACH	SSW 1/8 - 1/4 (0.238 mi.)	A1	9
HERMAN L. SILVEIRA	5645 PEACH RD	S 1/8 - 1/4 (0.243 mi.)	A2	9
Facility Id: 00000022529				

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6459130.2S



0 1/4 1/2 1 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
- 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

N

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:	Manteca Lewis Estates	CLIENT:	Geocon Consultants, Inc.
ADDRESS:	1825 S UNION RD MANTECA CA 95337	CONTACT:	Lauren Short
		INQUIRY #:	6459130.2s
LAT/LONG:	37.775194 / 121.234533	DATE:	April 20, 2021 6:36 pm

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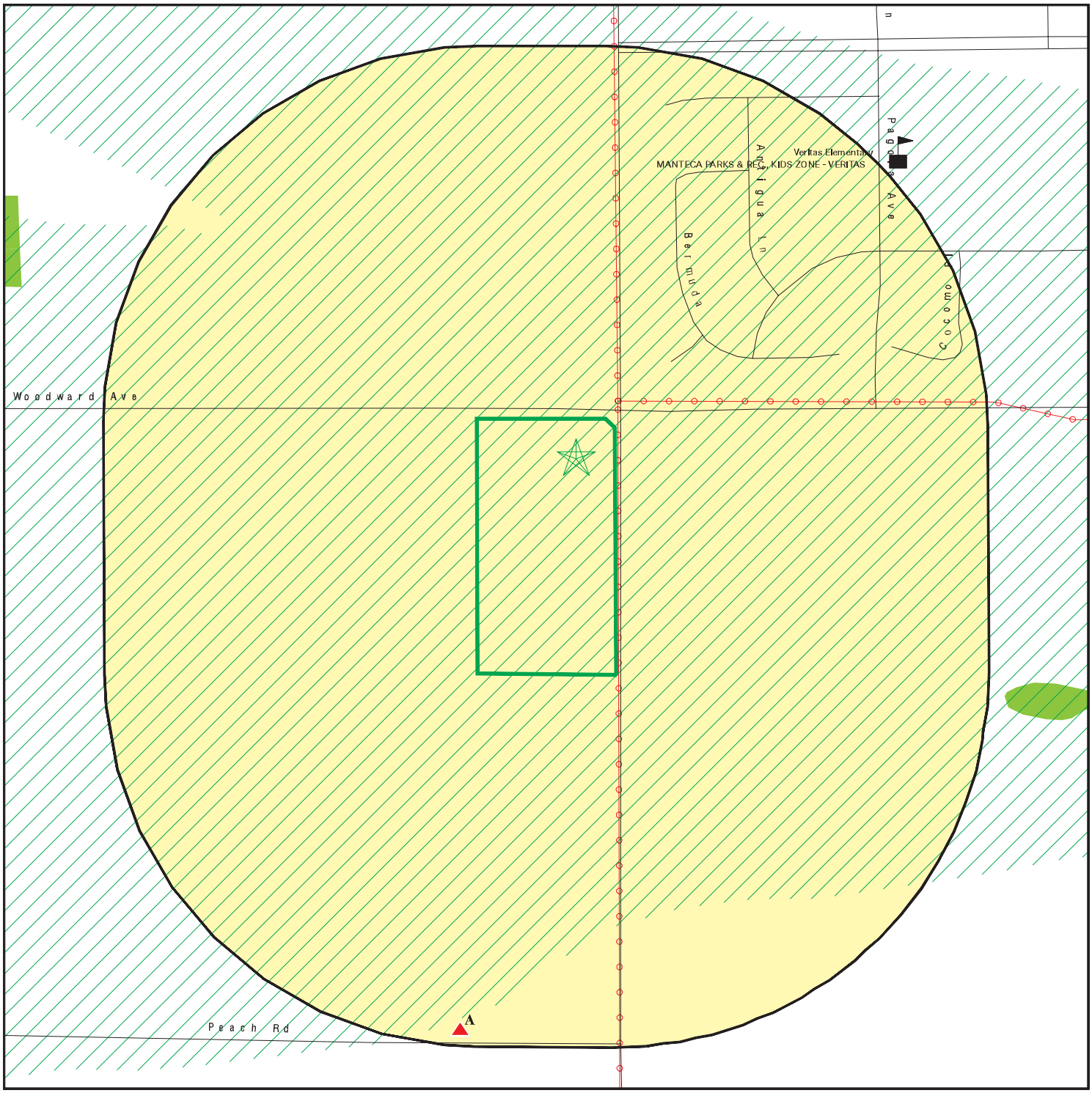
DETAIL MAP - 6459130.2S



Target Property
Sites at elevations higher than or equal to the target property
Sites at elevations lower than the target property
Manufactured Gas Plants
Sensitive Receptors
National Priority List Sites
Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA
Power transmission lines
Special Flood Hazard Area (1%)
0.2% Annual Chance Flood Hazard
National Wetland Inventory
State Wetlands

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Manteca Lewis Estates	CLIENT:	Geocon Consultants, Inc.
ADDRESS:	1825 S UNION RD MANTECA CA 95337	CONTACT:	Lauren Short
LAT/LONG:	37.775194 / 121.234533	INQUIRY #:	6459130.2s
		DATE:	April 20, 2021 6:37 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 CONTROLS	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	1	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	1	3	NR	4
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	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	2	NR	NR	NR	2
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	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		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	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
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001		0	NR	NR	NR	NR	0
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0
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 --		0	0	2	1	4	0	7

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
SSW
1/8-1/4
0.238 mi.
1259 ft.

HERMAN L SILVEIRA
5645 E PEACH
MANTECA, CA 95336

Site 1 of 2 in cluster A

HIST UST **S118411095**
N/A

Relative:
Higher

Actual:
32 ft.

HIST UST:

Name:	HERMAN L SILVEIRA
Address:	5645 E PEACH
City,State,Zip:	MANTECA, CA 95336
File Number:	0002FD1E
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002FD1E.pdf
Region:	Not reported
Facility ID:	Not reported
Facility Type:	Not reported
Other Type:	Not reported
Contact Name:	Not reported
Telephone:	Not reported
Owner Name:	Not reported
Owner Address:	Not reported
Owner City,St,Zip:	Not reported
Total Tanks:	Not reported
Tank Num:	Not reported
Container Num:	Not reported
Year Installed:	Not reported
Tank Capacity:	Not reported
Tank Used for:	Not reported
Type of Fuel:	Not reported
Container Construction Thickness:	Not reported
Leak Detection:	Not reported

Click here for Geo Tracker PDF:

A2
South
1/8-1/4
0.243 mi.
1285 ft.

HERMAN L. SILVEIRA
5645 PEACH RD
MANTECA, CA 95336

Site 2 of 2 in cluster A

HIST UST **U001606212**
N/A

Relative:
Higher

Actual:
32 ft.

HIST UST:

Name:	HERMAN L. SILVEIRA
Address:	5645 PEACH RD
City,State,Zip:	MANTECA, CA 95336
File Number:	Not reported
URL:	Not reported
Region:	STATE
Facility ID:	00000022529
Facility Type:	Other
Other Type:	FARM
Contact Name:	Not reported
Telephone:	2098234998
Owner Name:	HERMAN L. SILVEIRA
Owner Address:	5645 E. PEACH
Owner City,St,Zip:	MANTECA, CA 95336
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1974

HERMAN L. SILVEIRA (Continued) **U001606212**

Tank Capacity:	00000616
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Container Construction Thickness:	1/4
Leak Detection:	None

---

3 **SAND LANE ELEMENTARY** **ENVIROSTOR** **S107737266**
East **6647 EAST WOODWARD AVENUE** **SCH** **N/A**
1/4-1/2 **MANTECA, CA 95336** **CERS**
0.428 mi.
2262 ft.

Relative:
Higher

Actual:
32 ft.

ENVIROSTOR:

Name:	SAND LANE ELEMENTARY
Address:	6647 EAST WOODWARD AVENUE
City,State,Zip:	MANTECA, CA 95336
Facility ID:	39020001
Status:	No Further Action
Status Date:	07/24/2002
Site Code:	104187
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	18
NPL:	NO
Regulatory Agencies:	DTSC
Lead Agency:	DTSC
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana
Assembly:	12
Senate:	05
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	37.77583
Longitude:	-121.2260
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	Arsenic DDD DDE DDT Lead Toxaphene
Confirmed COC:	30023-NO 30001-NO 30006-NO 30007-NO 30008-NO 30013-NO No Contaminants found
Potential Description:	SOIL
Alias Name:	MANTECA UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	MANTECA USD-SAND LANE ELEM
Alias Type:	Alternate Name
Alias Name:	SAND LANE ELEMENTARY SCHOOL
Alias Type:	Alternate Name
Alias Name:	104187
Alias Type:	Project Code (Site Code)
Alias Name:	39020001
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report

SAND LANE ELEMENTARY (Continued) **S107737266**

Completed Date: 07/24/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 08/24/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 01/02/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 11/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 10/29/2002
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: SAND LANE ELEMENTARY
Address: 6647 EAST WOODWARD AVENUE
City,State,Zip: MANTECA, CA 95336
Facility ID: 39020001
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 18
National Priorities List: NO
Cleanup Oversight Agencies: DTSC
Lead Agency: DTSC
Lead Agency Description: * DTSC
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Northern California Schools & Santa Susana
Site Code: 104187
Assembly: 12
Senate: 05

SAND LANE ELEMENTARY (Continued) **S107737266**

Special Program Status:	Not reported
Status:	No Further Action
Status Date:	07/24/2002
Restricted Use:	NO
Funding:	School District
Latitude:	37.77583
Longitude:	-121.2260
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	Arsenic, Arsenic, DDD, DDE, DDT, Lead, Toxaphene
Confirmed COC:	30023-NO, 30001-NO, 30006-NO, 30007-NO, 30008-NO, 30013-NO, No Contaminants found
Potential Description:	SOIL
Alias Name:	MANTECA UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	MANTECA USD-SAND LANE ELEM
Alias Type:	Alternate Name
Alias Name:	SAND LANE ELEMENTARY SCHOOL
Alias Type:	Alternate Name
Alias Name:	104187
Alias Type:	Project Code (Site Code)
Alias Name:	39020001
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	07/24/2002
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	* Workplan
Completed Date:	08/24/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	01/02/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	11/09/2001
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	10/29/2002
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported

SAND LANE ELEMENTARY (Continued) **S107737266**

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

CERS:
Name: SAND LANE ELEMENTARY
Address: 6647 EAST WOODWARD AVENUE
City,State,Zip: MANTECA, CA 95336
Site ID: 342636
CERS ID: 39020001
CERS Description: School Investigation

Affiliation:
Affiliation Type Desc: Supervisor
Entity Name: MARK MALINOWSKI
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

4
SE
1/2-1
0.643 mi.
3395 ft.

PROPOSED SOUTH MANTECA HIGH SCHOOL **ENVIROSTOR** **S108195937**
21143 S. TINNIN ROAD **SCH** **N/A**
MANTECA, CA 95337

Relative:
Higher

Actual:
34 ft.

ENVIROSTOR:
Name: PROPOSED SOUTH MANTECA HIGH SCHOOL
Address: 21143 S. TINNIN ROAD
City,State,Zip: MANTECA, CA 95337
Facility ID: 60000456
Status: No Further Action
Status Date: 05/31/2007
Site Code: 104569
Site Type: School Investigation
Site Type Detailed: School
Acres: 52.17
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Northern California Schools & Santa Susana
Assembly: 12
Senate: 05
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 37.76658
Longitude: -121.2270

PROPOSED SOUTH MANTECA HIGH SCHOOL (Continued) **S108195937**

APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS
Potential COC: Under Investigation Arsenic Chlordane DDD DDE DDT Lead Silver Toxaphene Antimony and compounds Barium and compounds Beryllium and compounds Cadmium and compounds Cobalt Copper and compounds Endosulfan Heptachlor Heptachlor epoxide Methoxychlor Molybdenum Nickel Selenium Thallium and compounds Vanadium and compounds Zinc
Confirmed COC: 31001-NO 30515-NO 30542-NO 30021-NO 30023-NO 30058-NO 30067-NO 30080-NO 30108-NO 30154-NO 30156-NO 30261-NO 30308-NO 30309-NO 30367-NO 30402-NO 30407-NO 30001-NO 30004-NO 30006-NO 30007-NO 30008-NO 30013-NO No Contaminants found 30587-NO 30594-NO
Potential Description: SOIL
Alias Name: 104569
Alias Type: Project Code (Site Code)
Alias Name: 60000456
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/02/2006
Comments: Phase I report submitted by Condor Earth Technologies as background information for the upcoming PEA.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 02/05/2007
Comments: Revised PEA Workplan approved. Approval letter submitted to District 02/05/07.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 05/31/2007
Comments: Completion of public review letter received 05/29/2007. PEA approved for NFA on 05/30/2007.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 11/03/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 06/01/2007
Comments: CRU prepared and submitted on 05/31/2007.

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

PROPOSED SOUTH MANTECA HIGH SCHOOL (Continued) **S108195937**

Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: PROPOSED SOUTH MANTECA HIGH SCHOOL
Address: 21143 S. TINNIN ROAD
City,State,Zip: MANTECA, CA 95337
Facility ID: 60000456
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 52.17
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Shahir Haddad
Division Branch: Northern California Schools & Santa Susana
Site Code: 104569
Assembly: 12
Senate: 05
Special Program Status: Not reported
Status: No Further Action
Status Date: 05/31/2007
Restricted Use: NO
Funding: School District
Latitude: 37.76658
Longitude: -121.2270
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS
Potential COC: Under Investigation, Under Investigation, Arsenic, Chlordane, DDD, DDE, DDT, Lead, Silver, Toxaphene, Antimony and compounds, Barium and compounds, Beryllium and compounds, Cadmium and compounds, Cobalt, Copper and compounds, Endosulfan, Heptachlor, Heptachlor epoxide, Methoxychlor, Molybdenum, Nickel, Selenium, Thallium and compounds, Vanadium and compounds, Zinc
Confirmed COC: 31001-NO, 30515-NO, 30542-NO, 30021-NO, 30023-NO, 30058-NO, 30067-NO, 30080-NO, 30108-NO, 30154-NO, 30156-NO, 30261-NO, 30308-NO, 30309-NO, 30367-NO, 30402-NO, 30407-NO, 30001-NO, 30004-NO, 30006-NO, 30007-NO, 30008-NO, 30013-NO, No Contaminants found, 30587-NO, 30594-NO
Potential Description: SOIL
Alias Name: 104569
Alias Type: Project Code (Site Code)
Alias Name: 60000456
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 11/02/2006
Comments: Phase I report submitted by Condor Earth Technologies as background information for the upcoming PEA.

PROPOSED SOUTH MANTECA HIGH SCHOOL (Continued) **S108195937**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	02/05/2007
Comments:	Revised PEA Workplan approved. Approval letter submitted to District 02/05/07.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	05/31/2007
Comments:	Completion of public review letter received 05/29/2007. PEA approved for NFA on 05/30/2007.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	11/03/2006
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	06/01/2007
Comments:	CRU prepared and submitted on 05/31/2007.
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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5 **GORDON RESEARCH COMPANY** **RESPONSE** **S108936081**
North **1085 SOUTH UNION ROAD** **ENVIROSTOR** **N/A**
1/2-1 **MANTECA, CA 95336** **LIENS**
0.879 mi. **CERS**
4643 ft.

Relative: **Higher**

Actual: **42 ft.**

RESPONSE:

Name:	GORDON RESEARCH COMPANY
Address:	1085 SOUTH UNION ROAD
City,State,Zip:	MANTECA, CA 95336
Facility ID:	60000746
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	3.67
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP, SAN JOAQUIN COUNTY
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Mckinley Lewis Jr.
Supervisor:	William Beckman
Division Branch:	Cleanup Sacramento
Site Code:	101924
Site Mgmt. Req.:	NONE SPECIFIED

GORDON RESEARCH COMPANY (Continued) **S108936081**

Assembly:	12
Senate:	05
Special Program Status:	Not reported
Status:	Certified
Status Date:	02/22/2019
Restricted Use:	NO
Funding:	Not reported
Latitude:	37.78831
Longitude:	-121.2355
APN:	222-240-12, 22224012
Past Use:	BATTERY RECLAMATION, BATTERY STORAGE, DEGREASING FACILITY, DISTRIBUTOR - CHEMICAL, EQUIPMENT/INSTRUMENT REPAIR, INCINERATOR - OTHER, MANUFACTURING - CHEMICALS, RESEARCH - CHEMICAL
Potential COC :	Under Investigation
Confirmed COC:	31001-NO
Potential Description:	CSS, SOIL
Alias Name:	222-240-12
Alias Type:	APN
Alias Name:	22224012
Alias Type:	APN
Alias Name:	110033620641
Alias Type:	EPA (FRS #)
Alias Name:	101924
Alias Type:	Project Code (Site Code)
Alias Name:	60000746
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Imminent and/or Substantial Endangerment Order
Completed Date:	11/28/2007
Comments:	On this date DTSC mailed the I&SE Order which requires fencing and posting of the site, development of a chemical identification and disposal plan, and a post removal characterization. The effe ctive date of the order is (50 Days after todays date as it is on this date that DTSC mailed out the Order. n The first requirement to be met will be that ten day from today the respondent will have to submit a letter of intent.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Access Agreement
Completed Date:	05/07/2009
Comments:	Access signed by Mr. Jim Gordon and received.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Contract Fiscal Approval (CFA)
Completed Date:	03/16/2009
Comments:	PARC Specialties (PARC), under Emergency Response Expenditure Report # 2009-03-06, was authorized to proceed with the transportation and disposal of the compressed gas cylinders, located at the Site.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Work Order
Completed Date:	04/01/2011

GORDON RESEARCH COMPANY (Continued) **S108936081**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 02/22/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 05/21/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 09/02/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Work Plan
Completed Date: 07/13/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 03/10/2010
Comments: Response letter to Mr.. Gordon's original letter to DTSC and Governor. The response letter came from Stew Black.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 06/21/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 06/21/2010
Comments: Work Notice has been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/05/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/23/2011
Comments: Fence repair completed.

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/21/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/15/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2013
Comments: Reference documents

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 07/06/2009
Comments: Completed and mailed on 7/6/2009 by certified mail.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract Fiscal Approval (CFA)
Completed Date: 02/11/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract Fiscal Approval (CFA)
Completed Date: 11/09/2011
Comments: Task complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 02/18/2013
Comments: Notice of Intent to Place Lien was sent out 2/15/2013 via certified mail.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/03/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 02/27/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Document Type: Correspondence
Completed Date: 09/30/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/07/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 09/13/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 07/31/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Lien
Completed Date: 08/14/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/03/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/11/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 07/10/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 05/28/2013
Comments: Not reported

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 06/03/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/06/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Form 1479 - Site and Collections Summary
Completed Date: 03/12/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Litigation Support
Completed Date: 03/04/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/21/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 05/04/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Date:	05/16/2016
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Consent Settlement - Administrative
Completed Date:	05/11/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	02/21/2019
Comments:	Site has been certified.
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
Name:	NUR-AL-HUDA ACADEMY
Address:	1085 SOUTH UNION ROAD
City,State,Zip:	MANTECA, CA 95337
Facility ID:	60002130
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	3.67
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Mckinley Lewis Jr.
Supervisor:	William Beckman
Division Branch:	Cleanup Sacramento
Site Code:	102257
Site Mgmt. Req.:	NONE SPECIFIED
Assembly:	12
Senate:	05
Special Program Status:	Prospective Purchaser Program
Status:	Certified
Status Date:	02/22/2019
Restricted Use:	NO
Funding:	Responsible Party
Latitude:	37.78843
Longitude:	-121.2360
APN:	222-240-120-000
Past Use:	ABOVE GROUND STORAGE TANKS, AGRICULTURAL - ORCHARD, DISTRIBUTOR - CHEMICAL, EQUIPMENT/INSTRUMENT REPAIR, FUEL - VEHICLE STORAGE/ REFUELING, HAZARDOUS WASTE STORAGE - TANKS/CONTAINERS, RESEARCH - CHEMICAL
Potential COC :	Arsenic Dioxin (as 2,3,7,8-TCDD TEQ Lead Polychlorinated biphenyls (PCBs TPH-diesel TPH-MOTOR OIL Cadmium and compounds Benzo[a]pyrene
Confirmed COC:	Arsenic Dioxin (as 2,3,7,8-TCDD TEQ Lead TPH-diesel Cadmium and

GORDON RESEARCH COMPANY (Continued) **S108936081**

compounds TPH-MOTOR OIL Benzo[a]pyrene Polychlorinated biphenyls (PCBs
Not reported
Potential Description: SOIL
Alias Name: Gordon Research
Alias Type: Alternate Name
Alias Name: Nur Al Huda
Alias Type: Alternate Name
Alias Name: Nur Al-Huda
Alias Type: Alternate Name
Alias Name: Nur-Al Huda
Alias Type: Alternate Name
Alias Name: 222-240-120-000
Alias Type: APN
Alias Name: 102257
Alias Type: Project Code (Site Code)
Alias Name: 60000746
Alias Type: Envirostor ID Number
Alias Name: 60002130
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/25/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 07/29/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/18/2018
Comments: 2018-2019 Annual Cost Estimate

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 10/17/2018
Comments: FY18-19 Cost Estimate.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 04/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 09/15/2017
Comments: Verbal approval given. There will not be a written letter given.

Completed Area Name: PROJECT WIDE

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/13/2018
Comments: Final fieldwork activities were completed on December 13, 2018.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/15/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Financial Assurance Documentation
Completed Date: 04/11/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/05/2017
Comments: Notice was approved for released. No approval letter from DTSC issued. Approval was done so verbally.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 04/18/2018
Comments: No9tice has been approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan Amendment
Completed Date: 09/24/2018
Comments: Addendum for additional soil removal was approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 10/19/2018
Comments: 2nd Public Notice completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 11/07/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Consent Agreement
Completed Date: 05/11/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Notice of Exemption

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Date: 04/26/2018
Comments: This is the signed and registered NOE.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Request for Tribal Outreach
Completed Date: 01/02/2018
Comments: Letter/memo was submitted to Tribes January 2, 2018.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Request for Tribal Outreach
Completed Date: 11/12/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 02/12/2019
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/21/2019
Comments: Letters to Bank of Stockton releasing funds to RP.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Name: GORDON RESEARCH COMPANY
Address: 1085 SOUTH UNION ROAD
City,State,Zip: MANTECA, CA 95336
Facility ID: 60000746
Status: Certified
Status Date: 02/22/2019
Site Code: 101924
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 3.67
NPL: NO
Regulatory Agencies: SMBRP, SAN JOAQUIN COUNTY
Lead Agency: SMBRP
Program Manager: Mckinley Lewis Jr.
Supervisor: William Beckman
Division Branch: Cleanup Sacramento
Assembly: 12
Senate: 05
Special Program: Not reported

GORDON RESEARCH COMPANY (Continued) **S108936081**

Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.78831
Longitude: -121.2355
APN: 222-240-12, 22224012
Past Use: BATTERY RECLAMATION, BATTERY STORAGE, DEGREASING FACILITY, DISTRIBUTOR - CHEMICAL, EQUIPMENT/INSTRUMENT REPAIR, INCINERATOR - OTHER, MANUFACTURING - CHEMICALS, RESEARCH - CHEMICAL
Potential COC: Under Investigation
Confirmed COC: 31001-NO
Potential Description: CSS, SOIL
Alias Name: 222-240-12
Alias Type: APN
Alias Name: 22224012
Alias Type: APN
Alias Name: 110033620641
Alias Type: EPA (FRS #)
Alias Name: 101924
Alias Type: Project Code (Site Code)
Alias Name: 60000746
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Substantial Endangerment Order
Completed Date: 11/28/2007
Comments: On this date DTSC mailed the I&SE Order which requires fencing and posting of the site, development of a chemical identification and disposal plan, and a post removal characterization. The effe ctive date of the order is (50 Days after todays date as it is on this date that DTSC mailed out the Order. n The first requirement to be met will be that ten day from today the respondent will have to submit a letter of intent.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Access Agreement
Completed Date: 05/07/2009
Comments: Access signed by Mr. Jim Gordon and received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract Fiscal Approval (CFA)
Completed Date: 03/16/2009
Comments: PARC Specialties (PARC), under Emergency Response Expenditure Report # 2009-03-06, was authorized to proceed with the transportation and disposal of the compressed gas cylinders, located at the Site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 04/01/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Document Type: *Correspondence - Received
Completed Date: 02/22/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 05/21/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 09/02/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Work Plan
Completed Date: 07/13/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 03/10/2010
Comments: Response letter to Mr.. Gordon’s original letter to DTSC and Governor. The response letter came from Stew Black.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 06/21/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 06/21/2010
Comments: Work Notice has been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 10/05/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/23/2011
Comments: Fence repair completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 04/21/2011

GORDON RESEARCH COMPANY (Continued) **S108936081**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 08/15/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 08/09/2013
Comments: Reference documents

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 07/06/2009
Comments: Completed and mailed on 7/6/2009 by certified mail.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract Fiscal Approval (CFA)
Completed Date: 02/11/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract Fiscal Approval (CFA)
Completed Date: 11/09/2011
Comments: Task complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 02/18/2013
Comments: Notice of Intent to Place Lien was sent out 2/15/2013 via certified mail.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/03/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Demand
Completed Date: 02/27/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/30/2013
Comments: Not reported

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 01/07/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 09/13/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 07/31/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Lien
Completed Date: 08/14/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/03/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/11/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 07/10/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Letter - Notice
Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Date: 05/28/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 06/03/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/11/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/06/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Form 1479 - Site and Collections Summary
Completed Date: 03/12/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Litigation Support
Completed Date: 03/04/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/21/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 01/20/2017
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Triage Meeting
Completed Date: 05/04/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/16/2016
Comments: Not reported

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Consent Settlement - Administrative
Completed Date:	05/11/2017
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	02/21/2019
Comments:	Site has been certified.

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

Name:	NUR-AL-HUDA ACADEMY
Address:	1085 SOUTH UNION ROAD
City,State,Zip:	MANTECA, CA 95337
Facility ID:	60002130
Status:	Certified
Status Date:	02/22/2019
Site Code:	102257
Site Type:	State Response
Site Type Detailed:	State Response or NPL
Acres:	3.67
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Mckinley Lewis Jr.
Supervisor:	William Beckman
Division Branch:	Cleanup Sacramento
Assembly:	12
Senate:	05
Special Program:	Prospective Purchaser Program
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Responsible Party
Latitude:	37.78843
Longitude:	-121.2360
APN:	222-240-120-000
Past Use:	ABOVE GROUND STORAGE TANKS, AGRICULTURAL - ORCHARD, DISTRIBUTOR - CHEMICAL, EQUIPMENT/INSTRUMENT REPAIR, FUEL - VEHICLE STORAGE/ REFUELING, HAZARDOUS WASTE STORAGE - TANKS/CONTAINERS, RESEARCH - CHEMICAL
Potential COC:	Arsenic Dioxin (as 2,3,7,8-TCDD TEQ Lead Polychlorinated biphenyls (PCBs TPH-diesel TPH-MOTOR OIL Cadmium and compounds Benzo[a]pyrene
Confirmed COC:	Arsenic Dioxin (as 2,3,7,8-TCDD TEQ Lead TPH-diesel Cadmium and compounds TPH-MOTOR OIL Benzo[a]pyrene Polychlorinated biphenyls (PCBs Not reported
Potential Description:	SOIL

GORDON RESEARCH COMPANY (Continued) **S108936081**

Alias Name: Gordon Research
Alias Type: Alternate Name
Alias Name: Nur Al Huda
Alias Type: Alternate Name
Alias Name: Nur Al-Huda
Alias Type: Alternate Name
Alias Name: Nur-Al Huda
Alias Type: Alternate Name
Alias Name: 222-240-120-000
Alias Type: APN
Alias Name: 102257
Alias Type: Project Code (Site Code)
Alias Name: 60000746
Alias Type: Envirostor ID Number
Alias Name: 60002130
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/25/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 07/29/2015
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/18/2018
Comments: 2018-2019 Annual Cost Estimate

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form
Completed Date: 10/17/2018
Comments: FY18-19 Cost Estimate.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 04/19/2018
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 09/15/2017
Comments: Verbal approval given. There will not be a written letter given.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/13/2018

GORDON RESEARCH COMPANY (Continued) **S108936081**

Comments:	Final fieldwork activities were completed on December 13, 2018.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Removal Action Completion Report
Completed Date:	02/15/2019
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Financial Assurance Documentation
Completed Date:	04/11/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Notice
Completed Date:	10/05/2017
Comments:	Notice was approved for released. No approval letter from DTSC issued. Approval was done so verbally.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Work Notice
Completed Date:	04/18/2018
Comments:	No9tice has been approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Plan Amendment
Completed Date:	09/24/2018
Comments:	Addendum for additional soil removal was approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Notice
Completed Date:	10/19/2018
Comments:	2nd Public Notice completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	11/07/2016
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Consent Agreement
Completed Date:	05/11/2017
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Notice of Exemption
Completed Date:	04/26/2018
Comments:	This is the signed and registered NOE.

GORDON RESEARCH COMPANY (Continued) **S108936081**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Request for Tribal Outreach
Completed Date:	01/02/2018
Comments:	Letter/memo was submitted to Tribes January 2, 2018.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Request for Tribal Outreach
Completed Date:	11/12/2018
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Certification
Completed Date:	02/12/2019
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	02/21/2019
Comments:	Letters to Bank of Stockton releasing funds to RP.
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

LIENS:

Name:	GORDON RESEARCH COMPANY
City,State,Zip:	MANTECA, CA 95336
Envirostor Id:	60000746
Latitude:	37.788310
Longitude:	-121.23550
Project Mgr:	MCKINLEY LEWIS JR.
Project Code:	101924
If Satisfied:	NO
Date Satisfied:	Not reported
Site Status:	CERTIFIED
Site Type:	STATE RESPONSE OR NPL
Completed:	08/14/2013
Lien Amount:	$367,920.96
Amount Remaining:	Not reported
APNS:	222-240-12, 22224012
Description:	This Site is located within a residential district of Manteca. The southwestern corner of the property abuts the northwestern corner of the Brock Elliot Elementary School. In October of 2007, San Joaquin County Environmental Health Department conducted an inspection which revealed wastes accumulated and potentially being deposited into the soil at the Site. Reportedly, trespassers are scavenging for recyclable or salable materials, or squatting on the Site. A deceased

GORDON RESEARCH COMPANY (Continued) **S108936081**

owner of the property operated numerous commercial ventures at the Site and maintained a residence at the property. The county requested DTSC oversight of the removal and disposal of the improperly stored chemicals at the site. A review of the available DTSC file revealed that prior to 1988, a chemical formulation, repackaging and resale businesses operated at the Site. The businesses were known as Gordon Research Company and U.S. Gordon Subproperty. These businesses purchased bulk chemicals and stored them at the site. In 1984, in response to a complaint received by the State of California Department of Health Services (DHS), a predecessor to DTSC, conducted an inspection at the site. The inspection revealed activities for which the operator did not hold the required permits. By December 1985, DHS inspections found that most of the chemicals were removed from the Site. From 1984 through 1986 the San Joaquin District Attorney's Office in conjunction with DHS conducted enforcement actions which resulted in chemicals being removed from the property. In 1986; the San Joaquin County Superior Court issued a permanent injunction which prohibited Larry Gordon, dba Gordon Research Company, dba U.S. Gordon Subproperty from handling treating, storing, or disposing of hazardous substances/wastes. In 1988, the site was inspected by DHS staff, the Manteca Fire Department, and the county District Attorney's office. At the time of the inspection, a portion of the property was surrounded by a fence. Within the fenced area 10-20 drums were noted. These drums contained products used by the property owner in maintaining equipment used in the commercial/agricultural operations. The October 2007 inspection revealed, among other things, unlabeled containers and high-pressure cylinders. Open containers with handwritten notations were observed. All of the containers have been exposed to the elements some of them have deteriorated and are leaking. Containers are stored in the open and accessible to trespassers. There are between ten (10) and twenty (20) compressed gas cylinders which are not labeled nor stored in a manner consistent with proper industrial standards. There is at least one large battery at the site. On November 28, 2007 DTSC issued an Imminent & Substantial Determination and Order which specifies the assessment and remedies necessary to address the conditions at the site. In response to the determination and order, representatives of the property owner has installed and regularly maintains the fence that surrounds the site, submitted a draft public participation plan, and a draft chemical identification and disposal plan. Between 2008 and 2011, DTSC completed the removal of contamination from the site began by the responsible party and conducted a Preliminary Endangerment Assessment (PEA) where two rounds of soil and groundwater sampling was done. From the sampling results, it was found that several hotspots exist on the site that will require remediation. The type of remediation recommended in the PEA report is soil removal. In addition, DTSC has initiated cost recovery actions by placing a lien against the property. In May 2017, DTSC settled with a prospective purchaser, the Nur-Al Huda Academy, for past costs and cleanup of the property for redevelopment. See the Nur-Al Huda project for recent information.

CERS:

Name:	NUR-AL-HUDA ACADEMY
Address:	1085 SOUTH UNION ROAD
City,State,Zip:	MANTECA, CA 95337
Site ID:	340790

GORDON RESEARCH COMPANY (Continued) **S108936081**

CERS ID: 60002130
CERS Description: State Response

Affiliation:
Affiliation Type Desc: Lead Project Manager
Entity Name: MCKINLEY LEWIS JR.
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: SACRAMENTO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Supervisor
Entity Name: WILLIAM BECKMAN
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 **SOUTH AIRPORT WAY SCHOOL** **ENVIROSTOR** **S105628941**
WSW **21164 SOUTH AIRPORT WAY** **SCH** **N/A**
1/2-1 **MANTECA, CA 95337**
0.971 mi.
5125 ft.

Relative:
Higher

Actual:
32 ft.

ENVIROSTOR:
Name: SOUTH AIRPORT WAY SCHOOL
Address: 21164 SOUTH AIRPORT WAY
City,State,Zip: MANTECA, CA 95337
Facility ID: 39010023
Status: No Further Action
Status Date: 02/20/2002
Site Code: 104221
Site Type: School Investigation
Site Type Detailed: School
Acres: 41.25
NPL: NO
Regulatory Agencies: DTSC
Lead Agency: DTSC
Program Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Northern California Schools & Santa Susana
Assembly: 12
Senate: 05
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 37.76731
Longitude: -121.2501
APN: 22602029, 22602030, 22602032, 243-40-25
Past Use: AGRICULTURAL - ROW CROPS

SOUTH AIRPORT WAY SCHOOL (Continued) **S105628941**

Potential COC: Arsenic DDD DDE DDT Lead Toxaphene
Confirmed COC: 30023-NO 30001-NO 30006-NO 30007-NO 30008-NO 30013-NO No Contaminants found
Potential Description: SOIL
Alias Name: MANTECA UNIFIED SCHOOL DISTRICT
Alias Type: Alternate Name
Alias Name: MANTECA USD-S AIRPORT WY PRPSD SCL SITE
Alias Type: Alternate Name
Alias Name: PEACH ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: SOUTH AIRPORT WAY SCHOOL
Alias Type: Alternate Name
Alias Name: 22602029
Alias Type: APN
Alias Name: 22602030
Alias Type: APN
Alias Name: 22602032
Alias Type: APN
Alias Name: 243-40-25
Alias Type: APN
Alias Name: 104221
Alias Type: Project Code (Site Code)
Alias Name: 39010023
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 07/23/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/23/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/15/2002
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported

SOUTH AIRPORT WAY SCHOOL (Continued) **S105628941**

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:	SOUTH AIRPORT WAY SCHOOL
Address:	21164 SOUTH AIRPORT WAY
City,State,Zip:	MANTECA, CA 95337
Facility ID:	39010023
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	41.25
National Priorities List:	NO
Cleanup Oversight Agencies:	DTSC
Lead Agency:	DTSC
Lead Agency Description:	* DTSC
Project Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana
Site Code:	104221
Assembly:	12
Senate:	05
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	02/20/2002
Restricted Use:	NO
Funding:	School District
Latitude:	37.76731
Longitude:	-121.2501
APN:	22602029, 22602030, 22602032, 243-40-25
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	Arsenic, Arsenic, DDD, DDE, DDT, Lead, Toxaphene
Confirmed COC:	30023-NO, 30001-NO, 30006-NO, 30007-NO, 30008-NO, 30013-NO, No Contaminants found
Potential Description:	SOIL
Alias Name:	MANTECA UNIFIED SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	MANTECA USD-S AIRPORT WY PRPSD SCL SITE
Alias Type:	Alternate Name
Alias Name:	PEACH ELEMENTARY SCHOOL
Alias Type:	Alternate Name
Alias Name:	SOUTH AIRPORT WAY SCHOOL
Alias Type:	Alternate Name
Alias Name:	22602029
Alias Type:	APN
Alias Name:	22602030
Alias Type:	APN
Alias Name:	22602032
Alias Type:	APN
Alias Name:	243-40-25
Alias Type:	APN

SOUTH AIRPORT WAY SCHOOL (Continued) **S105628941**

Alias Name: 104221
Alias Type: Project Code (Site Code)
Alias Name: 39010023
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 02/20/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Workplan
Completed Date: 07/23/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 05/09/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/23/2001
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 05/15/2002
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

Count: 0 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
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: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
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: 03/30/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/26/2021
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: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/26/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 39

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/08/2021
Next Scheduled EDR Contact: 05/24/2021
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 11/18/2020
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/23/2021
Next Scheduled EDR Contact: 06/06/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/15/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 7

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 07/05/2021
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: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/26/2021
Next Scheduled EDR Contact: 05/10/2021
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: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/26/2021
Next Scheduled EDR Contact: 05/10/2021
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: 11/09/2020
Date Data Arrived at EDR: 11/10/2020
Date Made Active in Reports: 01/14/2021
Number of Days to Update: 65

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/09/2021
Next Scheduled EDR Contact: 05/24/2021
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)

Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 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 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 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

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 01/29/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/05/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 04/01/2021
Number of Days to Update: 23

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
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: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/02/2020
Date Data Arrived at EDR: 12/18/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 84

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 11/12/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 12/15/2020
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020
Date Data Arrived at EDR: 05/20/2020
Date Made Active in Reports: 08/12/2020
Number of Days to Update: 84

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/09/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/01/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 09/30/2020
Date Data Arrived at EDR: 12/22/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 10/07/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 86

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 12/16/2020
Next Scheduled EDR Contact: 05/03/2021
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: 03/22/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
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: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/26/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Quarterly

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: 12/17/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/09/2021
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 12/11/2020
Date Data Arrived at EDR: 12/11/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/16/2021
Next Scheduled EDR Contact: 06/28/2021
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: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/08/2021
Next Scheduled EDR Contact: 05/24/2021
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: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
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: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 01/29/2021
Next Scheduled EDR Contact: 05/10/2021
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: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
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: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/26/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

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: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/20/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Quarterly

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: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
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: 12/07/2020
Date Data Arrived at EDR: 12/08/2020
Date Made Active in Reports: 02/22/2021
Number of Days to Update: 76

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 02/24/2021
Next Scheduled EDR Contact: 06/21/2021
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

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: 11/05/2020
Date Data Arrived at EDR: 11/06/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 81

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Varies

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/20/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Quarterly

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73
Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
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: 12/16/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 85
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2021
Next Scheduled EDR Contact: 07/05/2021
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: 12/31/2020
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78
Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/20/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)

Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)

Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 02/11/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 47

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
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: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
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: 02/09/2021
Next Scheduled EDR Contact: 05/24/2021
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: 12/14/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/12/2021
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 02/02/2021
Next Scheduled EDR Contact: 05/17/2021
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: 02/05/2021
Next Scheduled EDR Contact: 05/17/2021
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: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 08/14/2020
Date Made Active in Reports: 11/04/2020
Number of Days to Update: 82

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/02/2021
Next Scheduled EDR Contact: 05/31/2021
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: 01/20/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 60

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/21/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 35

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2020
Date Data Arrived at EDR: 11/12/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 74

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
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: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/05/2021
Number of Days to Update: 50
Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/11/2021
Next Scheduled EDR Contact: 05/17/2021
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: 11/19/2020
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73
Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
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: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
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: 08/05/2020
Date Data Arrived at EDR: 08/10/2020
Date Made Active in Reports: 10/08/2020
Number of Days to Update: 59
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/05/2021
Next Scheduled EDR Contact: 06/14/2021
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: 03/02/2021
Next Scheduled EDR Contact: 06/14/2021
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: 02/05/2021
Next Scheduled EDR Contact: 05/17/2021
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: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/27/2021
Next Scheduled EDR Contact: 05/10/2021
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: 12/31/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
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: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
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: 02/02/2021
Next Scheduled EDR Contact: 05/17/2021
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: 02/18/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/30/2020
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/30/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/01/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 01/25/2021
Number of Days to Update: 63

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/24/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/06/2021
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: 02/26/2021
Next Scheduled EDR Contact: 06/06/2021
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: 12/11/2020
Date Data Arrived at EDR: 12/11/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 81

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/10/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 03/03/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 33

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 07/02/2020
Date Made Active in Reports: 09/17/2020
Number of Days to Update: 77

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/02/2021
Date Data Arrived at EDR: 01/08/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
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: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
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: 12/17/2020
Date Data Arrived at EDR: 12/17/2020
Date Made Active in Reports: 03/09/2021
Number of Days to Update: 82

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/23/2021
Next Scheduled EDR Contact: 07/05/2021
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: 02/12/2021
Next Scheduled EDR Contact: 05/24/2021
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/17/2020
Date Data Arrived at EDR: 11/18/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 78

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
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: 11/23/2020
Date Data Arrived at EDR: 11/25/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 77

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Annually

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing

A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 78

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
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: 12/31/2018
Date Data Arrived at EDR: 06/16/2020
Date Made Active in Reports: 08/28/2020
Number of Days to Update: 73

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 06/28/2021
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: 12/31/2020
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/09/2021
Number of Days to Update: 79

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/20/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/13/2021
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 11/12/2020
Date Data Arrived at EDR: 11/13/2020
Date Made Active in Reports: 01/29/2021
Number of Days to Update: 77

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/08/2021
Next Scheduled EDR Contact: 05/24/2021
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/15/2020
Date Made Active in Reports: 07/02/2020
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/13/2020
Date Data Arrived at EDR: 11/13/2020
Date Made Active in Reports: 02/01/2021
Number of Days to Update: 80

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
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: 11/13/2020
Date Data Arrived at EDR: 11/13/2020
Date Made Active in Reports: 02/01/2021
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/17/2021
Next Scheduled EDR Contact: 05/31/2021
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: 01/05/2021
Date Data Arrived at EDR: 01/05/2021
Date Made Active in Reports: 03/18/2021
Number of Days to Update: 72

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 10/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 11/09/2020
Date Data Arrived at EDR: 11/10/2020
Date Made Active in Reports: 01/27/2021
Number of Days to Update: 78
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/09/2021
Next Scheduled EDR Contact: 05/24/2021
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 12/10/2020
Number of Days to Update: 1
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
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: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing

In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 03/09/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/12/2021
Number of Days to Update: 73

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 06/14/2021
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: 01/20/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/20/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)

Non-Case Information sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)

Other Oil & Gas Projects sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
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: 03/08/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/30/2021
Number of Days to Update: 21
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55
Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120
Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29
Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
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: 02/26/2021
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 10/13/2020
Date Data Arrived at EDR: 10/14/2020
Date Made Active in Reports: 11/03/2020
Number of Days to Update: 20

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 03/17/2021
Date Data Arrived at EDR: 03/18/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 7

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/17/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 10/19/2020
Date Data Arrived at EDR: 10/22/2020
Date Made Active in Reports: 01/12/2021
Number of Days to Update: 82

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
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: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/15/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 12/24/2020
Number of Days to Update: 8

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 05/17/2021
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: 01/25/2021
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 80

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 12/17/2020
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 04/16/2021
Number of Days to Update: 78

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/22/2020
Date Data Arrived at EDR: 11/03/2020
Date Made Active in Reports: 01/20/2021
Number of Days to Update: 78

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 02/08/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/14/2021
Date Data Arrived at EDR: 01/15/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 80

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
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: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/18/2020
Date Data Arrived at EDR: 11/19/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 77

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/29/2020
Date Data Arrived at EDR: 10/30/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 77

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/21/2021
Date Made Active in Reports: 01/28/2021
Number of Days to Update: 7

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 02/10/2021
Date Data Arrived at EDR: 02/12/2021
Date Made Active in Reports: 03/11/2021
Number of Days to Update: 27

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 01/11/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 72

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/11/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/26/2021
Number of Days to Update: 73

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/13/2021
Next Scheduled EDR Contact: 07/26/2021
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: 12/31/2019
Date Data Arrived at EDR: 08/17/2020
Date Made Active in Reports: 11/05/2020
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58
Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
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: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
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: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
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: 03/26/2021
Next Scheduled EDR Contact: 07/05/2021
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: 10/19/2020
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/26/2021
Number of Days to Update: 73
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
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: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
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: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 09/11/2020
Date Data Arrived at EDR: 10/07/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 77

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/19/2021
Next Scheduled EDR Contact: 05/03/2021
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 12/21/2020
Date Data Arrived at EDR: 12/21/2020
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 79

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/04/2021
Date Data Arrived at EDR: 02/09/2021
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 9

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 01/29/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 11/16/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/3021
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 01/08/2021
Date Data Arrived at EDR: 01/12/2021
Date Made Active in Reports: 03/25/2021
Number of Days to Update: 72

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
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: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/26/2020
Date Data Arrived at EDR: 10/28/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 79

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/25/2021
Next Scheduled EDR Contact: 05/10/2021
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 09/01/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 09/01/2020
Date Data Arrived at EDR: 11/06/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 81

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/05/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 09/01/2020
Date Data Arrived at EDR: 11/03/2020
Date Made Active in Reports: 01/21/2021
Number of Days to Update: 79

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 02/02/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/24/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 11/25/2020
Number of Days to Update: 1

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
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: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 55

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/15/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 03/10/2021
Number of Days to Update: 55

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/15/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/18/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/15/2020
Number of Days to Update: 76

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/24/2020
Date Data Arrived at EDR: 03/31/2020
Date Made Active in Reports: 06/17/2020
Number of Days to Update: 78

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 10/28/2020
Date Data Arrived at EDR: 10/30/2020
Date Made Active in Reports: 01/15/2021
Number of Days to Update: 77

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
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: 11/16/2020
Date Data Arrived at EDR: 11/18/2020
Date Made Active in Reports: 02/04/2021
Number of Days to Update: 78

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/30/2020
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/16/2021
Number of Days to Update: 77

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 03/03/2021
Next Scheduled EDR Contact: 03/15/2021
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/08/2021
Number of Days to Update: 77

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/14/2020
Date Data Arrived at EDR: 07/16/2020
Date Made Active in Reports: 09/29/2020
Number of Days to Update: 75

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
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: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 11/05/2020
Date Data Arrived at EDR: 11/06/2020
Date Made Active in Reports: 01/27/2021
Number of Days to Update: 82

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
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: 11/05/2020
Date Data Arrived at EDR: 11/06/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 81

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
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: 03/12/2021
Next Scheduled EDR Contact: 06/28/2021
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/12/2020
Date Data Arrived at EDR: 11/13/2020
Date Made Active in Reports: 02/01/2021
Number of Days to Update: 80

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/21/2021
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: 03/08/2021
Next Scheduled EDR Contact: 06/21/2021
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: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/20/2020
Date Data Arrived at EDR: 11/23/2020
Date Made Active in Reports: 02/05/2021
Number of Days to Update: 74

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
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: 02/22/2021
Next Scheduled EDR Contact: 06/06/2021
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 04/01/2021
Next Scheduled EDR Contact: 05/17/2021
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: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
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: 02/16/2021
Next Scheduled EDR Contact: 05/31/2021
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: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 12/03/2020
Date Made Active in Reports: 02/18/2021
Number of Days to Update: 77

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/12/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 12/15/2020
Date Data Arrived at EDR: 12/16/2020
Date Made Active in Reports: 12/23/2020
Number of Days to Update: 7

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
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: 01/05/2021
Date Data Arrived at EDR: 01/06/2021
Date Made Active in Reports: 03/18/2021
Number of Days to Update: 71

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/19/2021
Next Scheduled EDR Contact: 07/05/2021
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 10/01/2020
Date Data Arrived at EDR: 10/06/2020
Date Made Active in Reports: 12/22/2020
Number of Days to Update: 77

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/07/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 11/23/2020
Date Data Arrived at EDR: 11/24/2020
Date Made Active in Reports: 02/10/2021
Number of Days to Update: 78

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/26/2021
Next Scheduled EDR Contact: 06/14/2021
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 01/13/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/06/2021
Number of Days to Update: 82

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 01/19/2021
Date Data Arrived at EDR: 01/20/2021
Date Made Active in Reports: 04/08/2021
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/30/2020
Date Data Arrived at EDR: 11/03/2020
Date Made Active in Reports: 01/20/2021
Number of Days to Update: 78

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 02/01/2021
Next Scheduled EDR Contact: 05/17/2021
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: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/28/2020
Date Data Arrived at EDR: 10/22/2020
Date Made Active in Reports: 01/12/2021
Number of Days to Update: 82

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/25/2021
Next Scheduled EDR Contact: 07/12/2021
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: 02/08/2021
Next Scheduled EDR Contact: 05/24/2021
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: 09/28/2020
Date Data Arrived at EDR: 10/22/2020
Date Made Active in Reports: 01/12/2021
Number of Days to Update: 82

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
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: 03/01/2021
Date Data Arrived at EDR: 03/09/2021
Date Made Active in Reports: 03/31/2021
Number of Days to Update: 22

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/09/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/21/2020
Date Data Arrived at EDR: 12/23/2020
Date Made Active in Reports: 01/04/2021
Number of Days to Update: 12

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/26/2021
Next Scheduled EDR Contact: 07/12/2021
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/26/2021
Date Data Arrived at EDR: 01/28/2021
Date Made Active in Reports: 02/03/2021
Number of Days to Update: 6

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 02/23/2021
Next Scheduled EDR Contact: 05/10/2021
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: 08/10/2020
Date Data Arrived at EDR: 10/20/2020
Date Made Active in Reports: 11/02/2020
Number of Days to Update: 13

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/12/2021
Next Scheduled EDR Contact: 05/24/2021
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: 04/09/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/29/2021
Next Scheduled EDR Contact: 05/10/2021
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: 04/09/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 02/24/2021
Number of Days to Update: 13

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/09/2021
Next Scheduled EDR Contact: 05/31/2021
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: 03/08/2021
Next Scheduled EDR Contact: 06/21/2021
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 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

MANTECA LEWIS ESTATES
1825 S UNION RD
MANTECA, CA 95337

TARGET PROPERTY COORDINATES

Latitude (North):	37.775194 - 37° 46' 30.70''
Longitude (West):	121.234533 - 121° 14' 4.32''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	655485.3
UTM Y (Meters):	4182135.2
Elevation:	32 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640398 MANTECA, CA
Version Date:	2012
Northwest Map:	5640064 LATHROP, 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).

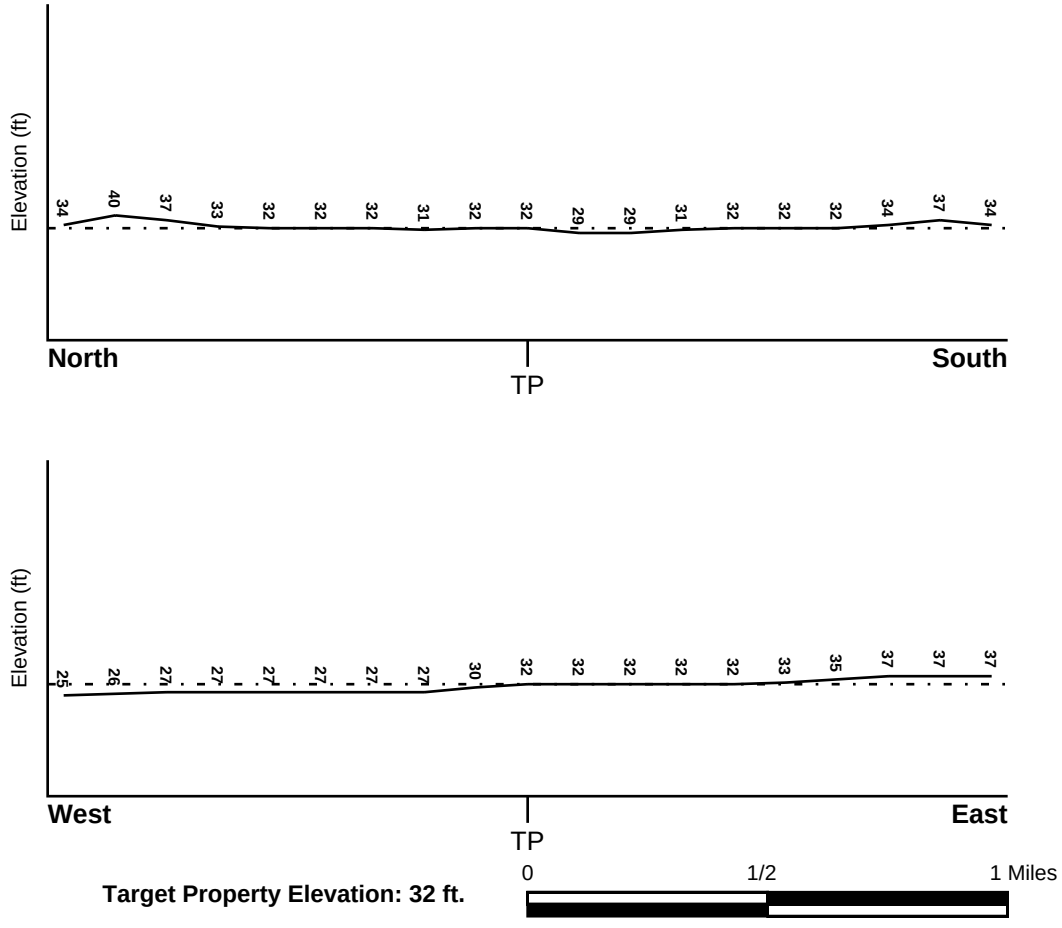
TOPOGRAPHIC INFORMATION

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 WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06077C0640F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06077C0620F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
MANTECA	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

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

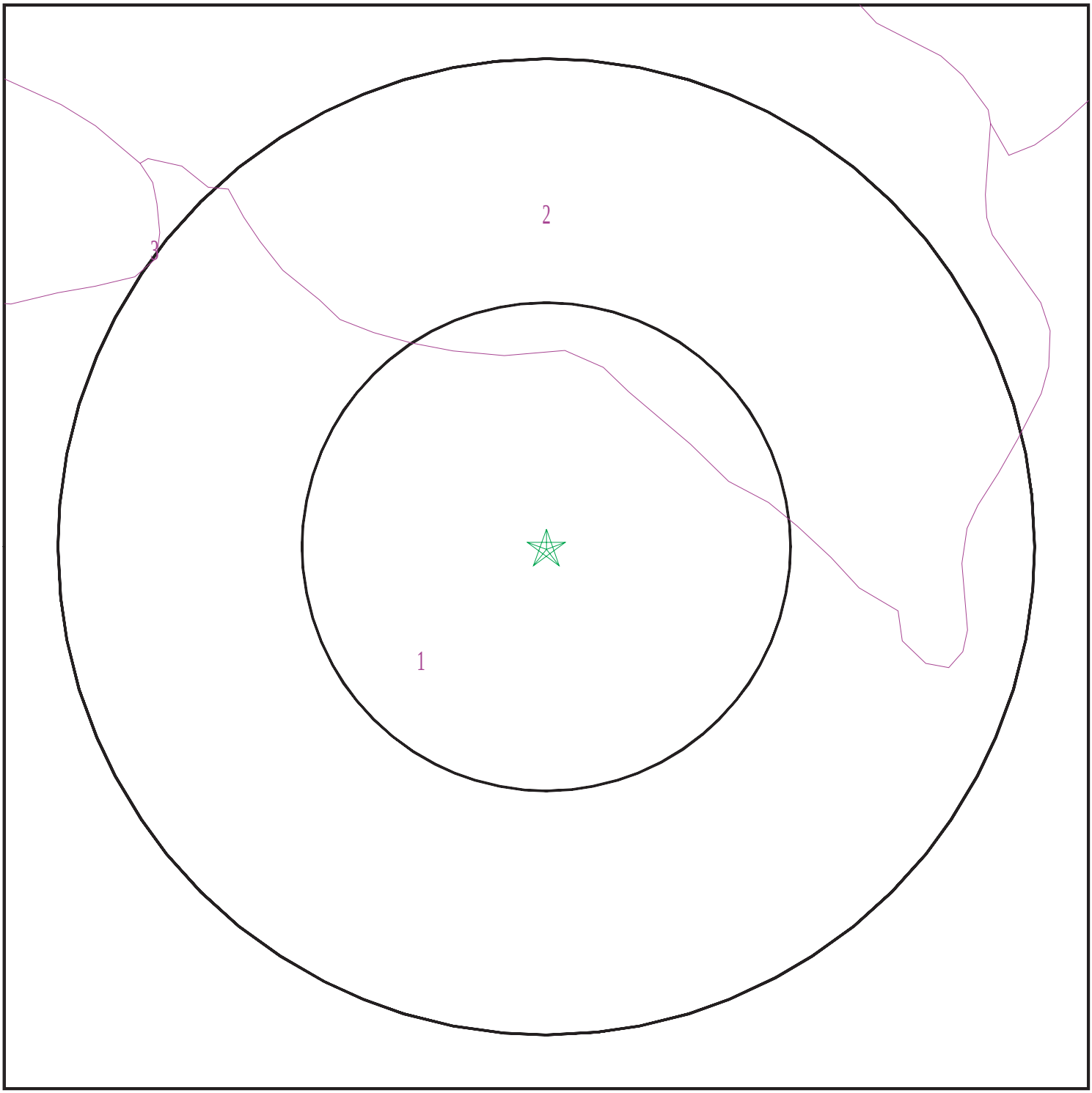
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

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 - 6459130.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Manteca Lewis Estates	CLIENT:	Geocon Consultants, Inc.
ADDRESS:	1825 S UNION RD MANTECA CA 95337	CONTACT:	Lauren Short
LAT/LONG:	37.775194 / 121.234533	INQUIRY #:	6459130.2s
		DATE:	April 20, 2021 6:37 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: TINNIN

Soil Surface Texture: loamy coarse sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	27 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
2	27 inches	53 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6
3	53 inches	74 inches	loamy coarse sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: VERITAS

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	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	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.01 Min: 0	Max: Min:
2	14 inches	53 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.01 Min: 0	Max: Min:
3	53 inches	70 inches	cemented	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 0.01 Min: 0	Max: Min:

Soil Map ID: 3

Soil Component Name: MANTECA

Soil Surface Texture: fine sandy 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: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4
2	11 inches	24 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4
3	24 inches	35 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4
4	35 inches	53 inches	cemented	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4
5	53 inches	74 inches	stratified loamy sand to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 8.4 Min: 7.4

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	USGS40000185549	1/8 - 1/4 Mile North
A4	USGS40000185495	1/4 - 1/2 Mile SSW
D18	USGS40000185453	1/2 - 1 Mile South
20	USGS40000185589	1/2 - 1 Mile NNW
27	USGS40000185530	1/2 - 1 Mile East
29	USGS40000185585	1/2 - 1 Mile NE
30	USGS40000185490	1/2 - 1 Mile ESE
32	USGS40000185598	1/2 - 1 Mile NE
33	USGS40000185498	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CADWR8000036337	0 - 1/8 Mile NNW
3	CADWR0000009275	1/4 - 1/2 Mile NNW
A5	CAUSGSN00014946	1/4 - 1/2 Mile SSW
A6	CADWR8000036309	1/4 - 1/2 Mile SW
A7	CADWR0000014942	1/4 - 1/2 Mile SW
8	CADWR0000009471	1/4 - 1/2 Mile SW
9	CADPR0000002096	1/4 - 1/2 Mile WNW
B10	2601	1/2 - 1 Mile North
B11	23155	1/2 - 1 Mile North
12	CADPR0000000987	1/2 - 1 Mile SSE
C13	CADDW0000017732	1/2 - 1 Mile NW
C14	CALLNL000000280	1/2 - 1 Mile NW
C15	CALLNL000000812	1/2 - 1 Mile NW
C16	CALLNL000001186	1/2 - 1 Mile NW
C17	CALLNL000000122	1/2 - 1 Mile NW
D19	CAUSGSN00001613	1/2 - 1 Mile South
21	CADWR8000036320	1/2 - 1 Mile ESE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

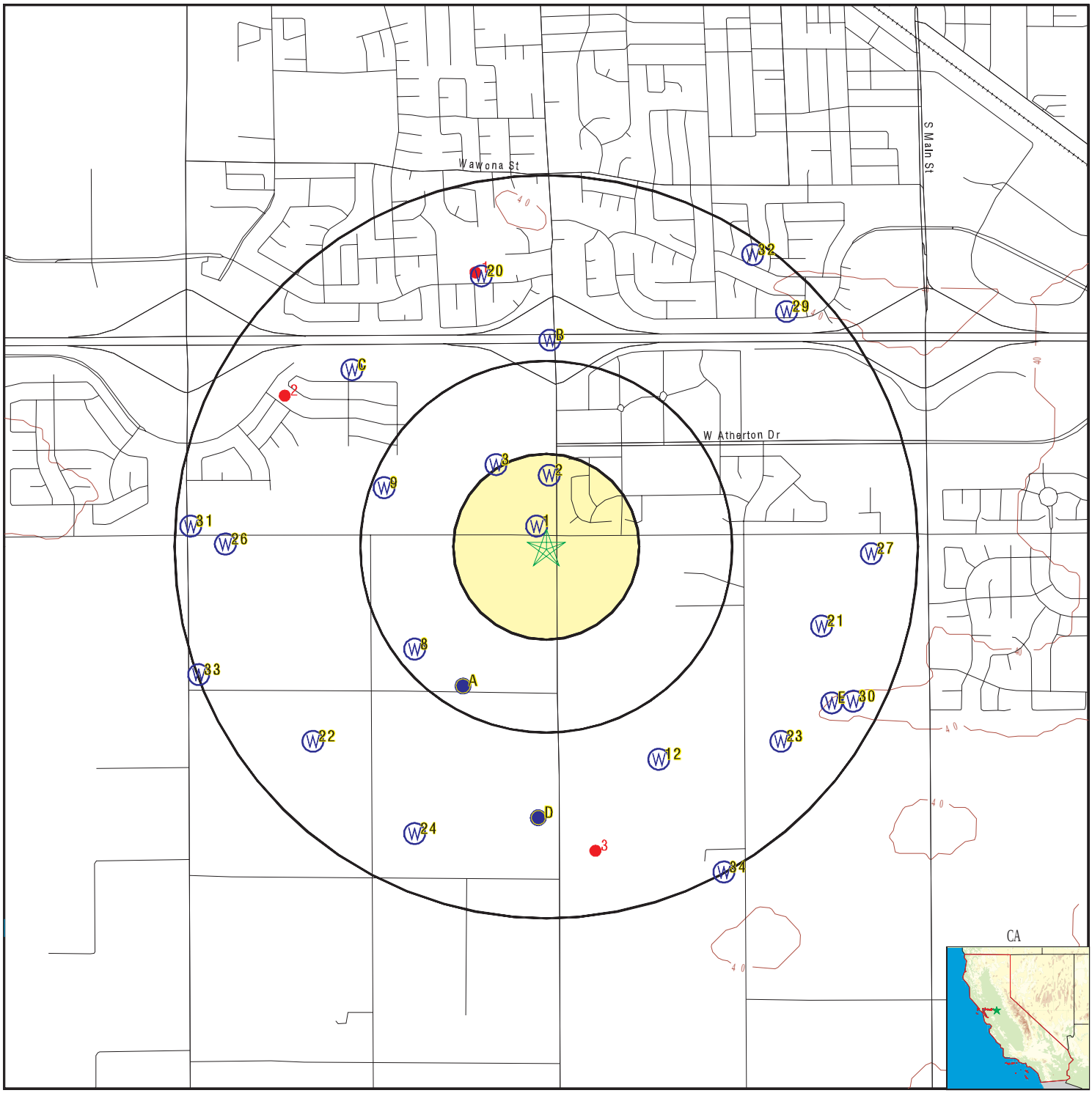
MAP ID	WELL ID	LOCATION FROM TP
22	CADWR0000021915	1/2 - 1 Mile SW
23	CADWR0000018690	1/2 - 1 Mile SE
24	CADWR0000012370	1/2 - 1 Mile SSW
E25	CADWR0000023664	1/2 - 1 Mile ESE
26	CADDW0000011776	1/2 - 1 Mile West
E28	CADWR8000036308	1/2 - 1 Mile ESE
31	CADWR8000036338	1/2 - 1 Mile West
34	CADPR0000003238	1/2 - 1 Mile SSE

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG14000008279	1/2 - 1 Mile NNW
2	CAOG14000008280	1/2 - 1 Mile WNW
3	CAOG14000008281	1/2 - 1 Mile South

PHYSICAL SETTING SOURCE MAP - 6459130.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Manteca Lewis Estates	CLIENT:	Geocon Consultants, Inc.
ADDRESS:	1825 S UNION RD MANTECA CA 95337	CONTACT:	Lauren Short
		INQUIRY #:	6459130.2s
LAT/LONG:	37.775194 / 121.234533	DATE:	April 20, 2021 6:37 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
NNW
0 - 1/8 Mile
Higher

CA WELLS **CADWR8000036337**

State Well #:	02S07E07H001M	Station ID:	27633
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	Eastern San Joaquin	Well Completion Rpt #:	Not Reported

---

2
North
1/8 - 1/4 Mile
Higher

FED USGS **USGS40000185549**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E07H002M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19751204	Well Depth:	115
Well Depth Units:	ft	Well Hole Depth:	125
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1975-12-04
Feet below surface:	9.00	Feet to sea level:	Not Reported
Note:	Not Reported		

3
NNW
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR0000009275**

Well ID:	02S07E08D001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E08D001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E08D001M&store_num=		
GeoTracker Data:	Not Reported		

A4
SSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000185495**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E07Q001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported

Aquifer:	Central Valley aquifer system		
Formation Type:	Alluvium Above E-Clay	Aquifer Type:	Not Reported
Construction Date:	1965	Well Depth:	127
Well Depth Units:	ft	Well Hole Depth:	160
Well Hole Depth Units:	ft		

A5
SSW **CA WELLS** **CAUSGSN00014946**
1/4 - 1/2 Mile
Higher

Well ID:	USGS-374611121141401	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-374611121141401	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-374611121141401&store_num=		
GeoTracker Data:	Not Reported		

A6
SW **CA WELLS** **CADWR8000036309**
1/4 - 1/2 Mile
Lower

State Well #:	02S07E07Q001M	Station ID:	6903
Well Name:	02S07E07Q001M	Well Use:	Irrigation
Well Type:	Single Well	Well Depth:	160
Basin Name:	Eastern San Joaquin	Well Completion Rpt #:	75862

A7
SW **CA WELLS** **CADWR0000014942**
1/4 - 1/2 Mile
Lower

Well ID:	02S07E07Q001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E07Q001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E07Q001M&store_num=		
GeoTracker Data:	Not Reported		

8
SW **CA WELLS** **CADWR0000009471**
1/4 - 1/2 Mile
Lower

Well ID:	02S07E07J080M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E07J080M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E07J080M&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

9
WNW
1/4 - 1/2 Mile
Lower

CA WELLS **CADPR0000002096**

Well ID:	98212	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	98212	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=98212&store_num=		
GeoTracker Data:	Not Reported		

B10
North
1/2 - 1 Mile
Higher

CA WELLS **2601**

Seq:	2601	Prim sta c:	02S/07E-05E01 M
Frds no:	3910005009	County:	39
District:	10	User id:	PTA
System no:	3910005	Water type:	G
Source nam:	WELL 09	Station ty:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Latitude:	374700.0	Longitude:	1211400.0
Precision:	8	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3910005	System nam:	Manteca, City Of
Hqname:	Not Reported	Address:	1001 W. CENTER STREET
City:	MANTECA	State:	CA
Zip:	95337	Zip ext:	Not Reported
Pop serv:	44500	Connection:	11417
Area serve:	MANTECA		

B11
North
1/2 - 1 Mile
Higher

CA WELLS **23155**

Seq:	23155	Prim sta c:	J39/005-09TRT
Frds no:	3910005022	County:	39
District:	10	User id:	PTA
System no:	3910005	Water type:	G
Source nam:	WELL 09 - TREATED	Station ty:	WELL/AMBNT/MUN
Latitude:	374700.0	Longitude:	1211400.0
Precision:	4	Status:	AT
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	3910005	System nam:	Manteca, City Of
Hqname:	Not Reported	Address:	1001 W. CENTER STREET
City:	MANTECA	State:	CA
Zip:	95337	Zip ext:	Not Reported

Pop serv: 44500 Connection: 11417
Area serve: MANTECA

12
SSE **CA WELLS** **CADPR0000000987**
1/2 - 1 Mile
Higher

Well ID: 81616 Well Type: UNK
Source: Department of Pesticide Regulation
Other Name: 81616 GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=81616&store_num=
GeoTracker Data: Not Reported

C13
NW **CA WELLS** **CADDW0000017732**
1/2 - 1 Mile
Lower

Well ID: 3910005-042 Well Type: MUNICIPAL
Source: Department of Health Services
Other Name: WELL NO. 25 - RAW GAMA PFAS Testing: Not Reported
Groundwater Quality Data: https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3910005-042&store_num=
GeoTracker Data: Not Reported

C14
NW **CA WELLS** **CALLNL000000280**
1/2 - 1 Mile
Lower

Well ID: 101389 Well Type: MUNICIPAL
Source: Lawrence Livermore National Laboratory
Other Name: W-025-Manteca GAMA PFAS Testing: Not Reported
Groundwater Quality Data: Not Reported
GeoTracker Data: Not Reported

Chemical: Krypton Results: .0000000783977
Units: cm3STP/g Date: 03/04/2003

Chemical: Helium-3/Helium-4 Results: .00000109914
Units: atom ratio Date: 03/04/2003

Chemical: Helium-4 Results: .00000096551
Units: cm3STP/g Date: 03/04/2003

Chemical: Neon Results: .000000218602
Units: cm3STP/g Date: 03/04/2003

Chemical: Xenon Results: .0000000106895
Units: cm3STP/g Date: 03/04/2003

Chemical:	Argon	Results:	.000354047
Units:	cm3STP/g	Date:	03/04/2003
Chemical:	Tritium (Hydrogen 3)	Results:	3.12
Units:	pCi/L	Date:	11/07/2002

C15
NW
1/2 - 1 Mile
Lower

CA WELLS **CALLNL000000812**

Well ID:	101390	Well Type:	MUNICIPAL
Source:	Lawrence Livermore National Laboratory		
Other Name:	W-025-Manteca	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	Not Reported		
GeoTracker Data:	Not Reported		
Chemical:	Xenon	Results:	.0000000111971
Units:	cm3STP/g	Date:	03/04/2003
Chemical:	Helium-3/Helium-4	Results:	.000000920472
Units:	atom ratio	Date:	03/04/2003
Chemical:	Argon	Results:	.000362526
Units:	cm3STP/g	Date:	03/04/2003
Chemical:	Neon	Results:	.000000222864
Units:	cm3STP/g	Date:	03/04/2003
Chemical:	Tritium (Hydrogen 3)	Results:	.05
Units:	pCi/L	Date:	11/07/2002
Chemical:	Helium-4	Results:	.0000014344
Units:	cm3STP/g	Date:	03/04/2003
Chemical:	Krypton	Results:	.0000000806364
Units:	cm3STP/g	Date:	03/04/2003

C16
NW
1/2 - 1 Mile
Lower

CA WELLS **CALLNL000001186**

Well ID:	101354	Well Type:	MUNICIPAL
Source:	Lawrence Livermore National Laboratory		
Other Name:	W-025-Manteca	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	Not Reported		
GeoTracker Data:	Not Reported		

Chemical:	Argon	Results:	.000374697
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Helium-3/Helium-4	Results:	.0000023328
Units:	atom ratio	Date:	11/05/2003
Chemical:	Xenon	Results:	.0000000110384
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Neon	Results:	.000000241334
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Tritium (Hydrogen 3)	Results:	32.5
Units:	pCi/L	Date:	05/12/2003
Chemical:	Helium-4	Results:	.000000162615
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Krypton	Results:	.0000000842898
Units:	cm3STP/g	Date:	11/05/2003

C17
NW
1/2 - 1 Mile
Lower

CA WELLS **CALLNL000000122**

Well ID:	101355	Well Type:	MUNICIPAL
Source:	Lawrence Livermore National Laboratory		
Other Name:	W-025-Manteca	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	Not Reported		
GeoTracker Data:	Not Reported		
Chemical:	Helium-4	Results:	.000000158768
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Helium-3/Helium-4	Results:	.00000200773
Units:	atom ratio	Date:	11/05/2003
Chemical:	Krypton	Results:	.000000082159
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Xenon	Results:	.0000000110023
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Argon	Results:	.000371092
Units:	cm3STP/g	Date:	11/05/2003
Chemical:	Tritium (Hydrogen 3)	Results:	21.88

Units:	pCi/L	Date:	05/12/2003
Chemical:	Neon	Results:	.000000237928
Units:	cm3STP/g	Date:	11/05/2003

D18
South
1/2 - 1 Mile
Higher

FED USGS **USGS40000185453**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E18A001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Alluvium Above E-Clay	Aquifer Type:	Not Reported
Construction Date:	19751103	Well Depth:	110
Well Depth Units:	ft	Well Hole Depth:	111
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1975-11-03
Feet below surface:	11.00	Feet to sea level:	Not Reported
Note:	Not Reported		

D19
South
1/2 - 1 Mile
Higher

CA WELLS **CAUSGSN00001613**

Well ID:	USGS-374553121140201	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-374553121140201	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-374553121140201&store_num=		
GeoTracker Data:	Not Reported		

20
NNW
1/2 - 1 Mile
Higher

FED USGS **USGS40000185589**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E06R001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19740801	Well Depth:	98
Well Depth Units:	ft	Well Hole Depth:	98
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1974-08-01
Feet below surface:	12.00	Feet to sea level:	Not Reported
Note:	Not Reported		

21
ESE **CA WELLS** **CADWR8000036320**
1/2 - 1 Mile
Higher

State Well #:	02S07E08K001M	Station ID:	6904
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	Eastern San Joaquin	Well Completion Rpt #:	Not Reported

---

22
SW **CA WELLS** **CADWR0000021915**
1/2 - 1 Mile
Higher

Well ID:	02S07E07Q080M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E07Q080M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E07Q080M&store_num=		
GeoTracker Data:	Not Reported		

23
SE **CA WELLS** **CADWR0000018690**
1/2 - 1 Mile
Higher

Well ID:	02S07E08R002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E08R002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E08R002M&store_num=		
GeoTracker Data:	Not Reported		

24
SSW **CA WELLS** **CADWR0000012370**
1/2 - 1 Mile
Higher

Well ID:	02S07E18A001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E18A001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E18A001M&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E25
ESE
1/2 - 1 Mile
Higher

CA WELLS **CADWR0000023664**

Well ID:	02S07E08R001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	02S07E08R001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=02S07E08R001M&store_num=		
GeoTracker Data:	Not Reported		

26
West
1/2 - 1 Mile
Lower

CA WELLS **CADDW0000011776**

Well ID:	3902182-001	Well Type:	MUNICIPAL
Source:	Department of Health Services		
Other Name:	WELL #1	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=3902182-001&store_num=		
GeoTracker Data:	Not Reported		

27
East
1/2 - 1 Mile
Higher

FED USGS **USGS40000185530**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E08J001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19770122	Well Depth:	120
Well Depth Units:	ft	Well Hole Depth:	135
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1977-01-22
Feet below surface:	22.00	Feet to sea level:	Not Reported
Note:	Not Reported		

E28
ESE
1/2 - 1 Mile
Higher

CA WELLS **CADWR8000036308**

State Well #:	02S07E08R001M	Station ID:	27634
Well Name:	02S07E08R001M	Well Use:	Unknown
Well Type:	Single Well	Well Depth:	203
Basin Name:	Eastern San Joaquin	Well Completion Rpt #:	66240

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

29
NE
1/2 - 1 Mile
Higher

FED USGS **USGS40000185585**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E05Q001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19740130	Well Depth:	348
Well Depth Units:	ft	Well Hole Depth:	355
Well Hole Depth Units:	ft		

30
ESE
1/2 - 1 Mile
Higher

FED USGS **USGS40000185490**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E08R001M	Type:	Well
Description:	COMPUTER GENERATED LAT/LONG		
HUC:	Not Reported	Drainage Area:	Not Reported
Drainage Area Units:	Not Reported	Contrib Drainage Area:	Not Reported
Contrib Drainage Area Unts:	Not Reported	Aquifer:	Central Valley aquifer system
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19600130	Well Depth:	128
Well Depth Units:	ft	Well Hole Depth:	203
Well Hole Depth Units:	ft		

31
West
1/2 - 1 Mile
Lower

CA WELLS **CADWR8000036338**

State Well #:	02S07E07E002M	Station ID:	6767
Well Name:	Not Reported	Well Use:	Unknown
Well Type:	Unknown	Well Depth:	0
Basin Name:	Eastern San Joaquin	Well Completion Rpt #:	Not Reported

---

32
NE
1/2 - 1 Mile
Higher

FED USGS **USGS40000185598**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E05K001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported

Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19740214	Well Depth:	253
Well Depth Units:	ft	Well Hole Depth:	256
Well Hole Depth Units:	ft		

33
WSW **FED USGS** **USGS40000185498**
1/2 - 1 Mile
Lower

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002S007E07N001M	Type:	Well
Description:	Not Reported	HUC:	18040005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19750908	Well Depth:	90
Well Depth Units:	ft	Well Hole Depth:	95
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1975-09-08
Feet below surface:	8.00	Feet to sea level:	Not Reported
Note:	Not Reported		

34
SSE **CA WELLS** **CADPR0000003238**
1/2 - 1 Mile
Higher

Well ID:	97533	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	97533	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=97533&store_num=		
GeoTracker Data:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NNW
1/2 - 1 Mile

OIL_GAS **CAOG14000008279**

API #:	0407700370	Well #:	76-6
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	Holloway	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	05/09/1961		

2
WNW
1/2 - 1 Mile

OIL_GAS **CAOG14000008280**

API #:	0407700371	Well #:	1
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	M.J. Oliveaira et ux	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	Y
Spud Date:	06/15/1962		

3
South
1/2 - 1 Mile

OIL_GAS **CAOG14000008281**

API #:	0407700372	Well #:	1
Well Status:	Plugged	Well Type:	Dry Hole
Lease Name:	Antonini	Field Name:	Any Field
Area Name:	Any Area	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	02/05/1960		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95337	5	1

Federal EPA Radon Zone for SAN JOAQUIN County: 3

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for SAN JOAQUIN COUNTY, CA

Number of sites tested: 20

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.530 pCi/L	90%	10%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.050 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

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

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX D

Manteca Lewis Estates

1825 S UNION RD

MANTECA, CA 95337

Inquiry Number: 6459130.8

April 20, 2021

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

04/20/21

Site Name:

Manteca Lewis Estates
1825 S UNION RD
MANTECA, CA 95337
EDR Inquiry # 6459130.8

Client Name:

Geocon Consultants, Inc.
3160 Gold Valley Drive Suite 800
Rancho Cordova, CA 95742
Contact: Lauren Short

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
1993	1"=500'	Acquisition Date: May 22, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: June 26, 1982	USDA
1975	1"=500'	Flight Date: November 08, 1975	Cartwright
1968	1"=500'	Flight Date: May 01, 1968	USGS
1963	1"=500'	Flight Date: June 03, 1963	USDA
1957	1"=500'	Flight Date: July 12, 1957	USDA
1940	1"=500'	Flight Date: May 26, 1940	USDA
1937	1"=500'	Flight Date: August 14, 1937	USDA

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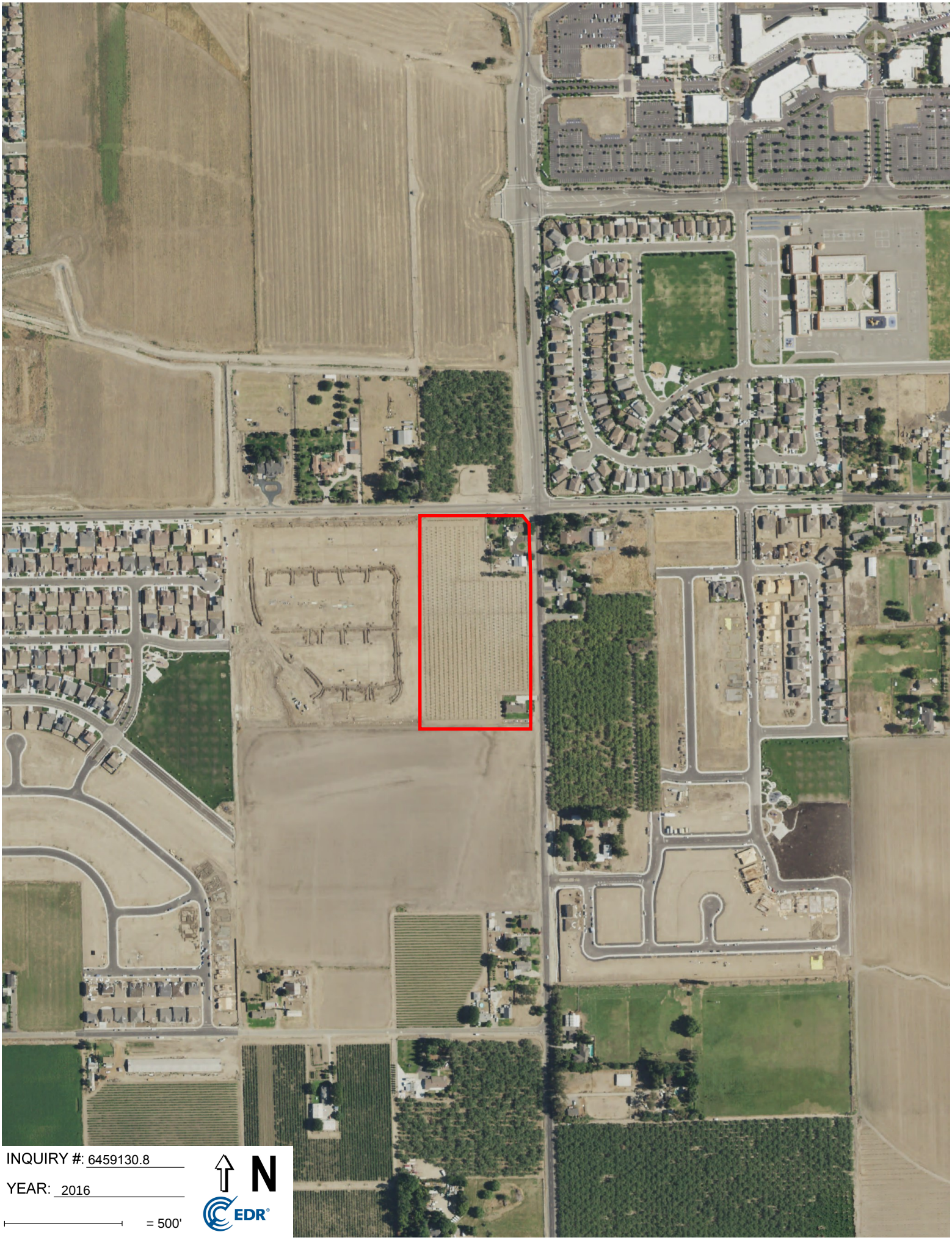
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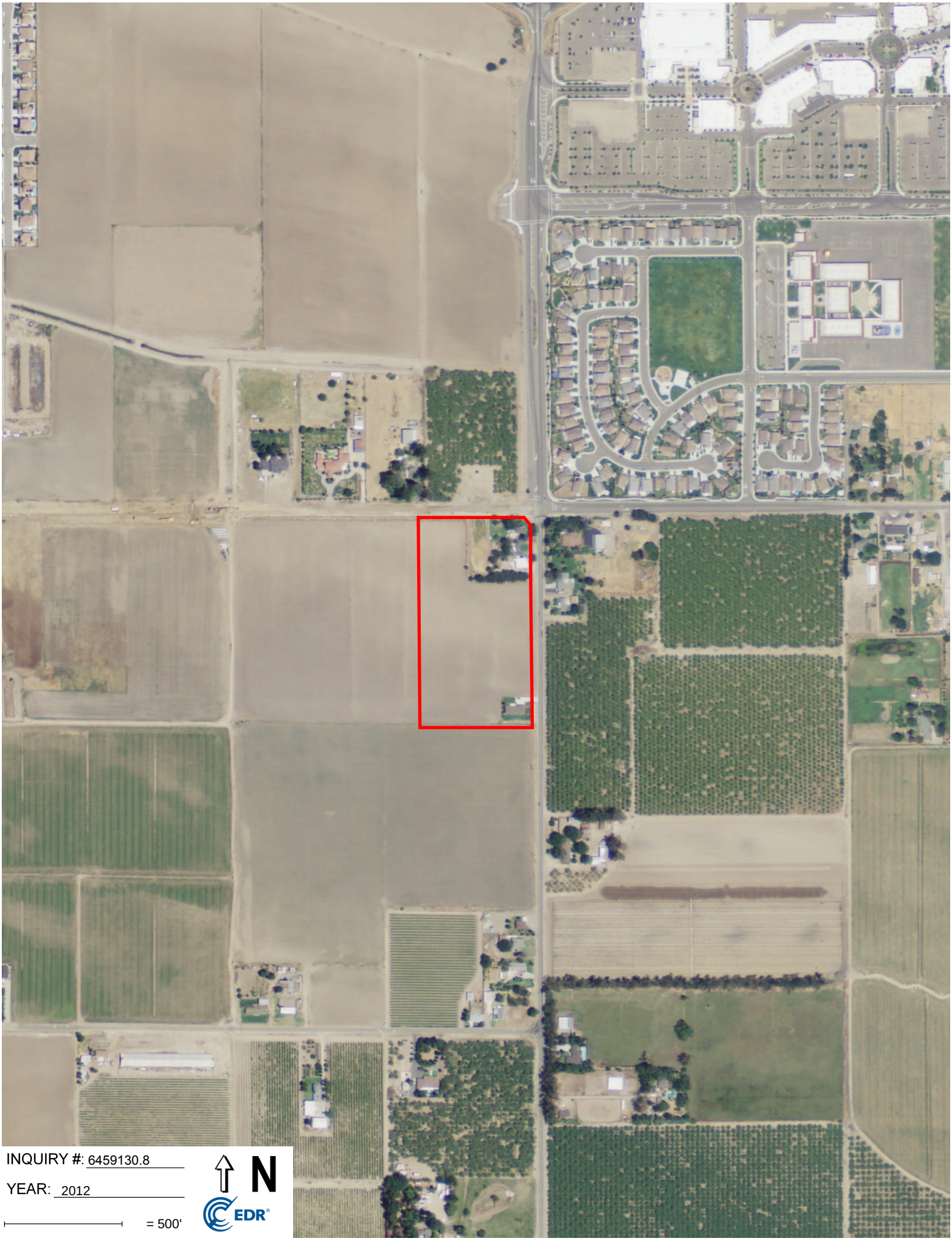
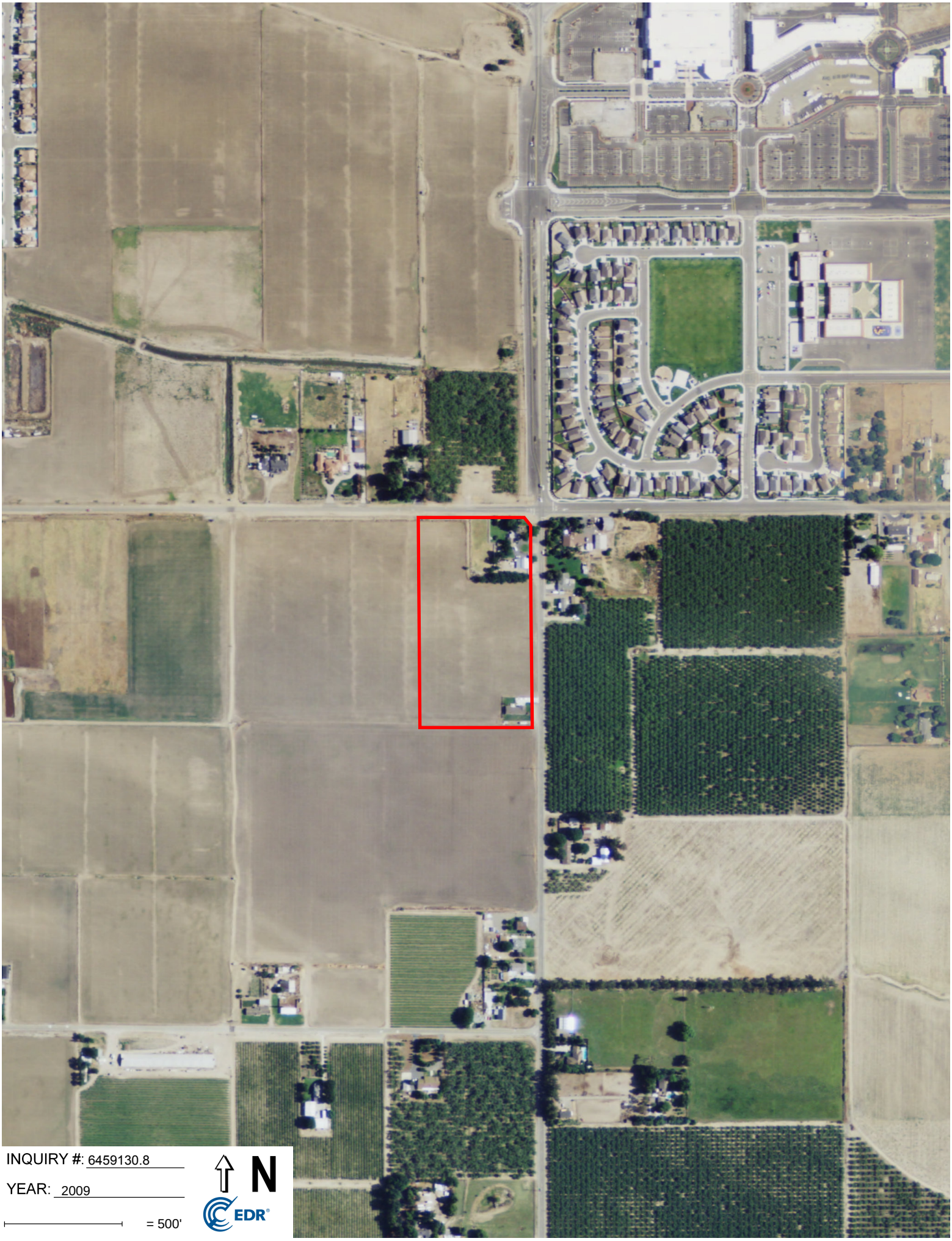
YEAR: 2016
= 500'
N
EDR


INQUIRY #: 6459130.8
YEAR: 2012
= 500'
N
EDR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YEAR: 2009
= 500'
N
EDR

INQUIRY #: 6459130.8

YEAR: 2006

= 500'

N

EDR

INQUIRY #: 6459130.8

YEAR: 1993

= 500'

N

EDR

INQUIRY #: 6459130.8

YEAR: 1982

= 500'

N

EDR

INQUIRY #: 6459130.8

YEAR: 1975

= 500'

N

EDR

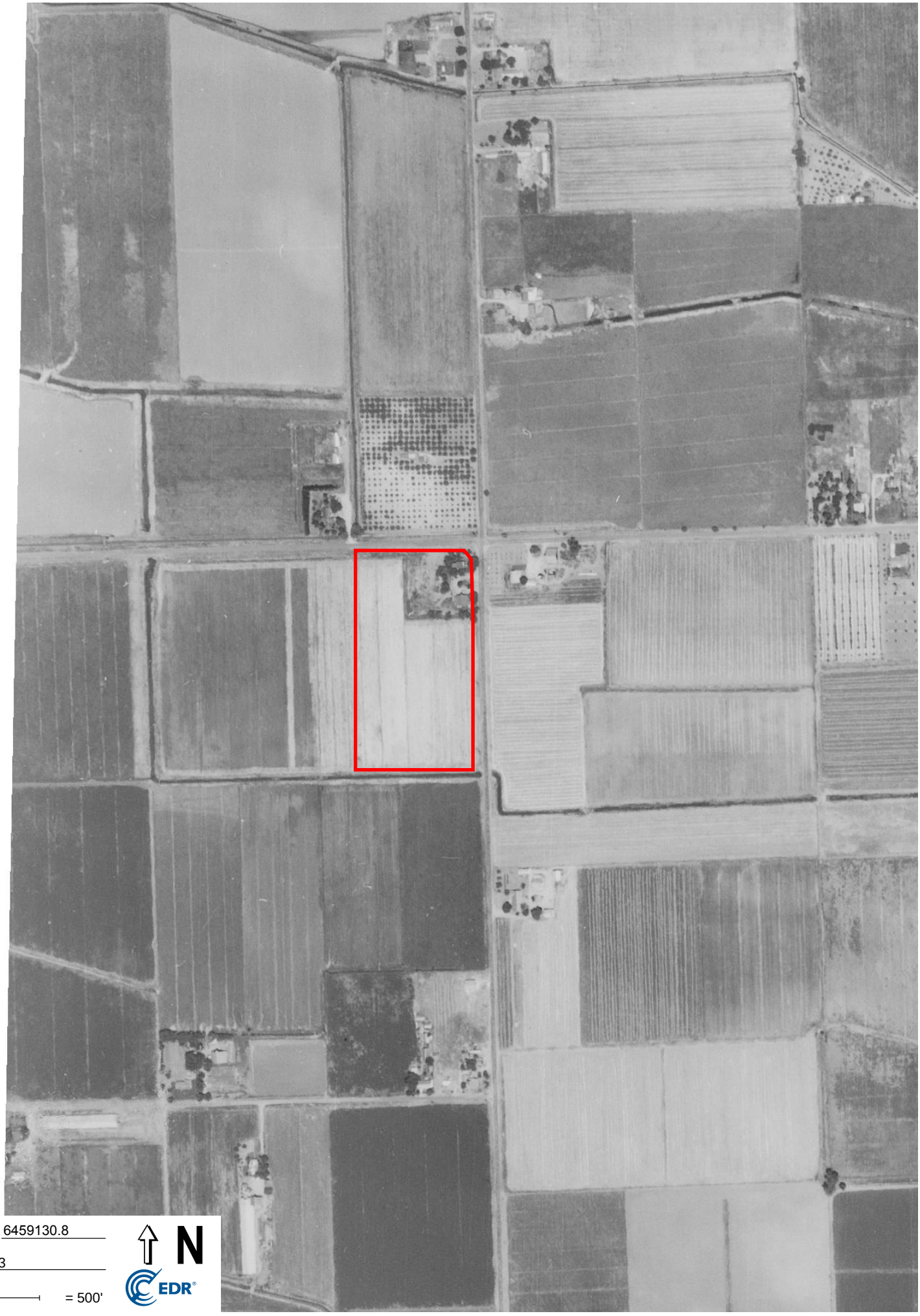
INQUIRY #: 6459130.8

YEAR: 1968

= 500'

N

EDR



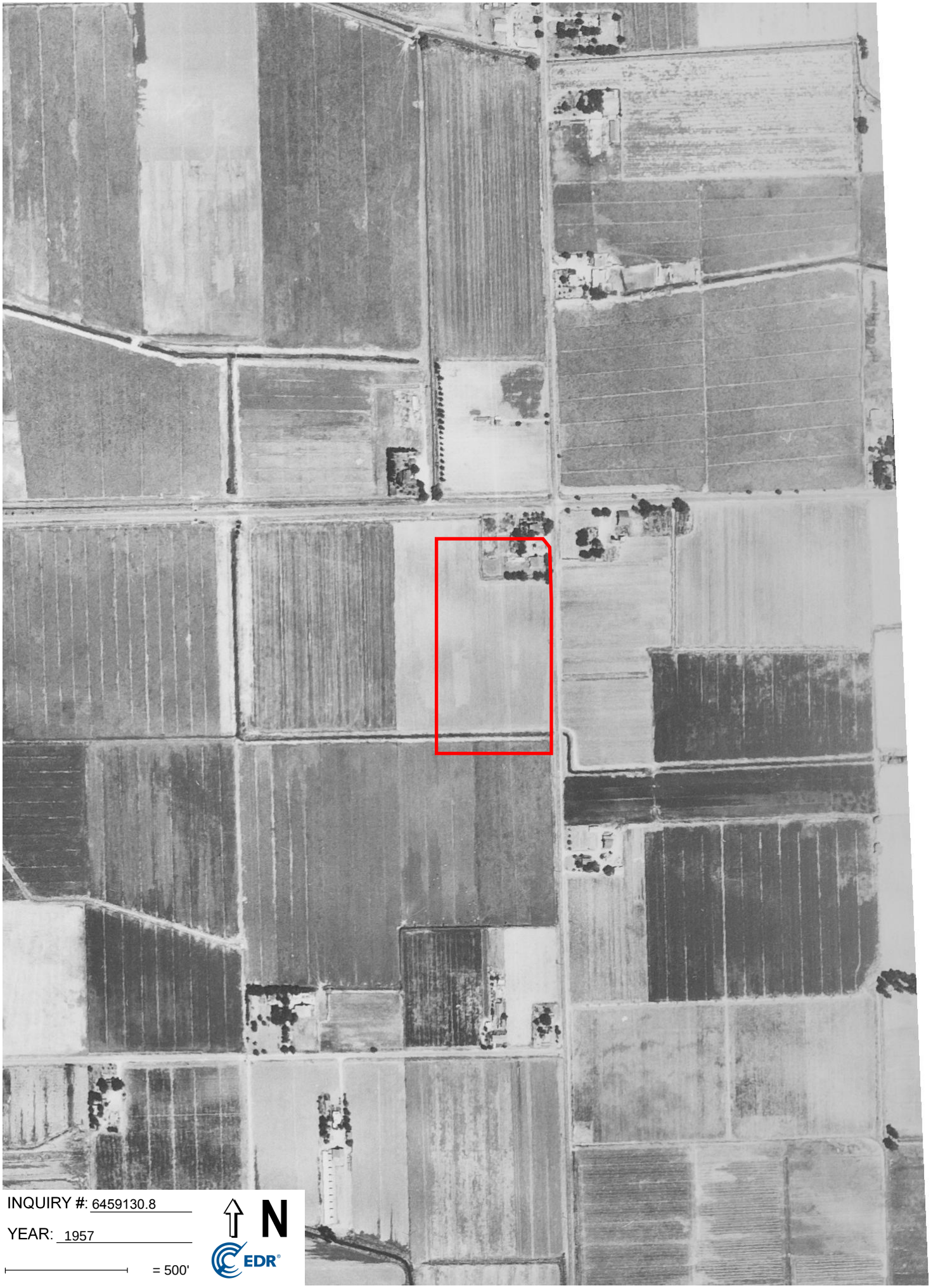
INQUIRY #: 6459130.8

YEAR: 1963

= 500'

N

EDR



INQUIRY #: 6459130.8

YEAR: 1957

= 500'

N

EDR

INQUIRY #: 6459130.8

YEAR: 1940

= 500'

N

EDR

INQUIRY #: 6459130.8

YEAR: 1937

= 500'

N

EDR

APPENDIX E

Manteca Lewis Estates
1825 S UNION RD
MANTECA, CA 95337

Inquiry Number: 6459130.4
April 20, 2021

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

04/20/21

Site Name:

Manteca Lewis Estates
1825 S UNION RD
MANTECA, CA 95337
EDR Inquiry # 6459130.4

Client Name:

Geocon Consultants, Inc.
3160 Gold Valley Drive Suite 800
Rancho Cordova, CA 95742
Contact: Lauren Short

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Geocon Consultants, 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.# NA
Project: S2162-07-01

Coordinates:

Latitude: 37.775194 37° 46' 31" North
Longitude: -121.234533 -121° 14' 4" West
UTM Zone: Zone 10 North
UTM X Meters: 655481.46
UTM Y Meters: 4182340.43
Elevation: 32.00' above sea level

Maps Provided:

2012
1994
1991
1987
1976
1968
1952
1914, 1915

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Topo Sheet Key

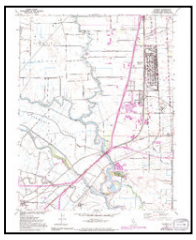
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

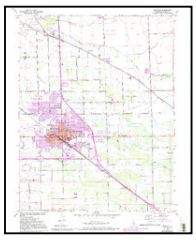
Lathrop
2012
7.5-minute, 24000

Manteca
2012
7.5-minute, 24000

1994 Source Sheets



Lathrop
1994
7.5-minute, 24000
Aerial Photo Revised 1982



Manteca
1994
7.5-minute, 24000
Aerial Photo Revised 1982

1991 Source Sheets

Manteca
1991
7.5-minute, 24000
Aerial Photo Revised 1982

1987 Source Sheets

Manteca
1987
7.5-minute, 24000
Aerial Photo Revised 1982

Lathrop
1987
7.5-minute, 24000
Aerial Photo Revised 1982

Topo Sheet Key

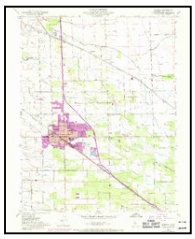
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1976 Source Sheets

Lathrop
1976
7.5-minute, 24000
Aerial Photo Revised 1976

Manteca
1976
7.5-minute, 24000
Aerial Photo Revised 1976

1968 Source Sheets



Manteca
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Lathrop
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1952 Source Sheets

Lathrop
1952
7.5-minute, 24000
Aerial Photo Revised 1949

Manteca
1952
7.5-minute, 24000
Aerial Photo Revised 1949

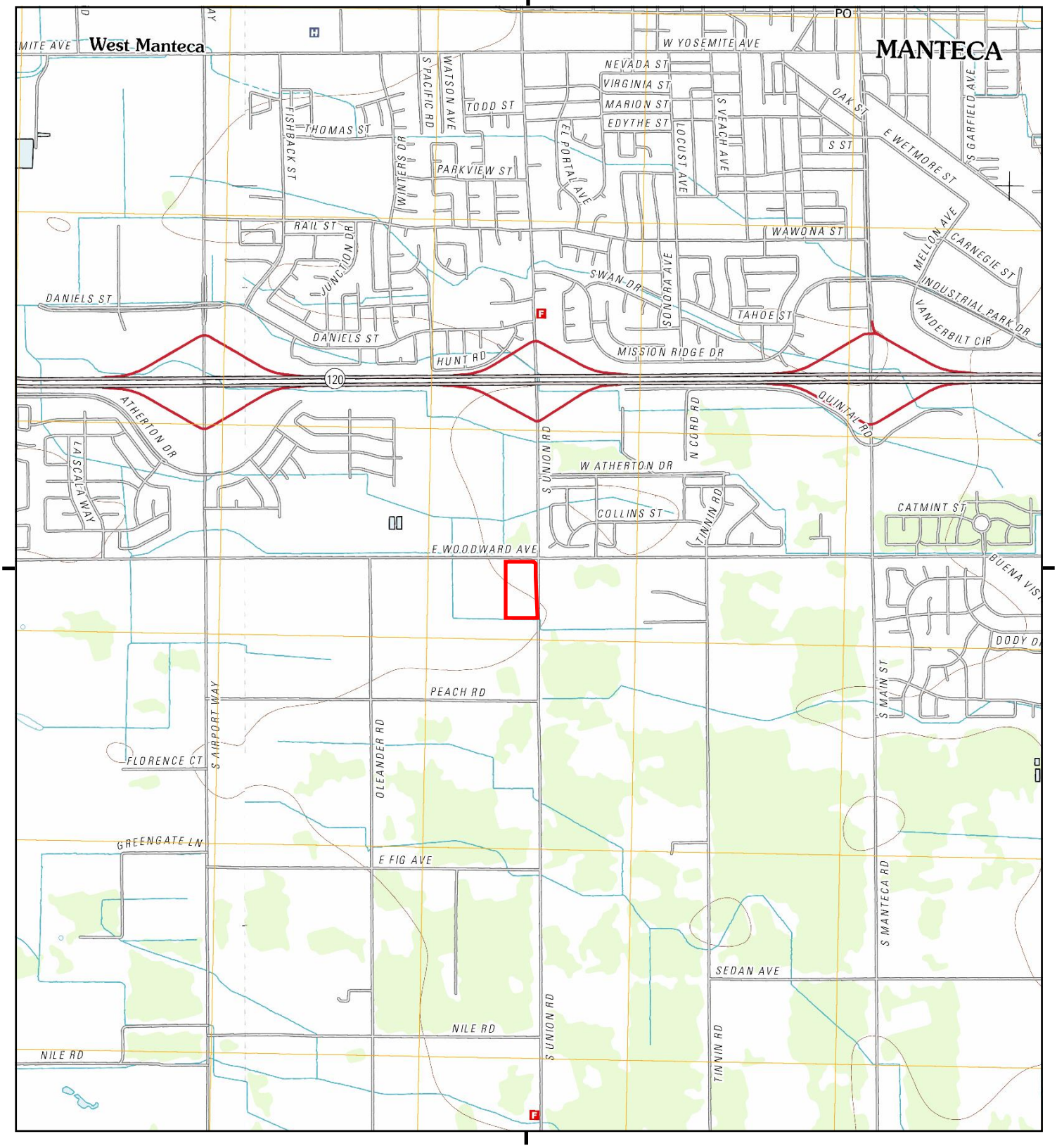
1914, 1915 Source Sheets

Manteca
1914
7.5-minute, 31680

Lathrop
1915
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

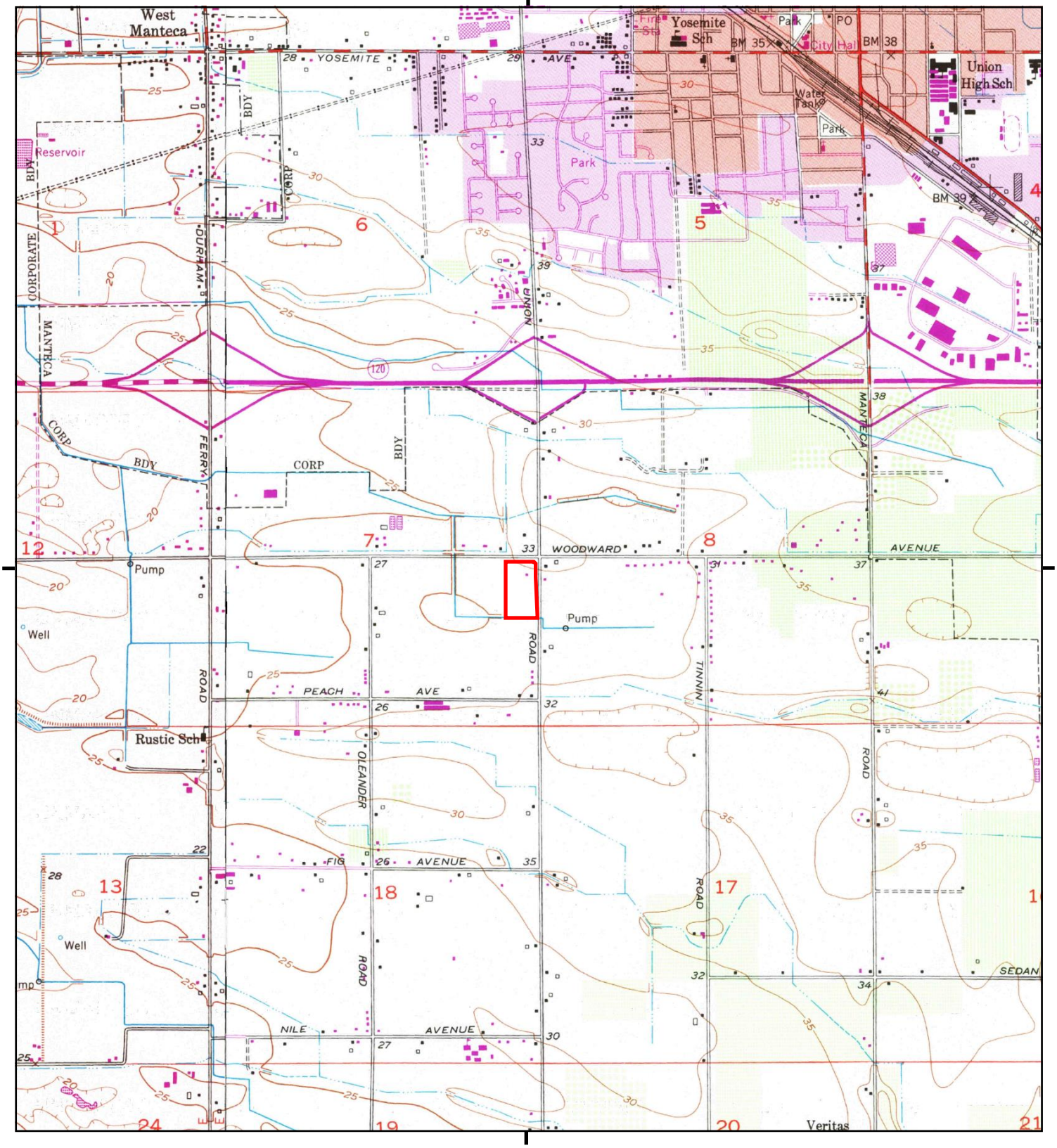
TP, Manteca, 2012, 7.5-minute
NW, Lathrop, 2012, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

Historical Topo Map

1994



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

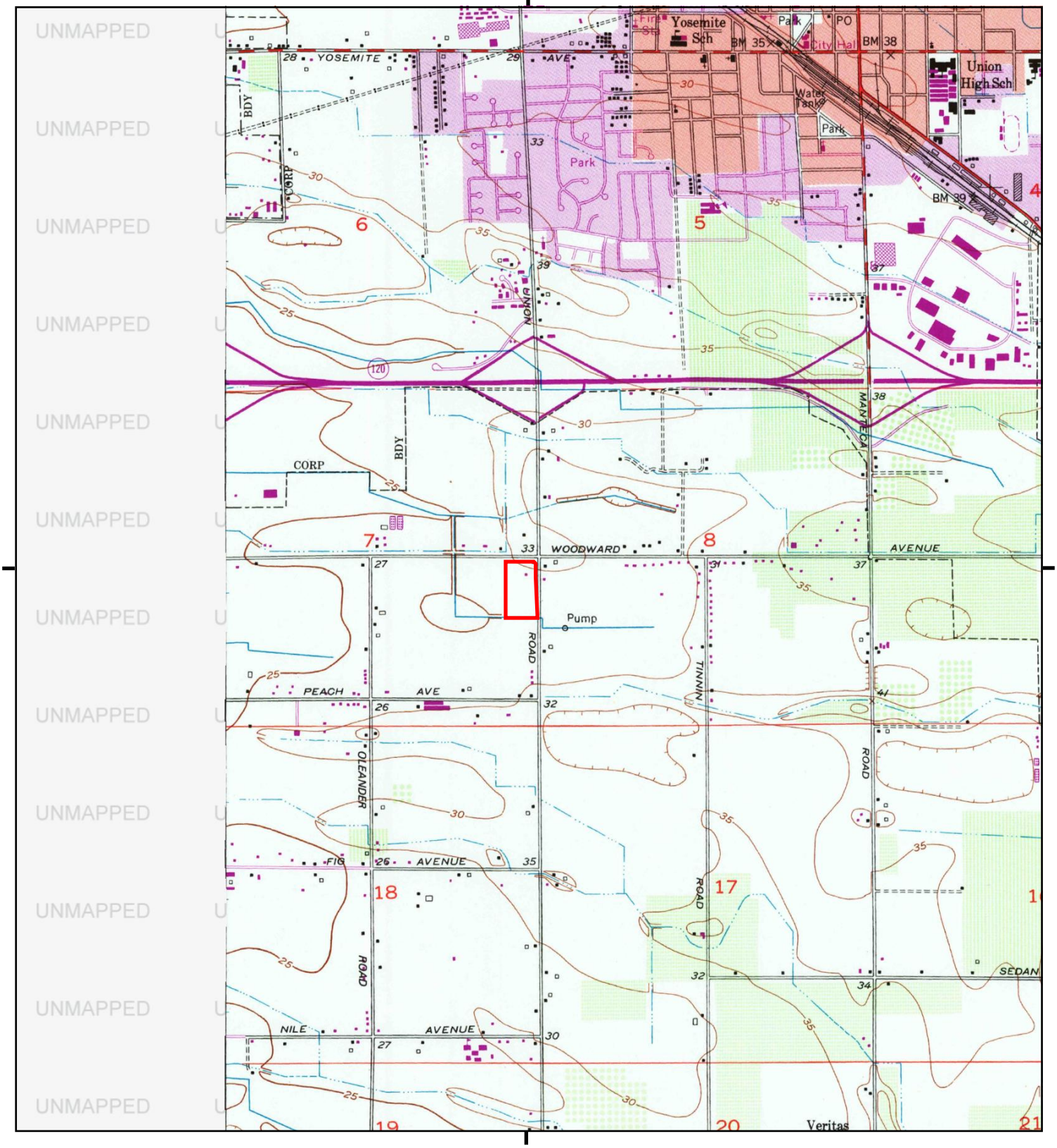
TP, Manteca, 1994, 7.5-minute
NW, Lathrop, 1994, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

Historical Topo Map

1991



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

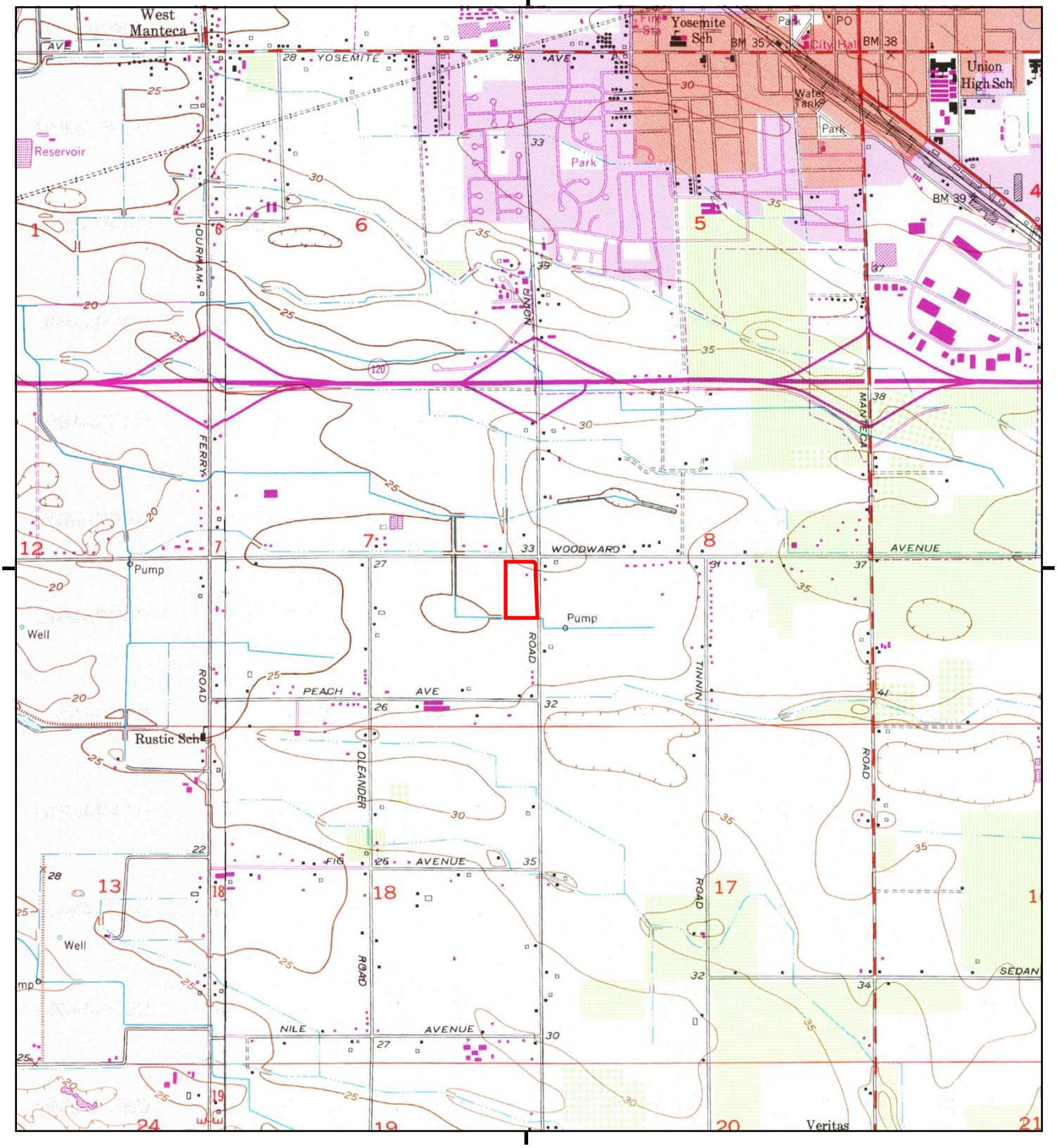
TP, Manteca, 1991, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

Historical Topo Map

1987



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

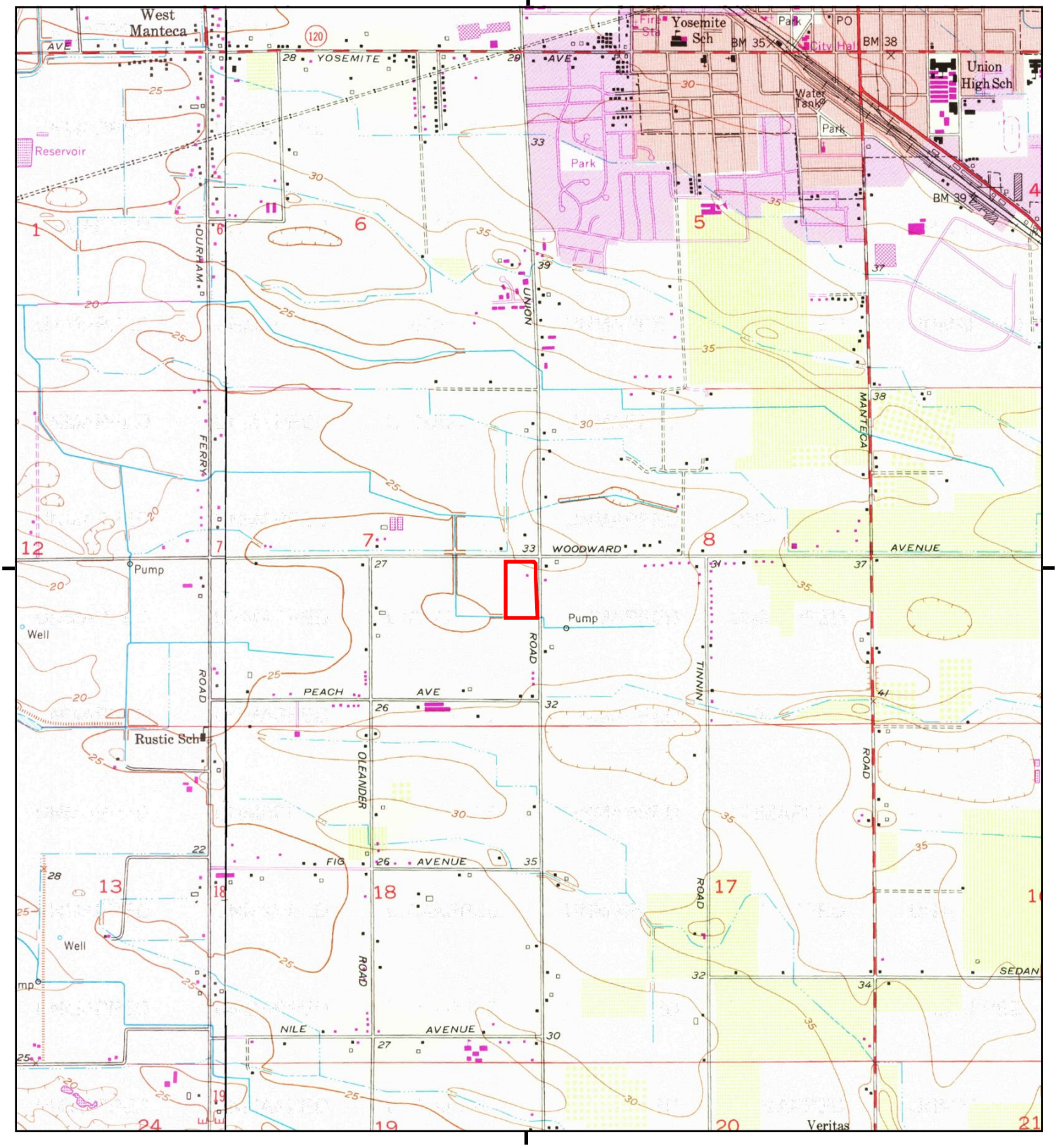
TP, Manteca, 1987, 7.5-minute
NW, Lathrop, 1987, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

Historical Topo Map

1976



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

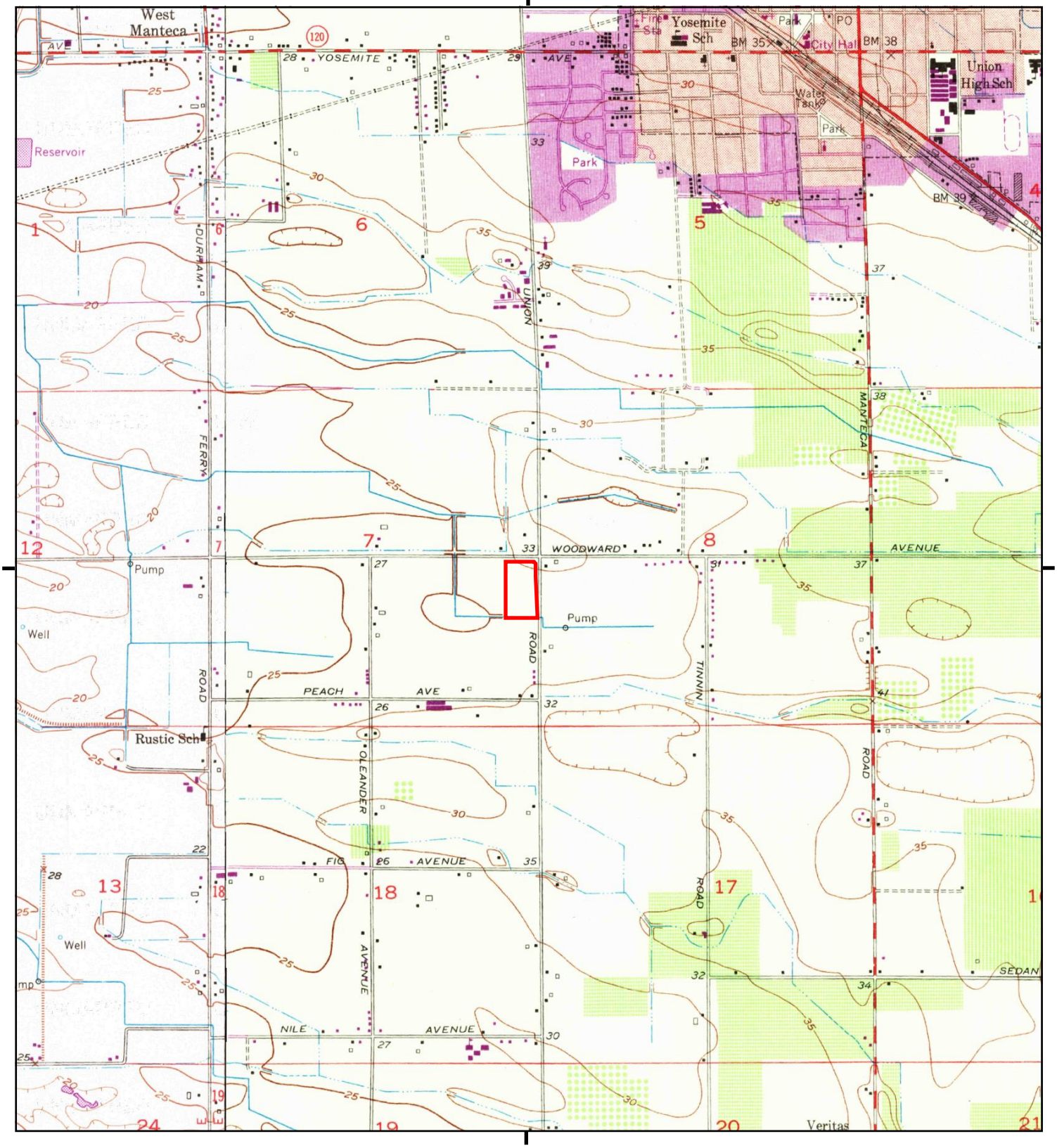
TP, Manteca, 1976, 7.5-minute
NW, Lathrop, 1976, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, 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

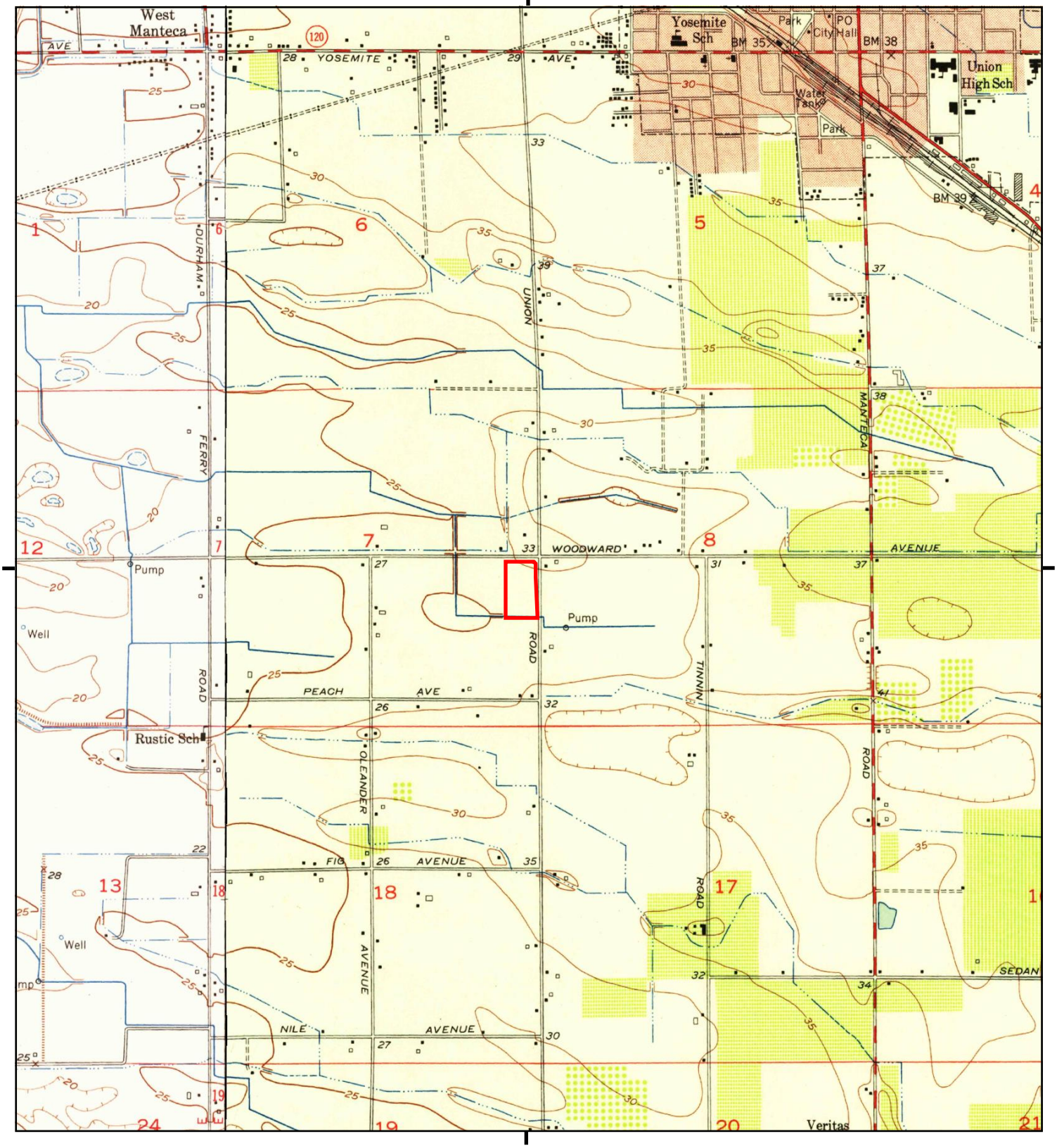
TP, Manteca, 1968, 7.5-minute
NW, Lathrop, 1968, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

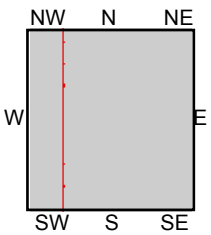
Historical Topo Map

1952



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



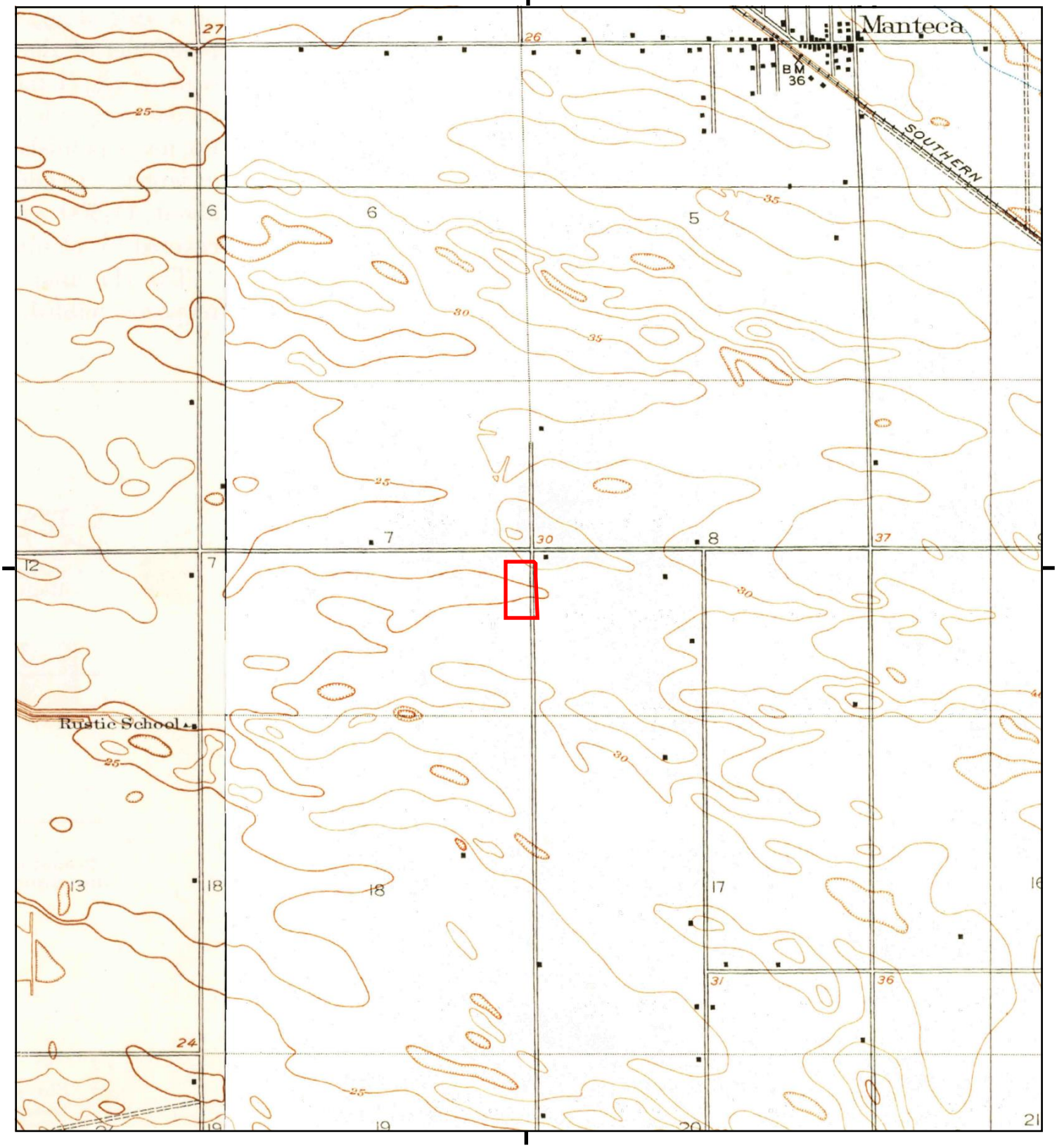
TP, Manteca, 1952, 7.5-minute
NW, Lathrop, 1952, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

Historical Topo Map

1914, 1915



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, Manteca, 1914, 7.5-minute
NW, Lathrop, 1915, 7.5-minute

SITE NAME: Manteca Lewis Estates
ADDRESS: 1825 S UNION RD
MANTECA, CA 95337
CLIENT: Geocon Consultants, Inc.

N

APPENDIX F

Manteca Lewis Estates
1825 S UNION RD
MANTECA, CA 95337

Inquiry Number: 6459130.5
April 23, 2021

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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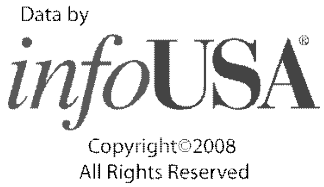

RESEARCH SUMMARY

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
2017	☑	☑	EDR Digital Archive
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
1981	☑	☑	Haines Criss-Cross Directory
1978	☑	☐	POLK DIRECTORY CO
1973	☑	☐	POLK DIRECTORY CO
1968	☑	☐	POLK DIRECTORY CO

FINDINGS

TARGET PROPERTY STREET

1825 S UNION RD
MANTECA, CA 95337

Year	*CD Image*	*Source*
S UNION RD		
2017	pg A4	EDR Digital Archive
2014	pg A7	EDR Digital Archive
2010	pg A10	EDR Digital Archive
2005	pg A14	EDR Digital Archive
2000	pg A18	EDR Digital Archive
1995	pg A22	EDR Digital Archive
1992	pg A25	EDR Digital Archive
1985	pg A28	Haines Criss-Cross Directory
1981	pg A32	Haines Criss-Cross Directory
1981	pg A33	Haines Criss-Cross Directory
1978	pg A37	POLK DIRECTORY CO
1978	pg A38	POLK DIRECTORY CO
1973	pg A41	POLK DIRECTORY CO
1973	pg A42	POLK DIRECTORY CO
1968	pg A45	POLK DIRECTORY CO
1968	pg A46	POLK DIRECTORY CO

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*
E WOODWARD AVE		
2017	pg. A2	EDR Digital Archive
2014	pg. A5	EDR Digital Archive
2010	pg. A8	EDR Digital Archive
2005	pg. A11	EDR Digital Archive
1985	pg. A26	Haines Criss-Cross Directory
1985	pg. A27	Haines Criss-Cross Directory
1981	pg. A29	Haines Criss-Cross Directory
1981	pg. A30	Haines Criss-Cross Directory
1981	pg. A31	Haines Criss-Cross Directory
1978	pg. A34	POLK DIRECTORY CO
1978	pg. A35	POLK DIRECTORY CO
1978	pg. A36	POLK DIRECTORY CO
1973	pg. A39	POLK DIRECTORY CO
1973	pg. A40	POLK DIRECTORY CO
1968	pg. A43	POLK DIRECTORY CO
1968	pg. A44	POLK DIRECTORY CO
E WOODWARD RD		
2000	pg. A15	EDR Digital Archive
1995	pg. A19	EDR Digital Archive
1992	pg. A23	EDR Digital Archive

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD AVE 2017

920	CARDOZA, JOSEPH R
952	GOODWIN, RANDALL S
984	ALBERS, LARRY W
1020	ZAMBRANO, RICARDO
1056	SINGH, JAGJIT
1186	OROZCO, MARCOS
1272	WINTERS, GARY D
1380	SERRANO, SYNDEE
1418	PEREZ, DAVINA
1452	MORSE, JENNIFER E
1720	BETSCHART, LISA A
1925	VITE TRANSPORT INC
2368	STREHLOW, TABETHA
3883	CRANE, GLENN H
3915	LEYVA, FRANKIE P
3939	ANDERSON, PETER D
3989	CLIFT, BRAD
4353	RANDALL, MICHAEL D
4395	PEDRAZA, RICHARD L
4447	SCHWAB, VALARIE
4475	LABARE, LEANNE E
4950	WACKERLY, JERRY A
6404	KLAVERSTIJN, CATHARINA W
6405	SCHWARTZ, JANE A
6407	JACOBS, JIM A
6445	FARFAN, VINCENT A
6454	LEAL, JOSEPH A
6479	AMARAL, SUSIE
6488	LOONEYS 24 HOUR TOW
	NORBY, TRAVIS D
6500	GUILLEN, JOSE L
6511	BURDEN, JASON A
6528	SIGGINS, ELEANOR M
6540	SIMMONS, FENEESA M
6549	GOULET, KATHLEEN A
6572	PAINTER, DAVID M
6575	ESPINOZA, PETER J
6606	RICH, DEWARD R
6643	SANDI, DANIEL H
6648	TRUJILLO, JOE A
6726	SHAFFER, ROLINDA L
6728	SHAFFER, DEBRA A
6770	ARIZCUREN, JACK J
6796	CRANNELL, GARY R
6826	HULL, JONATHAN L
6860	MAY, PAUL
6894	COSTA, MARIA F
6926	BROCCHINI ALDO INVESTMENTS
	BROCCHINI, MARVIN D
7058	BEECHER, BRENT L

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD AVE 2017 (Cont'd)

7201	LOWERY, ANTHONY R
7208	HAHN, HILARY H
7365	AMAN, CURTIS J
7385	MARTIN, JESSE D
7402	HAHN, HAROLD H

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

S UNION RD 2017

1050	SEQUOIA HEIGHTS BAPTIST CHURCH SBC
1058	ISLAMIC CENTER
	MAJDUB, NABIL
1065	HEDEGARD, JULIE G
1075	GATES, ROLAND W
1122	HERNANDEZ, DAISY
1172	ERREDE, BILLIE L
1196	STRAUMAN, ERNIE
1825	LEWIS, JAMES F
1870	WOLFE, BRUCE M
1882	SILVA, CATHY F
1965	OCONNOR, GENE M

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD AVE 2014

920	CARDOZA, JOSEPH R
952	GOODWIN, RANDALL S
984	ALBERS, LARRY W
1020	ZAMBRANO, RICARDO
1056	MCGEE, ALEXANDRIA M
1184	PEREZ, JUSTINO T
1186	OROZCO, MARCOS
1272	WINTERS, GARY D
1380	OCCUPANT UNKNOWN,
1436	OCCUPANT UNKNOWN,
1452	OCCUPANT UNKNOWN,
1720	BETSCHART, LISA A
1873	SOUSA, RUSS
2368	SOLSBERY, AMANDA
3504	CASTELLANOS, FRANCISCO
3825	LUDWIG, WILLIAM R
3877	CALVILLO, ALEJANDRO
3883	CRANE, GLENN H
3915	LEYVA, FRANKIE P
3939	ANDERSON, PETER D
4353	RANDALL MIKE
	RANDALL, MICHAEL D
	RANDALLS RABBIT RANCH CAGES
4395	PEDRAZA, RICHARD L
4447	DOUGLASS, THERESA A
4475	LABARE, LEANNE E
4640	SINGH, JARNAIL
4950	WACKERLY, JERRY A
5188	OCCUPANT UNKNOWN,
6058	OCCUPANT UNKNOWN,
6404	KLAVERSTIJN, CATHARINA W
6405	SCHWARTZ, JANE A
6445	FARFAN, VINCENT A
6454	LEAL, JOSEPH A
6479	AMARAL, SUSIE
6488	SANCHEZ, JUAN C
6500	KAPSINOW, MARCY G
6511	BURDEN, JASON A
6528	SIGGINS, GEORGE H
6549	GOULET, PAUL R
6572	PAINTER, DAVID M
6575	ESPINOZA, PRESILIANO J
6606	RICH, DEWARD R
6631	WHEELER, VINCENT D
6643	SANDI, DANIEL H
6648	OCCUPANT UNKNOWN,
6726	SHAFFER, ROLINDA L
6728	BARTON, MATTHEW A
6770	ARIZCUREN, JACK J
6796	CRANNELL, GARY R

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD AVE 2014 (Cont'd)

6826	ARIZCUREN, PETE M
6860	BEAUCHAMP, MARLENE L
6894	RUDOLPH, KENNETH J
6926	BROCCHINI ALDO INVESTMENTS
	BROCCHINI, MARVIN
7000	BORDENKIRCHER, DONNA R
7030	CAMARA, TONY T
7058	BEECHER, BRENT L
7114	OCCUPANT UNKNOWN,
7201	LOWERY, ANTHONY R
7208	HACKETT, CHEVIOT W
7209	LASSITER, BRYCE E
7276	SAFDARI, KARIMA
7385	AMAN, CURTIS J
7402	HAHN, HAROLD H
7485	FLORES, SERGIO A
8832	HELLER, ALAN R

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

S UNION RD 2014

1050	SEQUOIA HEIGHTS BAPTIST CHURCH SBC
1058	ISLAMIC CENTER OF MANTECA
	MAJDUB, NABIL
1065	HEDEGARD, SANFORD N
1075	GATES, ROLAND W
1085	OCCUPANT UNKNOWN,
1122	OCCUPANT UNKNOWN,
1172	OCCUPANT UNKNOWN,
1196	STRAUMAN, ERNIE
1422	MANTECA CONVENTION & VISITOR
1490	STEVES CONSTRUCTION INC
1825	LEWIS, JAMES F
1870	OCCUPANT UNKNOWN,
1882	SILVA, CATHY F
1886	OCCUPANT UNKNOWN,
1965	MANS, RICHARD C
2076	MILNER, ROBERT W
2140	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD AVE 2010

874	CHILDS, KAREN A
920	CARDOZA, JOSEPH R
952	GOODWIN, RANDALL S
984	ALBERS, LARRY W
1020	OCCUPANT UNKNOWN,
1056	OCCUPANT UNKNOWN,
1184	DOYLE, ED
1186	OROZCO, MARCOS
1380	WHITE, RALPH J
1873	SOUSA, RUSS
2368	BROCCHINI, JOSEPH D
3504	CASTELLANOS, FRANCISCO
3825	LUDWIG, WILLIAM R
3877	TUCKER, DAVID B
3883	CRANE, GLENN H
3915	LEYVA, FRANKIE P
3939	ANDERSON, PETER D
3989	NEYER, JEFFREY S
4353	RANDALL, MICHAEL D
	RANDALLS RABBIT RANCH
4395	SILVA, FRANK A
4447	DOUGLASS, THERESA A
4475	MAGINCALDA, MARSHALL L
4640	SINGH, JARNAIL
4705	AYALA, JOANNA A
4707	OCCUPANT UNKNOWN,
4950	WACKERLY, JERRY A
5188	OCCUPANT UNKNOWN,
5232	ETTLE, GERALD
5287	OCCUPANT UNKNOWN,
5299	OCCUPANT UNKNOWN,
5647	REVIVES, CLAUDIO A
5791	LOPEZ, FRANK
5827	SCHMIDT, MARGARET M
5961	HEWEY, DALE
6046	SILVEIRA, DAVID L
6058	OCCUPANT UNKNOWN,
6404	VANDERWEIJ, MARTIN J
6405	SCHWARTZ, JANE A
6445	FARFAN, VINCENT A
6454	LEAL, ELAINE M
6456	MILLER, G
6479	DUTRA, MARGARET M
6500	OCCUPANT UNKNOWN,
6528	SIGGINS, GAIL H
6549	GOULET, PAUL R
6572	OCCUPANT UNKNOWN,
6575	ESPINOZA, PETER J
6606	RICH, DEWARD R
6631	WHEELER, VINCENT D

E WOODWARD AVE 2010 (Cont'd)

6648	JUNG, DAVID G
6726	WINDER, LYNNETTE
6728	BARTON, MATTHEW A
6770	ARIZCUREN, JACK P
6796	CRANNELL, GARY R
6826	ARIZCUREN, PETE M
6860	OCCUPANT UNKNOWN,
6894	RUDOLPH, KENNETH J
6926	ALDO BROCCHINI INVESTMENTS
	BROCCHINI, MABEL S
7000	BORDENKIRCHER, DONNA R
7030	CAMARA, TONY T
7058	EAVENSON, WILLIAM H
7114	OCCUPANT UNKNOWN,
7201	QUEIROLO, ANGELO E
7208	OCCUPANT UNKNOWN,
7209	LASSITER, BRYCE E
7276	HELMANDY, MARIAM
7350	HAHN, HAROLD H
7365	OCCUPANT UNKNOWN,
7385	AMAN, CURTIS J
7402	OCCUPANT UNKNOWN,
7485	FLORES, SERGIO A
8832	HELLER, ALAN R
9202	WINTERS, GARY D
9308	OCCUPANT UNKNOWN,
9336	FARTHING, CHARLA
9362	OCCUPANT UNKNOWN,
9820	BETSCHART, JOSHUA W

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

S UNION RD 2010

1050 SEQUOIA HEIGHTS BAPTIST CHURCH
1058 MAJDUB, NABIL
1065 HEDEGARD PROPERTIES L P
HEDEGARD, SANFORD N
1085 OCCUPANT UNKNOWN,
1122 MATA, SUSAN
1128 OCCUPANT UNKNOWN,
1154 MANTECA CITY FIRE CHIEF
MANTECA FIRE DEPT
1172 OCCUPANT UNKNOWN,
1196 STRAUMAN, ERNIE
1434 GONZALES, ESTHER

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD AVE 2005

874
BAKER, YOLANDA
BORRERO, VINCENT
BOURASSA, DEBRA L
BROWN, JAMES G
BURGOS, EDWARD Y
CANCILLA, MICHAEL J
CHILDS, KAREN A
CONSUELO DANTES DIZON MD
CREWS, CAROLEE S
CUMMINS, BERNIE D
DIZON, CONSUELO D
DOLLAR, JODIE S
DOYLE, MARLENE F
EKLUND, CHARLES L
EMMENEGGER, FRANK T
ERWIN, JESSICA D
FIBER GLASS SHAPES LTD
FIELD, WILLIAM
FRENCH, JIMMIE D
HANSEN, DANIEL M
HELSTROM, LYLE V
JOHNSON, MICHAEL R
KEITH, SHAWN M
KERLING, JACKLYN P
KNIFFIN, WILLIAM B
LATER, BRETT P
LEESCH, WYNOMA E
LUCERO, DON E
LUCK, DONALD
MCDANIEL, JOAN A
MENDES, JOE A
MURPHY, DALE R
NAUTA, JOHANNA
OAKWOOD LAKE INC
OAKWOOD LAKE MANTECA WATER SLIDE
OCHOA, MIKE
OSTLER, JERRY A
REIF, CHRIS E
RICE, SAMMIE L
ROGERS, RAYMOND E
ROOT, HAROLD L
RUFUS, DRURY S
SAFETY, RAILS
SCHOEPPE, SANDRA F
SMITHCAMP, EARL A
SWEET TREATS
TERRELL, BENNY O
TOMLINSON, REDA A
TREVETHAN, JAMES E
TWEEDLE, GEORGE W

E WOODWARD AVE 2005 (Cont'd)

874	VIRAY, CYNTHIA M
	WHITT, FRED H
920	CARDOZA, JOSEPH R
952	GOODWIN, BENJAMIN F
984	OCCUPANT UNKNOWN,
1020	SCHMIDT, ALEX E
1050	HELLER, ALAN R
1056	OCCUPANT UNKNOWN,
1201	OCCUPANT UNKNOWN,
1229	ALEXANDER, KRISTINA M
1380	LUNDBOM, ROBERT L
1731	OCCUPANT UNKNOWN,
1887	BAY AREA LA EXPRESS
1925	ATHERTON HOMES CUSTOMER SERVICE
2368	BROCCHINI, JOSEPH D
3504	SOLARI, JERRY J
3731	CROSSLAND, DWAYNE D
3883	LEYVA, FRANK P
3915	GUIZAR, JAVIER J
3939	ANDERSON, PETER D
3989	ROCHA, TONY N
4353	RANDALL, MICHAEL D
4395	SILVA, FRANK A
4447	DOUGLASS, BRUCE L
4475	MAGINCALDA, MARSHALL L
4640	SINGH, D
4705	OCCUPANT UNKNOWN,
4707	KENT, NORMAN H
4950	OCCUPANT UNKNOWN,
5188	OCCUPANT UNKNOWN,
5232	ETTLE, GERALD
5287	OCCUPANT UNKNOWN,
5299	DUTRA, JAMES L
5555	DUTRA, GEORGE L
5647	REVIVES, CLAUDIO A
5790	PEREZ, ANNA M
5827	SCHMIDT, LEO M
5961	ATHERTON, MICHAEL
6046	SILVEIRA, DAVID L
6058	OCCUPANT UNKNOWN,
6404	TINEKA KLAVERSTYN
	VANDERWEIJ, MARTIN J
6445	FARFAN, VINCENT A
6454	LEAL, ELAINE M
6479	DUTRA, MARGARET M
6488	COIL, D M
6500	CHAVEZ, GERALDINE G
6528	SALARA POOLS
	WRIGHT, RONALD
6549	GOULET, PAUL R

E WOODWARD AVE 2005 (Cont'd)

6572 PAINTER, DAVID S
6575 ESPINOZA, PRESILIANO J
6606 MACDOUGALL, GEORGE A
6631 WHEELER, VINCENT D
6643 OCCUPANT UNKNOWN,
6648 OCCUPANT UNKNOWN,
6655 COLLINS, LARRY B
6728 BARTON, MATT A
6731 ENGEL, TRUDY
6770 ARIZCUREN, JACK J
JANS INTERIORS
6793 OCCUPANT UNKNOWN,
6796 CRANNELL, GARY R
JUST BEDSPREADS
6826 ARIZCUREN, PETE M
6860 LOOMIS, JACK C
6894 RUDOLPH ELECTRIC
RUDOLPH, KEN L
6926 BROCCHINI ALDO INVESTMENTS
BROCCHINI, ALDO A
7000 BORDENKIRCHER, DONNA R
7030 CAMARA, TONY T
7058 EAVENSON, WILLIAM H
7114 HAHNS CONSTRUCTION
7201 QUEIROLO, ANGELO E
7208 BOHL, LESLIE D
7276 BRIGHT WORLD MULTI MEDIA
MUSHEER, JEHAWN N
7285 OCCUPANT UNKNOWN,
7365 AMAN, NORMAN J
7385 OCCUPANT UNKNOWN,
7402 HAHN, HAROLD H
7485 FLORES, SERGIO A
9202 WINTERS, GARY D
9308 CLARY, MIKE L
9336 DONNELLY, RAYMOND
9362 WILSON, MICHAEL J
9820 OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
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S UNION RD 2005

1050	SEQUOIA HEIGHTS BAPTIST CHURCH
1058	CARNEY, BRANDE
1065	HEDEGARD, SANFORD N
1075	GATES, ROLAND W
1085	OCCUPANT UNKNOWN,
1122	DOUGLAS, JAMES D
1128	OCCUPANT UNKNOWN,
1154	MANTECA FIRE DEPARTMENT
1172	SADORRA, RICHARD D
1196	STRAUMAN, ALBERT E
1434	OCCUPANT UNKNOWN,
1490	STEVES, ROBERT D

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD RD 2000

874	ALAMANO, JAMES M
	ALDERETE, EDWARD
	ARNOLD, DARREN
	BORRERO, VINCENT
	BOURASSA, MAURICE M
	BROFAM TRUCKING
	BROWN GROUP
	BROWN SAND INCORPORATED SCALE
	BROWN SAND INCORPORATED SHOP
	BROWN, ROBERT H
	BURGOS, SANDRA
	C BARNETT ENVIRONMENTAL SERVICES
	CREWS, C
	DANIELL, JAMES
	DONNELLY, PATTY D
	ELLSWORTH, JAMES T
	EUREST DINING SERVICES
	FLANAGAN, LARRY
	FRENCH, JIMMIE
	HALL, V
	HANSEN, DONNA
	HELSTROM, LYLE
	HOLLINGSHEAD, DIANA
	JOHNSON, MICHAEL
	KNIFFIN, WILLIAM
	LANE, EARLE E
	LATER, TERRY
	MANTECA WATER SLIDES
	MARRIO, CHERYL
	MARRO, MARK
	MAUPIN, CARA
	MEEK, MARK A
	MENDES, J
	NAUTA, MATT
	OAKWOOD LAKE GROUP PICNICS
	OAKWOOD LAKE MOBILE HOME PARK
	OCHOA, MIKE
	PRYOR, ROBERT C
	RICE, RONALD
	RODGERS, TROY
	ROGERS, GRANT D
	RUFUS, DRURY S
	SMITHCAMP, EARL A
	TREVETHAN, PATTI R
	WHITELEY, BRIAN D
	WINK, RONALD
1201	CASCIARO, DENA M
1229	CONTE, MARY L
2368	BARRIOS, BERTHA V
3504	SOLARI, JERRY

E WOODWARD RD 2000 (Cont'd)

3825	CORNELL, LAURIE
3877	TUCKER, DAVID
3883	OCCUPANT UNKNOWN,
3915	CROSS, KENNETH R
3939	OCCUPANT UNKNOWN,
3989	ROCHA, TONY N
4111	WILLIAMS, DIANNA M
4151	OCCUPANT UNKNOWN,
4353	RANDALL, MICHAEL D
4395	SILVA, FRANK
4707	KENT, NORMAN
4764	WACKERLY, JERRY A
4950	OCCUPANT UNKNOWN,
5188	DUTRA, MARIA A
5232	ETTLE, JERRY
5299	DUTRA, JAMES L
5647	REINHARDT, THOMAS
5790	ROGERS, C R
5827	OCCUPANT UNKNOWN,
5961	OCCUPANT UNKNOWN,
6046	OCCUPANT UNKNOWN,
6404	KLAVERSTIJN, C
	VANDERWEIJ, MARTIN
6407	LEE, ROBERT C
6445	FARFAN, VINCENT
6456	BALL, G
	MILLER, THOMAS E
6479	DUTRA, JOHN L
6488	COIL, DONNA M
6500	OCCUPANT UNKNOWN,
6504	OCCUPANT UNKNOWN,
6511	OCCUPANT UNKNOWN,
6528	OCCUPANT UNKNOWN,
6572	PAINTER, DAVID M
6575	ESPINOZA, P
6606	MANNING, JOYCE
6631	OCCUPANT UNKNOWN,
6643	OCCUPANT UNKNOWN,
6647	BUCK, MONTY
6648	JUNG, DAVID G
6655	COLLINS, LARRY
6680	CAMPBELL, LESTER
6770	ARIZCUREN, JACK
6793	OCCUPANT UNKNOWN,
6796	CRANNELL, GARY R
6826	ARIZCUREN, PETER
6860	LOOMIS, JACK C
6894	RUDOLPH, KEN
6926	BROCCHINI ALDO INVESTMENTS
	BROCCHINI, ALDO

E WOODWARD RD 2000 (Cont'd)

7000	BORDENKIRCHER, DALE
7030	CAMARA, TONY
7058	OCCUPANT UNKNOWN,
7114	OCCUPANT UNKNOWN,
7201	OCCUPANT UNKNOWN,
7208	BOHL, LESLIE
7276	OCCUPANT UNKNOWN,
7285	QUARESMA, DARYLL
7350	HAHN, HAROLD
7365	AMAN, NORMAN J
7385	OCCUPANT UNKNOWN,
7402	HAHN, HAROLD
8592	PEREZ, JOSE L
8630	POWER, GARY D
8700	GOODWIN, B F
8744	MORSE, ELSIE L
8800	SCHMIDT, ALEX
8832	SESSER, EZRA J
8980	OCCUPANT UNKNOWN,
9009	BANDONI, ROBERT
9081	OCCUPANT UNKNOWN,
9202	WINTERS, GARY
9260	PRO PAINTING
9308	CLARY, MIKE
9336	CAMPBELL, AMY R
9362	OCCUPANT UNKNOWN,
9717	OCCUPANT UNKNOWN,
9820	OCCUPANT UNKNOWN,
9975	SHIPPERS IMPERIAL INCORPORATED

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S UNION RD 2000

1050	SEQUOIA HEIGHTS BAPTIST CHURCH SBC
1058	CARNEY, CANDELA
1065	HEDEGARD, SANFORD N
1075	KNAPP, GERALD R
1085	OCCUPANT UNKNOWN,
1122	PADILLA, PAULA
1128	OCCUPANT UNKNOWN,
1130	EVANS, JAMES D
1172	ESPINO, RALPH
1196	HIEB, ROBERT L

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E WOODWARD RD 1995

874	BARAJAS, JASONN
	BENNETT, TODD
	BROFAM TRUCKING
	BROWN SAND INC
	CANTEEN CORP
	CONAWAY, RAY
	DUFUR, GENESE J
	ECKERT, MILES
	FORSMAN, EDWIN N
	FRENCH, JIMMIE
	GOREHAM, RICHARD
	HALEY, ANGEL
	HART, DERRELL
	HELSTROM, LYLE
	HOLLINGSHEAD, D
	KNIFFIN, WILLIAM
	KOSCIELECKI, V
	LUGO, ELVA
	NETTLE, DOTTIE
	OAKWOOD LAKE
	PRYOR, ROBERT C
	RAMSDELL, REBECCA
	RHODES, JOHN
	ROACH, JOHN L
	ROGERS, GRANT D JR
	RONTAL, LOIS
	RUFUS, DRURY S
	SMITHCAMP, EARL A
	TREFZ, C J
	TREVETHAN, JAMES
	WILSON, LARRY
3504	SOLARI, JERRY
3877	TUCKER, DAVID
3883	HOLT, LYNELL J
3915	OCCUPANT UNKNOWNN
3939	RUSSELL, ALFRED E
3989	ROCHA, TONY N JR
4123	LANGUM, GALE
4353	RANDALL, MICHAEL D
	RANDALLS RABBIT RANCH
4395	SILVA, FRANK
4475	LEIGHTON, BERNARD X
4640	TAYLOR, LEONARD B
4705	OCCUPANT UNKNOWNN
4707	KENT, NORMAN
4764	WACKERLY, JERRY A
4950	WACKERLY, JERRY A
5232	ETTLE, JERRY
5287	DUTRA, SHIRLEY
5299	DUTRA, MARION

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD RD 1995 (Cont'd)

5555	DUTRA, GEORGE L
5647	REINHARDT, THOMAS
5790	MASON, KURT
5827	FREW, ADAM C
5961	OCCUPANT UNKNOWNN
6046	MORRISON, STACIE L
6404	WELCH, COOKIE L
6407	LEE, ROBERT C
6445	OCCUPANT UNKNOWNN
6454	LEAL, ELAINE
6456	BALL, HAROLD
	MILLER, THOMAS E
6479	DUTRA, JOHN L
6488	OCCUPANT UNKNOWNN
6511	OCCUPANT UNKNOWNN
6528	WRIGHT, JAMES L
6549	JOHNSON, J
6572	PAINTER, DAVID M
6575	ESPINOZA, P
6606	RICH, DEWARD R
6647	BUCK, MONTY
6648	OCCUPANT UNKNOWNN
6655	COLLINS, LARRY
6680	CAMPBELL, LESTER
6726	WINDER, L
6731	BRESHEARS, RONALD G
6770	ARIZCUREN, JACK
6796	CRANNELL, GARY R
6826	ARIZCUREN, MARIE G
6860	LOOMIS, JACK C
6894	RUDOLPH, KEN
6926	BROCCHINI, ALDO
7000	BORDENKIRCHER, DALE
7030	CAMARA, TONY
7114	HAHN, HILARY
7201	FRY, PAUL
7208	BOHL, LESLIE
7276	MANNING, JOHN D
7285	QUARESMA, DARYLL
7385	OCCUPANT UNKNOWNN
7402	HAHN, HAROLD
7485	OCCUPANT UNKNOWNN
8700	GOODWIN, B F
8744	MORSE, ELSIE L
8800	CARDOZA, MANUEL
8832	SESSER, EZRA J
8980	OCCUPANT UNKNOWNN
9009	BANDONI, ROBERT
9081	OCCUPANT UNKNOWNN
9202	WINTERS, GARY

Target Street	Cross Street	Source
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E WOODWARD RD 1995 (Cont'd)

9308 GONZALES, EVY D
9362 OCCUPANT UNKNOWNN
9717 VALDEZ, G
9820 BETSCHART, JOHN
9909 BAY AREA LOS ANGELES EXP
9975 PERFORMANCE LEASING INC

Target Street	Cross Street	Source
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S UNION RD 1995

1050	SEQUOIA HEIGHTS BAPTIST
1058	CARNEY, C
1065	HEDEGARD, SANFORD N
1075	OCCUPANT UNKNOWNN
1085	GORDON TOY CO
	GORDON, LARRY
1122	MCDOWELL, SUSAN
1154	TUHY, DAVID E
1172	ESPINO, RALPH
1196	STRAUMAN, ERNIE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

E WOODWARD RD 1992

874	BROFAM TRUCKING
	BROWN SAND INC
	CANTEEN COMPANY
	DRAPER, KENNETH
	DUTTON, ROBERT L
	ECKERT, MILES
	HELSTROM, LYLE
	HYDROGLASS SYSTEMS
	JASPER, TIMOTHY
	LUGO, ELVA
	OAKWOOD LAKE MBL HM
	OBRIAN, DESMOND
	SIZELOVE, STEVEN
	TREFZ, CARL J
	TREVETHAN, JAMES
3504	SOLARI, JERRY
3877	TUCKER, DAVID
3915	COEY, ELMER W
3939	HENSLEY, F L
	RUSSELL, ALFRED E
3989	ROCHA, TONY N JR
4123	LANGUM, GALE
4395	SILVA, FRANK
4475	BACON, DELLA
4705	GONIGAN, M
4707	KENT, NORMAN
5232	ETTLE, JERRY
5299	DUTRA, MARION
5555	DUTRA, GEORGE L
5827	FREW, ADAM C
	WALKER, E D
6407	LEE, ROBERT C
6445	FARFAN, VINCENT
6454	LEAL, MANUEL
6456	BALL, HAROLD
	MILLER, THOMAS E
6479	DUTRA, JOHN L
6488	COIL, H R
6511	MCKENZIE, ASA
6549	JOHNSON, J
6572	MCCOMB, LLOYD
6575	ESPINOZA, P
6643	WHEELER, VINCE D
6655	COLLINS, LARRY
6731	HERZFELD, OTIS
6770	ARIZCUREN, JACK
6796	CRANNELL, GARY R
6860	LOOMIS, JACK C
6894	RUDOLPH, KEN
6926	BROCCHINI A INVST

E WOODWARD RD 1992 (Cont'd)

6926	BROCCHINI, ALDO
7000	BORDENKIRCHER, DALE
7030	CAMARA, TONY
7201	FRY, PAUL
7385	AMAN, NORMAN
7402	HAHN, HAROLD
8592	GUZMAN, ALFONSO R
8700	GOODWIN, B F
8744	GENIE CONCRETE INC
	MARTINEZ, C B
8748	CARLSON, DONALD
8832	SESSER, EZRA J
9009	BANDONI, ROBERT
9081	NORDELL, TIMOTHY J
9202	WINTERS, GARY
9260	LUNDBON, ROBERT
9717	VALDEZ, G
9909	BAY AREA LA EXPRSS
9959	PERFRMNC LEASING
9975	SHIPPERS IMPRL INC

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S UNION RD 1992

1035	CEMETARY EAST UNION
1050	SEQUOIA HTS BAPT CH
1058	CARNEY, C
1065	HEDEGARD, SANFORD N
1075	VICK, WALKER W JR
1085	GORDON, LARRY
1172	ESPINO, RALPH
1196	STRAUMAN, ERNIE
2011	TINKLER, FRANCES K
2031	SMITH, LOUISE A
2051	WALKER, M
2052	LUEVANO, M J
2095	MARIA, W M
2111	KOLINA, ANTHONY T
2117	MARTINS, AUDREY

Target Street	Cross Street	Source
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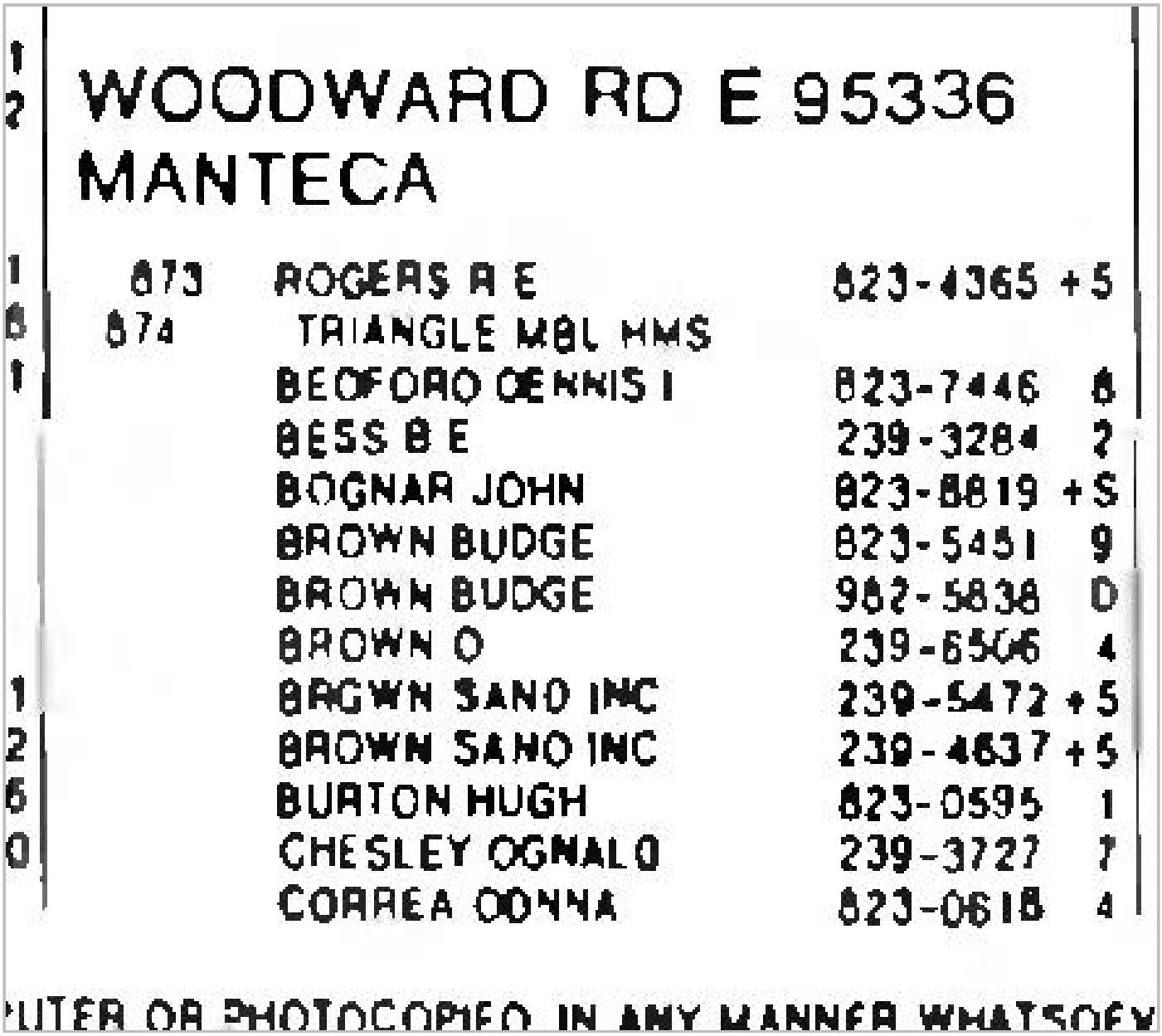
E WOODWARD AVE 1985



WOODWARD RD E 95336
MANTECA

873	ROGERS R E	823-4365	+5
874	TRIANGLE MBL HMS		
	BEDFORD DENNIS I	823-7446	6
	BESS B E	239-3284	2
	BOGNAR JOHN	823-8819	+5
	BROWN BUDGE	823-5451	9
	BROWN BUDGE	982-5838	0
	BROWN D	239-6506	4
	BROWN SAND INC	239-5472	+5
	BROWN SAND INC	239-4637	+5
	BURTON HUGH	823-0595	1
	CHESLEY OGNALD	239-3727	7
	CORREA DONNA	823-0618	4

LITER OR PHOTOCOPIED IN ANY MANNER WHATSOEV

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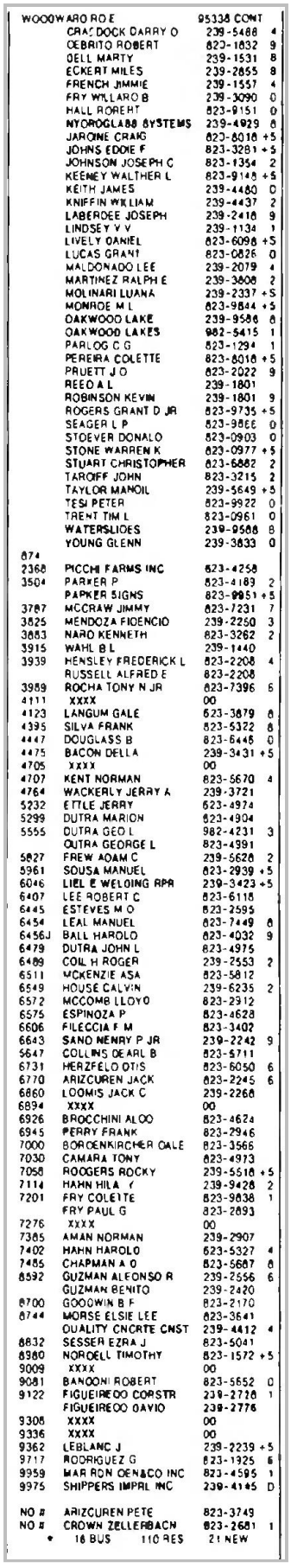
E WOODWARD AVE 1985



WOODWARD RD E		95338 CONT	
	CRAGDOCK DARRY O	239-5488	4
	DEBRITO ROBERT	820-1832	9
	DELL MARTY	239-1531	8
	ECKERT MILES	239-2855	8
	FRENCH JIMMIE	239-1557	4
	FRY WILLARD B	239-3090	0
	HALL ROREHT	823-9151	0
	HYDROGLASS SYSTEMS	239-4929	6
	JARDINE CRAIG	820-8018	+5
	JOHNS EDDIE F	823-3281	+5
	JOHNSON JOSEPH C	823-1354	2
	KEENEY WALTHER L	823-9148	+5
	KEITH JAMES	239-4480	0
	KNIFFIN WILLIAM	239-4437	2
	LABERDEE JOSEPH	239-2418	9
	LINDSEY V V	239-1134	1
	LIVELY DANIEL	823-6098	+5
	LUCAS GRANT	823-0826	0
	MALDONADO LEE	239-2079	4
	MARTINEZ RALPH E	239-3808	2
	MOLINARI LUANA	239-2337	+5
	MONROE M L	823-9844	+5
	OAKWOOD LAKE	239-9586	8
	OAKWOOD LAKES	982-5415	1
	PARLOG C G	823-1294	1
	PEREIRA COLETTE	823-8018	+5
	PRUETT J O	823-2022	9
	REED A L	239-1801	
	ROBINSON KEVIN	239-1801	9
	ROGERS GRANT D JR	823-9735	+5
	SEAGER L P	823-9866	0
	STOEVER DONALD	823-0903	0
	STONE WARREN K	823-0977	+5
	STUART CHRISTOPHER	823-6882	2
	TAROFF JOHN	823-3215	2
	TAYLOR MANOIL	239-5649	+5
	TESI PETER	823-9922	0
	TRENT TIM L	823-0961	0
	WATERSLIDES	239-9588	8
	YOUNG GLENN	239-3833	0
874			
2368	PICCHI FARMS INC	823-4258	
3504	PARKER P	823-4189	2
	PARKER SIGNS	823-9851	+5
3787	MCCRAW JIMMY	823-7231	7
3825	MENDOZA FIDENCIO	239-2250	3
3883	NARO KENNETH	823-3262	2
3915	WAHL B L	239-1440	
3939	HENSLEY FREDERICK L	823-2208	4
	RUSSELL ALFRED E	823-2208	
3959	ROCHA TONY N JR	823-7396	6
4111	XXXX	00	
4123	LANGUM GALE	823-3879	8
4335	SILVA FRANK	823-5322	8
4447	DOUGLASS B	823-6446	0
4475	BACON DELLA	239-3431	+5
4705	XXXX	00	
4707	KENT NORMAN	823-5670	4
4764	WACKERLY JERRY A	239-3721	
5232	ETTLE JERRY	823-4974	
5299	DUTRA MARION	823-4904	
5555	DUTRA GEO L	982-4231	3
	DUTRA GEORGE L	823-4991	
5827	FREW ADAM C	239-5628	2
5961	SOUSA MANUEL	823-2939	+5
6046	LIEL E WELDING RPR	239-3423	+5
6407	LEE ROBERT C	823-6118	
6445	ESTEVES M O	823-2595	
6454	LEAL MANUEL	823-7449	8
6456J	BALL HAROLD	823-4032	9
6479	DUTRA JOHN L	823-4975	
6489	COIL H ROGER	239-2553	2
6511	MCKENZIE ASA	823-5812	
6549	HOUSE CALVIN	239-6235	2
6572	MCCOMB LLOYD	823-2912	
6575	ESPINOZA P	823-4628	
6606	FILECCIA F M	823-3402	
6643	SANO HENRY P JR	239-2242	9
6647	COLLINS DEARL B	823-5711	
6731	HERZFELD OTIS	823-6050	6
6770	ARIZCUREN JACK	823-2245	6
6860	LOOMIS JACK C	239-2268	
6894	XXXX	00	
6926	BROCCHINI ALDO	823-4624	
6945	PERRY FRANK	823-2946	
7000	BORDENKIRCHER DALE	823-3566	
7030	CAMARA TONY	823-4973	
7058	ROGGERS ROCKY	239-5518	+5
7114	HAHN HILA r	239-9428	2
7201	FRY COLETTE	823-9838	1
	FRY PAUL G	823-2893	
7276	XXXX	00	
7385	AMAN NORMAN	239-2907	
7402	HAHN HAROLD	823-5327	4
7485	CHAPMAN A O	823-5687	8
8592	GUZMAN ALFONSO R	239-2556	6
	GUZMAN BENITO	239-2420	
8700	GOODWIN B F	823-2170	
8744	MORSE ELSIE LEE	823-3641	
	QUALITY CNCRTE CNST	239-4412	4
8832	SESSER EZRA J	823-5041	
8980	NORDELL TIMOTHY	823-1572	+5
9009	XXXX	00	
9081	BANDONI ROBERT	823-5852	0
9122	FIGUEIREDO CORSTR	239-2728	1
	FIGUEIREDO DAVID	239-2776	
9308	XXXX	00	
9336	XXXX	00	
9362	LEBLANC J	239-2239	+5
9717	RODRIGUEZ G	823-1325	6
9959	MAR RON DEN&CO INC	823-4595	1
9975	SHIPPERS IMPAL INC	239-4145	0
NO #	ARIZCUREN PETE	823-3749	
NO #	CROWN ZELLERBACH	823-2681	1
*	18 BUS 110 RES	21 NEW	

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S UNION RD 1985

800	GEHMAN ALLEN D	239-1418	6
850	APARTMENTS		
	BOYS DWAYNE	823-8302	9
	CLARK JAMES	823-7317	8
	DEHAY BOYD	239-3135	+5
	G B DISTRIBUTORS	823-0776	+5
	HUSTON C	823-0216	+5
	MARTIN HAPRIETT	239-3983	+5
	MENEZES ED	823-4007	+5
	SHERMAN HAROLD	239-2886	4
	SHIMADA TAKAAKI	823-9126	+5
	TEST JOHN	823-6327	+5
	TSAI STEVE C	239-6226	+5
850			
940	CASA DEL SOL APTS		
	CASA DEL SOL	823-1352	
	DUPREE ROBERT E	239-1410	4
	FELBER S	239-6232	+5
	NOBBS TOWING	239-3499	+5
	KEYSOR M L	823-2429	4
	MARIS MIKE	823-0432	+5
	OLIVA STEVE	823-6239	+5
	ROBERTS S	623-9191	2
	TAYLOR DON	823-9531	+5
	VALERGA JOSEPH J	823-9746	+5
940			
960	LECOUR H	823-4071	4
1050	SEQUOIA HTS BAPT CH	823-2089	
1065	HEDEGARD SANFORD N	823-4186	3
1065	GORDON LARRY	823-2081	
	GORDON LARRY	982-1934	9
	GORDON RESEARCH CO	823-2081	
	GORDON TOY CO	823-2081	
1104	WILLIAMS T	239-1187	4
1122	LANGSTON KENNETH C	239-1970	2
1172	ESPINO RALPH	823-4279	4
1700	EAST UNION FOOTBALL	239-3174	4

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

E WOODWARD AVE 1981

WOODWARD AV E 95336
MANTECA

674 TRIANGLE MBL HMS

BEDFORD DENNIS I	823-7446	6
BROWN BUDGE	982-6636	0
BROWN BUDOE	823-6451	9
BROWN SAND INC	982-4618	4
BURTON HUGH	823-0595	+1
BURTON ROBERT	823-4756	9
CHESLEY DONALD	239-3727	7
COX ANNABELL	239-4453	6

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

E WOODWARD AVE 1981

..WOODWARD AV E 95336 CONT..

COIL H R	239-2553	7
CUENCA AUGUST	823-0008	0
DEBRITO ROBERT	823-1932	9
DELL MARTY	239-1531	8
ECKERT MILES	239-2855	8
FREITAS DONALD	823-7236	7
FRY WILLARD B	239-3090	0
GEHRICKE HENRY	239-3339	8
HALL ROBERT	823-9151	0
HARRIS TED	823-6081	+1
HIATT RONALD	823-9807	+1
HYDROGLASS SYSTEMS	239-4929	9
JAMES A M	239-1544	8
KEITH JAMES	239-4480	0
LABERDEE JOSEPH	239-2419	9
LEE WALTER	239-3230	+1
LINDSEY V V	239-1134	+1
LUCAS GRANT	823-0826	0
MARINO TIMOTHY M	823-7061	8
MAYNARD LOUIS A	239-4467	8
MUELLER DALE	823-3459	6
OAKWOOD LAKE	239-9566	8
OAKWOOD LAKES	982-5415	+1
PARLOG C G	823-1294	+1
PARLOG JACK	823-6858	7
POKAJAC M	823-6845	0
POULIN B E	239-3284	+1
PRUETT J D	823-2022	9
REAVES TOMMY	823-2850	9
REED A L	239-1801	9
RIPLEY D C	823-3820	9
ROBINSON KEVIN	239-1801	9
ROBSON HAROLD	823-6327	9
SEAGER L P	823-9866	0
STOEVER DONALD	823-0903	0
TESI PETER	823-9922	0
TRENT TIM L	823-0961	0
WATERSLIDES	239-9566	8
WENTLAND HENRY P	823-9950	+1
YATES JAMES	239-4050	+1
YOUNG GLENN	239-3833	0

874.....

★ 5 BUS 44 RES 10 NEW

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

E WOODWARD AVE 1981

WOODWARD 95336
MANTECA

2368	BROWN DANIEL R	823-2702	
	PICCHI FARMS INC	**823-4258**	4
3504	BISHOP BARBARA	239-2408	0
	THOMPSON LEWIS	239-2408	0
3787	MCCRAW JIMMY	823-7231	7
3825	MENDOZA FIDENCIO	239-2250	3
3880	XXXX	00	
3883	HOFFMAN STEPHEN	823-8769	9
3915	WAHL B L	239-1440	4
3939	RUSSELL ALFRED E	823-2208	5
3989	ROCHA TONY N JR	823-7396	6
4111	HOPKINS EARL T	823-2782	
4123	LANGUM GALE	823-3879	8
4353	XXXX	00	
4383	XXXX	00	
4395	SILVA FRANK	823-5322	8
4447	DOUGLASS B	823-6448	0
4475	GRESHAM W H	239-1179	9
4640	XXXX	00	
4705	ODELL D C	823-8693	0
4707	XXXX	00	
4764	WACKERLY JERRY A	239-3721	5
5188	XXXX	00	
5232	ETTLE JERRY	823-4974	
5299	DUTRA MARION	823-4904	
5555	DUTRA GEO L	982-4231	3
	DUTRA GEORGE L	823-4991	
5790	XXXX	00	
5827	JONES RICHARD W	823-7089	5
5961	TURNER BRIAN	823-8309	0
6046	**SILVEIRAS LVSTCK**	**823-2630**	0
6407	LEE ROBERT C	823-6118	
6445	ESTEVES M D	823-2595	4
6454	LEAL MANUEL	823-7449	8
6456J	BALL HAROLD	823-4032	9
6479	DUTRA JOHN L	823-4975	4
6488	MORRIS FRED	823-6393	
6511	MCKENZIE ASA	823-5812	5
6528	DAHLSEID RON	823-9129	0
6549	XXXX	00	
6572	MCCOMB LLOYD	823-2912	
6575	ESPINOZA P	823-4628	
6606	FILECCIA F M	823-3402	
6643	**SAND HENRY P JR**	**239-2242**	9
6647	COLLINS DEARL B	823-5711	
6648	XXXX	00	
6728	XXXX	00	
6731	HERZFELD OTIS	823-5050	6
6770	ARIZCUREN JACK	823-2245	6
6793	XXXX	00	
6796	XXXX	00	
6860	LOOMIS JACK C	239-2268	4
6894	LIEL EDWIN	239-1740	4
6926	BROCCHINI ALDO	823-4624	
6945	PERRY FRANK	823-2946	
7000	BORDENKIRCHER DALE	823-3566	
7030	CAMARA TONY	823-4973	5
7114	HUNTER STEPHEN	823-8683	0
7201	FRY COLLETTE	823-9838	+1
	FRY PAUL G	823-2893	5
7208	XXXX	00	
7276	MANNING JOHN D	823-7531	7
7285	XXXX	00	
7385	AMAN NORMAN	239-2907	4
7402	**HAHN&SON**	**823-5327**	0
7485	CHAPMAN A D	823-5687	8
7550	XXXX	00	
8214	MARTINEZ A	823-0902	+1
8592	GUZMAN ALFONSO R	239-2556	6
	GUZMAN BENITO	239-2420	
8700	GOODWIN B F	823-2170	4
8744	**ALBERS LARRY**	**239-4412**	8
	MORSE ELSIE LEE	823-3641	
8800	CARDOZA MANUEL J	823-2349	
8832	SESSER EZRA J	823-5041	
9000	XXXX	00	
9009	FERREIRA TONY	239-2735	5
9037	XXXX	00	
9081	BANDONI ROBERT	823-5652	0
9117	XXXX	00	
9122	**FIGUEIREDO CONSTR**	**239-2776**	0
	FIGUEIREDO DAVID	239-2776	+1
9308	MORRIS DELMAR R	823-8888	9
9336	TOWNSEND THOMAS	239-3816	+1
9717	RODRIGUEZ G	823-1925	6
9727	XXXX	00	
9959	**MAR RON DEN&CO INC**	**823-4595**	+1
9975	**SHIPPERS IMPRL INC**	**239-4145**	0
20373	NISSEN HAROLD	823-3916	+1
20475	XXXX	00	
20801	ISLANDER MARINA		
	BLAIR PETER	823-5342	9
	BURTON HUGH P	823-2874	+1
	BUTTRAM ELEANOR	239-1887	+1
	BYE RALPH FLOYD	823-5466	+1
	DOUGLASS A L JR	239-3199	+1
	ESTRELLA TOBY	823-8836	+1
	FORREST DARLENE	239-4846	+1
	FULCOMER JOHN	823-3273	7
	FURLOUGH JOHN	239-3633	9
	GRACE H J	239-3085	0
	HUFFMAN LEWIS D	823-1860	4
	HUNTER C F	823-4531	+1
	ISLANDER MOBILE PRK	**823-2356**	
	ISLANDER TAVERN	**823-3767**	0
	JONES DALE	823-8074	9
	JONES KENNETH A	823-4131	0
	LOOMIS AARON	823-1395	8
	MINER BETTY	823-7093	0
	NEWTON JOE L	823-4815	8
	OLTMER M H	823-2827	5
	ONEIL BRYON G	823-2288	0
	RED WAYNE	239-1651	6
	RODGERS LESLIE	823-6132	9
	SMETS EDWARD D	823-5367	0
	STEWART TOM	823-6184	+1
	STONE DANIEL W	823-5344	8
	STONE EDWARD E	239-3742	4
	TENNANT ALBERT A	823-1348	5
	WRIGHT SHAREEN	823-3883	0
20801			
NO #	ARIZCUREN PETE	823-3749	
NO #	**CROWN ZELLERBACH**	**823-2681**	+1
NO #	EAVENSON VIRGINIA	823-6440	

* 11 BUS 111 RES 15 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

S UNION RD 1981

800	GEHMAN ALLEN D	239-1418	6
850	APARTMENTS		
	BEGGS RICHARD	823-7572	+1
	BOYS DWAYNE	823-8302	9
	CHEM SERV	823-3512	+1
	CLARK JAMES	823-7317	8
	DALTON D	823-0724	0
	DIAB SADIK	239-5447	+1
	GONZALES NERI	823-1354	+1
	H&R CONCRETE	823-0911	+1
	HALL JOHN	823-3290	+1
	ROCHA DAVID	239-4013	0
	ROCHA ROBERT	823-7479	9
	SOUZA DAN	239-5027	+1
	VANMETER JAMES	823-9330	+1
	WADE GEORGE	823-8689	+1
	WALSH JOHN	823-0275	+1
850			
940	CASA DEL SOL APTS		
	ANDERSON NATHAN	823-0012	+1
	BEAN DAVID	239-5167	+1
	CARTER JAMES	823-0208	+1
	CASA DEL SOL	823-1352	5
	DOOLEN B	239-9449	7
	RUSSELL PATRICIA D	823-7721	7
	SCHREIBER DAVID	239-5408	+1

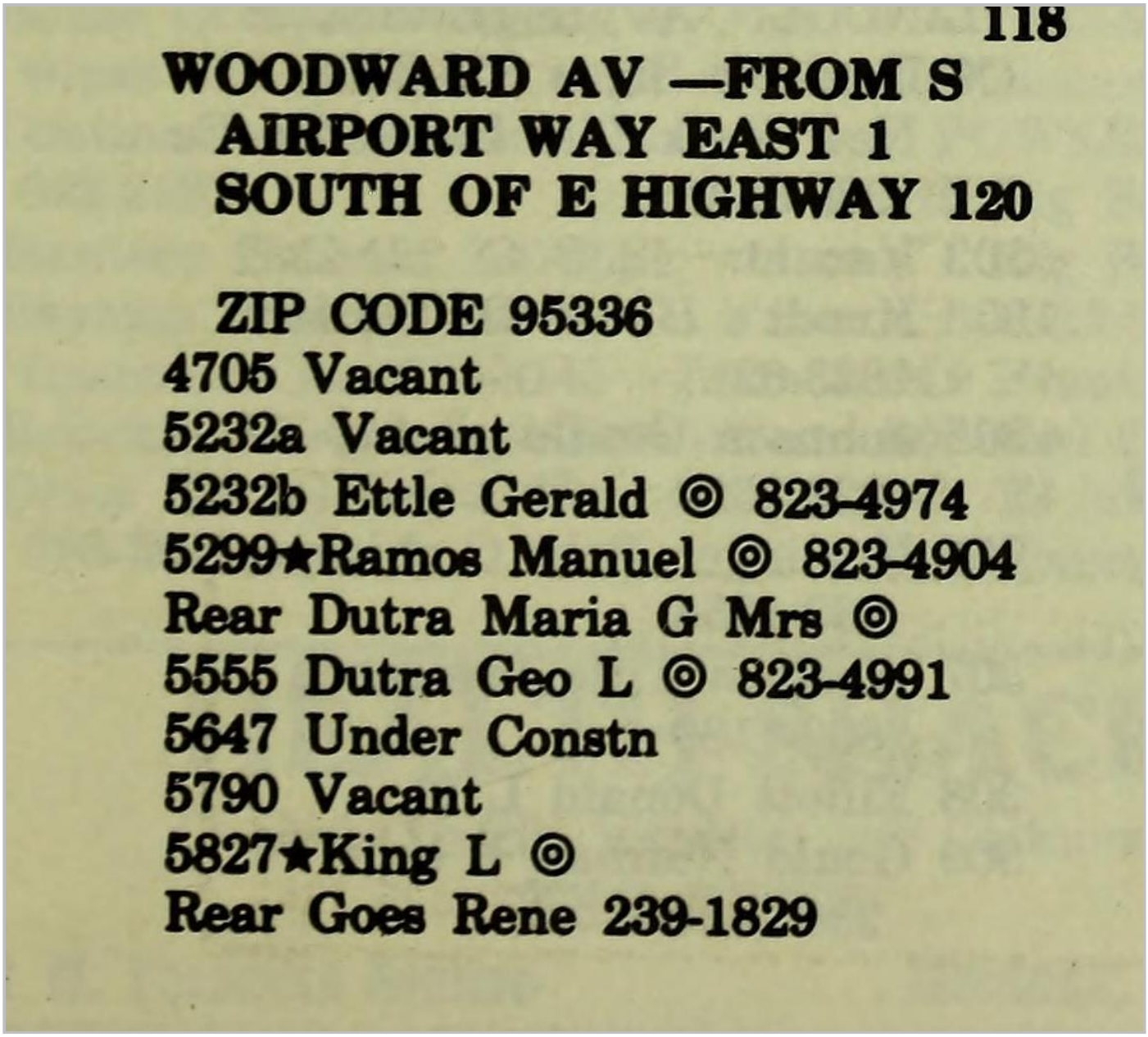
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

S UNION RD 1981

UNION RD S		95336 CONT
	SYVERSON MIKE	823-0342 0
	VERSHAY GEORGE W	823-4812 9
	VINGL R E PAIR&DYNG	823-7364 +1
	WHITE CARL W	823-6860 0
940		
960	FIELDS SUE	823-9926 +1
	ROGERS DAVE	823-5705 +1
1050	SEQUOIA NTS BAPT CH	823-2069
1065	HEDEGARD SANFORD N	823-4186 3
1085	GORDON LARRY	823-2081 0
	GORDON LARRY	982-1934 9
	GORDON RESEARCH CO	823-2081 5
	GORDON TOY CO	823-2061 4
1125	XXXX	OC
1268	XXXX	00
1363	TAYLOR CLAIR	823-2878 8

Target Street	Cross Street	Source
-	✓	POLK DIRECTORY CO

E WOODWARD AVE 1978



118

WOODWARD AV —FROM S
AIRPORT WAY EAST 1
SOUTH OF E HIGHWAY 120

ZIP CODE 95336
4705 Vacant
5232a Vacant
5232b Ettle Gerald ◎ 823-4974
5299★Ramos Manuel ◎ 823-4904
Rear Dutra Maria G Mrs ◎
5555 Dutra Geo L ◎ 823-4991
5647 Under Constn
5790 Vacant
5827★King L ◎
Rear Goes Rene 239-1829

Target Street	Cross Street	Source
-	✓	POLK DIRECTORY CO

E WOODWARD AVE 1978

UNION ST INTERSECTS
6046★Howard E
6404 Leandro Anthony ◎
6407 Lee Robt C ◎ 823-6118
6445 Esteves Maria D Mrs ◎
823-2595
6454 Kamps John 239-3442
6456 Ball Harold ◎ 823-4032
6479 Dutra John L 823-4975
6488 Morris Fredk L ◎ 823-6393
6511 Mc Kenzie Asa E ◎
823-5812
6528 Schumacher Ronald L ◎
6549★Raycraft R
6572 Mc Comb Lloyd J ◎
823-2912
6575★Snyder K
6606 Fileccia Frances Mrs ◎
823-3402
6643 Sumpter Robt 823-7946
6647 Collins Dearl B ◎ 823-5711
6648 Brown Jerry R ◎ 823-7532
6726 Johnson Charles
6728 Leslie Fred III
6680 Campbell Lester L ◎
6731 Herzfeld Otis 823-5050
6770★Arizcuren Jack
6778★Arizcuren Pete C Jr ◎
823-3749
6793 Vacant

108

TINNIN RD INTERSECTS
6796 Yee Richd D ◎
6860 Loomis Jack C ◎ 239-2268
6894 Liel Edwin C 239-1740
6926 Brocchini Aldo A ◎
823-4624
6945 Perry Frank L R ◎
823-2946
7000 Bordenkircher Dale E ◎
823-3566
7030 Camara Tony
7058 Eavenson Clarence D ◎
823-6440
7114 Pace Charles A ◎
7201 Fry Paul G ◎ 823-1882
7285 Ferriera W W
7385 Aman Norman ◎ 239-2907

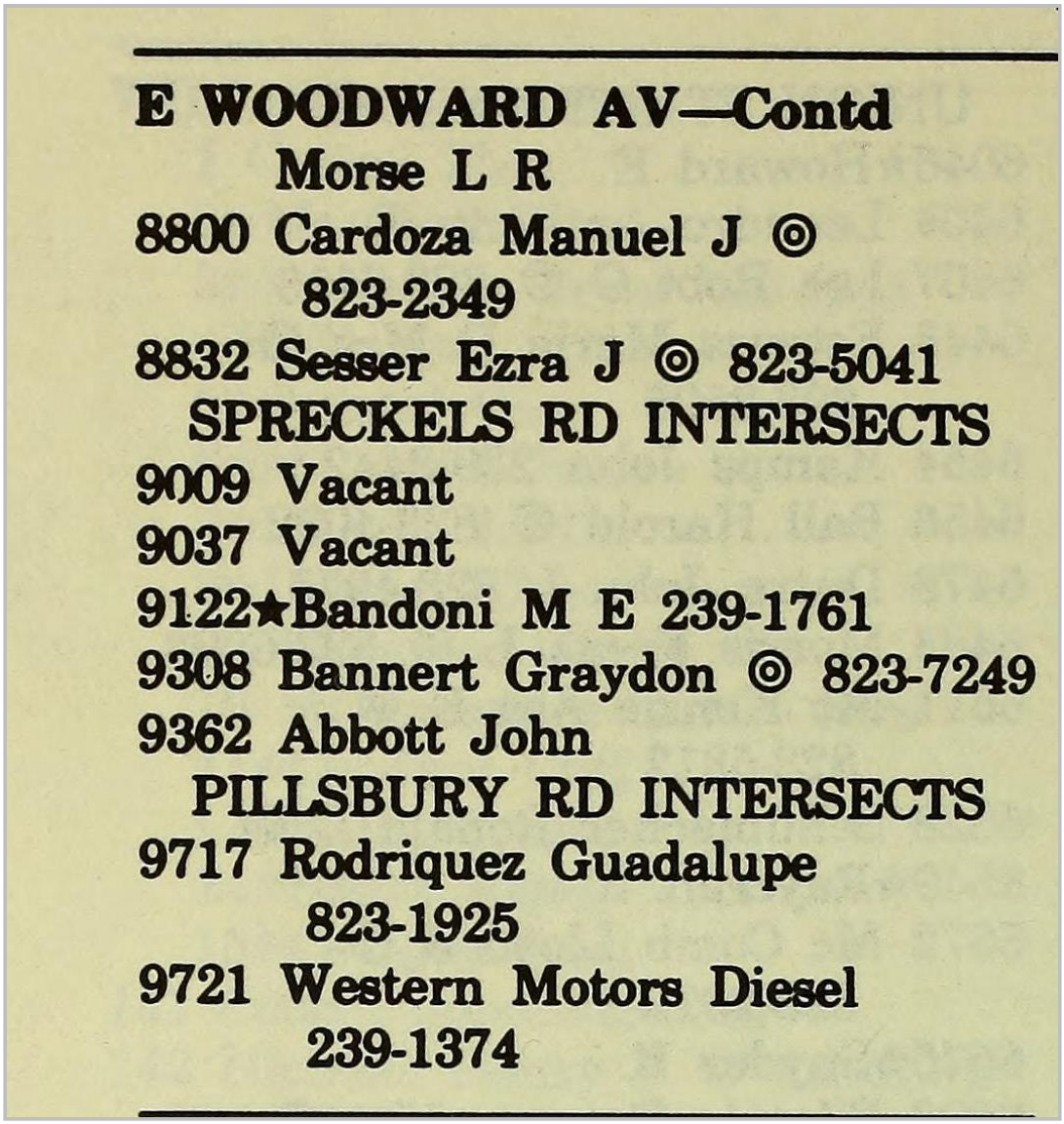
106

WOODWARD AV E —FROM S MANTECA RD EAST 1 SOUTH OF E WETMORE ST

ZIP CODE 95336
7550 No Return
8214 Bravo Vincente 239-3473
8592 Vacant
Rear★Guzman Bennie 239-2420
8700 Goodwin B F ◎ 823-2170
8744 Morse Elsie L Mrs ◎
823-3641

Target Street	Cross Street	Source
-	✓	POLK DIRECTORY CO

E WOODWARD AVE 1978



E WOODWARD AV—Contd
Morse L R
8800 Cardoza Manuel J ◎
823-2349
8832 Sesser Ezra J ◎ 823-5041
SPRECKELS RD INTERSECTS
9009 Vacant
9037 Vacant
9122★Bandoni M E 239-1761
9308 Bannert Graydon ◎ 823-7249
9362 Abbott John
PILLSBURY RD INTERSECTS
9717 Rodriquez Guadalupe
823-1925
9721 Western Motors Diesel
239-1374

Target Street	Cross Street	Source
✓	-	POLK DIRECTORY CO

S UNION RD 1978

800 Gehman Alan 239-1418
810 Betschart A
850 Apartments
26★Kordahl Jannette
27★Cotta Rita
28 Vacant
29 Davis Nathan
30 Weaver Karen
31 Houlton Hugh 823-5332
32 Cortez Ramon
33 Zencon Corporation
34 Vacant
35★Vega Vidal
36★Machado Judy 239-1423
37★Steensma K 823-5725
38★Vierra Wm 239-4422
39★Tedesco Joe
40★Beard Randy
41★Clark James 823-7317
42★Papps David
43★Paoli John
44★Graham Fred
45★Cook David
46★Sturgeon James
47★Guadiana Mike
48 Enzi Walter
49★Thompson David 239-1953
50★Ryan Caroline 239-9435
51★Vermillion Ken 823-3094
52 No Return
53★Riser Ronald 239-1422
910 Vacant
940 Apartments
1★Jimisen Irene 239-4555
2 Gillit Cleo 823-4046
3★Hoyt Ralph
4 Russell Patricia 823-7721
5★Stahl Barbara
6★Hernandez Harold
7★Ettare Vincent D 239-2340
8★Hernandez Dewitt

Target Street	Cross Street	Source
✓	-	POLK DIRECTORY CO

S UNION RD 1978

Mailing Address: P.O. Box 7X, Manteca, California 95336

S UNION RD—Contd

9★Vasconcellos Mike
10★Doolen Birdie
11★Madewell R L
12★Vayer Mary
14 Vacant
15★Bauerschmid Ken
16★Mc Gee James 823-5805
17★Degeiso Tony
18★Fad Carl
19★John Russel
20★Rocha David 239-4013
21★Mc Currie Pat
22 Feucht Earl
23★Hatler Kathy 239-4288
24★Vanbeek Douglas 239-5824
25 Vacant

960 Apartments
1 Campbell
2 Mitchell
3★Smith Keith
4 Atkins James

WAWONA ST INTERSECTS

1050 Sequoia Heights Baptist Church 823-2089
1065 Hedegard Sanford N ◎ 823-4186
1085 Manteca Bible Group 823-2081
Gordon Larry W Rev ◎ 823-2081

WILMA CT—Contd
491 Traywick Floyd O painting contr ◎ 239-2307

200

WILMA CT (RIPON)—FROM 800 WILMA AV WEST

ZIP CODE 95366
1011 ★ Ulmer Richard ◎ 599-3162

108

WILSON LA —FROM 520 SEQUOIA AV WEST

ZIP CODE 95336
611 Rich Vernon L ◎
617 Daniel Robt E ◎ 823-5606
619 Cross Ronald E ◎

108

WOODWARD AV —FROM S AIRPORT WAY EAST 1 SOUTH OF E HIGHWAY 120

ZIP CODE 95336
Arizcuren Pete C Jr ◎ 823-3749
5232a ★ Ettle Gladys Mrs ◎
5232b ★ Ettle Gerald ◎ 823-4974
5299 Dutra Marion G ◎ 823-4904
Rear Dutra Maria G Mrs ◎
5555 Dutra Geo L ◎ 823-4991
5827 ★ Jones Richd W ◎
Rear ★ Goes Rene ◎ 239-1829
UNION ST INTERSECTS
6046 Silva Jack L 823-4025
6404 ★ Leandro Anthony ◎
6407 Lee Robt C ◎ 823-6118
6445 Esteves Maria D Mrs ◎ 823-2595
6454 ★ Gibson Bob ◎ 823-3456
6456 Ball Harold ◎ 823-4032
6479 ★ Dutra John L
6488 Morris Fredk L ◎ 823-6393
6511 ★ Mc Kenzie Asa E ◎
6528 Schumacher Ronald L ◎
6549 Roycroft Kathryn 823-6424
6572 Mc Comb Lloyd J ◎ 823-2912
6575 Vacant
6606 Fileccia Frances Mrs ◎ 823-3402
6643 Sumpter Robt ◎ 823-7946
6647 Collins Dearl B ◎ 823-5711
6648 Brown Jerry R ◎ 823-7532
6726 Woodruff Rick
6680 Campbell Lester L ◎
6731 Medeiros John S
6793 Gillit Charles R ◎
TINNIN RD INTERSECTS
6796 Yee Richd D ◎
6860 ★ Loomis Jack C ◎ 239-2268
6894 ★ Liel Edwin C
6926 Rocchini Aldo ◎
6945 Perry Frank L R ◎ 823-2946
7000 Bordenkircher Dale E ◎ 823-3566
7030 ★ Camara Tony
7058 Eavenson Clarence D ◎ 823-6440
7114 Pace Charles A ◎
7201 ★ Fry Paul G ◎ 823-1882
7285 ★ Killingsworth John ◎ 239-1749
7385 ★ Aman Norman ◎ 239-2907

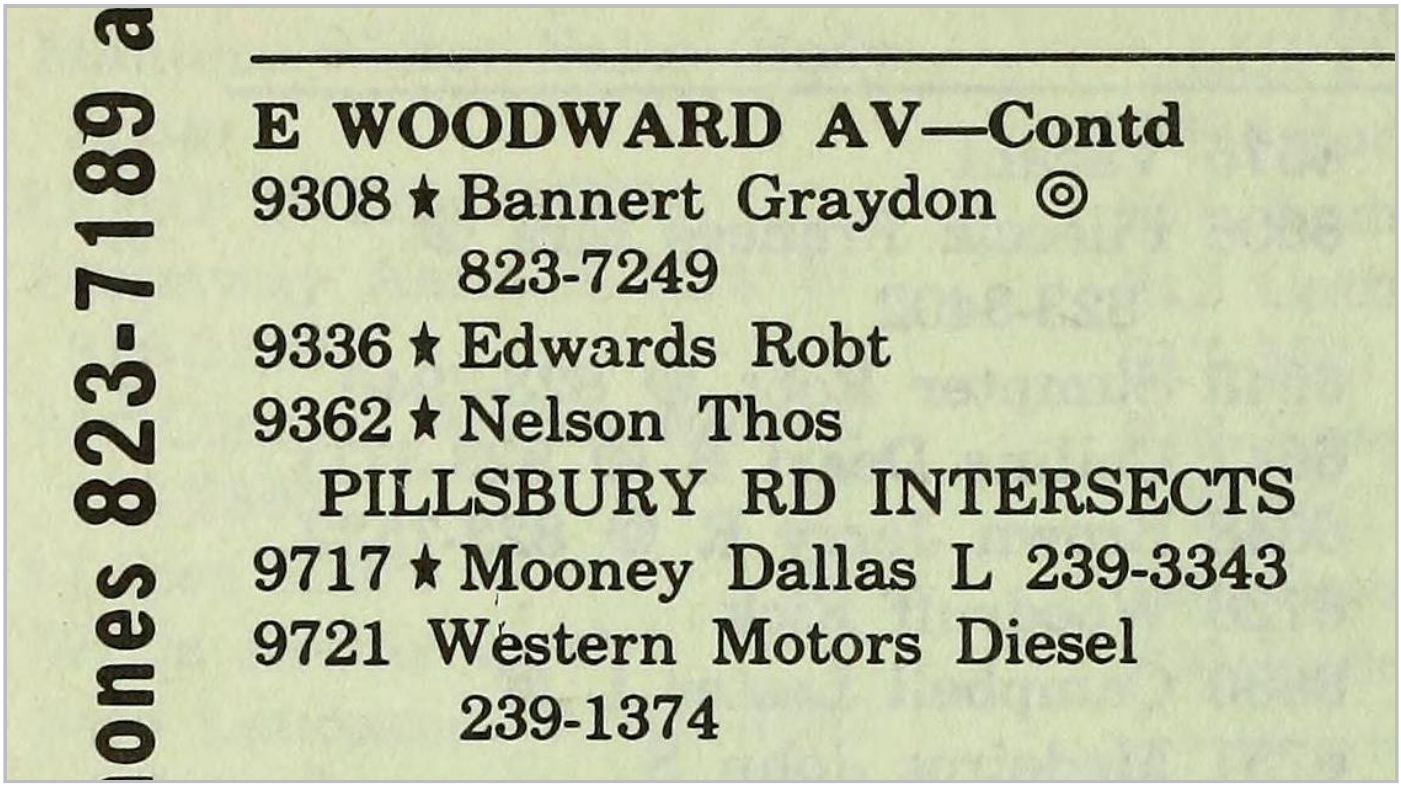
106

WOODWARD AV E —FROM S MANTECA RD EAST 1 SOUTH OF E WETMORE ST

ZIP CODE 95336
7550 No Return
8214 Avina Roberto 823-5970
8592 Vacant
Rear Gusman Bennie
8700 Goodwin B F ◎ 823-2170
8744 Morse Elsie L Mrs ◎ 823-3641
★ Johnson Gaylen L 823-2202
8800 Cardoza Manuel J ◎ 823-2349
8832 Sesser Ezra J ◎ 823-5041
SPRECKELS RD INTERSECTS
9009 ★ Avina Octavia 823-6623
9037 Vacant

Target Street	Cross Street	Source
-	✓	POLK DIRECTORY CO

E WOODWARD AVE 1973



E WOODWARD AV—Contd
9308 ★ Bannert Graydon ◎
823-7249
9336 ★ Edwards Robt
9362 ★ Nelson Thos
PILLSBURY RD INTERSECTS
9717 ★ Mooney Dallas L 239-3343
9721 Western Motors Diesel
239-1374

Target Street	Cross Street	Source
✓	-	POLK DIRECTORY CO

S UNION RD 1973

800 ★ Conklin Donald 239-2240
810 Betschart A
940 Apartments
1 ★ Parham Ron
2 ★ Bost Jim
3 ★ Ballos Jeff
4 Vacant
5 ★ Pitts Vicki
6 ★ Trinkle Mark
7 ★ Kordazakis Stephan
8 ★ Adams Martin
9 Vacant
10 ★ Carpenter Mike
11 ★ Stevens Dorothy

Target Street	Cross Street	Source
✓	-	POLK DIRECTORY CO

S UNION RD 1973

S UNION RD—Contd

12 ★ Pool Iva
14 ★ Beber Douglas
15 ★ Fink Fred
16 ★ Chapman Ken
17 ★ Mason James
18 ★ Garrison Joan
19 ★ Tate Don
20 ★ Vande Boorde Paul
21 ★ Machado Larry
22 ★ Holmes Mike
22 ★ Marquardt Leonard
23 ★ Mc Cutcheon Larry
24 ★ Widner Islay
25 ★ Braden Dick

960 Apartments
1 Vacant
2 Vacant
3 ★ Guthmiller Richd
4 ★ Overbey Bell Mrs 823-6310

WAWONA ST INTERSECTS

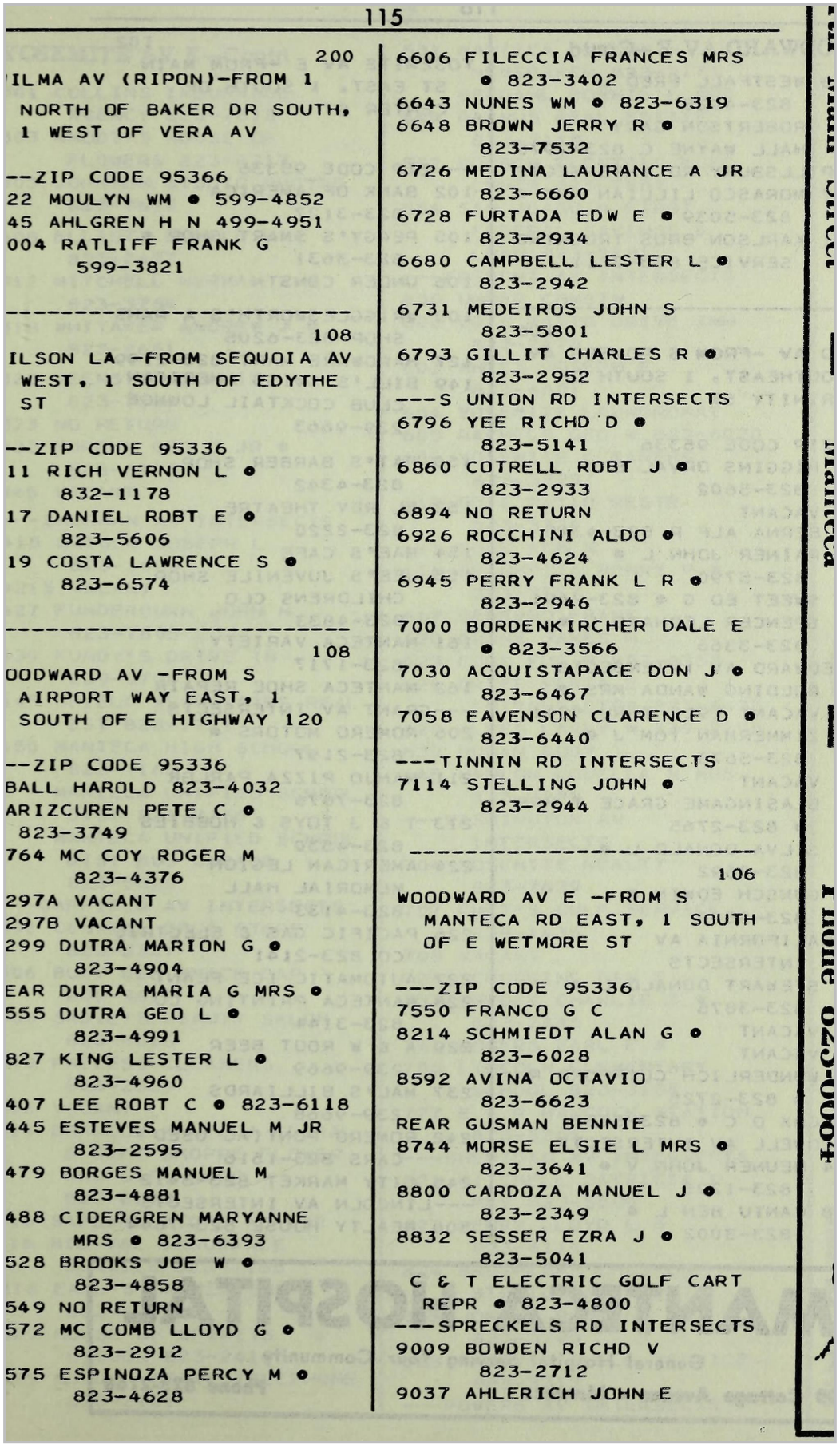
1050 Sequoia Heights Baptist Church 823-2089

1065 Hedegard Sanford N ◎ 823-4186

1085 Manteca Bible Group 823-2081
Gordon Larry W Rev ◎ 823-2081

Target Street	Cross Street	Source
-	✓	POLK DIRECTORY CO

E WOODWARD AVE 1968



115

200

ILMA AV (RIPON)-FROM 1 NORTH OF BAKER DR SOUTH, 1 WEST OF VERA AV

--ZIP CODE 95366
22 MOULYN WM • 599-4852
45 AHLGREN H N 499-4951
004 RATLIFF FRANK G 599-3821

108

ILSON LA -FROM SEQUOIA AV WEST, 1 SOUTH OF EDYTHE ST

--ZIP CODE 95336
11 RICH VERNON L • 832-1178
17 DANIEL ROBT E • 823-5606
19 COSTA LAWRENCE S • 823-6574

108

OODWARD AV -FROM S AIRPORT WAY EAST, 1 SOUTH OF E HIGHWAY 120

--ZIP CODE 95336
BALL HAROLD 823-4032
ARIZCUREN PETE C • 823-3749
764 MC COY ROGER M 823-4376
297A VACANT
297B VACANT
299 DUTRA MARION G • 823-4904
EAR DUTRA MARIA G MRS •
555 DUTRA GEO L • 823-4991
827 KING LESTER L • 823-4960
407 LEE ROBT C • 823-6118
445 ESTEVES MANUEL M JR 823-2595
479 BORGES MANUEL M 823-4881
488 CIDERGREN MARYANNE MRS • 823-6393
528 BROOKS JOE W • 823-4858
549 NO RETURN
572 MC COMB LLOYD G • 823-2912
575 ESPINOZA PERCY M • 823-4628
6606 FILECCIA FRANCES MRS • 823-3402
6643 NUNES WM • 823-6319
6648 BROWN JERRY R • 823-7532
6726 MEDINA LAURANCE A JR 823-6660
6728 FURTADA EDW E • 823-2934
6680 CAMPBELL LESTER L • 823-2942
6731 MEDEIROS JOHN S 823-5801
6793 GILLIT CHARLES R • 823-2952
---S UNION RD INTERSECTS
6796 YEE RICHD D • 823-5141
6860 COTRELL ROBT J • 823-2933
6894 NO RETURN
6926 ROCCHINI ALDO • 823-4624
6945 PERRY FRANK L R • 823-2946
7000 BORDENKIRCHER DALE E • 823-3566
7030 ACQUISTAPACE DON J • 823-6467
7058 EAVENSON CLARENCE D • 823-6440
---TINNIN RD INTERSECTS
7114 STELLING JOHN • 823-2944

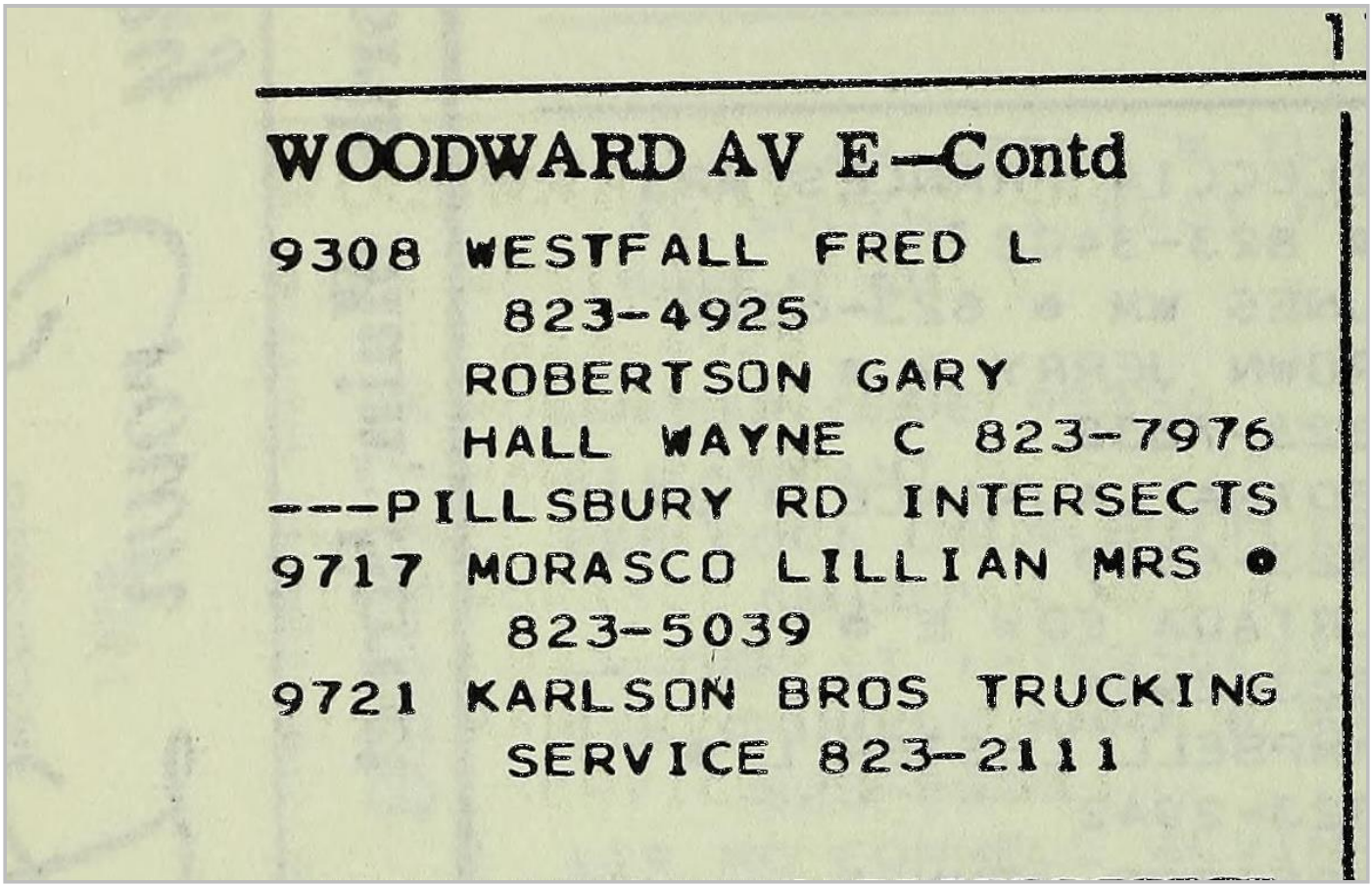
106

WOODWARD AV E -FROM S MANTECA RD EAST, 1 SOUTH OF E WETMORE ST

---ZIP CODE 95336
7550 FRANCO G C
8214 SCHMIEDT ALAN G • 823-6028
8592 AVINA OCTAVIO 823-6623
REAR GUSMAN BENNIE
8744 MORSE ELSIE L MRS • 823-3641
8800 CARDOZA MANUEL J • 823-2349
8832 SESSER EZRA J • 823-5041
C & T ELECTRIC GOLF CART REPR • 823-4800
---SPRECKELS RD INTERSECTS
9009 BOWDEN RICHD V 823-2712
9037 AHLERICH JOHN E

Target Street	Cross Street	Source
-	✓	POLK DIRECTORY CO

E WOODWARD AVE 1968



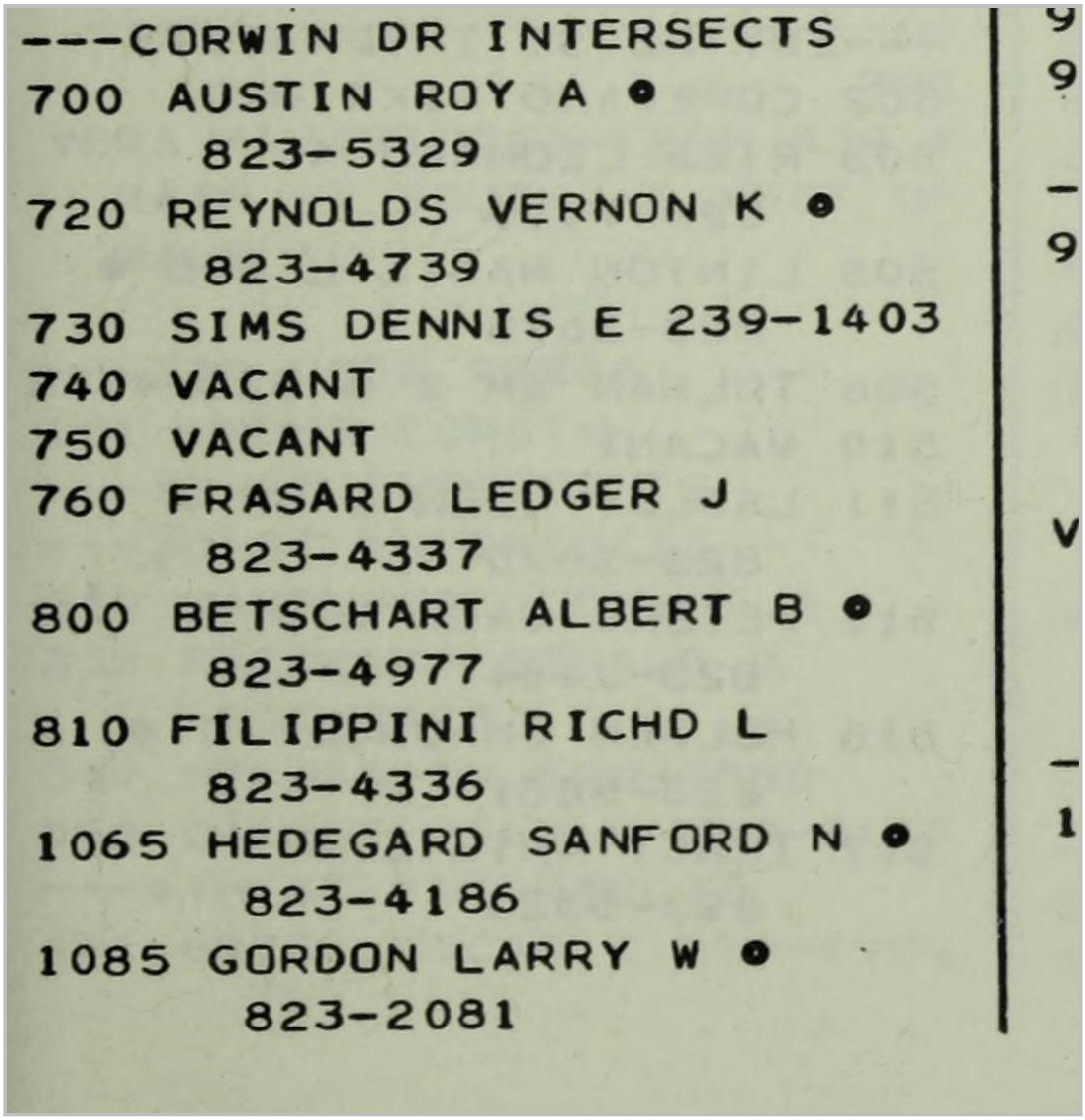
1

WOODWARD AV E—Contd

9308 WESTFALL FRED L
823-4925
ROBERTSON GARY
HALL WAYNE C 823-7976
---PILLSBURY RD INTERSECTS
9717 MORASCO LILLIAN MRS
823-5039
9721 KARLSON BROS TRUCKING
SERVICE 823-2111

Target Street	Cross Street	Source
✓	-	POLK DIRECTORY CO

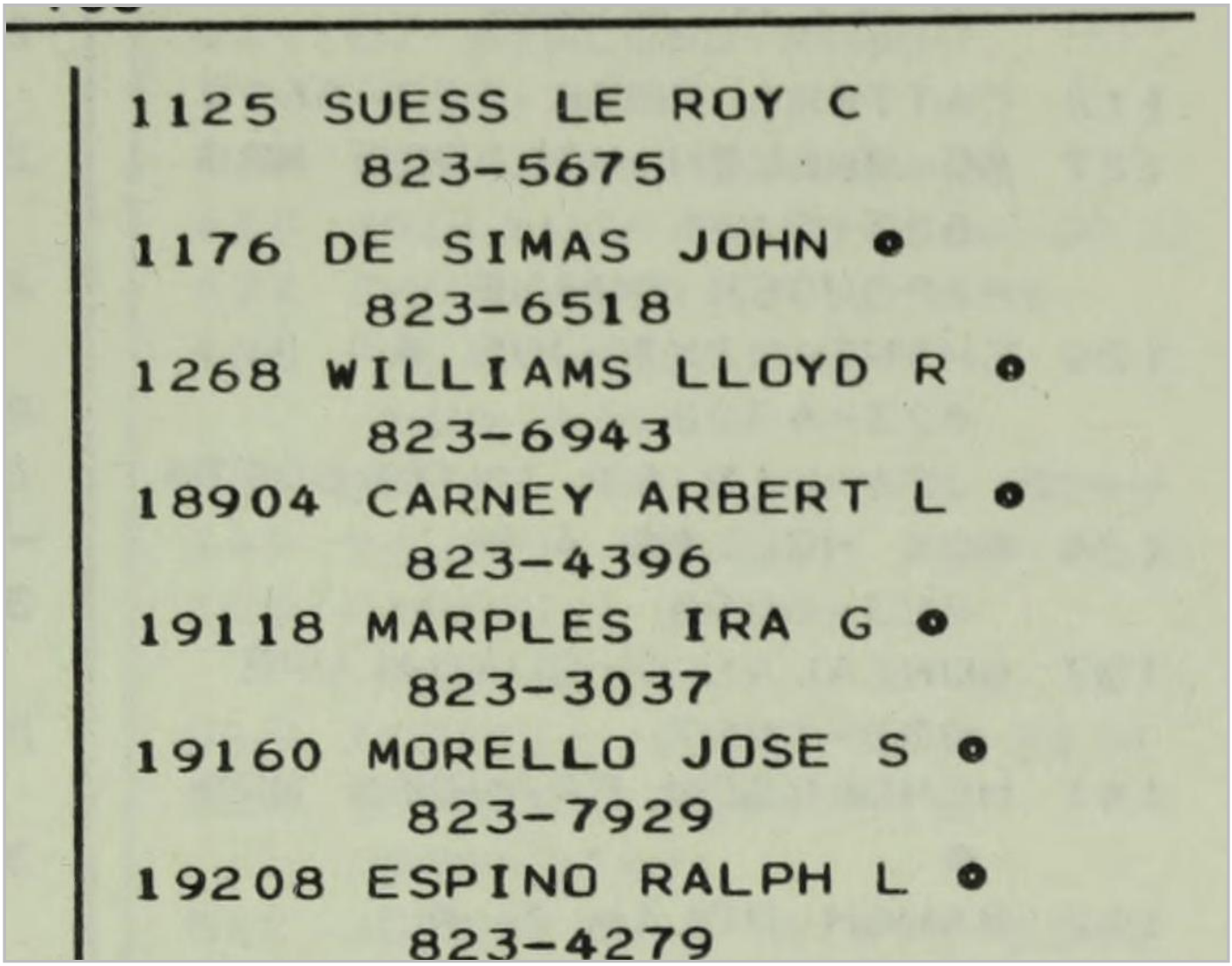
S UNION RD 1968



---CORWIN DR INTERSECTS
700 AUSTIN ROY A ●
823-5329
720 REYNOLDS VERNON K ●
823-4739
730 SIMS DENNIS E 239-1403
740 VACANT
750 VACANT
760 FRASARD LEDGER J
823-4337
800 BETSCHART ALBERT B ●
823-4977
810 FILIPPINI RICHD L
823-4336
1065 HEDEGARD SANFORD N ●
823-4186
1085 GORDON LARRY W ●
823-2081

Target Street	Cross Street	Source
✓	-	POLK DIRECTORY CO

S UNION RD 1968



1125 SUESS LE ROY C
823-5675

1176 DE SIMAS JOHN ●
823-6518

1268 WILLIAMS LLOYD R ●
823-6943

18904 CARNEY ARBERT L ●
823-4396

19118 MARPLES IRA G ●
823-3037

19160 MORELLO JOSE S ●
823-7929

19208 ESPINO RALPH L ●
823-4279

APPENDIX G

Site Owner/Occupant Questionnaire

The following questions are for: (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10% of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances and/or petroleum products on or from the property. A major occupant is any occupant using at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center. In a multi-family property containing both residential and commercial uses, residential occupants do not need to respond to this questionnaire unless they are involved in or have knowledge of the commercial or other uses.

Address:	1825 South Union Rd + 1965 South Union Road, Manteca 95337
Description of Site:	1.54 acres with house and barn 8.38 acres with almond orchard and house

Question	Owner			Occupants (if applicable)		
1a. Is the property used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk
Explain if yes:						
1b. Is any adjoining property used for an industrial use?	Yes	(No)	Unk	Yes	No	Unk
Explain if yes:						
2a. Have you observed evidence of or do you have any knowledge that the property has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk
Explain if yes:						
2b. Have you observed evidence of or do you have any knowledge that any adjoining property has been used for an industrial use in the past?	Yes	(No)	Unk	Yes	No	Unk
Explain if yes:						
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	(No)	Unk	Yes	No	Unk
Explain if yes:						
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	(No)	Unk	Yes	No	Unk
Explain if yes:						

Question	Owner			Occupants (if applicable)		
4a. Have you observed evidence of or do you have any knowledge that the property was previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
4b. Have you observed evidence of or do you have any knowledge that any adjoining property was previously used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
5a. Are there currently any damaged or discarded automotive or industrial batteries, petroleum products, pesticides, paints or other chemicals in individual containers of > 5gal (19L) in volume or 50gal (190L) in the aggregate, stored on or used at the property or facility?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
5b. Have you observed evidence of or do you have any knowledge that there have been previously any damaged or discarded automotive or industrial batteries, petroleum products, pesticides, paints or other chemicals in individual containers of > 5gal (19L) in volume or 50gal (190L) in the aggregate, stored on or used at the property or facility?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
6a. Are there currently any industrial drums (typically 55 gal [208L]) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
6b. Have you observed evidence of or do you have any knowledge that there have been previously any industrial drums (typically 55 gal [208L]) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
7a. Have you observed evidence of or do you have any knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						

7b. Have you observed evidence of or do you have any knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or disposal?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
8b. Have you observed evidence of or do you have any knowledge that there have been previously any pits, ponds, or lagoons located on the property in connection with waste treatment or disposal?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
9a. Is there currently any stained soil on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
9b. Have you observed evidence of or do you have any knowledge that there has been previously any stained soil on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
10a. Are there currently any registered or unregistered storage tanks (aboveground or underground) located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
10b. Have you observed evidence of or do you have any knowledge that there have been previously any registered or unregistered storage tanks (aboveground or underground) located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
11a. Are there currently any vent pipe, 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	Unk	Yes	No	Unk
Explain if yes:						
11b. Have you observed evidence of or do you have any knowledge that there have been previously any vent pipe, 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	Unk	Yes	No	Unk
Explain if yes:						

12a. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or were emitting foul odors?	Yes	No	Unk	Yes	No	Unk
Explain if yes: 12 inch diameter grease stain on ~~the~~ concrete floor of small utility shed located on the 1.54 acre parcel						
12b. Have you observed evidence of or do you have any knowledge that there have been previously any flooring, drains, or walls located within the facility that are stained by substances other than water or were emitting foul odors?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
13a. If the property is served by a private well or non-public water system, is there evidence of or do you have knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
13b. If the property is served by a private well or non-public water system, is there evidence of or do you have knowledge that the well has been designated as contaminated by any government/health agency?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
14. Do you have any knowledge of environmental liens of governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
15a. Have you been informed of the past existence of hazardous substances and/or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
15b. Have you been informed of the current existence of hazardous substances and/or petroleum products with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
15c. Have you been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
15d. Have you been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						

16. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances and/or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
17. Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substances and/or petroleum products involving the property by any owner or occupant of the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
18a. Does the property discharge wastewater, on or adjacent to the property, other than stormwater, into a stormwater sewer system?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
18b. Does the property discharge wastewater, on or adjacent to the property, other than stormwater, into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
19. Have you observed evidence of or do you have any knowledge that any hazardous substances and/or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk
Explain if yes:						

Unk – "unknown" or "no response"

Additional Questions

A) Describe the current use of the property.

Almond farm; residential; home office

B) How long has the property been used for this purpose?

6 years; 100 years; 2 years

C) How long have you owned the property?

Just recently added to title but has been in the family for over 60 years.

D) List the existing structures on the property and their age.

2 story farm house (100+); Barn (?); sheds (?); Rental home (30+)

E) Describe the past uses, owners, and operators of the property. (Be as detailed as possible and note approximate time periods.) Primarily agricultural and residential uses. Dairy farm in 1950s and 1960s. Late 1970s to early 1980s used as a ceramic tile business in the barn. Since 1980s, farmed various crops. Almonds 5-6 years ago.

This questionnaire was completed by:

Name: James Lewis
Title: co-owner
Address: 425 Mayenberg Ave
Ripon, CA 95366
Phone number: 209 499-2457
Date: 4/29/21

APPENDIX B

PHASE II ENVIRONMENTAL SITE ASSESSMENT

PREPARED FOR:

LAFFERTY COMMUNITIES
2000 CROW CANYON PLACE, SUITE 350
SAN RAMON, CALIFORNIA 94583

PREPARED BY:

GEOCON CONSULTANTS, INC.
3160 GOLD VALLEY DRIVE, SUITE 800
RANCHO CORDOVA, CALIFORNIA 95742

GEOCON PROJECT NO. S2162-05-02

SEPTEMBER 2021

GEOCON
CONSULTANTS, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. S2162-05-02
September 8, 2021

Jim Idleman
Lafferty Communities
2000 Crow Canyon Place, Suite 350
San Ramon, California 94583

Subject: PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
1965 UNION ROAD
MANTECA, CALIFORNIA

Mr. Idleman:

In accordance with the agreement between Geocon Consultants, Inc. (Geocon) and Lafferty Communities (Lafferty, the Client) (Geocon proposal number LS-21-228, executed June 29, 2021), Geocon has performed a Phase II Environmental Site Assessment (ESA) of the property at 1965 Union Ave (the Site) in Manteca, California. We performed the Phase II ESA for Lafferty to assess shallow soil in the almond orchard on the Site for the potential presence of pesticides and associated metals prior to the Site being redeveloped for single-family residential use.

We appreciate the opportunity to have assisted Lafferty with this project. Please contact us if you have any questions concerning this report or if we may be of further service.

Sincerely,

GEOCON CONSULTANTS, INC.

Lauren E. Short, PG
Project Geologist

Jim Brake, PG
Senior Geologist

TABLE OF CONTENTS

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT PAGE

1.0 INTRODUCTION 1
- 1.1 Site and Vicinity Description 1
- 1.2 Background 1
- 1.3 Purpose and Objective 1
- 1.4 Scope of Services 2

2.0 PRE-FIELD AND FIELD ACTIVITIES 2
- 2.1 Pre-Field Activities 2
- 2.2 Field Activities 2
  - 2.2.1 Soil Sample Location and Collection 2
  - 2.2.2 Field Quality Assurance/Quality Control 3

3.0 LABORATORY ANALYSIS 3

4.0 Results 3
- 4.1 Observations 3
- 4.2 Laboratory Analysis Results 3
  - 4.2.1 OCPs 3
  - 4.2.2 Arsenic 4
  - 4.2.3 Lead 4

5.0 CONCLUSIONS AND RECOMMENDATIONS 5

6.0 LIMITATIONS 6

7.0 REFERENCES 7

FIGURES
1. Site Location Map
2. Site Plan

TABLE
1. Summary of Laboratory Analysis Results

APPENDICES
A. Laboratory Reports and Chain-of-Custody Documentation

PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT

1.0 INTRODUCTION

Geocon Consultants, Inc. (Geocon) performed a Phase II Environmental Site Assessment (ESA) of the property at 1965 South Union (the Site) in Manteca, California (Figure 1) for Lafferty Communities (Lafferty, the Client) in accordance with the scope of services outlined in our proposal number LS-21-228, dated June 23, 2021. Lafferty plans to divide the Site into 53 lots for single-family residential development and, based on the findings of our Phase I ESA of the Site (Geocon, 2021) requested the Phase II ESA to assess shallow soil in an almond orchard on the Site for the potential presence of contaminants of concern (COCs) including organochlorine pesticides (OCP) and the metals lead and arsenic. This report describes the methodologies and procedures and presents the results of the Phase II ESA.

1.1 Site and Vicinity Description

The approximate 8.38-acre Site is predominantly an agricultural (orchard) property with a tenant residence in the southeastern portion (Figure 2). The Site is situated in an area of recently developed residential subdivisions and single-family homes on legacy farmland. The adjoining parcel to the northeast of the Site (1825 South Union Road) is an owner-occupied residence with a barn and storage sheds.

1.2 Background

As we described in our Phase I ESA report, the Site includes a tenant-occupied residence and an active almond orchard. The almond orchard is the location of the proposed residential subdivision. The Phase I ESA evaluated both the 1825 and 1965 Union Road site parcels, however, the Phase II ESA only evaluated the almond orchard on the 1965 South Union Road site parcel.

The Phase I ESA revealed no evidence of RECs on the Site, but identified the agricultural (orchard) use of the Site as a potential environmental concern because of the potential application of pesticides to the orchard and the resulting potential presence of OCPs and lead and arsenic in soil on the Site.

1.3 Purpose and Objective

The purpose of the Phase II ESA was to assess the potential presence of OCPs, arsenic, and lead in soil at the Site and, if present, determine if they could pose a threat to the health of future site occupants (i.e., construction workers, residents, and site maintenance workers). The objective of the Phase II ESA was to collect representative surface soil samples throughout the Site and have them analyzed for the COCs in accordance with California Department of Toxic Substances Control (DTSC) guidance for assessing agricultural properties.

1.4 Scope of Services

We performed the following services for the Phase II ESA:

- Pre-field Activities – subcontractor procurement;
- Field Activities – soil sample collection;
- Laboratory chemical analysis of soil samples; and
- Report preparation.

These tasks are described in detail in Sections 2.0 and 3.0.

2.0 PRE-FIELD AND FIELD ACTIVITIES

Following are descriptions of the pre-field and field activities we performed for the Phase II ESA.

2.1 Pre-Field Activities

We retained California Laboratory Services (CLS) of Rancho Cordova, California for chemical analysis of soil samples. CLS is accredited under the State Water Resources Control Board's Environmental Laboratory Accreditation Program and the National Environmental Laboratory Accreditation Program.

2.2 Field Activities

Field activities we performed for the Phase II ESA included collection of surface soil samples throughout the Site, field quality assurance and quality control (QA/QC) activities, and preparation of soil samples for transportation to the laboratory.

2.2.1 Soil Sample Location and Collection

On July 9, 2021, we collected 16 surface soil samples approximately evenly distributed throughout the orchard (Figure 2) in general accordance with the California Department of Toxic Substances Control's (DTSC) *Interim Guidance for Sampling Agricultural Properties* dated August 7, 2008. In each sampling location we collected a discrete soil sample using a hand trowel to scoop soil to a maximum depth of 6 inches and place it into a new, one-gallon plastic Ziploc bag. We combined the discrete surface samples from four nearby locations into the Ziploc bag, then homogenized that soil to create a four-part composite soil sample representing soil from that portion of the orchard. By this method, we created four composite soil samples (COMP-1 through COMP-4) representing surface soil throughout the orchard. A portion of the composite soil sample was then be placed into a clean, laboratory-provided, 8-ounce glass jar. The soil sample jars were labeled with the project name and number, date and time of collection, and sampler's initials, and placed in a chilled cooler for delivery to the laboratory.

We also collected four discrete surface soil samples (D-1 through D-4) from locations throughout the orchard (Figure 2). Each of the discrete samples was placed directly into an 8-ounce glass jar and handled as described above for the composite soil samples.

2.2.2 Field Quality Assurance/Quality Control

Quality assurance/quality control procedures followed during the field activities included decontamination of the sampling equipment before each sample was collected and providing chain-of-custody documentation for each sample submitted to the laboratory. The sampling equipment was decontaminated by washing with a Liquinox® solution followed by a double-rinse with distilled water.

3.0 LABORATORY ANALYSIS

CLS analyzed COMP-1 through COMP-4 for OCPs by United States Environmental Protection Agency (USEPA) Test Method 8081A. CLS analyzed D-1 through D-4 for lead and arsenic by USEPA Test Method 6010B/6020.

CLS conducted the analyses on a standard 5-day turnaround time. Copies of CLS's laboratory analysis report and chain-of-custody documentation are in Appendix A.

4.0 RESULTS

Following are summaries of our observations of soil in the orchard where we collected our soil samples and the results of laboratory analysis of the composite and discrete soil samples. Also provided is a comparison of reported COC concentrations to applicable regulatory health risk-based screening levels including the California Department of Toxic Substances Control, Human Health Risk Assessment Note 3 screening levels (DTSC-SLs) and the USEPA's Regional Screening Levels (RSL). These screening levels are not enforceable cleanup levels, but are guidelines which, if exceeded, suggest that further assessment and possible corrective action to mitigate the exposure to COCs may be warranted.

4.1 Observations

The top 6-inches of soil ranged from a moist silty fine sand to a poorly graded fine sand with silt. Soil color at the time of sampling was brown with no indications of staining.

4.2 Laboratory Analysis Results

4.2.1 OCPs

As summarized on Table 1, OCPs were not detected at concentrations exceeding their respective detection limits in any of the samples.

4.2.2 Arsenic

Arsenic were detected in all discrete samples (Figure 2) at concentrations ranging from 2.2 to 2.6 milligrams per kilogram (mg/kg) (Table 1). While these arsenic concentrations exceed the DTSC-SL and RSL for arsenic in soil in a residential setting, they are within the range of naturally occurring arsenic concentrations in California soil as presented in *Background Concentrations of Trace and Major Elements in California Soil, Kearney Foundation Special Report* by Bradford et al., dated March 1996.

4.2.3 Lead

As summarized on Table 1, lead was detected in discrete samples D-1 and D-2 at concentrations of 2.7 and 4.5 mg/kg, respectively. Both of these lead concentrations are less than the DTSC-SL for lead in soil in a residential setting of 80 mg/kg.

5.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of the Phase I ESA regarding the Site's agricultural (orchard) use, we evaluated shallow soil in the orchard for the potential presence of OCPs, lead, and arsenic. The Phase II ESA did not identify COCs in soil from the orchard at concentrations exceeding their respective health risk-based screening levels. No further environmental assessment of the Site appears to be warranted at this time.

6.0 LIMITATIONS

This report has been prepared exclusively for Lafferty. The information obtained is only relevant as of the date of this report. Lafferty should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings presented in this report are predicated on the results of the limited sampling and laboratory analyses described herein.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee of the results of the study is implied within the intent of this report. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered.

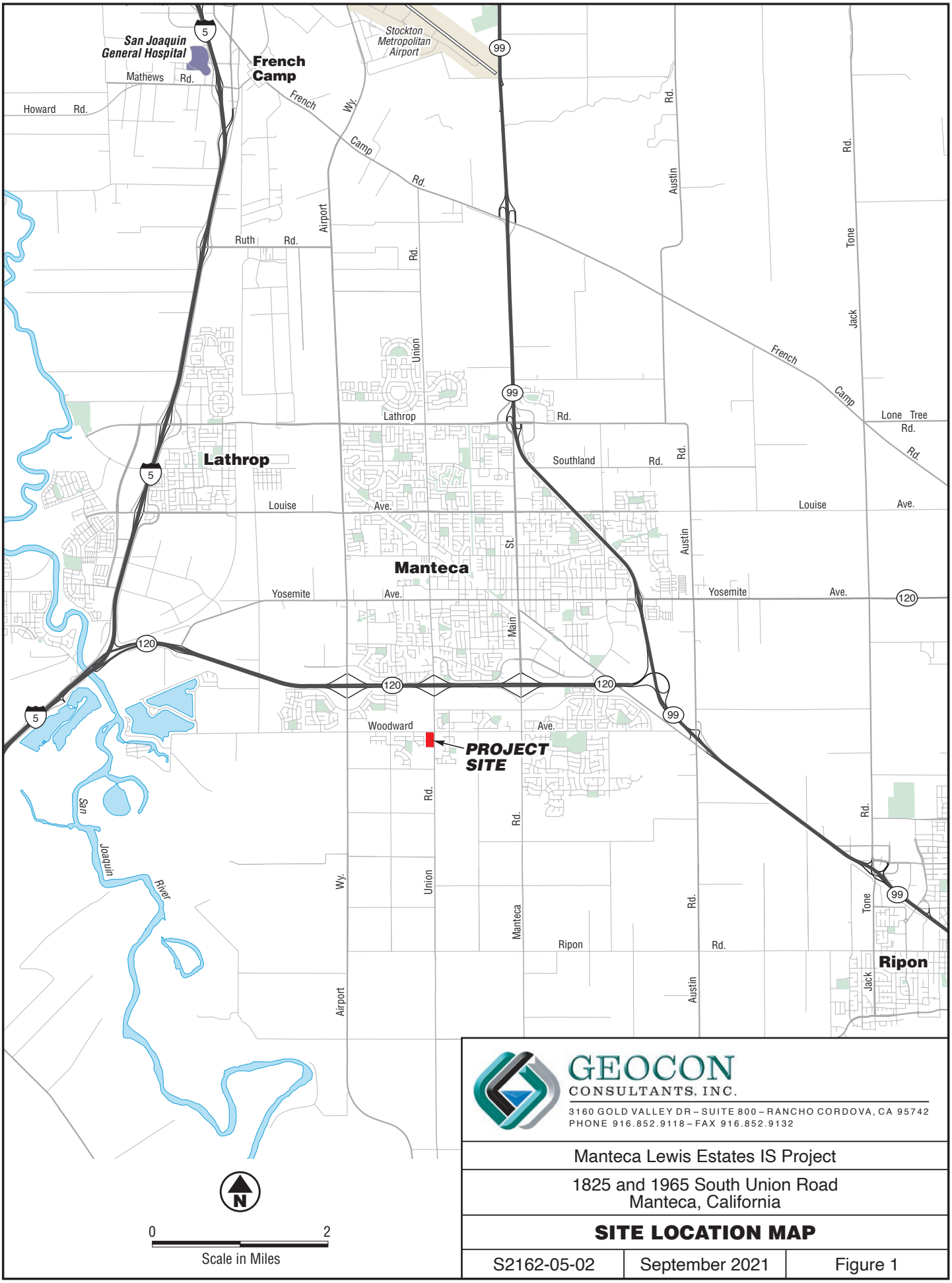
7.0 REFERENCES

Bradford, et al, Background Concentrations of Trace and Major Elements in California Soil, Kearney Foundation Special Report, March 1996.

California Department of Toxic Substance Control (DTSC), Human Health Risk Assessment Note 3 Screening Levels for Soil in a Residential Setting, June 2020

Geocon Consultants, Inc, Phase I Environmental Site Investigation - Lewis Estates 1825 and 1965 Union Road Manteca, California, May 2021, Project Number: S2162-07-01

United States Environmental Protection Agency Regional Screening Levels for Soil in a Residential Setting, November 2020



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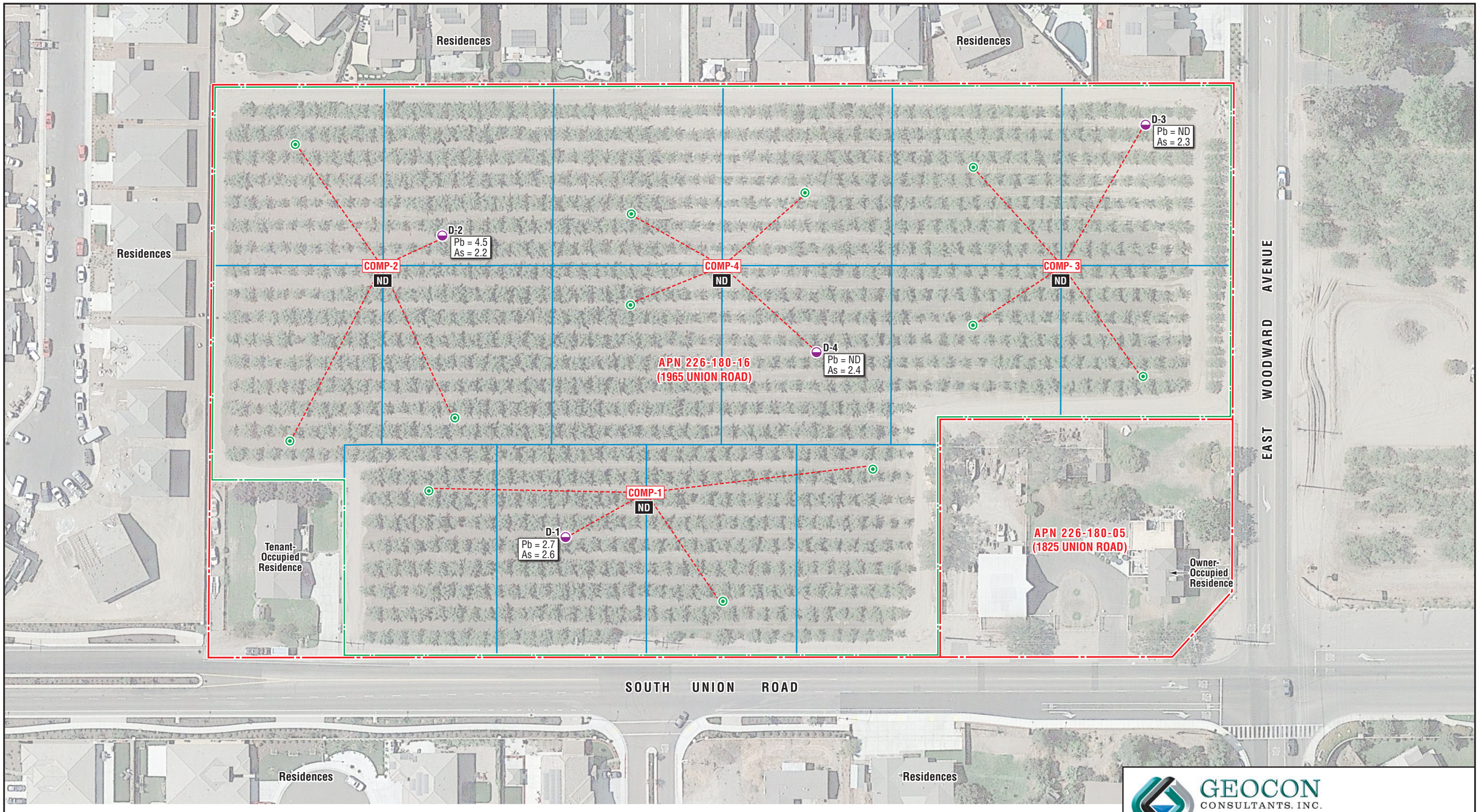
Manteca Lewis Estates IS Project

1825 and 1965 South Union Road
Manteca, California

SITE LOCATION MAP

S2162-05-02	September 2021	Figure 1



LEGEND:

- Approximate Parcel Boundary
- Approximate Almond Orchard Boundary
- Approximate Discrete Boring Location
- D-1 Approximate Composite and Discrete Boring Location
- COMP-1 Composite Sample
- ND Organochlorine Pesticides (OCPs)

Pb = Lead Concentration (mg/kg)

As = Arsenic Concentration (mg/kg)

ND = Not Detected

N

0 80

Scale in Feet

GEOCON CONSULTANTS, INC.
3160 GOLD VALLEY DR – SUITE 800 – RANCHO CORDOVA, CA 95742
PHONE 916.852.9118 – FAX 916.852.9132

Manteca Lewis Estates IS Project

1825 and 1965 South Union Road
Manteca, California

SITE PLAN

S2162-05-02	September 2021	Figure 2

TABLE 1
SUMMARY OF LABORATORY ANALYSIS RESULTS - SOIL
1965 UNION ROAD
MANTECA, CALIFORNIA

Sample ID	Sample Depth (feet)	Sample Date	ORGANOCHLORINE PESTICIDES BY USEPA METHOD 8081A																			METALS BY USEPA 6010B	
			4,4´-DDD	4,4´-DDE	4,4´-DDT	Aldrin	alpha-BHC	beta-BHC	Chlordane	delta-BHC	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulfate	Endrin	Endrin aldehyde	gamma-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Mirex	Toxaphene	Arsenic	Lead
			µg/kg																			mg/kg	
COMP-1	0-0.5	7/9/2021	<3.3	<3.3	<3.3	<1	<1.7	<1.7	<3.3	<1.7	<1	<1.7	<3.3	<3.3	<3.3	<3.3	<1.7	<1.7	<1.7	<17	<3.3	<20	n/a	n/a
COMP-2	0-0.5	7/9/2021	<3.3	<3.3	<3.3	<1	<1.7	<1.7	<3.3	<1.7	<1	<1.7	<3.3	<3.3	<3.3	<3.3	<1.7	<1.7	<1.7	<17	<3.3	<20	n/a	n/a
COMP-3	0-0.5	7/9/2021	<3.3	<3.3	<3.3	<1	<1.7	<1.7	<3.3	<1.7	<1	<1.7	<3.3	<3.3	<3.3	<3.3	<1.7	<1.7	<1.7	<17	<3.3	<20	n/a	n/a
COMP-4	0-0.5	7/9/2021	<3.3	<3.3	<3.3	<1	<1.7	<1.7	<3.3	<1.7	<1	<1.7	<3.3	<3.3	<3.3	<3.3	<1.7	<1.7	<1.7	<17	<3.3	<20	n/a	n/a
D-1	0-0.5	7/9/2021	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2.6	2.7
D-2	0-0.5	7/9/2021	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2.2	4.5
D-3	0-0.5	7/9/2021	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2.3	<2.5
D-4	0-0.5	7/9/2021	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2.4	<2.5
DTSC HHRA Note 3 SLs - Residential			2,300	2,000	1,900	39	---	---	1,700	---	34	450,000	450,000	---	19,000	---	---	130	70	320,000	36	450	0.11	80
USEPA RSL Residential			1,900	2,000	1,900	39	86	300	1,700	---	34	470,000	470,000	380,000	19,000	---	570	130	70	320,000	36	490	0.68	400
Background			---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	0.6-11	---

Notes: µg/kg = micrograms per kilogram
mg/kg = milligrams per kilogram
< = less than laboratory reporting limits
n/a = not analyzed
--- = not established/applicable
DTSC HHRA Note 3 SLs = California Department of Toxic Substances Control Human Health Risk Assessment Note 3 Screening Levels for soil in a residential setting, June 2020
USEPA RSL = United States Environmental Protection Agency Regional Screening Levels for soil in a residential setting, November 2020
Background = naturally occurring concentration range from Bradford, et al, *Background Concentrations of Trace and Major Elements in California Soil,* Kearney Foundation Special Report, March 1996.

APPENDIX A

CALIFORNIA LABORATORY SERVICES
Committed. Responsive. Flexible.

July 16, 2021

CLS Work Order #: 21G0575
COC #:

Lauren Short
Geocon Consultants
3160 Gold Valley Dr. Suite #800
Rancho Cordova, CA 95742

Project Name: Lewis Estates

Enclosed are the results of analyses for samples received by the laboratory on 07/09/21 16:27. Samples were analyzed pursuant to client request utilizing EPA or other ELAP approved methodologies. I certify that the results are in compliance both technically and for completeness.

Analytical results are attached to this letter. Please call if we can provide additional assistance.

Sincerely,

James Liang, Ph.D.
Laboratory Director

CA SWRCB ELAP Accreditation/Registration number 1233

CALIFORNIA LABORATORY SERVICES CHAIN OF CUSTODY

CLS ID. NO. 216575 (of)

Report To:
Lauren Short - Geocon Consultants, Inc.
short@geoconinc.com
Project Manager
Lauren Short - Short@geoconinc.com
Project Name
Lewis Estates
Sampled By
Lauren Short
Job Description
soil sampling
Site Location
Manteca, CA

Client Job Number
S2162-05-02
Destination Laboratory
X CLS (916) 638-7301
3249 Fitzgerald Road
Rancho Cordova, CA
95742
www.californialab.com
☐ OTHER

GEOTRACKER
EDF REPORT ☐ YES ☐ NO
GLOBAL ID
FIELD CONDITIONS

DATE	TIME	SAMPLE IDENTIFICATION	FIELD ID.	CONTAINER MATRIX	CONTAINER NO.	CONTAINER TYPE	PRESERVATIVES ▼	ANALYSIS REQUESTED: OCPs by 8081A	Lead and Arsenic	TURNAROUND TIME IN DAYS: 1	2	3	5	SPECIAL INSTRUCTIONS
7/9/21	1001	Comp-1		Soil	1	Jar		X					X	Excel EDD
7/9/21	1030	Comp-2		Soil	1	Jar		X					X	
7/9/21	1115	Comp-3		Soil	1	Jar		X					X	
7/9/21	1130	Comp-4		Soil	1	Jar		X					X	
7/9/21	0947	D-1		Soil	1	Jar			X				X	
7/9/21	1015	D-2		Soil	1	Jar			X				X	
7/9/21	1050	D-3		Soil	1	Jar			X				X	INVOICE TO:
7/9/21	1130	D-4		Soil	1	Jar			X				X	Short@geoconinc.com
														PO# [redacted]
														QUOTE#

SUSPECTED CONSTITUENTS

SAMPLE RETENTION TIME

PRESERVATIVES (1) HCL (3) = COLD (2) HNO3 (4) = H2SO4

RELINQUISHED BY (Signature)	PRINT NAME/COMPANY	DATE/TIME	RECEIVED BY (Signature)	PRINT NAME/COMPANY
Lauren E Short	Geocon Consultants, Inc	7/9/21		

RECEIVED AT LAB BY: DATE/TIME: 7/9/21 1627 CONDITIONS/COMMENTS: 0.8

SHIPPED BY: ☐ FED EX ☐ UPS ☐ OTHER AIR BILL #

Geocon Consultants	Project: Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number: S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager: Lauren Short	COC #:

Metals by EPA 6000/7000 Series Methods

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
D-1 (21G0575-05) Soil Sampled: 07/09/21 09:47 Received: 07/09/21 16:27									
Arsenic	**2.6**	2.0	mg/kg	10	2105743	07/14/21	07/14/21	EPA 6020	
Lead	**2.7**	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
D-2 (21G0575-06) Soil Sampled: 07/09/21 10:15 Received: 07/09/21 16:27									
Arsenic	**2.2**	2.0	mg/kg	10	2105743	07/14/21	07/14/21	EPA 6020	
Lead	**4.5**	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
D-3 (21G0575-07) Soil Sampled: 07/09/21 10:50 Received: 07/09/21 16:27									
Arsenic	**2.3**	2.0	mg/kg	10	2105743	07/14/21	07/14/21	EPA 6020	
Lead	ND	2.5	"	"	"	"	"	EPA 6010B	ICP/MS
D-4 (21G0575-08) Soil Sampled: 07/09/21 11:30 Received: 07/09/21 16:27									
Arsenic	**2.4**	2.0	mg/kg	10	2105743	07/14/21	07/14/21	EPA 6020	
Lead	ND	2.5	"	"	2105653	07/12/21	07/15/21	EPA 6010B	ICP/MS

Geocon Consultants	Project:	Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager:	Lauren Short	COC #:

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Comp-1 (21G0575-01) Soil Sampled: 07/09/21 10:01 Received: 07/09/21 16:27									
4,4´-DDD	ND	3.3	µg/kg	1	2105703	07/13/21	07/14/21	EPA 8081A	
4,4´-DDE	ND	3.3	"	"	"	"	"	"	
4,4´-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	
Chlordane-technical	ND	3.3	"	"	"	"	"	"	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*95 %*	*52-141*		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*63 %*	*46-139*		"	"	"	"	
Comp-2 (21G0575-02) Soil Sampled: 07/09/21 10:30 Received: 07/09/21 16:27									
4,4´-DDD	ND	3.3	µg/kg	1	2105703	07/13/21	07/14/21	EPA 8081A	
4,4´-DDE	ND	3.3	"	"	"	"	"	"	
4,4´-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	

Geocon Consultants	Project:	Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager:	Lauren Short	COC #:

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Comp-2 (21G0575-02) Soil Sampled: 07/09/21 10:30 Received: 07/09/21 16:27									
Chlordane-technical	ND	3.3	µg/kg	1	2105703	"	07/14/21	EPA 8081A	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*106 %*		*52-141*	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*69 %*		*46-139*	"	"	"	"	
Comp-3 (21G0575-03) Soil Sampled: 07/09/21 11:15 Received: 07/09/21 16:27									
4,4´-DDD	ND	3.3	µg/kg	1	2105703	07/13/21	07/14/21	EPA 8081A	
4,4´-DDE	ND	3.3	"	"	"	"	"	"	
4,4´-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	
Chlordane-technical	ND	3.3	"	"	"	"	"	"	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	

Geocon Consultants	Project:	Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager:	Lauren Short	COC #:

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Comp-3 (21G0575-03) Soil Sampled: 07/09/21 11:15 Received: 07/09/21 16:27									
Endrin	ND	3.3	µg/kg	1	2105703	"	07/14/21	EPA 8081A	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	
Mirex	ND	3.3	"	"	"	"	"	"	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*95 %*	*52-141*		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*64 %*	*46-139*		"	"	"	"	
Comp-4 (21G0575-04) Soil Sampled: 07/09/21 11:30 Received: 07/09/21 16:27									
4,4´-DDD	ND	3.3	µg/kg	1	2105703	07/13/21	07/14/21	EPA 8081A	
4,4´-DDE	ND	3.3	"	"	"	"	"	"	
4,4´-DDT	ND	3.3	"	"	"	"	"	"	
Aldrin	ND	1.0	"	"	"	"	"	"	
alpha-BHC	ND	1.7	"	"	"	"	"	"	
beta-BHC	ND	1.7	"	"	"	"	"	"	
Chlordane-technical	ND	3.3	"	"	"	"	"	"	
delta-BHC	ND	1.7	"	"	"	"	"	"	
Dieldrin	ND	1.0	"	"	"	"	"	"	
Endosulfan I	ND	1.7	"	"	"	"	"	"	
Endosulfan II	ND	3.3	"	"	"	"	"	"	
Endosulfan sulfate	ND	3.3	"	"	"	"	"	"	
Endrin	ND	3.3	"	"	"	"	"	"	
Endrin aldehyde	ND	3.3	"	"	"	"	"	"	
gamma-BHC (Lindane)	ND	1.7	"	"	"	"	"	"	
Heptachlor	ND	1.7	"	"	"	"	"	"	
Heptachlor epoxide	ND	1.7	"	"	"	"	"	"	
Methoxychlor	ND	17	"	"	"	"	"	"	

Geocon Consultants	Project:	Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager:	Lauren Short	COC #:

Organochlorine Pesticides by EPA Method 8081A

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
Comp-4 (21G0575-04) Soil Sampled: 07/09/21 11:30 Received: 07/09/21 16:27									
Mirex	ND	3.3	µg/kg	1	2105703	"	07/14/21	EPA 8081A	
Toxaphene	ND	20	"	"	"	"	"	"	
Surrogate: Decachlorobiphenyl		*95 %*	*52-141*		"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		*71 %*	*46-139*		"	"	"	"	

Geocon Consultants	Project:	Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager:	Lauren Short	COC #:

Metals by EPA 6000/7000 Series Methods - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2105653 - EPA 3050B										
Blank (2105653-BLK1)				Prepared & Analyzed: 07/12/21						
Lead	ND	0.25	mg/kg							
LCS (2105653-BS1)				Prepared & Analyzed: 07/12/21						
Lead	115	0.25	mg/kg	100		115	75-125			
Matrix Spike (2105653-MS1)	**Source: 21G0314-01**			Prepared & Analyzed: 07/12/21						
Lead	103	0.25	mg/kg	100	15.9	88	75-125			
Matrix Spike Dup (2105653-MSD1)	**Source: 21G0314-01**			Prepared & Analyzed: 07/12/21						
Lead	112	0.25	mg/kg	100	15.9	96	75-125	8	30	
Batch 2105743 - EPA 3050B										
Blank (2105743-BLK1)				Prepared & Analyzed: 07/14/21						
Lead	ND	0.25	mg/kg							
Arsenic	ND	2.0	"							
LCS (2105743-BS1)				Prepared & Analyzed: 07/14/21						
Lead	101	2.5	mg/kg	100		101	75-125			
Arsenic	92.7	2.0	"	100		93	75-125			
Matrix Spike (2105743-MS1)	**Source: 21G0558-02**			Prepared & Analyzed: 07/14/21						
Lead	105	2.5	mg/kg	100	8.51	96	75-125			
Arsenic	102	2.0	"	100	8.88	93	75-125			
Matrix Spike Dup (2105743-MSD1)	**Source: 21G0558-02**			Prepared & Analyzed: 07/14/21						
Lead	112	2.5	mg/kg	100	8.51	103	75-125	6	30	
Arsenic	106	2.0	"	100	8.88	97	75-125	4	30	

Geocon Consultants	Project:	Lewis Estates
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02
Rancho Cordova, CA 95742	Project Manager:	Lauren Short

CLS Work Order #: 21G0575
COC #:

Organochlorine Pesticides by EPA Method 8081A - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2105703 - LUFT-DHS GCNV										
Blank (2105703-BLK1)				Prepared: 07/13/21 Analyzed: 07/14/21						
Aldrin	ND	1.0	µg/kg							
alpha-BHC	ND	1.7	"							
beta-BHC	ND	1.7	"							
gamma-BHC (Lindane)	ND	1.7	"							
delta-BHC	ND	1.7	"							
Chlordane-technical	ND	3.3	"							
4,4´-DDD	ND	3.3	"							
4,4´-DDE	ND	3.3	"							
4,4´-DDT	ND	3.3	"							
Dieldrin	ND	1.0	"							
Endosulfan I	ND	1.7	"							
Endosulfan II	ND	3.3	"							
Endosulfan sulfate	ND	3.3	"							
Endrin	ND	3.3	"							
Endrin aldehyde	ND	3.3	"							
Heptachlor	ND	1.7	"							
Heptachlor epoxide	ND	1.7	"							
Methoxychlor	ND	17	"							
Mirex	ND	3.3	"							
Toxaphene	ND	20	"							
Surrogate: Tetrachloro-meta-xylene	*5.22*		*"*	*8.33*		*63*	*46-139*			
Surrogate: Decachlorobiphenyl	*9.59*		*"*	*8.33*		*115*	*52-141*			
LCS (2105703-BS1)				Prepared: 07/13/21 Analyzed: 07/14/21						
Aldrin	15.7	1.0	µg/kg	16.7		94	47-132			
gamma-BHC (Lindane)	16.2	1.7	"	16.7		97	56-133			
4,4´-DDT	19.5	3.3	"	16.7		117	46-137			
Dieldrin	19.8	1.0	"	16.7		119	44-143			
Endrin	20.8	3.3	"	16.7		125	30-147			
Heptachlor	14.0	1.7	"	16.7		84	33-148			
Surrogate: Tetrachloro-meta-xylene	*5.46*		*"*	*8.33*		*66*	*46-139*			

Geocon Consultants	Project:	Lewis Estates
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02
Rancho Cordova, CA 95742	Project Manager:	Lauren Short

CLS Work Order #: 21G0575
COC #:

Organochlorine Pesticides by EPA Method 8081A - Quality Control

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
Batch 2105703 - LUFT-DHS GCNV										
LCS (2105703-BS1)				Prepared: 07/13/21 Analyzed: 07/14/21						
Surrogate: Decachlorobiphenyl	*9.18*		*µg/kg*	*8.33*		*110*	*52-141*			
LCS Dup (2105703-BSD1)				Prepared: 07/13/21 Analyzed: 07/14/21						
Aldrin	18.9	1.0	µg/kg	16.7		114	47-132	19	30	
gamma-BHC (Lindane)	19.7	1.7	"	16.7		118	56-133	20	30	
4,4´-DDT	22.1	3.3	"	16.7		133	46-137	13	30	
Dieldrin	23.2	1.0	"	16.7		139	44-143	16	30	
Endrin	24.3	3.3	"	16.7		146	30-147	15	30	
Heptachlor	17.0	1.7	"	16.7		102	33-148	19	30	
Surrogate: Tetrachloro-meta-xylene	*6.70*		*"*	*8.33*		*80*	*46-139*			
Surrogate: Decachlorobiphenyl	*10.3*		*"*	*8.33*		*124*	*52-141*			
Matrix Spike (2105703-MS1)	**Source: 21G0575-04**			Prepared: 07/13/21 Analyzed: 07/14/21						
Aldrin	18.9	1.0	µg/kg	16.7	ND	113	47-138			
gamma-BHC (Lindane)	19.9	1.7	"	16.7	ND	119	38-144			
4,4´-DDT	26.1	3.3	"	16.7	ND	156	41-157			
Dieldrin	22.6	1.0	"	16.7	ND	136	46-155			
Endrin	23.3	3.3	"	16.7	ND	140	34-149			
Heptachlor	16.6	1.7	"	16.7	ND	100	36-155			
Surrogate: Tetrachloro-meta-xylene	*13.5*		*"*	*20.8*		*65*	*46-139*			
Surrogate: Decachlorobiphenyl	*20.1*		*"*	*20.8*		*97*	*52-141*			
Matrix Spike Dup (2105703-MSD1)	**Source: 21G0575-04**			Prepared: 07/13/21 Analyzed: 07/14/21						
Aldrin	16.8	1.0	µg/kg	16.7	ND	101	47-138	12	35	
gamma-BHC (Lindane)	17.9	1.7	"	16.7	ND	108	38-144	10	35	
4,4´-DDT	22.5	3.3	"	16.7	ND	135	41-157	15	35	
Dieldrin	19.8	1.0	"	16.7	ND	119	46-155	13	35	
Endrin	20.6	3.3	"	16.7	ND	123	34-149	12	35	
Heptachlor	14.7	1.7	"	16.7	ND	88	36-155	12	35	
Surrogate: Tetrachloro-meta-xylene	*16.3*		*"*	*20.8*		*78*	*46-139*			
Surrogate: Decachlorobiphenyl	*22.1*		*"*	*20.8*		*106*	*52-141*			

Geocon Consultants	Project:	Lewis Estates	
3160 Gold Valley Dr. Suite #800	Project Number:	S2162-05-02	**CLS Work Order #: 21G0575**
Rancho Cordova, CA 95742	Project Manager:	Lauren Short	COC #:

Notes and Definitions

ICP/MS	It was run by ICP/MS (EPA method 200.8/6020).
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit (or method detection limit when specified)
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

APPENDIX C

TRANSPORTATION ANALYSIS

Lewis Estates – Draft Transportation Analysis

Prepared for:
Raney Planning & Management, Inc.
City of Manteca

June 7, 2021

RS21-4040

FEHR PEERS

Table of Contents

1. Introduction 5

1.1 Project Site Description 5

1.2 Study Description 5

2. Significance Criteria and Analysis Methodology 8

2.1 Applicable Policies and Significance Criteria 8

Senate Bill (SB) 743 8

Level of Service 9

2.2 Data Collection 9

2.3 Travel Demand Forecasting 11

VMT Analysis Methodology 11

Travel Demand Forecasting Methodology 11

2.4 Intersection Analysis 11

Level of Service Definition 12

3. Vehicle Miles Traveled Analysis 13

4. Existing Conditions 15

4.1 Existing Intersection Operations 15

4.2 Project Trip Generation 15

4.3 Project Trip Distribution 16

4.4 Existing Plus Project Intersection Operations 16

5. Cumulative Conditions Analysis 18

5.1 Cumulative No Project Intersection Operations 18

5.2 Cumulative Plus Project Intersection Operations 20

6. Additional Analysis 21

6.1 Policy Consistency 21

Active Transportation Plan (ATP) 21

Manteca General Plan 2023 21

6.2 Site Access Evaluation 22

Appendix A – Technical Calculations 23

List of Figures

Figure 1 – Project Study Area 6
Figure 2 – Project Site Plan 7
Figure 3 – Existing Peak Hour Turning Movements 10
Figure 4 – Cumulative No Project Peak Hour Turning Movements 19

List of Tables

Table 1: Intersection Level of Service (LOS) Criteria 12
Table 2: Project Vehicle Miles Traveled Analysis 13
Table 2: Intersection Operations – Existing Conditions 15
Table 3: Project Trip Generation 15
Table 4: Intersection Operations – Existing Plus Project Conditions 17
Table 5: Intersection Operations – Cumulative No Project Conditions 18
Table 5: Intersection Operations – Cumulative Plus Project Conditions 20

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1. Introduction

This study addresses the potential transportation impacts associated with the proposed Lewis Estates Subdivision project located in the City of Manteca. Vehicle miles traveled, intersection operations, site access, and consistency with relevant policies are analyzed. This report documents the methodologies, inputs, and results of the analysis.

1.1 Project Site Description

The proposed project includes the subdivision of an existing approximately 9.9-acre parcel into 53 single family homes. The project site is located on the southwest corner of the Woodward Avenue/Union Road intersection. **Figure 1** displays the location of the proposed project. Access is proposed via one right in/right out intersection on Union Road (Street A/Union Road) and extension of the existing Maehl Drive to the west. **Figure 2** displays the project site plan and proposed access.

1.2 Study Description

The study area is based on the proposed project's location, site access, and expected trip generation, distribution, and assignment. Traffic operations are analyzed at the intersection of Woodward Avenue/Union Road.

The study intersection is evaluated for the following four scenarios:

- **Existing Conditions** – Analyzes operations as they exist today.
- **Existing Plus Project Conditions** – Analyzes existing operations with the addition of trips generated from the proposed project.
- **Cumulative No Project Conditions** - Analyzes cumulative year (2040) volumes based on the City of Manteca / San Joaquin Council of Governments Travel Demand Forecasting (TDF) Model, assuming the project site remains in its current undeveloped state.
- **Cumulative Plus Project Conditions** – Analyzes cumulative year volumes with the addition of trips generated from the proposed project.

Figure 1 – Project Study Area

Figure 2 – Project Site Plan

2. Significance Criteria and Analysis Methodology

This chapter describes the significance criteria used to evaluate project impacts and the methodology used to analyze the study intersection described above, to develop traffic forecasts for the study intersection, and to complete the vehicle miles traveled analysis.

2.1 Applicable Policies and Significance Criteria

Senate Bill (SB) 743

Senate Bill (SB) 743 was signed into law in 2013 and is leading to substantial changes in the way transportation impact analyses are being prepared. Notably, it precludes the use of level of service (LOS) to identify significant transportation impacts in CEQA documents for land use projects, recommending instead that VMT be used as the preferred metric. On December 28, 2018, the CEQA Guidelines were amended to add Section 15064.3, Determining the Significance of Transportation Impacts, which states that generally, VMT is the most appropriate measure of transportation impacts. According to 15064.3(a), "Except as provided in subdivision (b)(2) (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact." Beginning on July 1, 2020, the provisions of 15064.3 applied statewide.

To aid in SB 743 implementation, in December 2018 OPR released a Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory). The Technical Advisory provides advice and recommendations to CEQA lead agencies on how to implement the SB 743 changes. This includes technical recommendations regarding the assessment of VMT, thresholds of significance, VMT mitigation measures, and screening thresholds for certain land use projects. Lead agencies may consider and use these recommendations at their discretion and with the provision of substantial evidence to support alternative approaches.

The Technical Advisory identifies "screening thresholds" to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed study. The following screening thresholds could be applicable to the proposed project.

- Small projects – projects consistent with a Sustainable Communities Strategy and local general plan that generate or attract fewer than 110 trips per day.

- Projects near major transit stops – certain projects (residential, retail, office, or a mix of these uses) proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.

- Affordable residential development – a project consisting of a high percentage of affordable housing may be a basis to find a less-than-significant impact on VMT.

- Projects in low VMT areas – residential and office projects that incorporate similar features (i.e., density, mix of uses, transit accessibility) as existing development in areas with low VMT will tend to exhibit similarly low VMT.

The Technical Advisory also identifies recommended numeric VMT thresholds for residential, office, and retail projects. The residential threshold is described below.

- Residential development that would generate vehicle travel exceeding 15 percent below existing (baseline) residential VMT per capita may indicate a significant transportation impact. Existing VMT per capita may be measured as a regional VMT per capita or as city VMT per capita.

The Travel Demand Forecasting model developed for the City of Manteca General Plan Update was used to develop baseline (2019) VMT per single family residential household. The established baseline VMT per single family household is 103.8. Therefore, single family residential projects that exceed 88.2 VMT per household would be considered to have a significant transportation impact. Projects that generate less than 88.2 VMT per household would be considered to have a less than significant transportation impact.

Level of Service

As previously noted, level of service (LOS) may no longer be used to identify significant transportation impacts in CEQA documents for land use projects. However, this analysis includes a LOS analysis to determine if the proposed project would result in unacceptable intersection operations per the City of Manteca standards. Policy C-P-2 of the 2023 General Plan strives for LOS D or better while LOS E or worse is considered unacceptable.

2.2 Data Collection

Figure 3 displays the existing intersection turning movement counts at the study intersection. Traffic count data collected in 2019 is used for the analysis.

Figure 3 – Existing Peak Hour Turning Movements

2.3 Travel Demand Forecasting

The City of Manteca's Base Year (2019) and Cumulative Year (2040) Travel Demand Forecasting (TDF) Model was recently updated as part of the General Plan Update. The Base Year and Cumulative Year TDF Models are used to develop Baseline and Cumulative VMT and cumulative year forecasts.

VMT Analysis Methodology

The Base Year TDF was used to develop Baseline Average Weekday Daily VMT per single family household and to develop trip distribution under Existing Plus Project conditions. The Base Year model represents 2019/2020 Pre-COVID AM peak hour, PM peak hour, and Average Daily Traffic conditions. Baseline VMT is calculated by taking the total VMT generated by all single-family residential households in the City of Manteca and dividing it by the total number of single-family residential households in the City of Manteca. The established baseline for single family homes is 103.8 VMT per single family home.

The Cumulative Year 2040 TDF Model incorporates 2040 land use assumptions for the City of Manteca, City of Lathrop, City of Ripon and surrounding unincorporated areas of San Joaquin County. The TDF model was used to estimate the proposed project's Cumulative Average Weekday Daily VMT and considers several factors that affect frequency and distance of vehicle travel, including availability and locations of complimentary land use, transportation network, distances traveled to and from areas external to the model area, and availability of high-capacity commuter rail / transit services.

The proposed project was added to the Cumulative Year 2040 model. Based on the Cumulative Model, the proposed project would generate a total 4,330.1 daily VMT, resulting in a VMT of 81.7 per household.

Travel Demand Forecasting Methodology

The traffic forecasting adjustment procedure known as the "difference method" is used to develop Cumulative Year (2040) AM and PM Peak Hour traffic forecasts. For a given intersection, this forecasting procedure is calculated as follows for every movement at the study intersection:

Cumulative Year Forecast = Existing Volume + (Cumulative Year TDF Model – Base Year TDF Model)

In addition to developing intersection turning movement forecasts, the Base Year and Cumulative Year TDF Model is used to develop trip distribution for Existing Plus Project and Cumulative Plus Project conditions.

2.4 Intersection Analysis

The study intersection is analyzed using procedures and methodologies contained in the *Highway Capacity Manual – 6th Edition* (Transportation Research Board, 2016). These methodologies are applied using Synchro 10 software which considers traffic volumes, lane configurations, signal timings, signal coordination, and other pertinent parameters of intersection operations.

Level of Service Definition

The study intersection is analyzed using the concept of Level of Service (LOS). LOS is a qualitative measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving. In general, LOS A represents free-flow conditions with no congestion, and LOS F represents severe congestion and delay under stop-and-go conditions. For signalized intersections and all way stop control intersections, LOS is based on the average delay experienced by all vehicles passing through the intersection. **Table 1** displays the delay range associated with each LOS category for signalized and unsignalized intersections.

Table 1: Intersection Level of Service (LOS) Criteria

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

Note: LOS = level of service; V/C ratio = volume-to-capacity ratio
Source: Transportation Research Board, 2016

3. Vehicle Miles Traveled Analysis

We evaluated the proposed project against the screening criteria in OPR's Technical Advisory. The following criteria is applicable to residential developments.

- Small projects – projects consistent with a Sustainable Communities Strategy and local general plan that generate or attract fewer than 110 trips per day.
- Projects near major transit stops – certain projects (residential, retail, office, or a mix of these uses) proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.
- Affordable residential development – a project consisting of a high percentage of affordable housing may be a basis to find a less-than-significant impact on VMT.
- Projects in low VMT areas – residential and office projects that incorporate similar features (i.e., density, mix of uses, transit accessibility) as existing development in areas with low VMT will tend to exhibit similarly low VMT.

The proposed development does not constitute a small project, is not located within ½ mile of an existing major transit stop, and does not include a high percentage of affordable housing units; therefore, the development is not eligible to be screened out based on these criteria. The City of Manteca has not developed low VMT areas, so this criterion is not applicable at this time.

Therefore, a detailed VMT analysis was conducted using methodology discussed in Chapter 2 of this report. The proposed development would result in a significant impact if it were to generate vehicle travel exceeding 15 percent below the established Baseline VMT of 103.8.

Table 2 presents the established Baseline Citywide VMT per single family residential household and the Cumulative Project VMT per household.

Table 2: Project Vehicle Miles Traveled Analysis

Baseline VMT Per Single Family Household	Cumulative Development Project VMT Per Single Family Household	VMT Reduction	Percentage Reduction
103.8	81.7	-22.1	-21.3%

Source: City of Manteca Travel Demand Model - Fehr & Peers, 2021

As displayed, the proposed development would generate an estimated average of 81.7 VMT per single family household, resulting in a total daily project VMT of 4,330.1. The development is anticipated to generate a total of 500 daily trips, indicating the average trip length is approximately 8.7 miles. This is due to the fact that in the Cumulative Year, the number of jobs and the amount of commercial, retail, and recreational development in the City is anticipated to increase and residents will be able to travel shorter distances to access these types of land uses.

The Cumulative Project daily VMT of 81.7 represents an approximately 21 percent decrease from Baseline conditions. Because the development does not generate vehicle travel exceeding 15 percent below the established baseline, this is a **less than significant** transportation impact.

4. Existing Conditions

This chapter presents the intersection operations under existing conditions and existing plus project conditions.

4.1 Existing Intersection Operations

Table 2 displays the existing AM and PM peak hour operations at the study intersections. Technical calculations are displayed in **Appendix A**.

Table 2: Intersection Operations – Existing Conditions				
Intersection	**Control Type**	**Peak Hour**	**Delay[1]**	**LOS**
1. Woodward Avenue/Union Road	AWSC	AM PM	18.8 34.6	C D
Notes: AWSC = All-Way Stop Control; LOS = Level of Service [1] For signalized intersections and all-way stop controlled intersections, average intersection delay is reported in seconds per vehicle for all approaches. Source: Fehr & Peers, 2021				

As displayed, the intersection operates acceptably during the AM and PM peak hours under existing conditions. During the AM peak hour, intersection delay is approximately 19 seconds. During the PM peak hour, intersection delay is approximately 35 seconds.

4.2 Project Trip Generation

Project trips were estimated using trip rates published in the *Trip Generation Manual 10th Edition* (Institute of Transportation Engineers, 2017). **Table 3** displays the estimated number of daily, AM peak hour, and PM peak hour vehicle trips for the proposed project.

Table 3: Project Trip Generation								
Land Use	**Quantity**	**Daily**	**AM Peak**			**PM Peak**		
			In	**Out**	**Total**	**In**	**Out**	**Total**
Single-Family Detached Housing (ITE 210)	53 DU	500	10	29	39	33	19	52
Notes:								

Trip generation is based on trip rates published in *Trip Generation Manuel 10th Edition* (Institute of Transportation Engineers, 2017).
Source: Fehr & Peers, 2021

4.3 Project Trip Distribution

Project trips were distributed throughout the study area based the location of proposed access, existing directional patterns and output from the Base Year Manteca Travel Demand Model. Trips were distributed as noted below:

- Inbound Distribution:
  - Southbound on Union Road: 61% - AM peak hour; 62% - PM peak hour
  - Eastbound on Woodward Avenue: 9% - AM peak hour; 5% - PM peak hour
  - Westbound on Woodward Avenue: 30% - AM peak hour; 33% - PM peak hour
- Outbound Distribution:
  - Northbound on Union Road: 74% - AM peak hour; 56% - PM peak hour
  - Eastbound on Woodward Avenue: 21% - AM peak hour; 35% - PM peak hour
  - Westbound on Woodward Avenue: 5% - AM peak hour; 9% - PM peak hour

Figure 3 displays the traffic volumes under Existing Plus Project conditions.

4.4 Existing Plus Project Intersection Operations

As previously noted, access is proposed via one right in/right out intersection on Union Road (Street A/Union Road) and extension of the existing Maehl Drive to the west. It is anticipated that most residents will use Street A to enter the project site rather than Maehl Drive.

The proposed project would construct the following modifications to the Woodward Avenue/Union Road intersection:

- Widen the eastbound approach to construct an eastbound right turn pocket.
- Widen the northbound approach to construct an additional southbound through lane along the project frontage. Modify striping to accommodate a northbound left turn lane, two through lanes and a right turn pocket.
- Modify striping on southbound approach to accommodate a shared through/left turn lane and shared through/right turn lane.

Table 4 displays the AM and PM peak hour intersection operations under Existing Plus Project conditions. Technical calculations are displayed in **Appendix A.**

Table 4: Intersection Operations – Existing Plus Project Conditions						
Intersection	Control Type	Peak Hour	Existing		Existing Plus Project	
			Delay[1]	LOS	Delay[1]	LOS
1. Woodward Avenue/Union Road	AWSC	AM PM	18.8 34.6	C D	18.8 18.8	C C

Notes:
AWSC = All-Way Stop Control; LOS = Level of Service
[1] For signalized intersections and all-way stop controlled intersections, average intersection delay is reported in seconds per vehicle for all approaches.
Source: Fehr & Peers, 2021

With the proposed project constructing the improvements at the Woodward Avenue/Union Road intersection, the intersection would operate acceptably during both AM and PM peak hour conditions with the addition of project generated trips. There would be no change in delay during the AM peak hour between Existing and Existing Plus Project conditions. Intersection delay would decrease from approximately 35 seconds of delay to 19 seconds of delay during the PM peak hour.

5. Cumulative Conditions Analysis

This chapter analyzes the impacts of the project under Cumulative Conditions. The analysis reflects long-term development in the City of Manteca and other nearby jurisdictions using the Cumulative Year TDF model previously described.

5.1 Cumulative No Project Intersection Operations

The Cumulative Year TDF model is used to develop cumulative year intersection turning movement forecasts. The City of Manteca Public Facilities Implementation Plan (PFIP) identifies a traffic signal at the Woodward Avenue/Union Road intersection with the following lane configuration changes:

- Modify the northbound and southbound approaches to include one left turn pocket, two through lanes, and one right turn pocket
- Modify the eastbound approach to include one le ft turn pocket, one through lane, and one right turn pocket
- Modify the westbound approach to include one left turn pocket and a shared through/right turn lane.

Figure 4 displays AM and PM peak hour turning movement and lane configurations at the study intersection. **Table 5** displays the AM and PM peak hour intersection operations. Technical calculations are displayed in **Appendix A**.

Table 5: Intersection Operations – Cumulative No Project Conditions

Intersection	Control Type	Peak Hour	Existing		Cumulative No Project	
			Delay[1]	LOS	Delay[1]	LOS
1. Woodward Avenue/Union Road	AWSC/Signal[2]	AM PM	18.8 34.6	C D	16.6 24.8	B C

Notes:
AWSC = All-Way Stop Control; LOS = Level of Service
[1] For signalized intersections and all-way stop controlled intersections, average intersection delay is reported in seconds per vehicle for all approaches.
[2] Intersection was analyzed as an all-way stop control intersection under existing conditions and a signalized intersection under cumulative conditions
Source: Fehr & Peers, 2021

With the proposed PFIP improvements at the Woodward Avenue/Union Road intersection, the intersection would operate acceptably under Cumulative No Project conditions with approximately 17 seconds of delay during the AM peak hour and 25 seconds of delay during the PM peak hour.

Figure 4 – Cumulative No Project Peak Hour Turning Movements

5.2 Cumulative Plus Project Intersection Operations

The Cumulative Year Manteca TDF model was used to determine Cumulative Plus Project trip distribution. Trips were distributed as noted below:

- Inbound Distribution:
  - Northbound on Union Road: 2% - AM peak hour; 2% - PM peak hour
  - Southbound on Union Road: 80% - AM peak hour; 67% - PM peak hour
  - Eastbound on Woodward Avenue: 2% - AM peak hour; 13% - PM peak hour
  - Westbound on Woodward Avenue: 16% - AM peak hour; 18% - PM peak hour
- Outbound Distribution:
  - Northbound on Union Road: 80% - AM peak hour; 87% - PM peak hour
  - Southbound on Union Road: 2% - AM peak hour; 3% - PM peak hour
  - Eastbound on Woodward Avenue: 16% - AM peak hour; 9% - PM peak hour
  - Westbound on Woodward Avenue: 2% - AM peak hour; 1% - PM peak hour

Figure 4 displays the traffic volumes under Cumulative Plus Project conditions.

Project trips were added to Cumulative No Project volumes to develop Cumulative Plus Project turning movements. **Figure 4** displays the intersection turning movements under Cumulative Plus Project conditions. **Table 6** presents the results of the Cumulative Plus Project intersection operations analysis.

Table 5: Intersection Operations – Cumulative Plus Project Conditions

Intersection	Control Type	Peak Hour	Cumulative No Project		Cumulative Plus Project	
			Delay[1]	Delay[1]	Delay[1]	LOS
1. Woodward Avenue/Union Road	Signal	AM PM	16.6 24.8	B C	17.1 25.8	B C

Notes:
AWSC = All-Way Stop Control; LOS = Level of Service
[1] For signalized intersections, average intersection delay is reported in seconds per vehicle for all approaches.
Source: Fehr & Peers, 2021

As displayed, the intersection would operate acceptably with the addition of project generated trips with approximately 17 seconds of delay during the AM peak hour and 26 seconds of delay during the PM peak hour. The project would increase delay by one second or less during either peak hour.

6. Additional Analysis

This chapter describes the additional analysis completed for the proposed project, including a policy consistency review and a site access evaluation.

6.1 Policy Consistency

The Active Transportation Plan and City of Manteca General Plan were reviewed to determine if the proposed development project results in any inconsistencies with adopted transportation related policies.

2020 Active Transportation Plan (ATP)

The ATP identifies planned sidewalks and a future Class II bike lane on Woodward Avenue and planned sidewalks and a future Class II buffered bike lane on Union Road along the project frontage. The project plans dated March 3, 2021 indicate separated sidewalks and Class II bike lanes will be constructed along Woodward Avenue and Union Road along the project frontage. However, the plans do not identify a buffered bike lane on Union Road.

The ATP indicates lighting may be needed on Woodward Avenue and Union Road along the project frontage. Based on the project plans, it does not appear as though lighting is proposed at this time.

Therefore, it is recommended that the following be incorporated into the Conditions of Approval for the proposed project:

- **Traffic COA #1:** The project shall construct a Class II buffered bike lane along Union Road.
- **Traffic COA #2:** The project shall install street lighting along the project frontage on Woodward Avenue and Union Road, to the satisfaction of the Planning and Public Works Department.

Commented [CP1]: Can be labeled COA's or Mitigation Measures, depending on the City's preference

Manteca General Plan 2023

The proposed project's existing General Plan land use designation is Low Density Residential (LDR), which allows 2.1 to 8 dwelling units per acre. The project proposes 5.4 dwelling units/acre and is therefore, consistent with the General Plan land use designation. Additionally, the project is consistent with goals and policies identified in the Circulation Element of the City of Manteca General Plan 2023, as described below:

Goals

- Goal C-2. Provide complete streets designed to serve a broad spectrum of travel modes, including automobiles, public transit, walking, and bicycling.
- Goal C-9. Provide a safe, secure, and convenient bicycle route system that connects to retail, employment centers, public facilities, and parks

- Goal C-10. Provide for safe and convenient pedestrian circulation.

With the recommended mitigation measures, the proposed project includes bicycle and pedestrian improvements consistent with those required in the ATP. These improvements help create complete streets and are consistent with the goals described above.

Policies

- C-P-2: To the extent feasible, the City shall strive for a vehicular LOS of D or better at all streets and intersections, except in the Downtown area where right-of-way is limited, pedestrian, bicycle, and transit mobility are most important and vehicular LOS is not a consideration.
- C-P-9: Residential and collector street intersections with collector and arterial streets shall be aligned with other residential and collector streets, where feasible, to maintain a high degree of connectivity between neighborhoods, minimize circuitous travel, and to allow bicyclists and pedestrians to travel conveniently and safely from one neighborhood to another without using major streets.

Although LOS cannot be used as a CEQA metric to identify significant transportation impacts, intersection operations were analyzed for the proposed project and are discussed in Chapters 4 and 5. The study intersection would operate at LOS D or better with the addition of project trips. Additionally, the project has been designed to connect with existing Maehl Drive, providing connectivity between neighborhoods and minimizing circuitous travel. Street A does not align with Silva Way; however, the median on Union Road would prohibit through access, eliminating the need for Street A to align Silva Way.

6.2 Site Access Evaluation

As described in Chapter 3 and displayed in **Figure 1**, access is proposed via one right in/right out intersection on Union Road (Street A/Union Road) and extension of the existing Maehl Drive to the west. The preliminary site plan indicates adequate emergency access would be provided and there do not appear to be any geometric hazards. However, intersections and street sections should be reviewed by the City of Manteca and designed to comply with typical City standards.

It is recommended that the following be incorporated into the Conditions of Approval for the proposed project:

- **Traffic COA #3:** All intersections and roadways shall be designed to provide adequate emergency access and comply with City of Manteca standards.

Appendix A – Technical Calculations

FEHR PEERS