



# AEI

## Consultants

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June 13, 2018

Steve Ring  
Fulcrum Real Estate and Development  
336 Bon Air Center, Suite 354  
Greenbrae, CA 94901

Subject: Site Development Update / Phase I ESA  
Church of the Valley Development  
19001 San Ramon Valley Boulevard  
San Ramon, CA 94583

Dear Mr. Ring:

AEI prepared the Phase I Environmental Site Assessment for this property dated September 19, 2017. At that time, we understood that the property was undergoing planning for expansion with an educational building and a proposed memory care facility on the property. Since that time, we understand that the development plans have been modified, with the current proposed development reflected in drawings dated May 23, 2018. While these drawings reflect shifting the location and massing of certain buildings, these changes do not alter the findings or conclusions of the Phase I ESA.

If there are any questions, please feel free to contact me at 925 746-6004. We appreciate the opportunity to assist in this exciting project.

Sincerely,  
**AEI Consultants**

Peter McIntyre, PG  
Executive Vice President



# AEI Consultants

September 19, 2017

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

### **Property Identification:**

Church of the Valley  
19001 San Ramon Valley Boulevard  
San Ramon, Contra Costa County, California 94583

AEI Project No. 377297

### **Prepared For:**

Fulcrum Real Estate and Development, Inc. a California Corporation  
336 Bon Air Center, #354  
Greenbrae, California 94904

### **And:**

Silverado Senior Livings, Inc.  
6400 Oak Canyon Drive, Suite 200  
Irvine California 92618

### **Prepared By:**

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Environmental  
Due Diligence

Building Assessments

Site Investigation  
& Remediation

Energy Performance  
& Benchmarking

Industrial Hygiene

Construction  
Risk Management

Zoning Analysis  
Reports & ALTA  
Surveys

National Presence

Regional Focus

Local Solutions



September 19, 2017

Fulcrum Real Estate and Development, Inc. a California Corporation  
336 Bon Air Center, #354  
Greenbrae, California 94904

**Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
Church of the Valley  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
AEI Project No. 377297

Dear Steve Ring:

AEI Consultants is pleased to provide the Phase I Environmental Site Assessment (Phase I ESA) report of the above referenced address. This assessment was authorized and performed in accordance with the scope of services outlined in the proposal, the scope and limitations of ASTM Standard Practice E1527-13, and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we may assist you in any other matter, please contact me at (925) 746-6004 or [pmcintyre@aeiconsultants.com](mailto:pmcintyre@aeiconsultants.com).

Sincerely,

Peter McIntyre, PG  
AEI Consultants

## PROJECT SUMMARY

**Church of the Valley  
19001 San Ramon Valley Boulevard, San Ramon, Contra Costa County,  
California 94583**

	<b>Report Section</b>	<b>No Further Action</b>	<b>REC</b>	<b>CREC</b>	<b>HREC</b>	<b>Other Environmental Considerations</b>	<b>Recommended Action</b>
2.1	Site Location and Description	✓					
2.2	Site and Vicinity Characteristics	✓					
3.1	Historical Summary					✓	Sampling for former Ag chemicals
4.0	Regulatory Agency Records Review					✓	Be aware of potential wetlands
5.0	Regulatory Database Records Review	✓					
5.2	Vapor Migration	✓					
6.3	Previous Reports and Other Provided Documentation	✓					
7.1	Subject Property Reconnaissance Findings	✓					
7.2	Adjacent Property Reconnaissance Findings	✓					
8.1	Asbestos-Containing Building Materials					✓	O&M Plan
8.2	Lead-Based Paint	✓				✓	
8.3	Radon						
8.4	Drinking Water Sources and Lead in Drinking Water	✓					
8.5	Mold/Indoor Air Quality Issues	✓					



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## LIST OF COMMONLY USED ABBREVIATIONS

Units	
µg/L	Micrograms per Liter
mg/kg	Milligrams per Kilogram
mg/L	Milligrams per Liter
pCi/L	PicoCuries per Liter
ppb	Parts per Billion
ppm	Parts per Million
Acronyms	
ACM	Asbestos-Containing Material
AHERA	Asbestos Hazard Emergency Response Act
APN	Assessor's Parcel Number
AST	Aboveground Storage Tank
AUL	Activity and Use Limitation
bgs	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
COC	Contaminant of Concern
CREC	Controlled Recognized Environmental Condition
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
GPR	Ground-Penetrating Radar
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation and Air Conditioning
HWS	Hazardous Waste Site
LBP	Lead-Based Paint
LCP	Lead Containing Paint
LLP	Landowner Liability Protection
LQG	Large Quantity Generator
LUST	Leaking Underground Storage Tank
MCL	Maximum Contaminant Level
MTBE	Methyl Tertiary Butyl Ether
ND	None Detected
NESHAP	National Emission Standards for Hazardous Air Pollutants
NFA	No Further Action
NOV	Notice of Violation
NPL	National Priorities List
O&M	Operations and Maintenance
OSHA	Occupational Safety and Health Administration
PCB	Polychlorinated Biphenyl
PCE	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene, PERC
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
RP	Responsible Party
SDS	Safety Data Sheet
SEMS	Superfund Enterprise Management System
SQG	Small Quantity Generator
SVOC	Semi-Volatile Organic Compound
TCE	Trichloroethylene, Trichloroethene
TPH	Total Petroleum Hydrocarbons
TPHd	Total Petroleum Hydrocarbons (diesel range)
TPHg	Total Petroleum Hydrocarbons (gasoline range)
TPHo	Total Petroleum Hydrocarbons (oil range)
TRPH	Total Recoverable Petroleum Hydrocarbons
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound

## EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Fulcrum Real Estate and Development, Inc. a California Corporation to conduct a Phase I ESA in conformance with the proposal and the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 19001 San Ramon Valley Boulevard, San Ramon, Contra Costa County, California. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

### PROPERTY DESCRIPTION

PROPERTY INFORMATION	
Property Name	Church of the Valley
Street Address(es)	19001 San Ramon Valley Boulevard
City	San Ramon
State	California
Location	Southwest side of San Ramon Valley Boulevard
Vicinity Characteristics	Residential
Approximate Site Acreage/Source	5.45 Acres/Contra Costa County Assessor
Property Type	Religious
Subject Property Use(s)	Baptist Church
Assessor Parcel Number(s)	211-051-014-2
SITE AND BUILDING INFORMATION	
Number of Buildings	Two
Year(s) of Construction	Circa 1978 and 1989
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	One
Building Area (SF)/Source	13,600 SF/Contra Costa County Assessor
Building Description(s)	One wood-framed administrative and classroom building and one wood-framed sanctuary building
Building Occupant(s)	Church of the Valley
Additional Improvements	Asphalt-paved parking/drive areas and associated landscaping
Current On-site Operations	Religious activities and facility maintenance
Current Use of Hazardous Substances	None identified
UTILITY PROVIDER INFORMATION	
Natural Gas Provider	Pacific Gas & Electric Company (PG&E)
Electricity Provider	PG&E
Heating System Fuel Source	Natural gas
Cooling System Power Source	Electricity
Potable Water Provider or Source	East Bay Municipal Utilities District
Sewage Disposal Provider or Treatment System	City of San Ramon
REGULATORY INFORMATION	
Regulatory Database Listings	HAZNET; refer to Section 5.1
Institutional Controls	None identified
Engineering Controls	None identified
Environmental Liens	None identified

The subject property consists of a single parcel of land occupied by the Church of the Valley. The subject property is improved with two single-story, wood-framed buildings constructed on concrete slab-on-grade. An administrative building is located on the northern portion of the subject property, and is subdivided into office space, classrooms, a gathering hall, kitchen, restrooms, and utility rooms. A sanctuary building is located on the southwestern portion of the subject property and is subdivided into a main sanctuary, classroom, and restrooms. Asphalt-paved parking areas are located on the northwestern and eastern portions of the subject property. A seasonal creek is located on the southeastern portion of the subject property. The remainder of the subject property consists of vacant space and associated landscaping.

Based on a review of historical sources, the subject property was identified to consist of agricultural land from at least 1939 until 1973. The administrative building was constructed circa 1978, and the sanctuary building was constructed in 1989. The Church of the Valley has been the sole occupant since construction.

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
<b>Northwest:</b>	Single-family residences (2739-2745 Morgan Drive) and the Twin Creeks Gardens Apartments (2731 Morgan Drive)	None identified
<b>Southwest:</b>	Single-family residences (12964-12994 Hawkins Drive)	None identified
<b>Northeast:</b>	San Ramon Valley Boulevard and Interstate 680 followed by the San Ramon Athan Downs athletic fields	None identified
<b>Southeast:</b>	Single-family residences (2765-2795 Ellingson Way)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

Based upon topographic map interpretation, the direction of groundwater flow beneath the subject property is inferred to be to the east. Based on groundwater monitoring data for a nearby site at 1091 Market Place, approximately 5,000-feet northeast, groundwater in the vicinity of the subject property is encountered at six to 13 feet bgs.

## FINDINGS

Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the ASTM Standard Practice E1527-13 as a past release of hazardous substances or petroleum products that has been

addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the ASTM Standard Practice E1527-13 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.

- AEI did not identify evidence of HRECs during the course of this assessment.

Other Environmental Considerations warrant discussion, but do not qualify as RECs as defined by the ASTM Standard Practice E1527-13. These include, but are not limited to, de minimis conditions and/or environmental considerations such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- Based on a review of historical sources, the subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition. However, AEI understands that the subject property is slated for redevelopment. Consequently, AEI recommends the performance of on-site sampling to determine if the subject property has been significantly impacted in connection with the historical agricultural use for the protection of the construction workers and future occupants of the subject property.
- AEI accessed the US Fish and Wildlife Service National Wetlands Inventory (NWI) map (see Appendix). Review of the NWI map indicates riverine wetlands and freshwater forest/shrub wetlands are located on the subject property, likely associated with the seasonal creek. A comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property, and this should be considered in any redevelopment plans.
- Due to the age of the subject property administration building, there is a potential that ACMs are present. All observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.

- Due to the age of the subject property administration building, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an x-ray fluorescence (XRF) survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

## **CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS**

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) of 19001 San Ramon Valley Boulevard, San Ramon, Contra Costa County, California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time, except as noted in Other Environmental Considerations above.



## **1.0 INTRODUCTION**

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This report documents the methods and findings of the Phase I ESA performed in conformance with the proposal and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 19001 San Ramon Valley Boulevard, San Ramon, Contra Costa County, California (Appendix A: Figures and Appendix B: Property Photographs).

### **1.1 SCOPE OF WORK**

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

### **1.2 ADDITIONAL SERVICES**

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

### **1.3 SIGNIFICANT ASSUMPTIONS**

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

## 1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I ESA is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

## **1.5 LIMITING CONDITIONS/DEVIATIONS**

The performance of this Phase I ESA was limited by the following:

- The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

## **1.6 DATA GAPS AND DATA FAILURE**

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

### **1.6.1 DATA FAILURE**

The following data failure was identified during the course of this assessment:

Data Failure	<p>The earliest historical resource obtained during this assessment was an aerial photograph from 1939 indicating that the subject property was developed, as discussed below. The lack of historical sources for the subject property dating back to first developed use represents historical data source failure.</p> <p>In the 1939 aerial photograph, the subject property was developed agriculturally. Thus it is assumed that prior to 1939 the subject property would have been used for agricultural purposes, if not undeveloped. Therefore, this data failure is not expected to significantly alter the Findings of this assessment.</p>
Information/Sources Consulted	City directories, aerial photographs, agency records, interviews

### **1.6.2 DATA GAPS**

AEI did not identify significant data gaps which affected our ability to identify RECs.

## **1.7 RELIANCE**

All reports, both verbal and written, are for the benefit of Fulcrum Real Estate and Development, Inc. a California Corporation and Silverado Senior Livings, Inc. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors, or assigns. Reliance is provided in accordance with AEI's proposal and Standard Terms and Conditions executed by Fulcrum Real Estate and Development, Inc. a California Corporation on September 5, 2017. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

## 2.0 SITE AND VICINITY DESCRIPTION

### 2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Property Name	Church of the Valley
Street Address(es)	19001 San Ramon Valley Boulevard
City	San Ramon
State	California
Location	Southwest side of San Ramon Valley Boulevard
Vicinity Characteristics	Residential
Approximate Site Acreage/Source	5.45 Acres/Contra Costa County Assessor
Property Type	Religious
Subject Property Use(s)	Baptist Church
Assessor Parcel Number(s)	211-051-014-2
SITE AND BUILDING INFORMATION	
Number of Buildings	Two
Year(s) of Construction	Circa 1978 and 1989
Number of Floors/Stories	One
Basement or Subgrade Area(s)	None identified
Number of Units	One
Building Area (SF)/Source	13,600 SF/Contra Costa County Assessor
Building Description(s)	One wood-framed administrative and classroom building and one wood-framed sanctuary building
Building Occupant(s)	Church of the Valley
Additional Improvements	Asphalt-paved parking/drive areas and associated landscaping
Current On-site Operations	Religious activities and facility maintenance
Current Use of Hazardous Substances	None identified
UTILITY PROVIDER INFORMATION	
Natural Gas Provider	Pacific Gas & Electric Company (PG&E)
Electricity Provider	PG&E
Heating System Fuel Source	Natural gas
Cooling System Power Source	Electricity
Potable Water Provider or Source	East Bay Municipal Utilities District
Sewage Disposal Provider or Treatment System	City of San Ramon
REGULATORY INFORMATION	
Regulatory Database Listings	HAZNET; refer to Section 5.1
Institutional Controls	None identified
Engineering Controls	None identified
Environmental Liens	None identified

Utility provider information listed in the table above is provided by Mr. Matt Moore of American Baptist Church of the Valley, unless otherwise noted above.

The subject property consists of a single parcel of land occupied by the Church of the Valley. The subject property is improved with two single-story, wood-framed buildings constructed on

concrete slab-on-grade. An administrative building is located on the northern portion of the subject property, and is subdivided into office space, classrooms, a gathering hall, kitchen, restrooms, and utility rooms. A sanctuary building is located on the southwestern portion of the subject property and is subdivided into a main sanctuary, classroom, and restrooms. Asphalt-paved parking areas are located on the northwestern and eastern portions of the subject property. A seasonal creek is located on the southeastern portion of the subject property. The remainder of the subject property consists of vacant space and associated landscaping.

## 2.2 SITE AND VICINITY CHARACTERISTICS

The immediately surrounding properties consist of the following:

Direction from Site	Tenant/Use (Address)	Regulatory Database Listing(s)
<b>Northwest:</b>	Single-family residences (2739-2745 Morgan Drive) and the Twin Creeks Gardens Apartments (2731 Morgan Drive)	None identified
<b>Southwest:</b>	Single-family residences (12964-12994 Hawkins Drive)	None identified
<b>Northeast:</b>	San Ramon Valley Boulevard and Interstate 680 followed by the San Ramon Athan Downs athletic fields	None identified
<b>Southeast:</b>	Single-family residences (2765-2795 Ellingson Way)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

## 2.3 PHYSICAL SETTING

**Geology:** According to information obtained from the USGS, the area surrounding the subject property is underlain by Quaternary alluvial and marine deposits of the Pliocene to Holocene era. Based on a review of the USDA Soil Survey for the area of the subject property, the soils in the vicinity of the subject property are classified as the Clear Lake clay series. Soils from this series are characterized as fine-grained, poorly drained soils.

<b>USGS Topographic Map:</b>	Dublin and Diablo, California, California Quadrangles
<b>Nearest surface water to subject property:</b>	Coyote Creek/3,800 feet northeast
<b>Gradient Direction/Source:</b>	East/topographic map interpretation
<b>Estimated Depth to Groundwater/Source:</b>	Six to 13 feet bgs/groundwater monitoring conducted at 1091 Market Place, approximately 5,000-feet northeast

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

## 3.0 HISTORICAL REVIEW OF SITE AND VICINITY

### 3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description/Use	Source(s)
1939-1973	Agricultural	Aerial photographs
Circa 1978-1989	Administrative building/Church of the Valley	Aerial photographs, city directories, interviews
1989-2017	Current buildings/Church of the Valley	Aerial photographs, city directories, interviews

Based on a review of historical sources, the subject property was identified to consist of agricultural land from at least 1939 until 1973. The administrative building was constructed circa 1978, and the sanctuary building was constructed in 1989. The Church of the Valley has been the sole occupant since construction.

Based on a review of historical sources, the subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. In general, historical agricultural use is not the subject of environmental enforcement actions by regulatory agencies, and therefore, could be considered a de minimis condition. However, AEI understands that the subject property is slated for redevelopment. Consequently, AEI recommends the performance of on-site sampling to determine if the subject property has been significantly impacted in connection with the historical agricultural use for the protection of the construction workers and future occupants of the subject property.

### 3.2 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the ERIS collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Site Descriptions
1939 1947 1958	Developed for agricultural use and with farmstead-type structures	NORTHWEST: Developed for agricultural use SOUTHWEST: Developed for agricultural use NORTHEAST: Developed for agricultural use SOUTHEAST: Developed for agricultural use



Year(s)	Subject Property Description	Adjacent Site Descriptions
1968 1973	No significant changes visible from the previous photograph	NORTHWEST: No significant changes visible from the previous photograph SOUTHWEST: No significant changes visible from the previous photograph NORTHEAST: Developed with San Ramon Valley Boulevard, with Interstate 680 and agricultural land beyond SOUTHEAST: No significant changes visible from the previous photograph
1980	Developed with the administrative building on the northern portion, with the remainder vacant land	NORTHWEST: Graded land undergoing construction SOUTHWEST: Developed with the existing single-family residences NORTHEAST: Developed with San Ramon Valley Boulevard, with Interstate 680 and the existing athletic fields beyond SOUTHEAST: Developed with the existing single-family residences
1987	No significant changes visible from the previous photograph	NORTHWEST: Developed with the existing single-family residences and apartment building SOUTHWEST: No significant changes visible from the previous photograph NORTHEAST: No significant changes visible from the previous photograph SOUTHEAST: No significant changes visible from the previous photograph
1993 2003 2004 2005 2006 2009 2010 2012 2014 2016	Developed with the existing improvements	NORTHWEST: No significant changes visible from the previous photograph SOUTHWEST: No significant changes visible from the previous photograph NORTHEAST: No significant changes visible from the previous photograph SOUTHEAST: No significant changes visible from the previous photograph

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

If available, copies of historical aerial photographs are provided in the report appendices.

### 3.3 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the ERIS collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.



### 3.4 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing the collection available at the Oakland Public Library. The following table summarizes the results of the city directory search.

Year(s)	Address - Occupant Listed
1973 1978	Address not listed
1979	American Baptist Church of the Valley
1980	American Baptist Church of the Valley, Church of the Valley
1985 1990	American Baptist Church of the Valley, Church of the Valley, Church of the Valley Preschool
1995	American Baptist Church of the Valley, Church of the Valley
1999	Church of the Valley, Church of the Valley Preschool
2005 2010 2015	Church of the Valley

Based on the city directory review, the subject property has been occupied by the current tenant since at least 1979.

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the city directory review.

### 3.5 HISTORICAL TOPOGRAPHIC MAPS

In accordance with our approved scope of services, historical topographic maps were not reviewed as a part of this assessment.

### 3.6 CHAIN OF TITLE

In accordance with our approved scope of services, a chain of title search was not performed as part of this assessment.

## 4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

### 4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

On September 7, 2017, AEI contacted the Contra Costa County Health Services, Hazardous Materials Programs via email for information on the subject property. Files at this agency may contain information regarding hazardous substance storage and use, underground storage tanks, unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area, wells and/or septic systems.

According to Ms. Alex McMullen, no files are available for the subject property.

### 4.2 FIRE DEPARTMENT

On September 14, 2017, AEI contacted the San Ramon Valley Fire Protection District via office visit for information on the subject property to identify any evidence of previous or current hazardous substance usage, and/or for any historical information available for the subject property.

No files were available for the subject property.

### 4.3 BUILDING DEPARTMENT

On September 14, 2017, AEI contacted the San Ramon Building Department via office visit for information on the subject property in order to identify historical tenants, features of concern and property use.

Please refer to the following table for a listing of permits reviewed:

Year(s)	Owner/Applicant	Description of Permit and Building Use
1992	N/A	Commercial alteration
1998	N/A	New furnace/air conditioner
1998	N/A	Commercial alteration
2000	N/A	Commercial alteration
2001	N/A	Cellular site or satellite dish
2005	N/A	Office or professional alteration
2006	N/A	Office or professional alteration
2006	N/A	New furnace/air conditioner
2012	N/A	Cellular site or satellite dish
2014, 2015	N/A	Office or professional alteration

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the San Ramon Building Department.

#### **4.4 PLANNING DEPARTMENT**

On September 14, 2017, AEI contacted the San Ramon Planning Department via office visit for information on the subject property in order to identify AULs associated with the subject property.

AEI spoke with a representative, who indicated that evidence indicating the existence of AULs was not on file for the subject property with the San Ramon Planning Department.

#### **4.5 COUNTY ASSESSOR OFFICE**

On September 14, 2017, AEI contacted the Contra Costa County assessor's office via office visit for information on the subject property in order to determine the earliest recorded date of development and use.

According to the Contra Costa County assessor's office, the current buildings total 13,600 SF, and the lot size is 5.45 acres. No additional information is available.

#### **4.6 OIL AND GAS WELLS/PIPELINES**

On September 14, 2017, AEI reviewed the California Department of Oil, Gas & Geothermal Resources maps and the National Pipeline Mapping System (NPMS) Public Map Viewer concerning the subject property and nearby properties. The maps contain information regarding oil and gas development.

According to the California Department of Oil, Gas & Geothermal Resources map, oil or gas wells are not located within 500 feet of the subject property. AEI did not identify evidence of environmental concerns during the map review.

According to the NPMS Public Map Viewer, pipelines are not located within 500 feet of the subject property. AEI did not identify evidence of environmental concerns during the map review.

#### **4.7 OTHER AGENCIES SEARCHED**

AEI accessed the US Fish and Wildlife Service National Wetlands Inventory (NWI) map (see Appendix). Review of the NWI map indicates riverine wetlands and freshwater forest/shrub wetlands are located on the subject property, likely associated with the seasonal creek. A comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property, and this should be considered in any redevelopment plans.

On September 7, 2017, AEI contacted the **Bay Area Air Quality District (BAAQMD)** for information regarding any records of PTO, NOV, or NTC issued to occupants of the subject property and associated with air emission equipment primarily related to stationary sources of air pollution, such as dry cleaning machines, boiler, and/or underground storage tanks.

According to Ms. Rochelle Reed, no information indicating the existence of any PTOs, NOVs, or NTCs was on file for the subject property with the BAAQMD.

On September 18, 2017, AEI accessed the **California Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)** online database for

information pertaining to hazardous waste disposal associated with the subject property. The HWTS generates reports on hazardous waste shipments for generators, transporters, and treatment, storage or disposal facilities (TSDFs).

According to the DTSC HWTS, the subject property, identified as Church of the Valley at 19001 San Ramon Valley Boulevard, formerly maintained EPA ID number CAC00265024, which is listed as inactive. No additional information is available.

On September 15, 2017, AEI accessed the **California Department of Toxic Substances Control (DTSC) EnviroStor database**, which contains information of investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC oversight.

No information indicating any release of hazardous materials from the subject property was found on the EnviroStor website.

On September 15, 2017, AEI accessed the **California State Water Resources Control Board (SWRCB) GeoTracker database**, a data management system for managing sites that impact groundwater, especially those requiring groundwater cleanup [USTs, Department of Defense, Site Cleanup Program] as well as permitted facilities such as operating USTs and land disposal sites.

No information indicating any release of hazardous materials from the subject property was found on the GeoTracker website.

#### **4.8 STATE ENVIRONMENTAL SUPERLIENS AND PROPERTY TRANSFER LAWS**

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens and/or property transfer laws.



## 5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Environmental Risk Information Services (ERIS) to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by ERIS into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by ERIS, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report is included in Appendix C of this report.

The subject property was identified in the regulatory database report as follows: HAZNET. See Section 5.1 for additional discussion.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

### 5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property Listed	Number of Listings within Search Distance	Recognized Environmental Condition or Other Environmental Consideration (Yes or No)
NPL	1	No	0	
DELISTED NPL	0.5	No	0	
SEMS (formerly CERCLIS)	0.5	No	0	
SEMS-ARCHIVE (formerly CERCLIS NFRAP)	0.5	No	0	
RCRA CORRACTS	1	No	0	
RCRA-TSDF	0.5	No	0	
RCRA LQG, SQG, CESQGs, VGN, NLR	SP/ADJ	No	0	
US ENG CONTROLS	SP	No	0	
US INST CONTROLS	SP	No	0	
ERNS	SP	No	0	

Database	Search Distance (Miles)	Subject Property Listed	Number of Listings within Search Distance	Recognized Environmental Condition or Other Environmental Consideration (Yes or No)
STATE/TRIBAL HWS	1	No	4	No; based on the distance (all greater than 3,000 feet), regulatory status, and/or relative gradient, these sites are not expected to represent a significant environmental concern.
STATE/TRIBAL SWLF	0.5	No	0	
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	No	0	
STATE/TRIBAL LUST	0.5	No	0	
STATE/TRIBAL EC and IC	SP	No	0	
STATE/TRIBAL VCP	0.5	No	0	
STATE/TRIBAL BROWNFIELD	0.5	No	0	
ORPHAN	N/A	No	6	No; none of the identified orphan sites are located in the immediate vicinity (500-feet) of the subject property, and/or based upon the distance and relative gradient, the sites are not expected to represent a significant environmental concern.
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	Yes	1	No; discussed in Section 5.1 below.

Facility Name: Church of the Valley
Database: HAZNET
Address: 19001 San Ramon Valley Boulevard
Distance: Subject property
Direction: N/A
Comments: The subject property is identified on the HAZNET database. No additional details are available. Based on the regulatory oversight and the apparent lack of hazardous waste generation, this listing is not expected to represent a significant environmental concern.

## 5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

## 6.0 INTERVIEWS AND USER PROVIDED INFORMATION

### 6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

#### 6.1.1 INTERVIEW WITH OWNER

A representative of the subject property owner, Mr. Matt Moore of American Baptist Church of the Valley, was contacted in person on September 14, 2017. Mr Moore has been associated with the subject property for approximately 10 years. Mr. Moore stated the administration building was constructed in the 1970s, and the sanctuary building was constructed in 1989. The Church of the Valley has been the only tenant since construction. Mr. Moore was asked if he was aware of any of the following:

	Yes	No
Any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features.		✓
Any knowledge of previous environmental investigations conducted on site.		✓
Any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products.		✓
Any known plans for site redevelopment or change in site use.	✓	
Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		✓
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		✓
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		✓
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.		✓
<b>Comments:</b>  <b>According to Mr. Moore, portions of the subject property are planned for redevelopment. The vacant area on the southeastern portion of the parcel is planned to be subdivided and improved with an assisted living facility, and a church school is planned to be constructed on the northwestern portion of the existing parcel.</b>		

#### 6.1.2 INTERVIEW WITH KEY SITE MANAGER

Mr. Matt Moore of American Baptist Church of the Valley, is also the key site manager. Refer to Section 6.1.1.

#### 6.1.3 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

#### **6.1.4 INTERVIEW WITH OTHERS**

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this section.

#### **6.2 USER PROVIDED INFORMATION**

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

#### **6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION**

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.



## 7.0 SITE RECONNAISSANCE

<b>Site Reconnaissance Date</b>	September 14, 2017
<b>AEI Site Assessor(s)</b>	Erik Brown
<b>Property Escort(s)/Relationship(s) to Property</b>	Mr. Matt Moore/Representative of subject property owner and key site manager
<b>Units/Areas Observed</b>	All interior and exterior areas
<b>Area(s) not accessed and reason(s)</b>	None identified
<b>Weather</b>	Sunny and clear

### 7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
✓		Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use
	✓	Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)
	✓	Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use
	✓	Unidentified Substance Containers
✓		Electrical or Mechanical Equipment Likely to Contain Fluids
	✓	Interior Stains or Corrosion
	✓	Strong, Pungent, or Noxious Odors
	✓	Pools of Liquid
	✓	Drains, Sumps, and Clarifiers
	✓	Pits, Ponds, and Lagoons
	✓	Stained Soil or Pavement
	✓	Stressed Vegetation
	✓	Solid Waste Disposal or Evidence of Fill Materials
	✓	Waste Water Discharges
	✓	Wells
	✓	Septic Systems
	✓	Biomedical Wastes
	✓	Other

The subject property is currently occupied by Church of the Valley. On-site operations consist of religious activities and facility maintenance.

#### REGULATED HAZARDOUS SUBSTANCES/WASTES AND/OR PETROLEUM PRODUCTS IN CONNECTION WITH PROPERTY USE

Janitorial chemicals and cleaning supplies utilized on site are kept in locked storage areas at various locations on the subject property. No drains or other subsurface conduits were observed in the vicinity of these materials, and no staining or evidence of materials mishandling was observed. Based on the small quantities of these substances and good housekeeping practices observed, these materials are not expected to represent a significant environmental concern.

## ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

### *Transformers*

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Pad-Mounted	Two	PG&E	1970s and 1989	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

## 7.2 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

Yes	No	Observation
	✓	Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use
	✓	Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)
	✓	Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use
	✓	Unidentified Substance Containers
✓		Electrical or Mechanical Equipment Likely to Contain Fluids
	✓	Strong, Pungent, or Noxious Odors
	✓	Pools of Liquid
✓		Drains, Sumps, and Clarifiers
	✓	Pits, Ponds, and Lagoons
	✓	Stained Soil or Pavement
	✓	Stressed Vegetation
	✓	Solid Waste Disposal or Evidence of Fill Materials
	✓	Waste Water Discharges
	✓	Wells
	✓	Septic Systems
	✓	Other

### ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Subsurface transformers were observed on the adjacent public right-of-ways during the site reconnaissance. No spills, staining, or leaks were observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

### DRAINS, SUMPS, AND CLARIFIERS

Storm drains were observed on the adjacent public right-of-ways. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not expected to represent a significant environmental concern.

## 8.0 OTHER ENVIRONMENTAL CONSIDERATIONS

### 8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

Asbestos is the name for a group of naturally occurring silicate minerals that are considered to be "fibrous" and through processing can be separated into smaller and smaller fibers. The fibers are strong, durable, chemical resistant, and resistant to heat and fire. They are also long, thin and flexible, so they can even be woven into cloth. Because of these qualities, asbestos was considered an ideal product and has been used in thousands of consumer, industrial, maritime, automotive, scientific, and building products.

At the federal level, asbestos is primarily regulated by the United States EPA primarily through the EPA's NESHAP (Standard 40 CFR Chapter 61, Subpart M), the OSHA through the General Industry Standard, and the Construction Industry Standard (29 CFR 1926.1101 and 29 CFR 1910.1001). Many states have regulations in place for the inspection, management, and remediation of asbestos including company and individual licensing requirements for all activities relating to asbestos. Under both federal and state regulations building owners and employers may be required to perform certain activities related to the in-place management of asbestos, and prior to renovations or demolition activities (i.e. asbestos inspections or remediation) that may disturb building materials suspected of containing asbestos.

The information below is for general informational purposes only and does not constitute an asbestos survey. In addition, the information is not intended to comply with federal, state, or local regulations in regards to ACM.

Due to the age of the subject property the administration building, there is a potential that ACMs are present. A limited list of typical suspect ACMs is included in the following table:

<b>Material Type</b>	<b>Location</b>
Plaster (Acoustical and Smooth)	Walls and Ceilings
Ceiling Tile	Ceiling Systems
Thermal Systems Insulations, Packings, Gaskets	Heating Systems, Cooling Systems, Domestic and Heating and Cooling Piping, Ductwork, Other Equipment
Floor Tile and Associated Mastics, Flooring Felts, Papers (under hardwood/other)	Floors
Vinyl Sheet Flooring and Adhesives	Floors
Cove Base and Associated Mastics	Walls
Ceramic Tile Adhesives and Grouts	Walls, Floors, and Ceilings
All Adhesives	Mirrors, Wall Coverings, Construction, etc.
Grout and Caulking	Windows and Doors
Gypsum Board, Tape, and Joint Compound	Wall and Ceiling Systems
Insulation Materials	Walls, Ceilings, Attic Spaces
Roofing Materials (Felts, Rolled, Shingle, Flashings, Adhesives, Tar, Insulations)	Roof and Parapet Wall Systems
Brick and Block, Mortars	Walls

All observed suspect ACMs at the subject property were in good condition at the time of the site reconnaissance and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Based on the potential presence of ACMs, AEI recommends the implementation of an O&M Plan which stipulates that the repair and maintenance of damaged materials should be performed to protect the health and safety of the building occupants. In the event that building renovation or demolition activities are planned, a thorough asbestos survey to identify asbestos-containing building materials is required in accordance with the EPA NESHAP 40 CFR Part 61 prior to demolition or renovation activities that may disturb suspect ACMs.

## **8.2 LEAD-BASED PAINT**

LBP is defined as any paint, varnish, stain, or other applied coating that has  $\geq 1$  mg/cm<sup>2</sup> (5,000 µg/g or 5,000 ppm) or more of lead by federal guidelines; state and local definitions may differ from the federal definitions in amounts ranging from 0.5 mg/cm<sup>2</sup> to 2.0 mg/cm<sup>2</sup>. Section 1017 of the Housing and Urban Development (HUD) Guidelines, Residential Lead-Based Paint Hazard Reduction Act of 1992, otherwise known as "Title X", defines a LBP hazard as "any condition that causes exposure to lead that would result in adverse human health effects" resulting from lead-contaminated dust, bare, lead-contaminated soil, and/or lead-contaminated paint that is deteriorated or present on accessible, friction, or impact surfaces. Therefore, under Title X, intact LBP on most walls and ceilings would not be considered a "hazard", although the paint should be maintained and its condition monitored to ensure that it does not deteriorate and become a hazard. Additionally, Section 1018 of this law directed HUD and EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978. Most private housing, public housing, or federally owned or subsidized housing is affected by this rule.

LCP is defined as any paint with any detectable amount of lead present in it. It is important to note that LCP may create a lead hazard when being removed. The condition of these materials must be monitored when they are being disturbed. In the event LCP is subject to abrading, sanding, torching, and/or cutting during demolition or renovation activities, there may be regulatory issues that must be addressed.

The information below is for general informational purposes only and does not constitute a lead hazard evaluation. In addition, the information is not intended to comply with federal, state, or local regulations in regards to LCP.

In buildings constructed after 1978, it is unlikely that LBP is present. Structures built prior to 1978 and especially prior to the 1960s should be expected to contain LBP.

Due to the age of the subject property administration building, there is a potential that LBP is present. All observed painted surfaces were in good condition and are not expected to pose a health and safety concern to the occupants of the subject property at this time. Local regulations may apply to LBP in association with building demolition/renovations and worker/occupant protection. Actual material samples would need to be collected or an XRF survey performed in order to determine if LBP is present. It should be noted that construction activities that disturb materials or paints containing any amount of lead may be subject to certain requirements of the OSHA lead standard contained in 29 CFR 1910.1025 and 1926.62.

### **8.3 RADON**

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the US EPA, the radon zone level for the area is Zone 2, which has a predicted average indoor screening level between 2 pCi/L and 4 pCi/L, equal to or below the action level of 4 pCi/L set forth by the US EPA.

### **8.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER**

The East Bay Municipal Utilities District supplies potable water to the subject property. The most recent water quality report (2016) states that the 90th percentile value for lead levels in samples obtained from the area's water supply was less than five µg/L. Zero samples out of a total of 58 samples had lead levels exceeding the regulatory action level. Typical sources of lead in drinking water include corrosion of household plumbing systems. Overall, lead levels are well within standards established by the United States EPA.

### **8.5 MOLD/INDOOR AIR QUALITY ISSUES**

Molds are simple, microscopic organisms, which can often be seen in the form of discoloration, frequently green, gray, white, brown, or black. When excessive moisture or water accumulates indoors, mold growth will often occur, particularly if the moisture problem remains undiscovered or is not addressed. As such, interior areas of buildings characterized by poor ventilation and high humidity are the most common locations of mold growth. Building materials including drywall, wallpaper, baseboards, wood framing, insulation, and carpeting often play host to such growth. Mold spores primarily cause health problems through the inhalation of mold spores or the toxins they emit when they are present in large numbers. This can occur primarily when there is active mold growth within places where people live or work.

Mold, if present, may or may not visually manifest itself. Neither the individual completing this inspection, nor AEI has any liability for the identification of mold-related concerns except as defined in applicable industry standards. In short, this Phase I ESA should not be construed as a mold survey or inspection.

AEI observed interior areas of the subject property buildings in order to identify the potential presence of mold. AEI did not note obvious visual or olfactory indications of the presence of mold, nor did AEI observe obvious indications of significant water damage. As such, no bulk

sampling of suspect surfaces was conducted as part of this assessment and no additional action with respect to suspect mold appears to be warranted at this time.

This activity was not designed to discover all areas which may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication if significant (based on observed areas) mold growth is present at the subject property. Additional areas of mold not observed as part of this limited assessment, possibly in pipe chases, HVAC systems, and behind enclosed walls and ceilings, may be present on the subject property.

## 9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

---

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR Part 312.

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Erik Brown  
Project Manager

Reviewed By:



Richard D. Fehler  
Senior Author



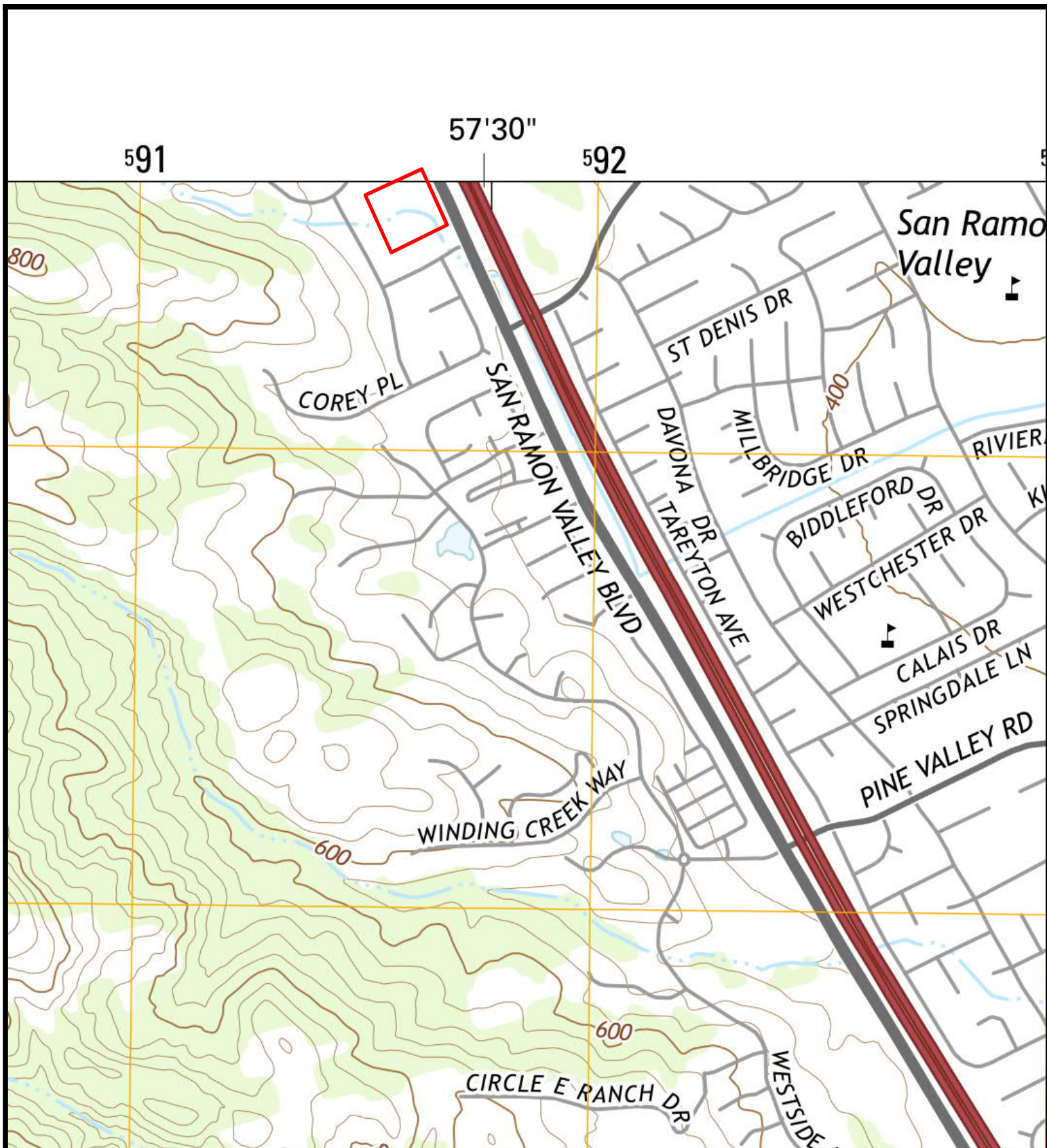
## 10.0 REFERENCES

Item	Date(s)	Source
Soils Information	September 2017	USDA Web Soil Survey <a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>
Topographic Map	2015	USGS
Depth to Groundwater Information	September 2017	SWRCB GeoTracker database
Aerial Photographs	1939, 1947, 1958, 1968, 1973, 1980, 1987, 1993, 2003, 2004, 2005, 2006, 2009, 2010, 2012, 2014, 2016	ERIS
Sanborn Map Report/Search	September 6, 2017	ERIS
City Directories	1973, 1978, 1979, 1980, 1985, 1990, 1995, 1999, 2005, 2010, 2015	Oakland Public Library
Environmental Health Department/ State Environmental Agency	September 7, 2017	Contra Costa County Health Services, Hazardous Materials Programs
Fire Department	September 14, 2017	San Ramon Valley Fire Protection District
Building Department	September 14, 2017	San Ramon Building Department
Planning Department	September 14, 2017	San Ramon Planning Department
Assessor's Information and Parcel Map	September 14, 2017	Contra Costa County assessor's office
Oil and Gas Wells/Pipelines	September 14, 2017	California Department of Oil, Gas & Geothermal Resources and NPMS Public Map Viewer <a href="https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf">https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf</a>
Other Agencies Searched	Various	Various
Regulatory Database Report	September 7, 2017	ERIS
Interview with Owner	September 14, 2017	American Baptist Church of the Valley
Interview with Key Site Manager	September 14, 2017	Mr. Matt Moore
Radon Zone Information	1993	US EPA Map of Radon Zones <a href="https://www.epa.gov/radon">https://www.epa.gov/radon</a>
Water Quality Report	2016	East Bay Municipal Utilities District

# **APPENDIX A**

## **FIGURES**





Legend: Approximate Property Boundary —

Source: USGS Topographic Map *Dublin, California* (2015)



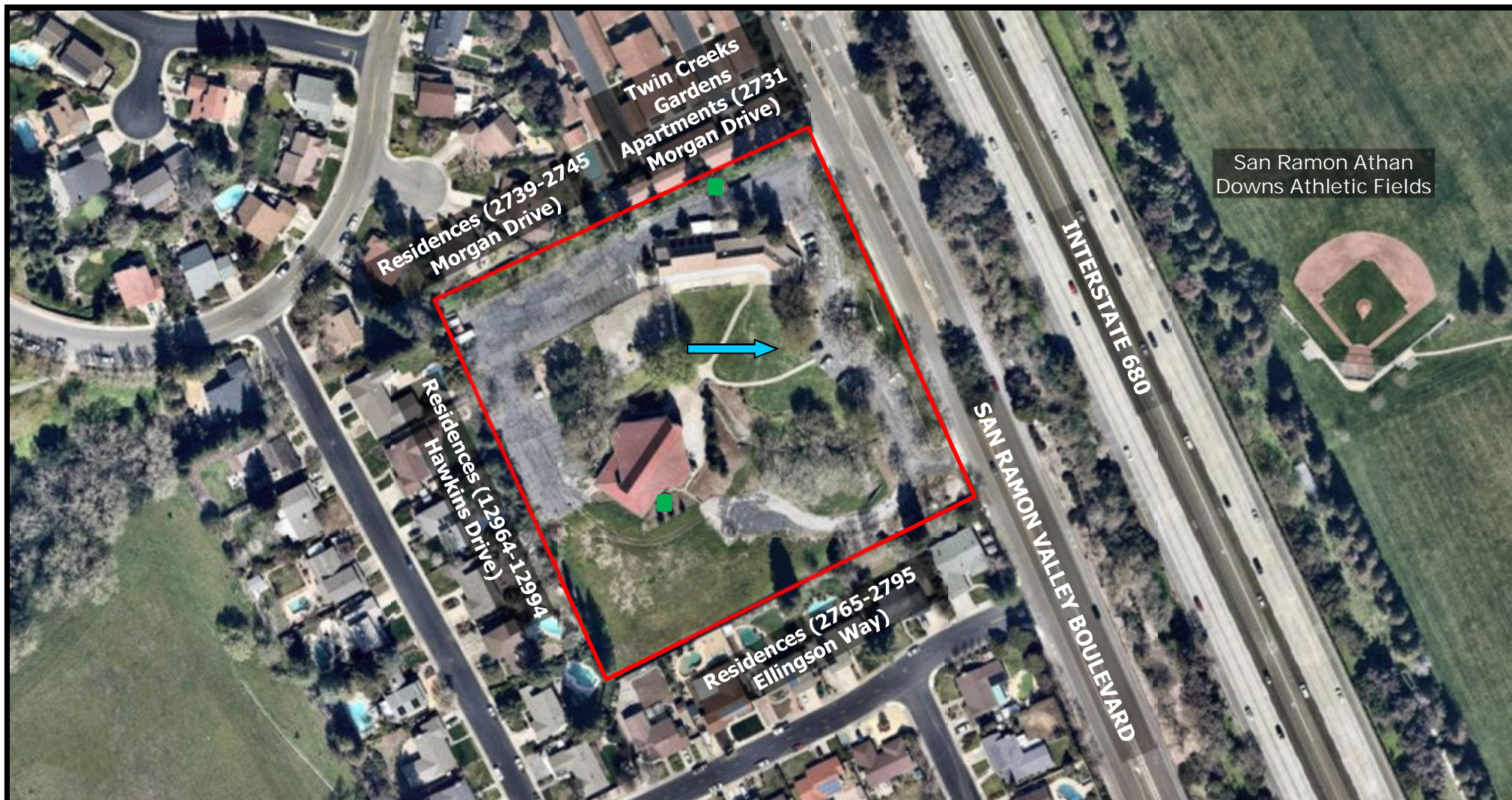
## Figure 1: TOPOGRAPHIC MAP

19001 San Ramon Valley Boulevard, San Ramon, California 94583

Project Number: 377297

**AEI**  
Consultants





#### Legend

Estimated Groundwater Flow Direction 

Approximate Property Boundary 

Listed in Environmental Database Report \*

 Pad-Mounted Transformer



## Figure 2: SITE MAP

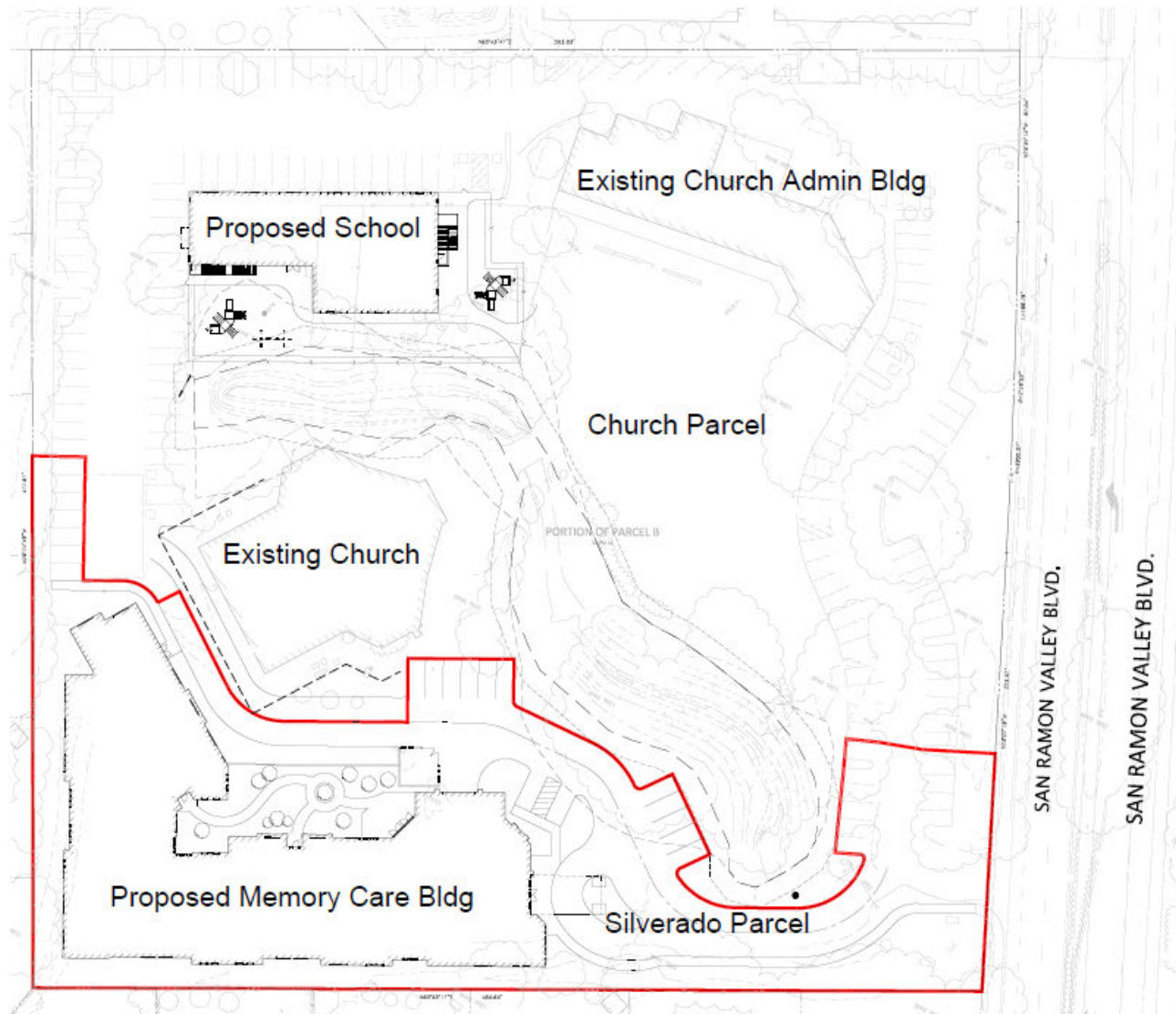
19001 San Ramon Valley Boulevard, San Ramon, California 94583

Project Number: 377297

**AEI**  
Consultants



— LOT LINE : 1.53 AC (30 PARKING STALLS)



Legend

Approximate Lot Line



### Figure 3: Lot Line

19001 San Ramon Valley Boulevard, San Ramon, California 94583

Project Number: 377297

# **APPENDIX B**

## **PROPERTY PHOTOGRAPHS**



1. View of the subject property signage along San Ramon Valley Boulevard



2. View of the subject property from the northeast, facing south



3. View of the subject property from the southeast, facing northwest



4. View of a gathering hall in the administrative building



5. View of a restroom in the administrative building



6. View of the kitchen in the administrative building



7. View of the interior of the sanctuary building



8. View of the interior of the sanctuary building

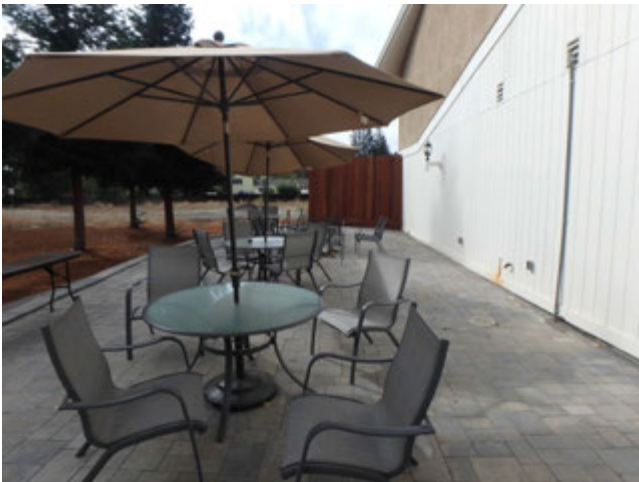




9. View of a classroom in the sanctuary building



10. View of the interior of the sanctuary building



11. View of a patio to the southeast of the sanctuary building



12. View of a seasonal creek on the southeastern portion of the subject property



13. View of a pad-mounted transformer to the south of the sanctuary building



14. View of unpaved area on the southeastern portion of the subject property



15. View of vacant land on the southern portion of the subject property



16. View of a classroom in the administrative building



17. View of an office in the administrative building



18. View of an office in the administrative building



19. View of the administrative building



20. View of landscaping and concrete-paved walkways





21. View of a classroom in the administrative building



22. View of landscaping on the eastern portion of the parcel and San Ramon Valley Boulevard to the northeast



23. View of a subsurface transformer along the San Ramon Valley Boulevard right-of-way



24. View of the asphalt-paved parking area on the eastern portion of the subject property



25. View of solid waste dumpsters on the northwestern portion of the subject property



26. View of storage containers on the northwestern portion of the subject property



27. View of asphalt-paved parking areas on the northwestern portion of the subject property



28. View of San Ramon Valley Boulevard adjacent to the northeast, with Interstate 680 beyond





29. View of the adjacent residences to the northwest



30. View of the residences adjacent to the southeast



31. View of the adjacent residences to the southwest

# **APPENDIX C**

## **REGULATORY DATABASE**



# DATABASE REPORT

**Project Property:** 377297  
19001 San Ramon Valley Boulevard  
San Ramon CA 94583

**Project No:** 141734

**Report Type:** Database Report

**Order No:** 20170906252

**Requested by:** AEI Consultants

**Date Completed:** September 7, 2017

**Environmental Risk  
Information Services**  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: [info@erisinfo.com](mailto:info@erisinfo.com)

**[www.erisinfo.com](http://www.erisinfo.com)**



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# Executive Summary

## Property Information:

**Project Property:** 377297  
19001 San Ramon Valley Boulevard San Ramon CA 94583

**Project No:** 141734

**Coordinates:**

<b>Latitude:</b>	37.74938
<b>Longitude:</b>	-121.960389
<b>UTM Northing:</b>	4,178,517.57
<b>UTM Easting:</b>	591,586.07
<b>UTM Zone:</b>	UTM Zone 10S

**Elevation:** 450 FT

## Order Information:

**Order No:** 20170906252  
**Date Requested:** September 6, 2017  
**Requested by:** AEI Consultants  
**Report Type:** Database Report

## Historicals/Products:

<b>Aerial Photographs</b>	Historical Aerials
<b>ERIS Xplorer</b>	<a href="#">Data and Historical Layer Viewer</a>
<b>Excel Add-On</b>	Excel Add-On
<b>Fire Insurance Maps</b>	US Fire Insurance Maps
<b>Physical Setting Report (PSR)</b>	PSR

## Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
<b>State</b>								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	4	4
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	0	-	0
DLST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	0	-	-	0
CERS TANK	Y	.25	0	0	0	-	-	0
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.5	0	0	0	0	-	0
DELISTED CTNK	Y	.25	0	0	0	-	-	0

#### **Tribal**

INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0

#### **County**

BERKELEY CUPA	Y	.25	0	0	0	-	-	0
HAYWARD CUPA	Y	.25	0	0	0	-	-	0
SANLEANDRO CUPA	Y	.25	0	0	0	-	-	0
UNION CUPA	Y	.25	0	0	0	-	-	0
UNION CUPA	Y	.25	0	0	0	-	-	0
ALAMEDA LOP	Y	.5	0	0	0	0	-	0
ALAMEDA UST	Y	.25	0	0	0	-	-	0
CONTRACO CUPA	Y	.25	0	0	0	-	-	0
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
LIVERMORE CUPA	Y	.25	0	0	0	-	-	0
LIVERMORE UST	Y	.25	0	0	0	-	-	0
LIVERMORE AST	Y	.25	0	0	0	-	-	0

#### **Additional Environmental Records**

##### **Federal**

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

#### State

INSP COMP ENF	Y	1	0	0	0	0	0	0
CDL	Y	.125	0	0	-	-	-	0
SCH	Y	1	0	0	0	0	4	4
CHMIRS	Y	PO	0	-	-	-	-	0
SWAT	Y	.5	0	0	0	0	-	0
HAZNET	Y	PO	1	-	-	-	-	1
SWRCB SWF	Y	.5	0	0	0	0	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYC	Y	.25	0	0	0	-	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0

#### Tribal

**No Tribal additional environmental record sources available for this State.**

#### County

**No County additional environmental databases were selected to be included in the search.**

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<hr/>								
	<i>Total:</i>		1	0	0	0	8	9

*\* PO – Property Only*

*\* 'Property and adjoining properties' database search radii are set at 0.25 miles.*

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">1</a>	HAZNET	CHURCH OF THE VALLEY	19001 SAN RAMON VALLEY BLVD SAN RAMON CA 94583	ENE	0.00 / 24.93	3	<a href="#">17</a>

## Executive Summary: Site Report Summary - Surrounding Properties

<b>Map Key</b>	<b>DB</b>	<b>Company/Site Name</b>	<b>Address</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev Diff (ft)</b>	<b>Page Number</b>
<a href="#"><u>2</u></a>	ENVIROSTOR	WINDEMERE PROJECT/FOUR SCHOOL SITES	DOUGHERTY ROAD/CAMINO TASSAJARA SAN RAMON CA 94583	NE	0.59 / 3,110.32	-30	<a href="#"><u>17</u></a>
<a href="#"><u>2</u></a>	SCH	WINDEMERE PROJECT/FOUR SCHOOL SITES	DOUGHERTY ROAD/CAMINO TASSAJARA SAN RAMON CA 94583	NE	0.59 / 3,110.32	-30	<a href="#"><u>18</u></a>
<a href="#"><u>3</u></a>	ENVIROSTOR	CALIFORNIA HIGH SCHOOL BUILDING O	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	-47	<a href="#"><u>19</u></a>
<a href="#"><u>3</u></a>	ENVIROSTOR	CALIFORNIA HIGH SCHOOL	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	-47	<a href="#"><u>20</u></a>
<a href="#"><u>3</u></a>	SCH	CALIFORNIA HIGH SCHOOL	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	-47	<a href="#"><u>21</u></a>
<a href="#"><u>3</u></a>	SCH	CALIFORNIA HIGH SCHOOL BUILDING O	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	-47	<a href="#"><u>21</u></a>
<a href="#"><u>4</u></a>	ENVIROSTOR	BOLLINGER CANYON ELEMENTARY SCHOOL	2300 TALAVERA DRIVE SAN RAMON CA 94583	NW	0.94 / 4,944.38	37	<a href="#"><u>22</u></a>
<a href="#"><u>4</u></a>	SCH	BOLLINGER CANYON ELEMENTARY SCHOOL	2300 TALAVERA DRIVE SAN RAMON CA 94583	NW	0.94 / 4,944.38	37	<a href="#"><u>23</u></a>



## Executive Summary: Summary by Data Source

### **Standard**

#### **State**

##### **ENVIROSTOR - EnviroStor Database**

A search of the ENVIROSTOR database, dated Jun 26, 2017 has found that there are 4 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
BOLLINGER CANYON ELEMENTARY SCHOOL	2300 TALAVERA DRIVE SAN RAMON CA 94583	NW	0.94 / 4,944.38	<a href="#"><u>4</u></a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
WINDEMERE PROJECT/FOUR SCHOOL SITES	DOUGHERTY ROAD/CAMINO TASSAJARA SAN RAMON CA 94583	NE	0.59 / 3,110.32	<a href="#"><u>2</u></a>
CALIFORNIA HIGH SCHOOL	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	<a href="#"><u>3</u></a>
CALIFORNIA HIGH SCHOOL BUILDING O	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	<a href="#"><u>3</u></a>

### **Non Standard**

#### **State**

##### **SCH - School Property Evaluation Program Sites**

A search of the SCH database, dated Jul 5, 2017 has found that there are 4 SCH site(s) within approximately 1.00 miles of the project property.

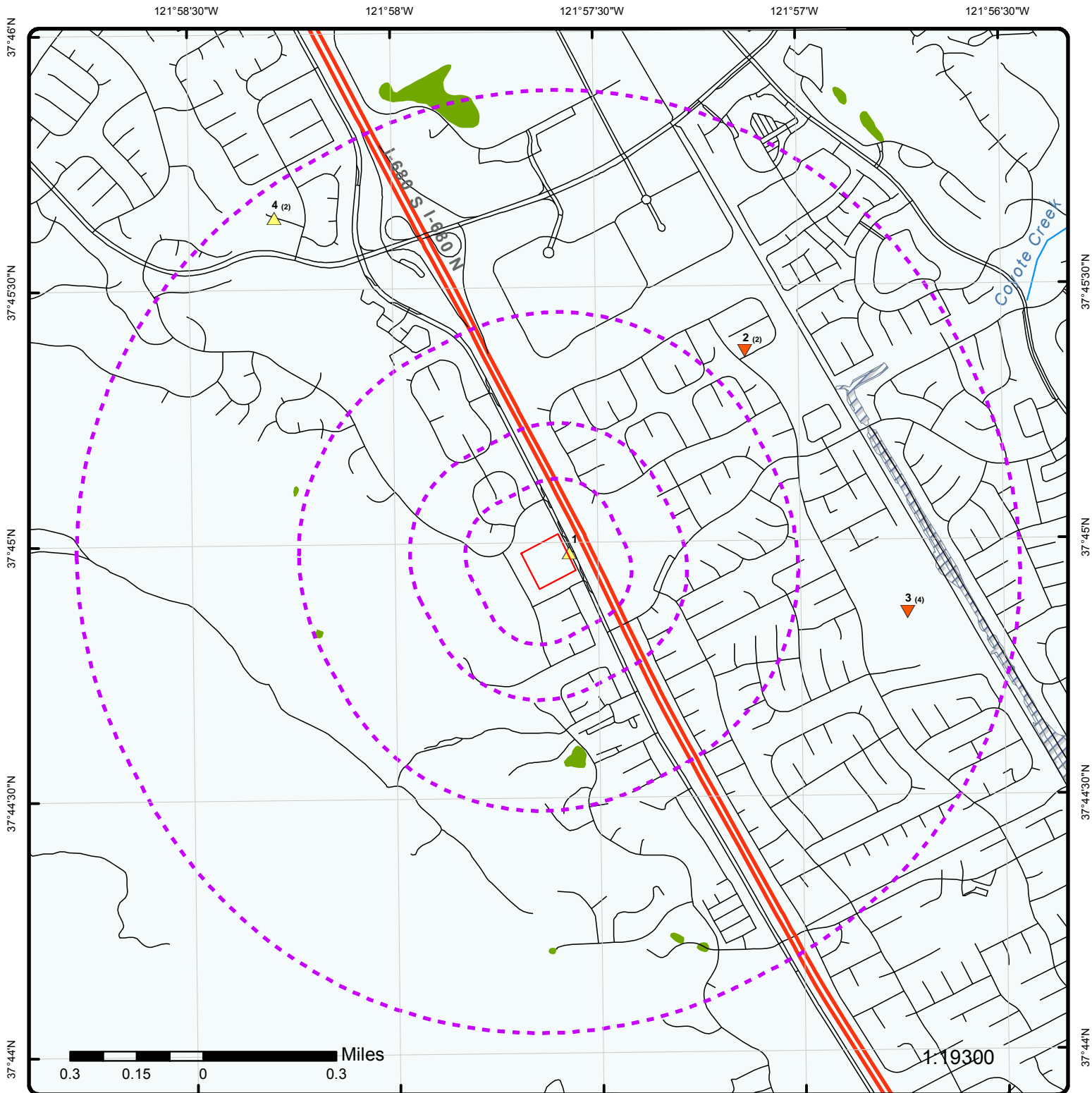
<b><u>Equal/Higher Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
BOLLINGER CANYON ELEMENTARY SCHOOL	2300 TALAVERA DRIVE SAN RAMON CA 94583	NW	0.94 / 4,944.38	<a href="#"><u>4</u></a>
<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
WINDEMERE PROJECT/FOUR SCHOOL SITES	DOUGHERTY ROAD/CAMINO TASSAJARA SAN RAMON CA 94583	NE	0.59 / 3,110.32	<a href="#"><u>2</u></a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CALIFORNIA HIGH SCHOOL BUILDING O	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	<a href="#"><u>3</u></a>
CALIFORNIA HIGH SCHOOL	9870 BROADMOOR DRIVE SAN RAMON CA 94583	E	0.75 / 3,971.75	<a href="#"><u>3</u></a>

#### **HAZNET - Hazardous Waste Manifest Data**

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 1 HAZNET site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CHURCH OF THE VALLEY	19001 SAN RAMON VALLEY BLVD SAN RAMON CA 94583	ENE	0.00 / 24.93	<a href="#"><u>1</u></a>



## Map : 1 Mile Radius

Order No: 20170906252

Address: 19001 San Ramon Valley Boulevard, San Ramon, CA, 94583



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

121°58'W

121°57'30"W

121°57'W

37°45'30"N

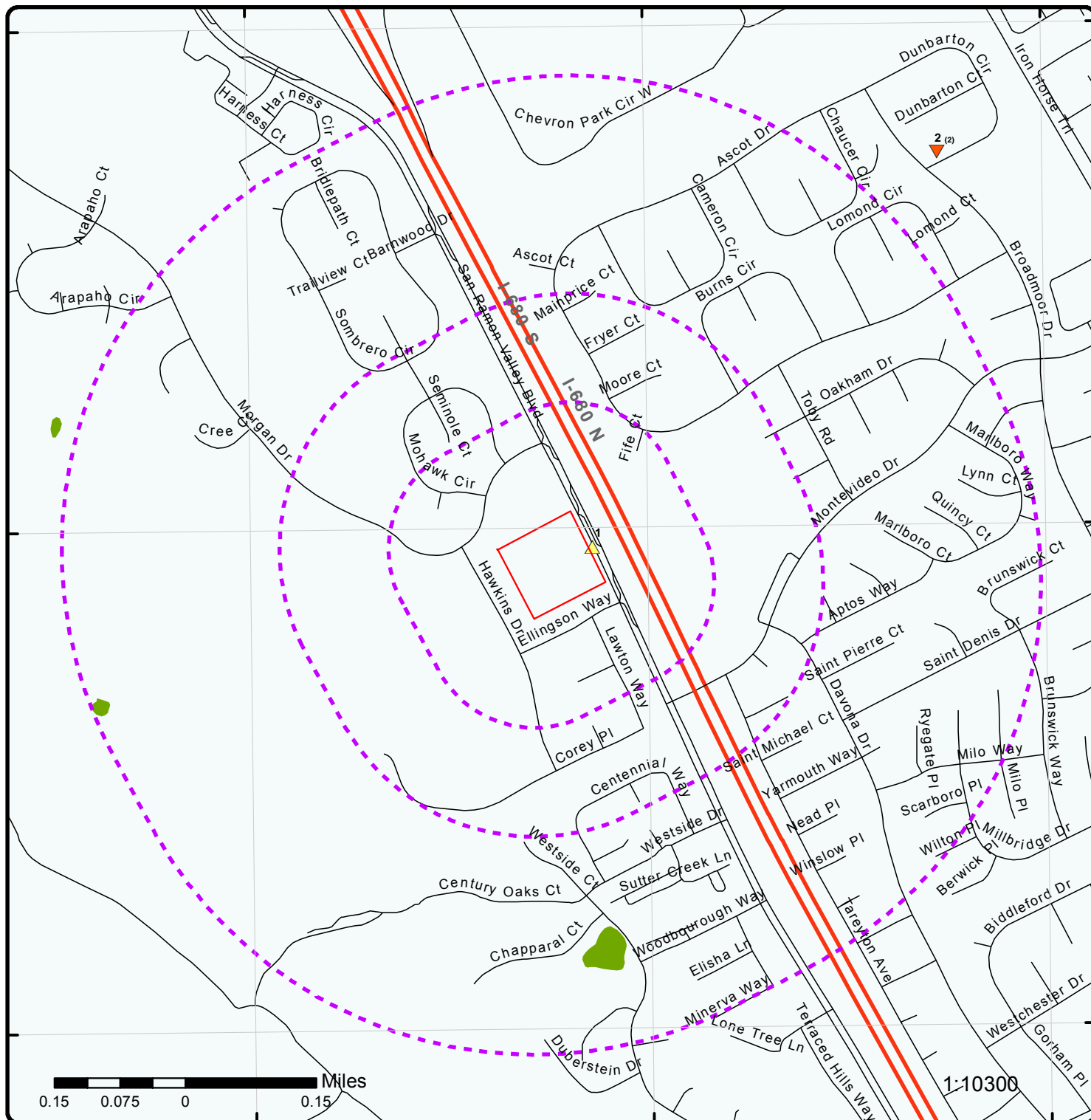
37°45'30"N

37°45'N

37°45'N

37°44'30"N

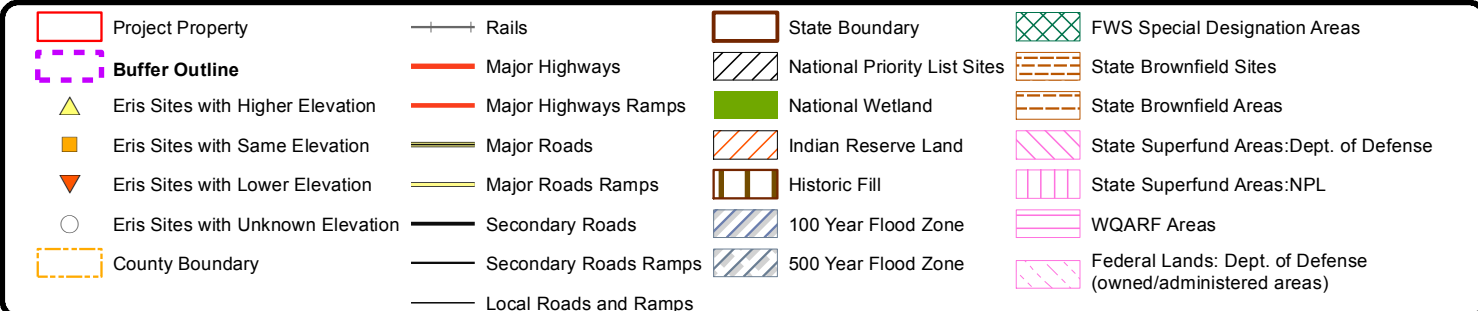
37°44'30"N



## Map : 0.5 Mile Radius

Order No: 20170906252

Address: 19001 San Ramon Valley Boulevard, San Ramon, CA, 94583

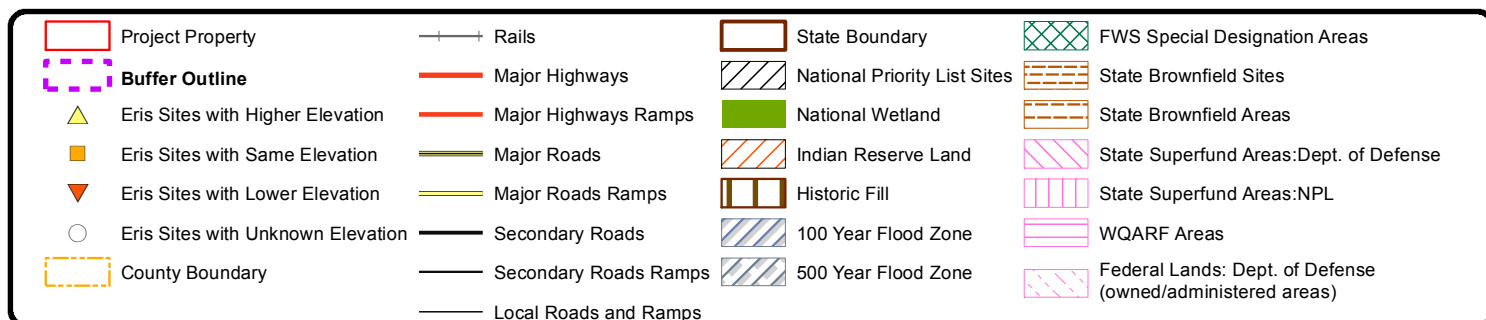




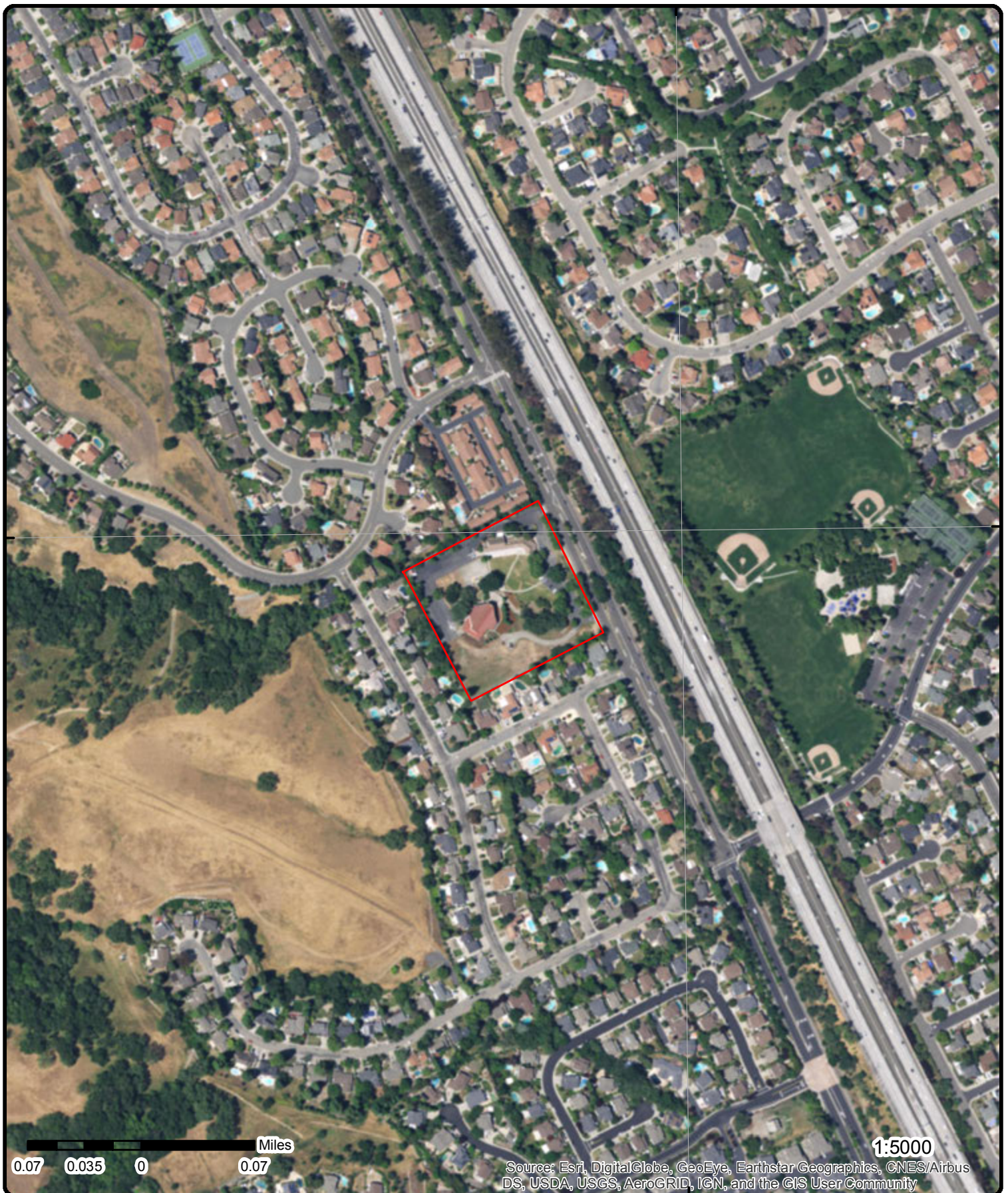
## Map : 0.25 Mile Radius

Order No: 20170906252

Address: 19001 San Ramon Valley Boulevard, San Ramon, CA, 94583







## Aerial

Order No: 20170906252

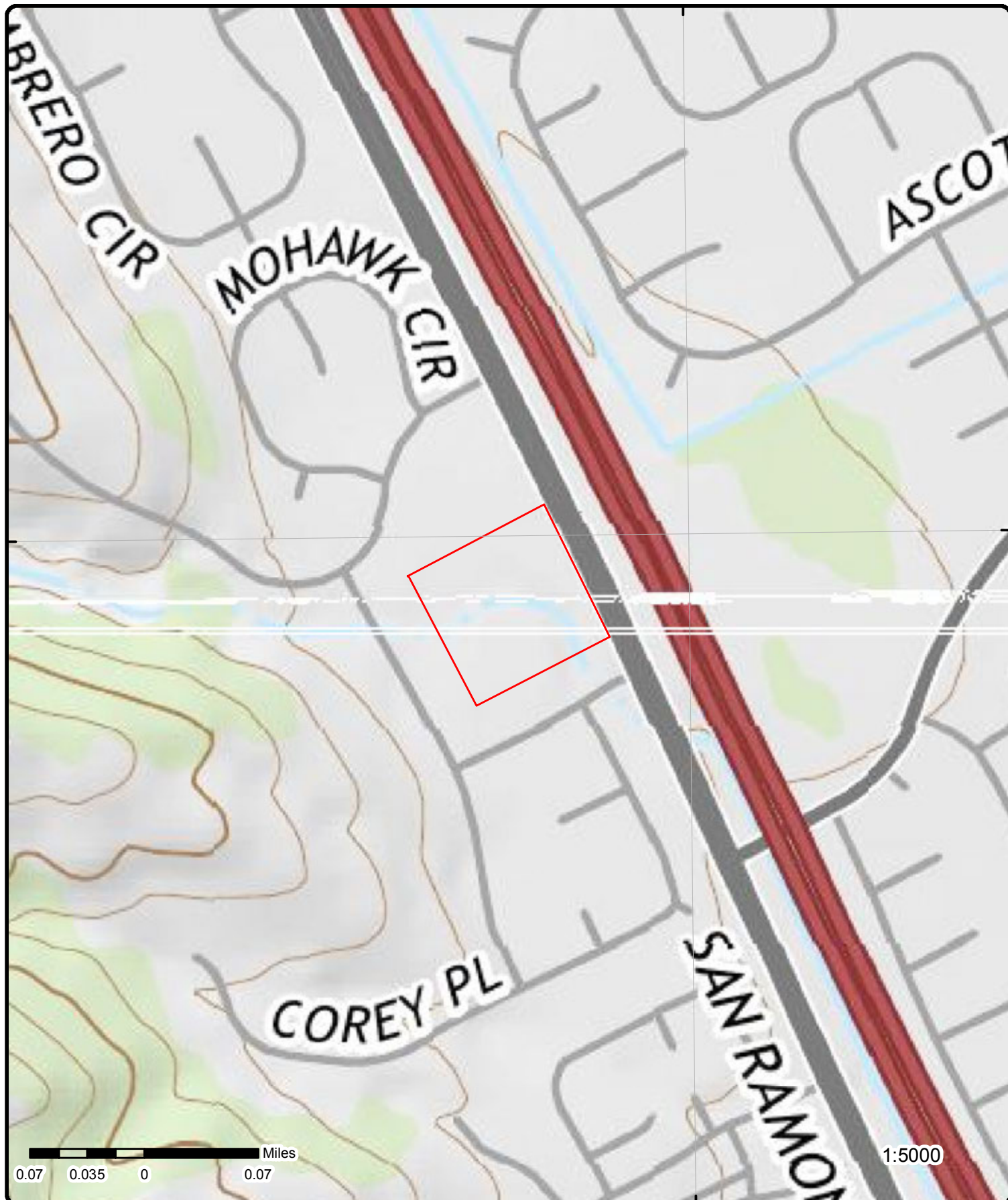
**Address: 19001 San Ramon Valley Boulevard, San Ramon, CA, 94583**

Source: ESRI World Imagery



© ERIS Information Inc.





## Topographic Map

Order No: 20170906252

Address: 19001 San Ramon Valley Boulevard, San Ramon, CA, 94583



Source: USGS Topographic Map

© ERIS Information Inc.

# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
<a href="#">1</a>	1 of 1	ENE	0.00 / 24.93	452.87	CHURCH OF THE VALLEY 19001 SAN RAMON VALLEY BLVD SAN RAMON CA 94583	HAZNET
<div> <div> <b>SIC Code:</b>  <b>NAICS Code:</b>  <b>EPA ID:</b> CAC002652024  <b>Create Date:</b> 3/26/2010  <b>Fac Act Ind:</b> No  <b>Inact Date:</b> 9/23/2010  <b>County Code:</b> 07  <b>County Name:</b> Contra Costa  <b>Mail Name:</b>  <b>Mailing Addr 1:</b> 19001 SAN RAMON VALLEY BLVD  <b>Mailing Addr 2:</b>  <b>Owner Fax:</b> </div> <div> <b>Mailing City:</b> SAN RAMON  <b>Mailing State:</b> CA  <b>Mailing Zip:</b> 94583  <b>Region Code:</b> 2  <b>Owner Name:</b> CHURCH OF THE VALLEY  <b>Owner Addr 1:</b> 19001 SAN RAMON VALLEY BLVD  <b>Owner Addr 2:</b>  <b>Owner City:</b> SAN RAMON  <b>Owner State:</b> CA  <b>Owner Zip:</b> 94583  <b>Owner Phone:</b> 9258293366 </div> </div>						
<b>Contact Information</b> -- <b>Contact Name:</b> MATT MOORE <b>Street Address 1:</b> 19001 SAN RAMON VALLEY BLVD <b>Street Address 2:</b> <b>City:</b> SAN RAMON <b>State:</b> CA <b>Zip:</b> 94583 <b>Phone:</b> 9258293366 --						
<a href="#">2</a>	1 of 2	NE	0.59 / 3,110.32	420.39	WINDEMERE PROJECT/FOUR SCHOOL SITES DOUGHERTY ROAD/CAMINO TASSAJARA SAN RAMON CA 94583	ENVIROSTOR
<div> <div> <b>Estor/EPA ID:</b> 07000003  <b>Cleanup Status:</b> NO ACTION REQUIRED AS OF 2/28/2002  <b>Site Code:</b> 204094  <b>Site Type:</b> SCHOOL  <b>Potential Media Affected:</b> NO MEDIA AFFECTED  <b>Past Uses Caused Contam:</b> NONE  <b>APN:</b> NONE SPECIFIED  <b>National Priorities List:</b> NO  <b>Cleab up Oversight Agenci:</b> DTSC - LEAD  <b>Special Program:</b>  <b>Funding:</b> SCHOOL DISTRICT  <b>Acres:</b> 80 ACRES  <b>School District:</b> SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT  <b>Assembly District:</b> 16  <b>Senate District:</b> 07  <b>Zip:</b> 94583  <b>Latitude:</b> 37.756188  <b>Longitude:</b> -121.952224  <b>File Name:</b> ENV5_PARTII_2017_Jun28.xls; EnviroStorCleanupSites sites.txt  <b>Potential Contaminants:</b> </div> </div>						
NO CONTAMINANTS FOUND						
<b>Site History:</b>						



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev (ft)</b>	<b>Site</b>	<b>DB</b>
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These four school Sites are located in the Windemere subdivision development. The Sites consist of a total of 80 acres which will consist of two elementary schools, (10 acres each), one middle school (20 acres), and a high school (40acres). The school sites are located between Dougherty Road to the west and Camino Tassajara to the east. Historical review revealed that the site had been used for cattle grazing from at least 1949.

#### **Facility Information**

**Program Type:** SCHOOL EVALUATION  
**Status:** NO ACTION REQUIRED  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=07000003](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07000003)

#### **Completed Activities**

**Doc Link:**  
**Area Name:**  
**Sub Area:**  
**Document Type:** Phase 1  
**Date Completed:** 2/28/2002  
**Comments:**  
**Activity Type:** Completed Activities

<a href="#"><u>2</u></a>	2 of 2	NE	0.59 / 3,110.32	420.39	WINDEMERE PROJECT/FOUR SCHOOL SITES DOUGHERTY ROAD/CAMINO TASSAJARA SAN RAMON CA 94583	SCH
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**ESTOR/EPA ID:** 07000003  
**Site Code:** 204094  
**Status:** NO ACTION REQUIRED  
**Cleanup Status:** NO ACTION REQUIRED AS OF 2/28/2002  
**Program Type:** SCHOOL EVALUATION  
**Site Type:** SCHOOL  
**National Priorities List:** NO  
**CI Up Oversight Agencies:** DTSC - LEAD  
**Special Program:**  
**County:** CONTRA COSTA  
**Funding:** SCHOOL DISTRICT  
**APN:** NONE SPECIFIED  
**Past Use Caused Contam:** NONE  
**Potential Contam of Cncrn:** NO CONTAMINANTS FOUND  
**Potential Media Affected:** NO MEDIA AFFECTED  
**Acres:** 80 ACRES  
**School District:** SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=07000003](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07000003)  
**Assembly District:** 16  
**Senate District:** 07  
**Latitude:** 37.756188  
**Longitude:** -121.952224  
**SITE HISTORY:**

These four school Sites are located in the Windemere subdivision development. The Sites consist of a total of 80 acres which will consist of two elementary schools, (10 acres each), one middle school (20 acres), and a high school (40acres). The school sites are located between Dougherty Road to the west and Camino Tassajara to the east. Historical review revealed that the site had been used for cattle grazing from at least 1949.

#### **Completed Activities**

**Date Completed:** 2/28/2002  
**Document Type:** Phase 1  
**Doc Link:**  
**Comments:**

**Area Name:**  
**Sub Area:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
<a href="#">3</a>	1 of 4	E	0.75 / 3,971.75	403.44	CALIFORNIA HIGH SCHOOL BUILDING O 9870 BROADMOOR DRIVE SAN RAMON CA 94583	ENVIROSTOR

**Estor/EPA ID:** 60000265  
**Cleanup Status:** NO FURTHER ACTION AS OF 4/9/2007  
**Site Code:** 204179  
**Site Type:** SCHOOL  
**Potential Media Affected:** SOIL  
**Past Uses Caused Contam:** SCHOOL - HIGH SCHOOL  
**APN:** 212-010-019  
**National Priorities List:** NO  
**Cleab up Oversight Agenci:** DTSC - SITE CLEANUP PROGRAM - LEAD  
**Special Program:**  
**Funding:** SCHOOL DISTRICT  
**Acres:** 0.5 ACRES  
**School District:** SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT  
**Assembly District:** 16  
**Senate District:** 07  
**Zip:** 94583  
**Latitude:** 37.7476331426541  
**Longitude:** -121.945654910807  
**File Name:** ENVIS\_PARTII\_2017\_Jun28.xls; EnviroStorCleanupSites sites.txt  
**Potential Contaminants:**

TPH-DIESEL  
 TPH-MOTOR OIL

#### Site History:

Building O is located within the 40-acre California High School site. The building has industrial arts classes, an autoshop, and home economics rooms. The building is to be demolished to make room for an open quad area between adjacent buildings so there no additional classrooms or students being added. The building has three hydraulic lifts. The building will be demolished prior to Preliminary Environmental Assessment (PEA) sampling, but after a PEA workplan is approved. After the building and foundation are removed, the lifts will be inspected and sampled following the PEA workplan.

PEA sampling began 8/21/2006. During removal of the hydraulic lifts, minor hydrocarbon impacts were noted by DTSC. The source of the heavy hydrocarbon material were old waste oil drain lines located under the building slab. The lines were associated with an underground storage tank that was removed with local oversight in 1997. DTSC requested any impacted soil removed to be segregated pending completion of PEA. DTSC also requested additional sampling and analysis in area of noted impacts. There were no soil impacts from the hydraulic lifts, all contamination was associated with releases from the waste oil drain lines.

The District provided analytical data for impacted soils, and the soil did not meet hazardous waste criteria or pose a significant human health risk. The soil was removed by the District following local agency guidelines, and documentation was provided in the PEA report. The PEA report was issued on February 5, 2007 for public comment and recommended no further action. DTSC approved the PEA Report with a no further action determination letter on April 9, 2007.

#### Facility Information

**Program Type:** SCHOOL EVALUATION  
**Status:** NO FURTHER ACTION  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60000265](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000265)

#### Completed Activities

**Doc Link:** [http://www.envirostor.dtsc.ca.gov/public/final\\_documents2.asp?global\\_id=60000265&doc\\_id=6010898](http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&doc_id=6010898)  
**Area Name:**  
**Sub Area:**  
**Document Type:** Phase 1  
**Date Completed:** 4/24/2006  
**Comments:** DTSC approved the Phase I with a PEA required determination.  
**Activity Type:** Completed Activities

**Doc Link:** [http://www.envirostor.dtsc.ca.gov/public/final\\_documents2.asp?global\\_id=60000265&doc\\_id=6013217](http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&doc_id=6013217)  
**Area Name:**  
**Sub Area:**

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev (ft)</i>	<i>Site</i>	<i>DB</i>
<b>Document Type:</b>		Preliminary Endangerment Assessment Report				
<b>Date Completed:</b>		4/9/2007				
<b>Comments:</b>		DTSC reviewed and approved the revised PEA Report with a no further action determination.				
<b>Activity Type:</b>		Completed Activities				
<b>Doc Link:</b>		<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6011392">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6011392</a>				
<b>Area Name:</b>						
<b>Sub Area:</b>						
<b>Document Type:</b>		Preliminary Endangerment Assessment Workplan				
<b>Date Completed:</b>		8/1/2006				
<b>Comments:</b>		DTSC reviewed the Preliminary Environmental Assessment Workplan and approved it as final.				
<b>Activity Type:</b>		Completed Activities				
<b>Doc Link:</b>		<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;enforcement_id=6009405">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;enforcement_id=6009405</a>				
<b>Area Name:</b>						
<b>Sub Area:</b>						
<b>Document Type:</b>		Environmental Oversight Agreement				
<b>Date Completed:</b>		6/12/2006				
<b>Comments:</b>						
<b>Activity Type:</b>		Completed Activities				
<b>Doc Link:</b>						
<b>Area Name:</b>						
<b>Sub Area:</b>						
<b>Document Type:</b>		Site Inspections/Visit (Non LUR)				
<b>Date Completed:</b>		8/21/2006				
<b>Comments:</b>						
<b>Activity Type:</b>		Completed Activities				

<a href="#">3</a>	2 of 4	E	0.75 / 3,971.75	403.44	CALIFORNIA HIGH SCHOOL 9870 BROADMOOR DRIVE SAN RAMON CA 94583	ENVIROSTOR
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**Estor/EPA ID:** 07820014  
**Cleanup Status:** NO ACTION REQUIRED AS OF 12/8/2004  
**Site Code:** 204134  
**Site Type:** SCHOOL  
**Potential Media Affected:** NO MEDIA AFFECTED  
**Past Uses Caused Contam:** EDUCATIONAL SERVICES, SCHOOL - HIGH SCHOOL  
**APN:** 212010019  
**National Priorities List:** NO  
**Cleab up Oversight Agenci:** DTSC - SITE CLEANUP PROGRAM - LEAD  
**Special Program:**  
**Funding:** SCHOOL DISTRICT  
**Acres:** 40 ACRES  
**School District:** SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT  
**Assembly District:** 16  
**Senate District:** 07  
**Zip:** 94583  
**Latitude:** 37.7476331426541  
**Longitude:** -121.945654910807  
**File Name:** ENVIS\_PARTII\_2017\_Jun28.xls; EnviroStorCleanupSites sites.txt  
**Potential Contaminants:**

NO CONTAMINANTS FOUND

#### Site History:

The site is occupied by the California High School, an active high school campus built in the early 1970s, with campus expansion continuing through the present. Residential development of adjacent properties occurred during the late 1960s and 1970s.

#### Facility Information

**Program Type:** SCHOOL EVALUATION  
**Status:** NO ACTION REQUIRED  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=07820014](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07820014)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
<b>Completed Activities</b>						
<b>Doc Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=07820014&amp;doc_id=6000394">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=07820014&amp;doc_id=6000394</a>					
<b>Area Name:</b>						
<b>Sub Area:</b>						
<b>Document Type:</b>	Phase 1					
<b>Date Completed:</b>	11/22/2004					
<b>Comments:</b>						
<b>Activity Type:</b>	Completed Activities					

<a href="#"><u>3</u></a>	3 of 4	E	0.75 / 3,971.75	403.44	CALIFORNIA HIGH SCHOOL 9870 BROADMOOR DRIVE SAN RAMON CA 94583	SCH
<b>ESTOR/EPA ID:</b>	07820014					
<b>Site Code:</b>	204134					
<b>Status:</b>	NO ACTION REQUIRED					
<b>Cleanup Status:</b>	NO ACTION REQUIRED AS OF 12/8/2004					
<b>Program Type:</b>	SCHOOL EVALUATION					
<b>Site Type:</b>	SCHOOL					
<b>National Priorities List:</b>	NO					
<b>CI Up Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD					
<b>Special Program:</b>						
<b>County:</b>	CONTRA COSTA					
<b>Funding:</b>	SCHOOL DISTRICT					
<b>APN:</b>	212010019					
<b>Past Use Caused Contam:</b>	EDUCATIONAL SERVICES, SCHOOL - HIGH SCHOOL					
<b>Potential Contam of Cncrn:</b>	NO CONTAMINANTS FOUND					
<b>Potential Media Affected:</b>	NO MEDIA AFFECTED					
<b>Acres:</b>	40 ACRES					
<b>School District:</b>	SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT					
<b>Summary Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07820014">http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07820014</a>					
<b>Assembly District:</b>	16					
<b>Senate District:</b>	07					
<b>Latitude:</b>	37.7476331426541					
<b>Longitude:</b>	-121.945654910807					
<b>SITE HISTORY:</b>						

The site is occupied by the California High School, an active high school campus built in the early 1970s, with campus expansion continuing through the present. Residential development of adjacent properties occurred during the late 1960s and 1970s.

<b><u>Completed Activities</u></b>	
<b>Date Completed:</b>	11/22/2004
<b>Document Type:</b>	Phase 1
<b>Doc Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=07820014&amp;doc_id=6000394">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=07820014&amp;doc_id=6000394</a>
<b>Comments:</b>	

<a href="#"><u>3</u></a>	4 of 4	E	0.75 / 3,971.75	403.44	CALIFORNIA HIGH SCHOOL BUILDING O 9870 BROADMOOR DRIVE SAN RAMON CA 94583	SCH
<b>ESTOR/EPA ID:</b>	60000265					
<b>Site Code:</b>	204179					
<b>Status:</b>	NO FURTHER ACTION					
<b>Cleanup Status:</b>	NO FURTHER ACTION AS OF 4/9/2007					
<b>Program Type:</b>	SCHOOL EVALUATION					
<b>Site Type:</b>	SCHOOL					
<b>National Priorities List:</b>	NO					
<b>CI Up Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD					
<b>Special Program:</b>						
<b>County:</b>	CONTRA COSTA					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
<b>Funding:</b> <b>APN:</b> <b>Past Use Caused Contam:</b> <b>Potential Contam of Cnrcn:</b> <b>Potential Media Affected:</b> <b>Acres:</b> <b>School District:</b> <b>Summary Link:</b> <b>Assembly District:</b> <b>Senate District:</b> <b>Latitude:</b> <b>Longitude:</b> <b>SITE HISTORY:</b>		SCHOOL DISTRICT 212-010-019 SCHOOL - HIGH SCHOOL TPH-DIESEL; TPH-MOTOR OIL SOIL 0.5 ACRES SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT <a href="http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000265">http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000265</a> 16 07 37.7476331426541 -121.945654910807				

Building O is located within the 40-acre California High School site. The building has industrial arts classes, an autoshop, and home economics rooms. The building is to be demolished to make room for an open quad area between adjacent buildings so there no additional classrooms or students being added. The building has three hydraulic lifts. The building will be demolished prior to Preliminary Environmental Assessment (PEA) sampling, but after a PEA workplan is approved. After the building and foundation are removed, the lifts will be inspected and sampled following the PEA workplan.

PEA sampling began 8/21/2006. During removal of the hydraulic lifts, minor hydrocarbon impacts were noted by DTSC. The source of the heavy hydrocarbon material were old waste oil drain lines located under the building slab. The lines were associated with an underground storage tank that was removed with local oversight in 1997. DTSC requested any impacted soil removed to be segregated pending completion of PEA. DTSC also requested additional sampling and analysis in area of noted impacts. There were no soil impacts from the hydraulic lifts, all contamination was associated with releases from the waste oil drain lines.

The District provided analytical data for impacted soils, and the soil did not meet hazardous waste criteria or pose a significant human health risk. The soil was removed by the District following local agency guidelines, and documentation was provided in the PEA report. The PEA report was issued on February 5, 2007 for public comment and recommended no further action. DTSC approved the PEA Report with a no further action determination letter on April 9, 2007.

#### Completed Activities

<b>Date Completed:</b>	6/12/2006	<b>Area Name:</b>	
<b>Document Type:</b>	Environmental Oversight Agreement	<b>Sub Area:</b>	
<b>Doc Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;enforcement_id=6009405">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;enforcement_id=6009405</a>		
<b>Comments:</b>			
<b>Date Completed:</b>	4/24/2006	<b>Area Name:</b>	
<b>Document Type:</b>	Phase 1	<b>Sub Area:</b>	
<b>Doc Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6010898">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6010898</a>		
<b>Comments:</b>	DTSC approved the Phase I with a PEA required determination.		
<b>Date Completed:</b>	4/9/2007	<b>Area Name:</b>	
<b>Document Type:</b>	Preliminary Endangerment Assessment Report	<b>Sub Area:</b>	
<b>Doc Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6013217">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6013217</a>		
<b>Comments:</b>	DTSC reviewed and approved the revised PEA Report with a no further action determination.		
<b>Date Completed:</b>	8/21/2006	<b>Area Name:</b>	
<b>Document Type:</b>	Site Inspections/Visit (Non LUR)	<b>Sub Area:</b>	
<b>Doc Link:</b>			
<b>Comments:</b>			
<b>Date Completed:</b>	8/1/2006	<b>Area Name:</b>	
<b>Document Type:</b>	Preliminary Endangerment Assessment Workplan	<b>Sub Area:</b>	
<b>Doc Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6011392">http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60000265&amp;doc_id=6011392</a>		
<b>Comments:</b>	DTSC reviewed the Preliminary Environmental Assessment Workplan and approved it as final.		

<a href="#">4</a>	1 of 2	NW	0.94 / 4,944.38	486.92	<b>BOLLINGER CANYON ELEMENTARY SCHOOL 2300 TALAVERA DRIVE SAN RAMON CA 94583</b>	<b>ENVIROSTOR</b>
<b>Etor/EPA ID:</b>	07820013					
<b>Cleanup Status:</b>	INACTIVE - NEEDS EVALUATION AS OF 3/21/2005					
<b>Site Code:</b>	204149					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
<b>Site Type:</b> SCHOOL <b>Potential Media Affected:</b> NONE SPECIFIED <b>Past Uses Caused Contam:</b> EDUCATIONAL SERVICES <b>APN:</b> 209540001 <b>National Priorities List:</b> NO <b>Cleab up Oversight Agenci:</b> DTSC - SITE CLEANUP PROGRAM - LEAD <b>Special Program:</b> <b>Funding:</b> SCHOOL DISTRICT <b>Acres:</b> 10 ACRES <b>School District:</b> SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT <b>Assembly District:</b> 16 <b>Senate District:</b> 07 <b>Zip:</b> 94583 <b>Latitude:</b> 37.7606819824899 <b>Longitude:</b> -121.971512314742 <b>File Name:</b> ENVIS_PARTII_2017_Jun28.xls; EnviroStorCleanupSites sites.txt <b>Potential Contaminants:</b>  <b>Site History:</b>  The site is institutional, containing Bollinger Elementary School. The seventeen portable classrooms and ancillary facilities will be replaced with permanent structures. The District determined the project was categorically exempt from CEQA and pulled the project on 3/10/05.						
<b><u>Facility Information</u></b>						
<b>Program Type:</b> SCHOOL EVALUATION <b>Status:</b> INACTIVE - NEEDS EVALUATION <b>Summary Link:</b> <a href="http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07820013">http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07820013</a>						

<a href="#">4</a>	2 of 2	NW	0.94 / 4,944.38	486.92	<b>BOLLINGER CANYON ELEMENTARY SCHOOL 2300 TALAVERA DRIVE SAN RAMON CA 94583</b>	<b>SCH</b>
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**ESTOR/EPA ID:** 07820013  
**Site Code:** 204149  
**Status:** INACTIVE - NEEDS EVALUATION  
**Cleanup Status:** INACTIVE - NEEDS EVALUATION AS OF 3/21/2005  
**Program Type:** SCHOOL EVALUATION  
**Site Type:** SCHOOL  
**National Priorities List:** NO  
**Cl Up Oversight Agencies:** DTSC - SITE CLEANUP PROGRAM - LEAD  
**Special Program:**  
**County:** CONTRA COSTA  
**Funding:** SCHOOL DISTRICT  
**APN:** 209540001  
**Past Use Caused Contam:** EDUCATIONAL SERVICES  
**Potential Contam of Cncrn:**  
**Potential Media Affected:** NONE SPECIFIED  
**Acres:** 10 ACRES  
**School District:** SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=07820013](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=07820013)  
**Assembly District:** 16  
**Senate District:** 07  
**Latitude:** 37.7606819824899  
**Longitude:** -121.971512314742  
**SITE HISTORY:**

The site is institutional, containing Bollinger Elementary School. The seventeen portable classrooms and ancillary facilities will be replaced with permanent structures. The District determined the project was categorically exempt from CEQA and pulled the project on 3/10/05.

## Unplottable Summary

Total: 6 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ERNS		800 SAN RAMON VALLEY BLVD	SAN RAMON CA	94591	807047234
ERNS		INTESECTION OF SAN RAMON VALLEY BLVD AND ALCOSTA BLVD	SAN RAMON CA		807189515
FINDS/FRS	CROW CANYON AVE HARDWARE (SAFER)	2050 E SAN RAMON VALLEY RD	SAN RAMON CA	94583	816551099
HAZNET	CITY OF SAN RAMON	19799 SAN RAMON VALLEY BLVD	SAN RAMON CA	945830000	826274008
HAZNET	BOSTROMS AUTO BODY	2047 49 SAN RAMON VALLEY BLVD	SAN RAMON CA	945830000	826442898
HIST MANIFEST		2047 49 SAN RAMON VALLEY BLVD	SAN RAMON CA	945830000	827549357

# Unplottable Report

## Site:

800 SAN RAMON VALLEY BLVD SAN RAMON CA 94591

ERNS

<b>NRC Report No:</b>	247008	<b>Direction From City:</b>	
<b>Type of Incident:</b>	MOBILE	<b>Lat Quad:</b>	
<b>Incident Cause:</b>	EQUIPMENT FAILURE	<b>Long Quad:</b>	
<b>Incident Date:</b>	6/30/1994 7:00:00 PM	<b>Location Section:</b>	
<b>Incident Location:</b>		<b>Location Township:</b>	
<b>Incident Dtg:</b>	OCCURRED	<b>Location Range:</b>	
<b>Distance From City:</b>		<b>Potential Flag:</b>	
<b>Distance Units:</b>		<b>Year:</b>	Calendar Year 1994
<b>Description of Incident:</b>	TANKER TRUCK/DURING A TRANSFER OPERATION THE HOSE FROM THE TRUCK BURST		

## Material Spill Information

<b>Chris Code:</b>	ODS	<b>Name of Material:</b>	OIL: DIESEL
<b>CAS No:</b>		<b>If Reached Water:</b>	YES
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Amount of Material:</b>	150	<b>Unit Reach Water:</b>	NONE
<b>Unit of Measure:</b>	GALLON(S)		

## Calls Information

<b>Date Time Received:</b>	6/30/1994 10:29:48 PM	<b>Responsible City:</b>	
<b>Date Time Complete:</b>	6/30/1994 10:36:36 PM	<b>Responsible State:</b>	XX
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	
<b>Responsible Company:</b>		<b>On Behalf of:</b>	
<b>Responsible ORG</b>	UNKNOWN	<b>Source:</b>	UNAVAILABLE
<b>Type:</b>			

## Incidents Information

<b>Aircraft Type:</b>	UNKNOWN
<b>Aircraft Model:</b>	
<b>Aircraft ID:</b>	
<b>Aircraft Fuel Capacity:</b>	
<b>Aircraft Fuel Capacity Units:</b>	
<b>Aircraft Fuel on Board:</b>	
<b>Aircraft Fuel OB Units:</b>	
<b>Aircraft Spot No:</b>	
<b>Aircraft Hanger:</b>	
<b>Aircraft Runway No:</b>	
<b>Road Mile Marker:</b>	
<b>Building ID:</b>	
<b>Type of Fixed Object:</b>	UNKNOWN
<b>Power Generating Facility:</b>	U
<b>Generating Capacity:</b>	
<b>Type of Fuel:</b>	
<b>NPDES:</b>	
<b>NPDES Compliance:</b>	U
<b>Pipeline Type:</b>	UNKNOWN
<b>DOT Regulated:</b>	U
<b>Pipeline Above Ground:</b>	ABOVE
<b>Exposed Underwater:</b>	U
<b>Pipeline Covered:</b>	U
<b>Railroad Hotline:</b>	No
<b>Grade Crossing:</b>	N
<b>Location Subdivision:</b>	



<b>Railroad Milepost:</b>	UNKNOWN
<b>Type Vehicle Involved:</b>	UNKNOWN
<b>Crossing Device Type:</b>	
<b>Device Operational:</b>	Y
<b>Dot Crossing No:</b>	
<b>Brake Failure:</b>	N
<b>Description of Tank:</b>	
<b>Tank Above Ground:</b>	ABOVE
<b>Transportable Container:</b>	U
<b>Tank Regulated:</b>	U
<b>Tank Regulated By:</b>	
<b>Tank ID:</b>	
<b>Capacity of Tank:</b>	
<b>Capacity of Tank Units:</b>	
<b>Actual Amount:</b>	
<b>Actual Amount Units:</b>	
<b>Platform Rig Name:</b>	
<b>Platform Letter:</b>	
<b>Location Area ID:</b>	
<b>Location Block ID:</b>	
<b>OCSG No:</b>	
<b>OCSG No:</b>	
<b>State Lease No:</b>	
<b>Pier Dock No:</b>	
<b>Berth Slip No:</b>	
<b>Continuous Release Type:</b>	
<b>Initial Cont Release No:</b>	
<b>Continuous Release Permit:</b>	
<b>Allision:</b>	N
<b>Type of Structure:</b>	
<b>Structure Name:</b>	
<b>Structure Operational:</b>	Y
<b>Airbag Deployed:</b>	
<b>Date Time Normal Service:</b>	
<b>Service Disruption Time:</b>	
<b>Service Disruption Units:</b>	
<b>Transit Bus Flag:</b>	
<b>CR Begin Date:</b>	
<b>CR End Date:</b>	
<b>CR Change Date:</b>	
<b>FBI Contact:</b>	
<b>FBI Contact Date Time:</b>	
<b>Sub Part C Testing Req:</b>	XXX
<b>Conductor Testing:</b>	
<b>Engineer Testing:</b>	
<b>Trainman Testing:</b>	
<b>Yard Foreman Testing:</b>	
<b>RCL Operator Testing:</b>	
<b>Brakeman Testing:</b>	
<b>Train Dispatcher Testing:</b>	
<b>Signalman Testing:</b>	
<b>Other Employee Testing:</b>	
<b>Unknown Testing:</b>	
<b>Passenger Handling:</b>	
<b>Passenger Route:</b>	XXX
<b>Passenger Delay:</b>	XXX

**Incident Details Information**

<b>Fire Involved:</b>	N
<b>Fire Extinguished:</b>	U
<b>Any Evacuations:</b>	N
<b>Number Evacuated:</b>	
<b>Who Evacuated:</b>	
<b>Radius Of Evacuation:</b>	
<b>Any Injuries:</b>	U
<b>No. Injured:</b>	
<b>No. Hospitalized:</b>	
<b>Any Fatalities:</b>	U
<b>No. Fatalities:</b>	

Any Damages:	N
Damage Amount:	
Air Corridor Closed:	N
Air Corridor Desc:	
Air Closure Time:	
Waterway Closed:	N
Waterway Desc:	
Waterway Closure Time:	
Road Closed:	N
Road Desc:	
Road Closure Time:	
Closure Direction:	
Major Artery:	No
Track Closed:	N
Track Desc:	
Track Closure Time:	
Media Interest:	
Medium Desc:	LAND
Additional Medium Info:	ASPHALT
Body of Water:	
Tributary of:	
Nearest River Mile Maker:	
Release Secured:	U
Est Duration of Release:	
Release Rate:	
Desc Remedial Action:	DOT IS EN ROUTE/
State Agency on Scene:	
State Agency Report No:	
Other Agency Notified:	
Weather Conditions:	
Air Temperature:	
Wind Speed:	
Wind Direction:	
Water Supply Contaminated:	U
Sheen Size:	
Sheen Color:	
Direction of Sheen Travel:	
Sheen Odor Description:	
Wave Condition:	
Current Speed:	
Current Direction:	
Water Temperature:	
Track Close Dir:	
EMPL Fatality:	
Pass Fatality:	
Community Impact:	N
Wind Speed Unit:	
Employee Injuries:	
Passenger Injuries:	
Occupant Fatality:	
Current Speed Unit:	
Road Closure Units:	
Track Closure Units:	
Sheen Size Units:	
Additional Info:	THE CALIFORNIA HWY PATROL WAS NOTIFIED BY THE LOCAL FIRE DEPT/WILLNOTIFY CA OES
State Agency Notified:	
Federal Agency Notified:	
Nearest River Mile Marker:	
Sheen Size Length:	
Sheen Size Length Units:	
Sheen Size Width:	
Sheen Size Width Units:	
Offshore:	N
Duration Unit:	
Release Rate Unit:	
Release Rate Rate:	
Passengers Transferred:	UNK

**Site:**

INTESECTION OF SAN RAMON VALLEY BLVD AND ALCOSTA BLVD SAN RAMON CA

ERNS

<b>NRC Report No:</b>	907022	<b>Direction From City:</b>	
<b>Type of Incident:</b>	MOBILE	<b>Lat Quad:</b>	
<b>Incident Cause:</b>	TRANSPORT ACCIDENT	<b>Long Quad:</b>	
<b>Incident Date:</b>	5/29/2009 3:00:00 PM	<b>Location Section:</b>	
<b>Incident Location:</b>	INTESECTION OF SAN RAMON VALLEY BLVD AND ALCOSTA BLVD OCCURRED	<b>Location Township:</b>	
<b>Incident Dtg:</b>		<b>Location Range:</b>	
<b>Distance From City:</b>		<b>Potential Flag:</b>	No
<b>Distance Units:</b>		<b>Year:</b>	Calendar Year 2009
<b>Description of Incident:</b>	CALLER IS REPORTING A SPILL OF 2800 GALLONS OF GASOLINE FROM A TANKER TRUCK DUE TO A TRAFFIC ACCIDENT WITH A PEDESTRIAN VEHICLE. CALLER STATED THE PEDESTRIAN VEHICLE HIT THE TANKER TRUCK. THIS IS A FOLLOW UP REPORT TO REPORT # 907004.		

#### Material Spill Information

<b>Chris Code:</b>	GAS	<b>Name of Material:</b>	GASOLINE: AUTOMOTIVE (UNLEADED)
<b>CAS No:</b>	000000-00-0	<b>If Reached Water:</b>	YES
<b>UN No:</b>		<b>Amount in Water:</b>	0
<b>Amount of Material:</b>	2800	<b>Unit Reach Water:</b>	UNKNOWN AMOUNT
<b>Unit of Measure:</b>	GALLON(S)		

#### Calls Information

<b>Date Time Received:</b>	5/29/2009 4:01:30 PM	<b>Responsible City:</b>	SANTA ROSA
<b>Date Time Complete:</b>	5/29/2009 4:18:42 PM	<b>Responsible State:</b>	CA
<b>Call Type:</b>	INC	<b>Responsible Zip:</b>	95404
<b>Responsible Company:</b>	RED WOOD COAST PETROLEUM	<b>On Behalf of:</b>	
<b>Responsible ORG Type:</b>	PRIVATE ENTERPRISE	<b>Source:</b>	TELEPHONE

#### Incidents Information

**Aircraft Type:**  
**Aircraft Model:**  
**Aircraft ID:**  
**Aircraft Fuel Capacity:**  
**Aircraft Fuel Capacity Units:**  
**Aircraft Fuel on Board:**  
**Aircraft Fuel OB Units:**  
**Aircraft Spot No:**  
**Aircraft Hanger:**  
**Aircraft Runway No:**  
**Road Mile Marker:**  
**Building ID:**  
**Type of Fixed Object:**  
**Power Generating Facility:** U  
**Generating Capacity:**  
**Type of Fuel:**  
**NPDES:**  
**NPDES Compliance:** U  
**Pipeline Type:**  
**DOT Regulated:** U  
**Pipeline Above Ground:** ABOVE  
**Exposed Underwater:** N  
**Pipeline Covered:** U  
**Railroad Hotline:**  
**Grade Crossing:** U  
**Location Subdivision:**  
**Railroad Milepost:**  
**Type Vehicle Involved:**  
**Crossing Device Type:**  
**Device Operational:** U  
**Dot Crossing No:**  
**Brake Failure:** U  
**Description of Tank:**  
**Tank Above Ground:** ABOVE  
**Transportable Container:** U

Tank Regulated:	U
Tank Regulated By:	
Tank ID:	
Capacity of Tank:	
Capacity of Tank Units:	
Actual Amount:	
Actual Amount Units:	
Platform Rig Name:	
Platform Letter:	
Location Area ID:	
Location Block ID:	
OCSG No:	
OCSG No:	
State Lease No:	
Pier Dock No:	
Berth Slip No:	
Continuous Release Type:	
Initial Cont Release No:	
Continuous Release Permit:	
Allision:	U
Type of Structure:	
Structure Name:	
Structure Operational:	U
Airbag Deployed:	U
Date Time Normal Service:	
Service Disruption Time:	
Service Disruption Units:	
Transit Bus Flag:	
CR Begin Date:	
CR End Date:	
CR Change Date:	
FBI Contact:	
FBI Contact Date Time:	
Sub Part C Testing Req:	XXX
Conductor Testing:	
Engineer Testing:	
Trainman Testing:	
Yard Foreman Testing:	
RCL Operator Testing:	
Brakeman Testing:	
Train Dispatcher Testing:	
Signalman Testing:	
Other Employee Testing:	
Unknown Testing:	
Passenger Handling:	
Passenger Route:	XXX
Passenger Delay:	XXX

#### Incident Details Information

Fire Involved:	N
Fire Extinguished:	U
Any Evacuations:	N
Number Evacuated:	
Who Evacuated:	
Radius Of Evacuation:	
Any Injuries:	U
No. Injured:	
No. Hospitalized:	
Any Fatalities:	N
No. Fatalities:	
Any Damages:	N
Damage Amount:	
Air Corridor Closed:	N
Air Corridor Desc:	
Air Closure Time:	
Waterway Closed:	N
Waterway Desc:	
Waterway Closure Time:	
Road Closed:	N

**Road Desc:**  
**Road Closure Time:**  
**Closure Direction:**  
**Major Artery:** No  
**Track Closed:** N  
**Track Desc:**  
**Track Closure Time:**  
**Media Interest:** NONE  
**Medium Desc:** WATER  
**Additional Medium Info:** LOCAL STORM DRAIN  
**Body of Water:** LOCAL STORM DRAIN  
**Tributary of:**  
**Nearest River Mile Maker:**  
**Release Secured:** U  
**Est Duration of Release:**  
**Release Rate:**  
**Desc Remedial Action:** CONTRACTOR HAS BEEN HIRED.  
**State Agency on Scene:** NONE  
**State Agency Report No:** NONE  
**Other Agency Notified:**  
**Weather Conditions:** UNKNOWN  
**Air Temperature:**  
**Wind Speed:**  
**Wind Direction:**  
**Water Supply Contaminated:** U  
**Sheen Size:**  
**Sheen Color:**  
**Direction of Sheen Travel:**  
**Sheen Odor Description:**  
**Wave Condition:**  
**Current Speed:**  
**Current Direction:**  
**Water Temperature:**  
**Track Close Dir:**  
**EMPL Fatality:**  
**Pass Fatality:**  
**Community Impact:**  
**Wind Speed Unit:**  
**Employee Injuries:**  
**Passenger Injuries:**  
**Occupant Fatality:**  
**Current Speed Unit:**  
**Road Closure Units:**  
**Track Closure Units:**  
**Sheen Size Units:**  
**Additional Info:** CALLER HAD NO ADDITIONAL INFORMATION.  
**State Agency Notified:** NONE  
**Federal Agency Notified:** NONE  
**Nearest River Mile Marker:**  
**Sheen Size Length:**  
**Sheen Size Length Units:**  
**Sheen Size Width:**  
**Sheen Size Width Units:**  
**Offshore:** N  
**Duration Unit:**  
**Release Rate Unit:**  
**Release Rate Rate:**  
**Passengers Transferred:** NO

**Site:** CROW CANYON AVE HARDWARE (SAFER)  
 2050 E SAN RAMON VALLEY RD SAN RAMON CA 94583

FINDS/FRS

**Registry ID:** 110011655128  
**FIPS Code:**  
**Program Acronyms:** NCDB  
**HUC Code:** 18050001  
**Site Type Name:** STATIONARY  
**EPA Region Code:** 09  
**Conveyor:** FRS-GEOCODE  
**Source:**

**County Name:** CONTRA COSTA  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**Federal Facility Code:**  
**NAICS Code Descriptions:**  
**Federal Agency Name:**  
**US/Mexico Border Ind:**  
**Congressional Dist No.:** 11  
**Create Date:** 01-MAR-2000 00:00:00  
**Census Block Code:** 060133452023020  
**Update Date:** 29-DEC-2014 09:11:34  
**Location Description:**  
**Supplemental Location:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Latitude:** 37.78352  
**Longitude:** -121.97965  
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER  
**Accuracy Value:** 30  
**Datum:** NAD83  
**Reference Point:** CENTER OF A FACILITY OR STATION  
**Interest Types:** COMPLIANCE ACTIVITY  
**Facility Detail Rprt URL:** [http://ofmpub.epa.gov/enviro/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110011655128](http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110011655128)

**Site:** CITY OF SAN RAMON  
 19799 SAN RAMON VALLEY BLVD SAN RAMON CA 945830000

HAZNET

<b>SIC Code:</b>		<b>Mailing City:</b>	SAN RAMON
<b>NAICS Code:</b>		<b>Mailing State:</b>	CA
<b>EPA ID:</b>	CAC002300001	<b>Mailing Zip:</b>	945830000
<b>Create Date:</b>	1/9/2001	<b>Region Code:</b>	2
<b>Fac Act Ind:</b>	No	<b>Owner Name:</b>	CITY OF SAN RAMON
<b>Inact Date:</b>	9/11/2001	<b>Owner Addr 1:</b>	PO BOX 5148
<b>County Code:</b>	07	<b>Owner Addr 2:</b>	
<b>County Name:</b>	Contra Costa	<b>Owner City:</b>	SAN RAMON
<b>Mail Name:</b>	KIM GIULIANO/RECREATION SUPERV	<b>Owner State:</b>	CA
<b>Mailing Addr 1:</b>	PO BOX 5148	<b>Owner Zip:</b>	945830000
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	9259733281
<b>Owner Fax:</b>			

**Contact Information**

--  
**Contact Name:** KIM GIULIANO  
**Street Address 1:** PO BOX 5148  
**Street Address 2:**  
**City:** SAN RAMON  
**State:** CA  
**Zip:** 945830000  
**Phone:** 9259733281

--

**Tanner Information**

--  
**Generator EPA ID:** CAC002300001  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD028409019  
**TSD County Code:** 19  
**TSD County:** Los Angeles  
**State Waste Code:** 181  
**State Waste Code Desc.:** Other inorganic solid waste  
**Method Code:** H01  
**Method Description:** Transfer station  
**Tons:** 0.0625  
**Year:** 2001  
 --  
**Generator EPA ID:** CAC002300001  
**Generator County Code:** 07



**Generator County:** Contra Costa  
**TSD EPA ID:** CAD981382732  
**TSD County Code:** 01  
**TSD County:** Alameda  
**State Waste Code:** 151  
**State Waste Code Desc.:** Asbestos containing waste  
**Method Code:** D80  
**Method Description:** Disposal, landfill  
**Tons:** 0.8428  
**Year:** 2001  
--

**Site:** **BOSTROMS AUTO BODY**  
**2047 49 SAN RAMON VALLEY BLVD SAN RAMON CA 945830000**

HAZNET

<b>SIC Code:</b>		<b>Mailing City:</b>	SAN RAMON
<b>NAICS Code:</b>		<b>Mailing State:</b>	CA
<b>EPA ID:</b>	CAL000033356	<b>Mailing Zip:</b>	945830000
<b>Create Date:</b>	5/16/1990	<b>Region Code:</b>	2
<b>Fac Act Ind:</b>	No	<b>Owner Name:</b>	DAVIS JAMES H
<b>Inact Date:</b>	6/30/1996	<b>Owner Addr 1:</b>	2047 SAN RAMON VALLEY BLVD STE 49
<b>County Code:</b>	07	<b>Owner Addr 2:</b>	
<b>County Name:</b>	Contra Costa	<b>Owner City:</b>	SAN RAMON
<b>Mail Name:</b>		<b>Owner State:</b>	CA
<b>Mailing Addr 1:</b>	2700 HOOPER DR	<b>Owner Zip:</b>	945831205
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	0000000000
<b>Owner Fax:</b>			

**Contact Information**

--  
**Contact Name:** UNDELIVERABLE 1996 FEES FORM  
**Street Address 1:** 2047 SAN RAMON VALLEY BLVD STE 49  
**Street Address 2:**  
**City:** SAN RAMON  
**State:** CA  
**Zip:** 945831205  
**Phone:** --  
--  
--

**Tanner Information**

--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:**  
**Method Description:**  
**Tons:** 0.1944  
**Year:** 1993  
--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:** R01  
**Method Description:** Recycler  
**Tons:** 1.926  
**Year:** 1993  
--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa

**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:** R01  
**Method Description:** Recycler  
**Tons:** 1.8252  
**Year:** 1994

--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:**  
**Method Description:**  
**Tons:** 0.18  
**Year:** 1994

--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:** R01  
**Method Description:** Recycler  
**Tons:** 4.0212  
**Year:** 1995

--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:** R01  
**Method Description:** Recycler  
**Tons:** 6.0696  
**Year:** 1996

--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:** 214  
**State Waste Code Desc.:** Unspecified solvent mixture  
**Method Code:**  
**Method Description:**  
**Tons:** 0.144  
**Year:** 1996

--  
**Generator EPA ID:** CAL000033356  
**Generator County Code:** 07  
**Generator County:** Contra Costa  
**TSD EPA ID:** CAD009452657  
**TSD County Code:** 41  
**TSD County:** San Mateo  
**State Waste Code:**  
**State Waste Code Desc.:**  
**Method Code:** R01

<b>Method Description:</b>	Recycler
<b>Tons:</b>	0
<b>Year:</b>	1996
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD009452657
<b>TSD County Code:</b>	41
<b>TSD County:</b>	San Mateo
<b>State Waste Code:</b>	
<b>State Waste Code Desc.:</b>	
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	0
<b>Year:</b>	1997
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD009452657
<b>TSD County Code:</b>	41
<b>TSD County:</b>	San Mateo
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	
<b>Method Description:</b>	
<b>Tons:</b>	0.1692
<b>Year:</b>	1997
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD009452657
<b>TSD County Code:</b>	41
<b>TSD County:</b>	San Mateo
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	5.5764
<b>Year:</b>	1997
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD008252405
<b>TSD County Code:</b>	19
<b>TSD County:</b>	Los Angeles
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	0.072
<b>Year:</b>	1998
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD009452657
<b>TSD County Code:</b>	41
<b>TSD County:</b>	San Mateo
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	7.8048
<b>Year:</b>	1998
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07

<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD008252405
<b>TSD County Code:</b>	19
<b>TSD County:</b>	Los Angeles
<b>State Waste Code:</b>	
<b>State Waste Code Desc.:</b>	
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	0
<b>Year:</b>	1999
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD008252405
<b>TSD County Code:</b>	19
<b>TSD County:</b>	Los Angeles
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	0.1476
<b>Year:</b>	1999
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD009452657
<b>TSD County Code:</b>	41
<b>TSD County:</b>	San Mateo
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	R01
<b>Method Description:</b>	Recycler
<b>Tons:</b>	4.0104
<b>Year:</b>	1999
--	--
<b>Generator EPA ID:</b>	CAL000033356
<b>Generator County Code:</b>	07
<b>Generator County:</b>	Contra Costa
<b>TSD EPA ID:</b>	CAD009452657
<b>TSD County Code:</b>	41
<b>TSD County:</b>	San Mateo
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	
<b>Method Description:</b>	
<b>Tons:</b>	0
<b>Year:</b>	1999
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**Site:** 2047 49 SAN RAMON VALLEY BLVD SAN RAMON CA 945830000

[HIST MANIFEST](#)

<b>Gen EPA ID:</b>	CAL000033356
<b>Create Date:</b>	5/16/1990 0:00:00
<b>Inact Date:</b>	6/30/1996 0:00:00
<b>Facility Mail Street:</b>	2700 HOOPER DR
<b>Facility Mail City:</b>	SAN RAMON
<b>Facility Mail State:</b>	CA
<b>Facility Mail Zip:</b>	945830000
<b>Contact Phone(s):</b>	--
<b>File Year(s):</b>	1990; 1991; 1992
<b>Contact Name(s):</b>	UNDELIVERABLE 1996 FEES FORM

**Tanner Information**

<b>Method Description:</b>	
<b>Tons:</b>	2.97

Year: 1992  
Generator County Code: 7  
Generator County:  
Method Code: R01  
Tsd County Code: 43  
Tsd County: Santa Clara  
State Waste Code: 214  
State Waste Code Desc: Unspecified solvent mixture  
Tsd Epa ID: CAD009452657

**Tanner Information**

Method Description:  
Tons: 0  
Year: 1991  
Generator County Code: 7  
Generator County:  
Method Code:  
Tsd County Code: 43  
Tsd County: Santa Clara  
State Waste Code:  
State Waste Code Desc:  
Tsd Epa ID: CAD009452657

**Tanner Information**

Method Description:  
Tons: 0  
Year: 1992  
Generator County Code: 7  
Generator County:  
Method Code:  
Tsd County Code: 43  
Tsd County: Santa Clara  
State Waste Code:  
State Waste Code Desc:  
Tsd Epa ID: CAD009452657

**Tanner Information**

Method Description:  
Tons: 0  
Year: 1990  
Generator County Code: 7  
Generator County:  
Method Code:  
Tsd County Code: 19  
Tsd County: Los Angeles  
State Waste Code:  
State Waste Code Desc:  
Tsd Epa ID: CAD008302903

**Tanner Information**

Method Description:  
Tons: 1.37  
Year: 1991  
Generator County Code: 7  
Generator County:  
Method Code: R01  
Tsd County Code: 41  
Tsd County: San Mateo  
State Waste Code: 214  
State Waste Code Desc: Unspecified solvent mixture  
Tsd Epa ID: CAD009452657

**Tanner Information**

**Method Description:**

**Tons:** 2.25  
**Year:** 1990  
**Generator County Code:** 7  
**Generator County:**  
**Method Code:** R01  
**Tsd County Code:** 19  
**Tsd County:** Los Angeles  
**State Waste Code:** 214  
**State Waste Code Desc:** Unspecified solvent mixture  
**Tsd Epa ID:** CAD008302903

**Tanner Information****Method Description:**

**Tons:** 0  
**Year:** 1991  
**Generator County Code:** 7  
**Generator County:**  
**Method Code:**  
**Tsd County Code:** 41  
**Tsd County:** San Mateo  
**State Waste Code:**  
**State Waste Code Desc:**  
**Tsd Epa ID:** CAD009452657

**Tanner Information****Method Description:**

**Tons:** 0.62  
**Year:** 1991  
**Generator County Code:** 7  
**Generator County:**  
**Method Code:** R01  
**Tsd County Code:** 43  
**Tsd County:** Santa Clara  
**State Waste Code:** 214  
**State Waste Code Desc:** Unspecified solvent mixture  
**Tsd Epa ID:** CAD009452657



## Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

### **Standard Environmental Record Sources**

#### **Federal**

##### **National Priority List:**

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Jun 9, 2017**

##### **National Priority List - Proposed:**

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Jun 9, 2017**

##### **Deleted NPL:**

DELETED NPL

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.

**Government Publication Date: Jun 9, 2017**

##### **SEMS List 8R Active Site Inventory:**

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Jul 11, 2017**

##### **SEMS List 8R Archive Sites:**

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Jul 11, 2017**

##### **Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:**

CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**CERCLIS - No Further Remedial Action Planned:**[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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 this site on the National Priorities List (NPL). This 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 a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**[RCRA CORRACTS](#)

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Dec 12, 2016**

**RCRA non-CORRACTS TSD Facilities:**[RCRA TSD](#)

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Dec 12, 2016**

**RCRA Generator List:**[RCRA LQG](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Dec 12, 2016**

**RCRA Small Quantity Generators List:**[RCRA SQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Dec 12, 2016**

**RCRA Conditionally Exempt Small Quantity Generators List:**[RCRA CESQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

**Government Publication Date: Dec 12, 2016**

**RCRA Non-Generators:**[RCRA NON GEN](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Dec 12, 2016**

**Federal Engineering Controls-ECs:**

FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Jan 20, 2016

**Federal Institutional Controls- ICs:**

FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date:** Jan 20, 2016

**Emergency Response Notification System:**

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date:** 1982-1986

**Emergency Response Notification System:**

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date:** 1987-1989

**Emergency Response Notification System:**

ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Feb 8, 2017

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

FED BROWNFIELDS

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date:** Feb 3, 2017

**FEMA Underground Storage Tank Listing:**

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date:** Dec 6, 2016

**LIEN on Property:**

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date:** Jul 11, 2017

**State****State Response Sites:**

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

**Government Publication Date:** Jul 6, 2017

**EnviroStor Database:**

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

**Government Publication Date: Jun 26, 2017**

**Delisted EnviroStor Database:**

**DELISTED ENVS**

Sites removed from the list of facilities made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

**Government Publication Date: Jul 6, 2017**

**Solid Waste Information System (SWIS):**

**SWF/LF**

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**Government Publication Date: Jun 14, 2017**

**EnviroStor Hazardous Waste Facilities:**

**HWP**

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**Government Publication Date: Jun 13, 2017**

**Land Disposal Sites:**

**LDS**

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

**Government Publication Date: Jul 18, 2017**

**Leaking Underground Fuel Tank Reports:**

**LUST**

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

**Government Publication Date: May 29, 2017**

**Delisted Leaking Storage Tanks:**

**DLST**

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

**Government Publication Date: Jun 14, 2017**

**Permitted Underground Storage Tank (UST) in GeoTracker:**

**UST**

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

**Government Publication Date: Jul 10, 2017**

**Proposed Closure of Underground Storage Tank Cases:**

**UST CLOSURE**

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

**Government Publication Date: Jun 14, 2017**

**Historical Hazardous Substance Storage Information Database:**

**HHSS**

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

**Government Publication Date: Aug 27, 2015**

**Aboveground Storage Tanks:**

**AST**

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

**Delisted Storage Tanks:**

[DELISTED TNK](#)

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 10, 2017

**California Environmental Reporting System (CERS) Tanks:**

[CERS TANK](#)

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: May 30, 2017

**Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:**

[LUR](#)

The Department of Toxic Substances Control (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 land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Mar 27, 2017

**Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:**

[HLUR](#)

The Department of Toxic Substances Control (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.

Government Publication Date: Mar 27, 2017

**Deed Restrictions and Land Use Restrictions:**

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Apr 18, 2017

**Voluntary Cleanup Program:**

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 20, 2017

**GeoTracker Cleanup Sites Data:**

[CLEANUP SITES](#)

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: May 29, 2017

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

[CERS HAZ](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Mar 14, 2017

**Delisted California Environmental Reporting System (CERS) Tanks:**

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: May 30, 2017

## **Tribal**

### **Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

**Government Publication Date: Oct 6, 2016**

### **Underground Storage Tanks (USTs) on Indian Lands:**

INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

**Government Publication Date: Oct 6, 2016**

### **Delisted Tribal Leaking Storage Tanks:**

DELISTED ILST

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

**Government Publication Date: Oct 07, 2016**

### **Delisted Tribal Underground Storage Tanks:**

DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

**Government Publication Date: Nov 14, 2016**

## **County**

### **Alameda County - City of Berkeley CUPA Facilities:**

BERKELEY CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs at the City of Berkeley in Alameda County. This list is maintained by the Toxics Management Division at the City of Berkeley.

**Government Publication Date: Jun 20, 2017**

### **Alameda County - Hayward City CUPA List:**

HAYWARD CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Hayward City. This list is maintained by the Hayward City Fire Department.

**Government Publication Date: Jul 26, 2017**

### **Alameda County - San Leandro City CUPA Facilities List:**

SANLEANDRO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Leandro City, Alameda County. This list is made available by San Leandro City Environmental Services Section.

**Government Publication Date: Aug 17, 2016**

### **Alameda County - Union City CERS CUPA List:**

UNION CUPA

A list of CERS registered facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Union. This list is made available by the City of Union Economic and Community Development Department.

**Government Publication Date: Apr 1, 2017**

### **Alameda County - Union City CUPA Facilities:**

UNION CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Union. This list is made available by the City of Union Economic and Community Development Department.

**Government Publication Date: Apr 1, 2017**

### **Alameda County LOP Sites List:**

ALAMEDA LOP

A list of Leaking Underground Storage Tanks (LUST) facilities in Alameda County. This list is made available by Alameda County Department of Environmental Health (ACEH). ACEH implements a Local Oversight Program (LOP) under contract with the State Water Resources Control Board to provide regulatory oversight of the investigation and cleanup of soil and groundwater contamination from leaking petroleum USTs.

**Government Publication Date: Jul 31, 2017**

### **Alameda County UST List:**

ALAMEDA UST

A list of all registered Underground Storage Tanks (USTs) in the County of Alameda. The list is made available by Alameda County Department of Environmental Health.

**Government Publication Date: Aug 3, 2017**



**Contra Costa County CUPA List:**[CONTRACO CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Contra Costa. This list is made available by Contra Costa County which has been certified by CalEPA to implement the Unified program as a CUPA.

**Government Publication Date:** Jun 14, 2017

**Delisted County Records:**[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

**Government Publication Date:** Aug 31, 2017

**Alameda County - City of Livermore and Pleasanton CUPA Facilities:**[LIVERMORE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in City of Livermore and City of Pleasanton in Alameda County. This list is maintained by the Livermore-Pleasanton Fire Department.

**Government Publication Date:** Mar 23, 2017

**Alameda County - City of Livermore and Pleasanton UST List:**[LIVERMORE UST](#)

A list of registered Underground Storage Tank (UST) in City of Livermore and City of Pleasanton, Alameda County. This list is maintained by the Livermore-Pleasanton Fire Department.

**Government Publication Date:** Mar 23, 2017

**Alameda County - City of Livermore and Pleasanton AST List:**[LIVERMORE AST](#)

A list of registered Aboveground Storage Tank (AST) in City of Livermore and City of Pleasanton, Alameda County. This list is maintained by the Livermore-Pleasanton Fire Department.

**Government Publication Date:** Mar 23, 2017

## **Additional Environmental Record Sources**

**Federal****Facility Registry Service/Facility Index:**[FINDS/FRS](#)

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

**Government Publication Date:** Jun 1, 2017

**Toxics Release Inventory (TRI) Program:**[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date:** Dec 31, 2016

**Hazardous Materials Information Reporting System:**[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date:** Feb 28, 2017

**National Clandestine Drug Labs:**[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data 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.

**Government Publication Date:** May 4, 2017

**Inventory of Open Dumps, June 1985:**[ODI](#)

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2017

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Nov 12, 2013

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Jan 1, 2017

**Integrated Compliance Information System (ICIS):**

ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

**Drycleaner Facilities:****FED DRYCLEANERS**

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Sep 14, 2016**

**Delisted Drycleaner Facilities:****DELISTED FED DRY**

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Sep 14, 2016**

**Formerly Used Defense Sites:****FUDS**

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

**Government Publication Date: Nov 22, 2016**

**Material Licensing Tracking System (MLTS):****MLTS**

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: Sep 13, 2016**

**Historic Material Licensing Tracking System (MLTS) sites:****HIST MLTS**

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:****MINES**

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date: Feb 8, 2017**

**Alternative Fueling Stations:****ALT FUELS**

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

**Government Publication Date: May 2, 2017**

**Superfund Decision Documents:****SUPERFUND ROD**

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Jul 12, 2017**

**Registered Pesticide Establishments:****SSTS**

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

**Government Publication Date: Feb 28, 2017**

**Polychlorinated Biphenyl (PCB) Notifiers:****PCB**

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

## **State**

### **EnviroStor Inspection, Compliance, and Enforcement:**

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Apr 17, 2017

### **Clandestine Drug Lab Sites:**

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Dec 31, 2016

### **School Property Evaluation Program Sites:**

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jul 5, 2017

### **California Hazardous Material Incident Report System (CHMIRS):**

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: May 09, 2017

### **Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:**

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

### **Hazardous Waste Manifest Data:**

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 24, 2016

### **Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:**

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

### **Hazardous Waste and Substances Site List - Site Cleanup:**

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 6, 2017

### **List of Hazardous Waste Facilities Subject to Corrective Action:**

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

### **Historical Hazardous Waste Manifest Data:**

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Dec 31, 1992**

**Historical California Hazardous Material Incident Report System (CHMIRS):**

[HIST CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 1, 1993**

**Historical Cortese List:**

[HIST CORTESE](#)

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

**Government Publication Date: Nov 13, 2008**

**Cease and Desist Orders and Cleanup and Abatement Orders:**

[CDO/CAO](#)

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

**Government Publication Date: Feb 16, 2012**

**Drycleaner Facilities:**

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

**Government Publication Date: Jul 17, 2017**

**Delisted Drycleaners:**

[DELISTED DRYC](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

**Government Publication Date: Jul 17, 2017**

**Waste Discharge Requirements:**

[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

**Government Publication Date: Mar 7, 2017**

**Tribal**

**No Tribal additional environmental record sources available for this State.**

**County**

**No County additional environmental databases were selected to be included in the search.**

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



# **APPENDIX D**

## **HISTORICAL SOURCES**



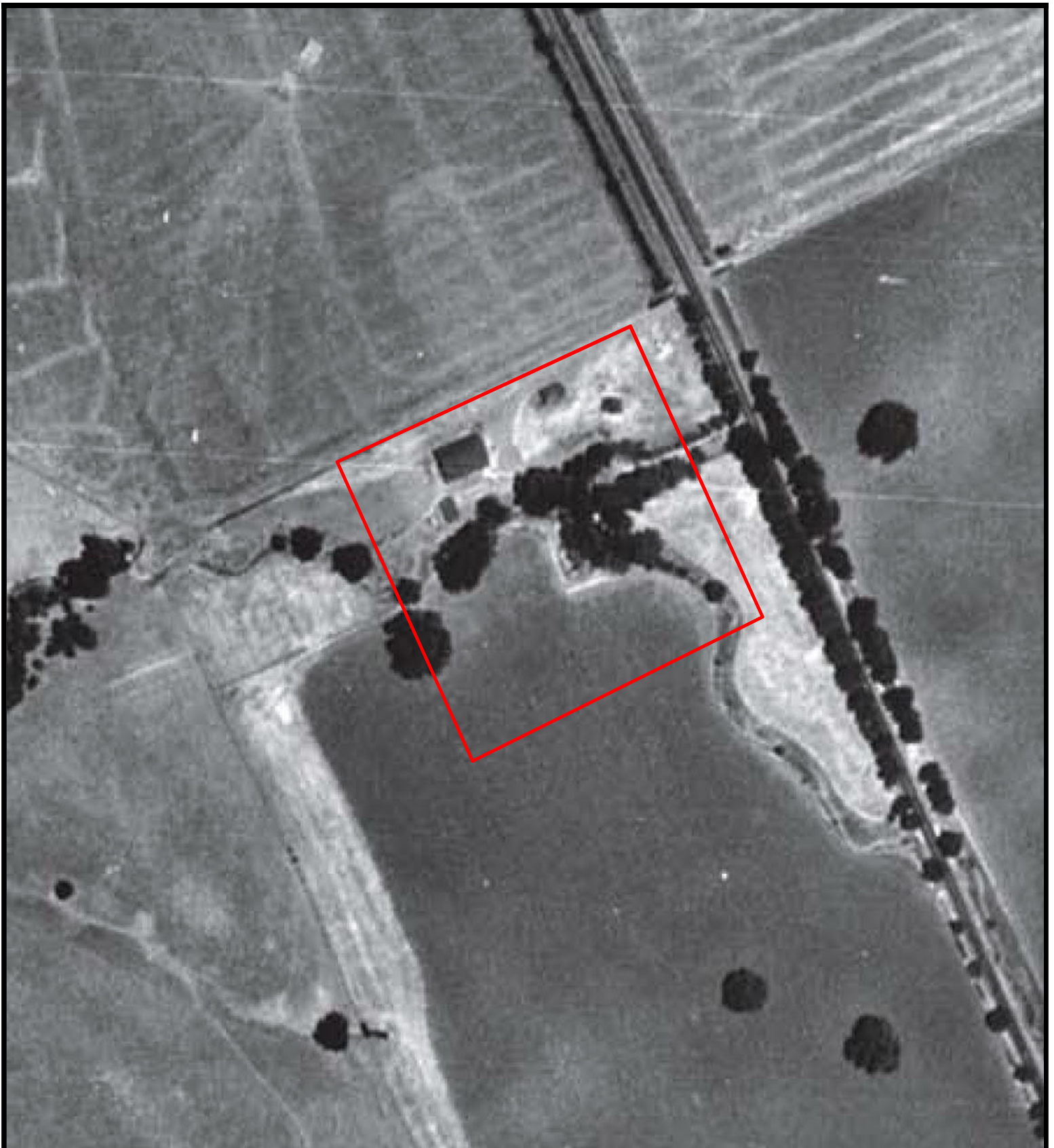
Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 1939**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants



Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 1947**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary ——



**AERIAL PHOTOGRAPH - 1958**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants



Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 1968**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary ———



**AERIAL PHOTOGRAPH - 1973**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 1980**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants



Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 1987**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 1993**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2003**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2004**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2005**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2006**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2009**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2010**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



## AERIAL PHOTOGRAPH - 2012

19001 San Ramon Valley Boulevard, San Ramon, California 94583

Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2014**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants





Legend

Approximate Property Boundary 



**AERIAL PHOTOGRAPH - 2016**  
19001 San Ramon Valley Boulevard, San Ramon, California 94583  
Project Number: 377297

**AEI**  
Consultants



## **FIRE INSURANCE MAP RESEARCH RESULTS**

**Date: 9/6/2017**

**Order Number: 20170906252**

**19001 San Ramon Valley Boulevard, San Ramon, CA**

ERIS has searched our in-house collection of Fire Insurance Maps for the address at:  
*19001 San Ramon Valley Boulevard, San Ramon, CA*

Please note that no information was found for your site or adjacent properties.

If you have any questions regarding the enclosed information, please do not hesitate to contact us.

*Individual Fire Insurance Maps for the subject property and/or adjacent sites are included with the ERIS environmental database report to be used for research purposes only and cannot be resold for any other commercial uses other than for use in a Phase I environmental assessment.*

# **APPENDIX E**

## **REGULATORY AGENCY RECORDS**

Erik Brown

---

From: Rochelle Reed <publicrecords@baaqmd.gov>  
Sent: Wednesday, September 13, 2017 10:26 AM  
To: Erik Brown  
Subject: Public Records Request No. 2017-09-0076

Dear Erik Brown,

Thank you for your request. We have searched our records and have no records that respond to your below request for:

19001 San Ramon Valley Blvd  
19001 San Ramon Valley Blvd  
San Ramon

If you have any questions or concerns, please call or e-mail me.

Sincerely,

Rochelle Reed  
Public Records Section  
BAAQMD  
415-749-4784



Erik Brown

---

From: Alexandra.Mcmullen@hsd.cccounty.us on behalf of ccchazmat@hsd.cccounty.us  
Sent: Tuesday, September 12, 2017 10:22 AM  
To: Erik Brown  
Subject: Re: Records request

Hi Erik:

We have no records for 1910 N Main St, Walnut Creek or 19001 San Ramon Valley Blvd, San Ramon.

Our records go back to 1986, anything prior to this would be the jurisdiction of the local fire department.

FYI: CalEPA has a new website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. By combining data from a variety of state and federal databases, the portal provides an overview of regulated activities across the spectrum of environmental programs for any given location in California.

The link to the CalEPA Regulated Site Portal is: <https://siteportal.calepa.ca.gov/nsite/>

Kind Regards,

Alex McMullen, Clerical Supervisor  
Contra Costa County Health Services  
Hazardous Materials Programs  
4585 Pacheco Blvd, Suite 100  
Martinez. CA 94553

(925) 335-3200 Ph  
(925) 646-2073 Fax  
[cchealth.org/groups/hazmat](http://cchealth.org/groups/hazmat)

---

From: Erik Brown <Erik@mnm-env.com>  
To: "ccchazmat@hsd.cccounty.us" <ccchazmat@hsd.cccounty.us>,  
Date: 09/07/2017 03:09 PM  
Subject: Records request

---

Thank you!

Erik Brown

-----  
(925) 262-8101 business  
(925) 305-5337 mobile  
(888) 828-2635 fax

[attachment "public\_records\_request.pdf" deleted by Alexandra McMullen/HazMat/HSD/US]

BP204I01

CITY OF SAN RAMON  
Location Applications

9/14/17  
11:09:57

Property address . . . . : 19001 SAN RAMON VALLEY BLV  
Book/Page-Block/Parcel : 211-051-014- 673/E5

Type options, press Enter.  
5=View

Opt	App Nbr	Type	App Date	Sts
-	88 00000774	HISTORICAL	5/06/88	AP
-	88 00000773	HISTORICAL	5/19/88	AP
-	88 00000771	HISTORICAL	4/05/88	AP

F3=Exit F12=Cancel

Bottom

Property address . . . . : 19001 SAN RAMON VALLEY BLV  
Book/Page-Block/Parcel : 211-051-014- 673/E5

Type options, press Enter.  
5=View

Opt	App Nbr	Type	App Date	Sts
-	05 00001345	RE-ROOFING PERMIT	6/23/05	PI
-	01 00000456	CELLULAR SITE OR SATELLITE DISH	3/07/01	F
-	00 00000940	COMMERCIAL ALTERATION	4/17/00	PI
-	98 00001339	COMMERCIAL ALTERATION	8/06/98	AP
-	98 00001213	FURNACE / AIR CONDITIONER -	8/07/98	AP
-	92 00001069	COMMERCIAL ALTERATION	8/11/92	AP
-	92 00000267	COMMERCIAL ALTERATION	3/30/92	AP
-	91 00000166	MULTI-FAMILY BUILDINGS 3-4 UNITS	2/08/91	AP
-	90 00000266	HISTORICAL	2/15/90	AP
-	90 00000099	HISTORICAL	1/12/90	AP
-	88 00000775	HISTORICAL	5/19/88	AP

F3=Exit F12=Cancel

More...

Property address . . . . : 19001 SAN RAMON VALLEY BLV  
Book/Page-Block/Parcel : 211-051-014- 673/E5

Type options, press Enter.  
5=View

Opt	App Nbr	Type	App Date	Sts
-	15 00001370	OFFICE, BANKS AND PROFESSIONAL ALTERATION	6/24/15	F
-	14 00002235	OFFICE, BANKS AND PROFESSIONAL ALTERATION	10/22/14	F
-	14 00002041	PLUMBING MISCELLANEOUS	9/25/14	F
-	14 00000249	OFFICE, BANKS AND PROFESSIONAL ALTERATION	2/11/14	F
-	12 00001651	CELLULAR SITE OR SATELLITE DISH	9/17/12	F
-	07 00001032	ELECTRICAL MISCELLANEOUS	5/16/07	CL
-	07 00000624	LANDSCAPE	3/30/07	CL
-	06 00003433	FURNACE / AIR CONDITIONER	12/19/06	CL
-	06 00003289	SIGN	11/27/06	CL
-	06 00001154	OFFICE, BANKS AND PROFESSIONAL ALTERATION	5/02/06	PC
-	05 00001505	OFFICE, BANKS AND PROFESSIONAL ALTERATION	7/11/05	EX

F3=Exit F12=Cancel

More...





**Matthew Rodriguez**  
Secretary for  
Environmental Protection

## Department of Toxic Substances Control

**Barbara A. Lee , Director**  
1001 I Street  
P.O. Box 806  
Sacramento , CA 958120806



**Edmund G. Brown Jr.**  
Governor

### EPA ID PROFILE

Map  
ID Number:  
Name:  
County:  
NAICS:

CAC002652024  
CHURCH OF THE VALLEY  
CONTRA COSTA  
N/A

Status:  
Inactive Date:  
Record Entered:  
Last Updated:

INACTIVE  
9/23/2010 1:06:44 PM  
3/26/2010 1:06:44 PM  
3/29/2010 7:57:37 AM

	Name	Address	City	State	Zip Code	Phone
Location	CHURCH OF THE VALLEY	19001 SAN RAMON VALLEY BLVD	SAN RAMON	CA	94583	
Mailing		19001 SAN RAMON VALLEY BLVD	SAN RAMON	CA	94583	
Owner	CHURCH OF THE VALLEY	19001 SAN RAMON VALLEY BLVD	SAN RAMON	CA	94583	9258293366
Operator/Contact	MATT MOORE	19001 SAN RAMON VALLEY BLVD	SAN RAMON	CA	94583	9258293366

Based Only Upon ID Number:

CAC002652024

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	INACTIVE

**California and Non California Manifest Tonnage Total and Waste Code by Year  
Matrix by Entity Type (if available) are on the next page**

**Calif. Manifest Counts and Total Tonnage**

**No Records  
Found**

**Non California Manifest Total Tonnage**

**No Records  
Found**

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 09/18/2017

# **APPENDIX F**

## **OTHER SUPPORTING DOCUMENTATION**







Property Report by PropertyShark.com

Property Report for:

19001 San Ramon Valley Blvd, San Ramon, CA 94583

## A. Your Notes

### A1. Your Notes

#### Watch List

☐ Email me when the property is updated

#### Your folders

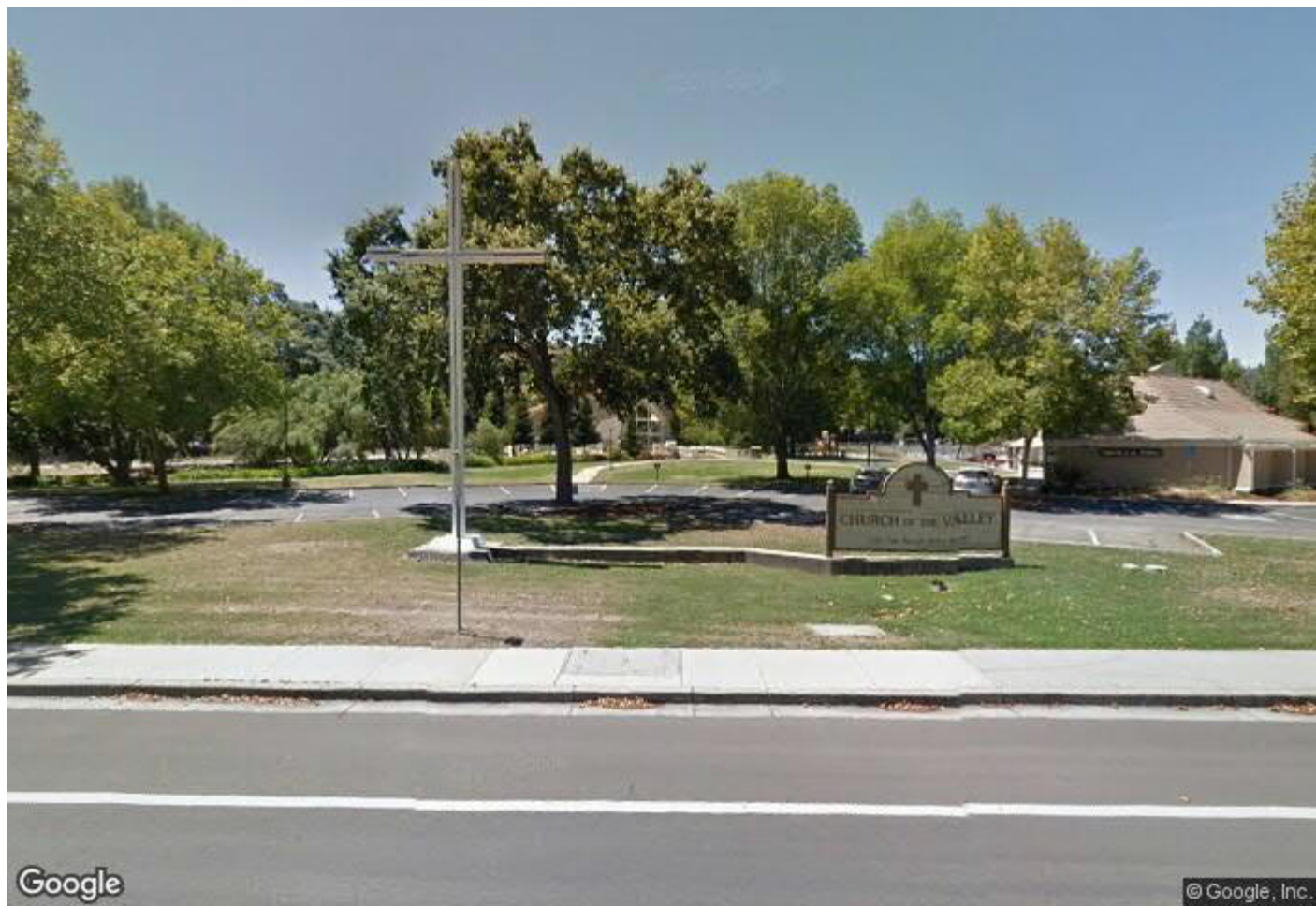
☐ Favorite Properties

autocomplete content  
[Create](#)

## B. Overview

### B1. Photos

[Google Street View](#) | [Microsoft Bird's Eye View](#)



Google Street View

[Upload photos for this property](#)

## B2. Overview

---

## Location

Property address **19001 San Ramon Valley Blvd  
San Ramon, CA 94583**  
Parcel ID **211-051-014-2**

## Legal Description

PCL MAP 54 PG 41 PCL B

## Neighborhood

Municipality **San Ramon**  
School district **San Ramon Unified**

## Owner

Name **Amer Bapt Church Of The  
Valley**  
Address **19001 San Ramon Valley Blvd  
San Ramon, CA 94583**

## Market Value & Taxes

Tax year **2017-2018**  
Land value **\$571,661**  
Building value **\$2,171,425**  
Total value **\$2,743,086**  
Property tax **\$31,973.41**

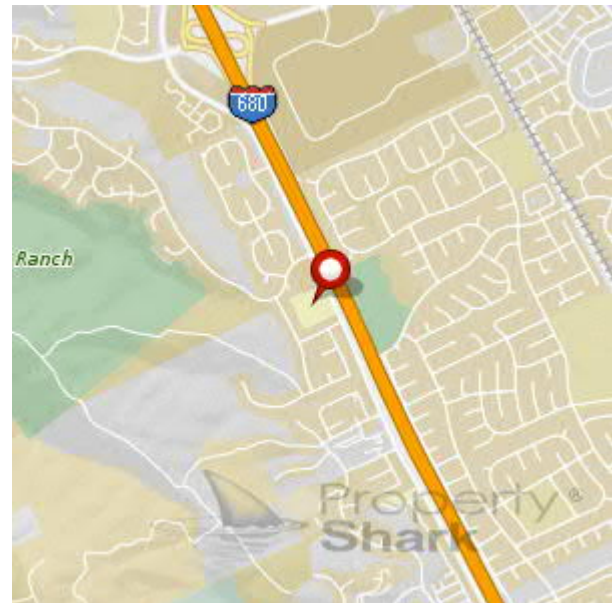
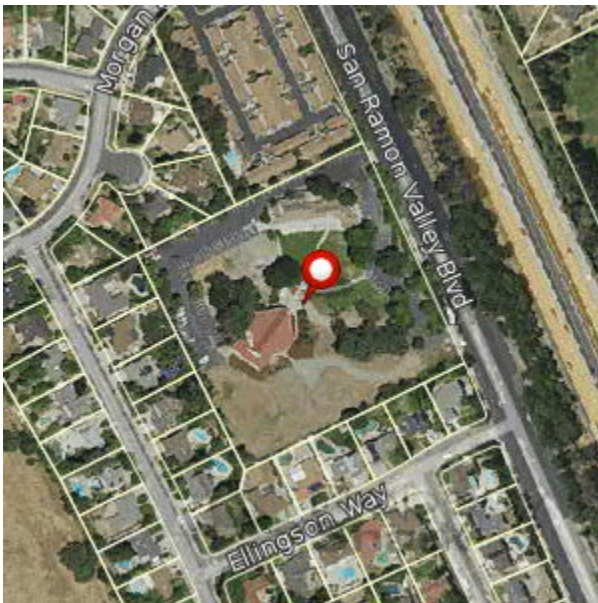
## Land

Lot sqft **237,402**  
Property type **Other**  
Property class **Churches (71)**  
Zoning **Public and Semipublic (PS)**  
Buildings on lot **3**

## Building

Square footage **13,600**  
Units **2**  
This is the largest building on the parcel. For information about the other buildings, check the [Building section](#).

## B3. Maps



## B4. For Sale

PropertyShark currently does not allow manual entry of Commercial For Sale listings in this area.

## C. Owners & Residents

### C1. Registered Owner

#### Amer Bapt Church Of The Valley

19001 San Ramon Valley Blvd  
 San Ramon, CA 94583  
 Source: Assessment Roll  
 Last recorded: 01/01/2017

[Phone Lookup](#)

[See who is behind the LLC](#)

[Add to Address Book](#)

### C2. Building Contacts

#### Phone Records of Tenants

Name	Unit	Phone number	Listed
<a href="#">Church Of The Valley</a>		(925) 829-3366	01/01/1985
<a href="#">Indian Community Chr-The Vly</a>		(510) 895-0033	01/01/2009

## D. Sales & Value

### D1. Title Documents

Date	Document	Amount	Party 1	Party 2	Link to doc
7/17/2015	Assignment of Rents (#20159014868490)	\$575,000	<a href="#">American Baptist Church of the Valley</a>	<a href="#">Bank of the West</a>	<a href="#">i</a>
7/17/2015	Deed of Trust (#20159014868390)	\$575,000	<a href="#">American Baptist Church of the Valley</a>	<a href="#">Bank of the West</a>	<a href="#">i</a>
12/9/2014	Amended Security Agreement (#20149021821790)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Texas Capital Bank</a> <a href="#">Suntrust Bank</a>	<a href="#">i</a>
12/9/2014	Amended Assignment of Rents (#20149021821790)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Suntrust Bank</a> <a href="#">Texas Capital Bank</a>	<a href="#">i</a>
12/9/2014	Amended Assignment Lease (#20149021821790)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Texas Capital Bank</a> <a href="#">Suntrust Bank</a>	<a href="#">i</a>
12/9/2014	Modification Agreement (#20149021821790)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Suntrust Bank</a> <a href="#">Texas Capital Bank</a>	<a href="#">i</a>
12/9/2014	Security Agreement (#20149021821690)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Sun Trust Bank</a>	<a href="#">i</a>



Date	Document	Amount	Party 1	Party 2	Link to doc
12/9/2014	Assignment (#20149021821690)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Sun Trust Bank</a>	<a href="#">i</a>
12/9/2014	Assignment (#20149021821690)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Sun Trust Bank</a>	<a href="#">i</a>
12/9/2014	Assignment Deed Tr (#20149021821690)	\$0	<a href="#">Texas Capital Bank</a>	<a href="#">LD Acquisition CO LLC</a> <a href="#">Sun Trust Bank</a>	<a href="#">i</a>
8/27/2010	Sec Agmt (#20109018038590)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Landmark Dividend Funding Lp</a>	<a href="#">i</a>
8/27/2010	Deed of Trust (#20109018038590)	\$0	<a href="#">LD Acquisition CO LLC</a>	<a href="#">Landmark Dividend Funding Lp</a>	<a href="#">i</a>
8/27/2010	Agreement (#20109018038490)	\$0	<a href="#">LD Acquisition CO LLC</a> <a href="#">American Baptist Church of the Valley</a>		<a href="#">i</a>
8/27/2010	Ease Agree (#20109018038490)	\$0	<a href="#">LD Acquisition CO LLC</a> <a href="#">American Baptist Church of the Valley</a>		<a href="#">i</a>

## D2. Valuation Model

Our database has 0 properties that meet the following criteria:

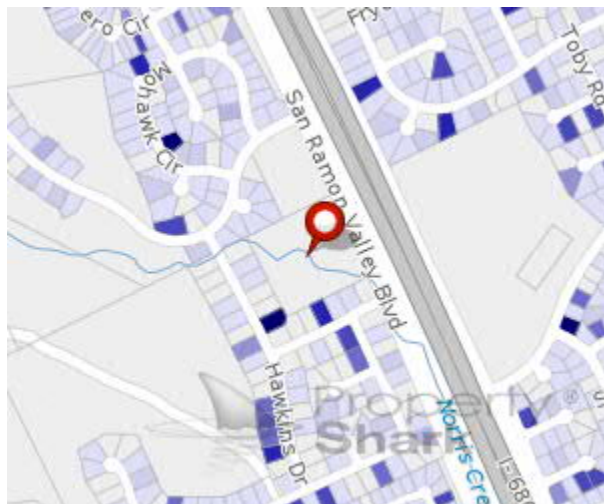
- Sold within the last 18 months
- In the 94583 zip code
- Property class Churches
- Sale price over \$25,000

Expecting more results? Occasionally the actual use and recorded building use are different. Maybe you should be looking at a different building class.

[Browse more recently sold properties](#)  
in the neighborhood.

## D4. Sales & Values Maps

### Date of Last Sale

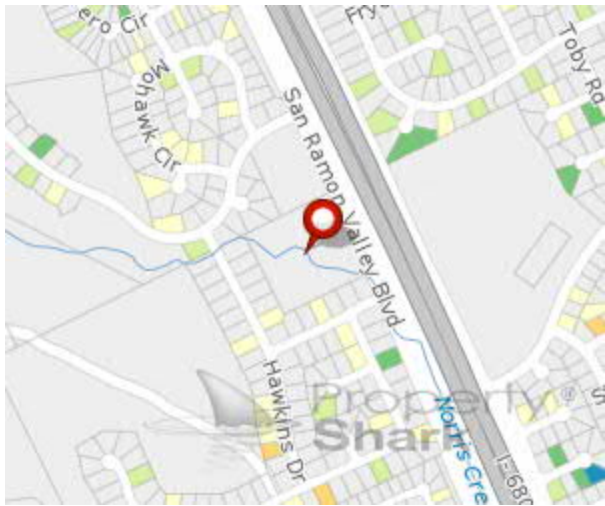


This map shows the most recent sales around the subject property, with darker colors indicating more recent sales.

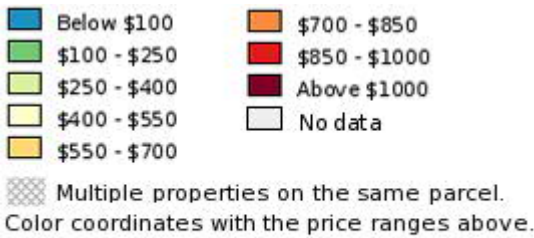
- Second half of 2017
- First half of 2017
- Second half of 2016
- First half of 2016
- Second half of 2015
- First half of 2015
- 2013 - 2014
- < 2013
- No data

The map is based only on valid sales with a recorded price over \$1000.

Price per Square Foot



On this color-coded map, view the price paid per square foot around the subject property.



Note: The map displays Price Per Square Foot (\$/sqft) for properties sold in the last 5 years.

E. Development & Use

E1. Land

Lot sqft	237,402
Property type	Other
Property class	Churches (71)
Zoning	Public and Semipublic (PS)
Buildings on lot	3

E2. Building

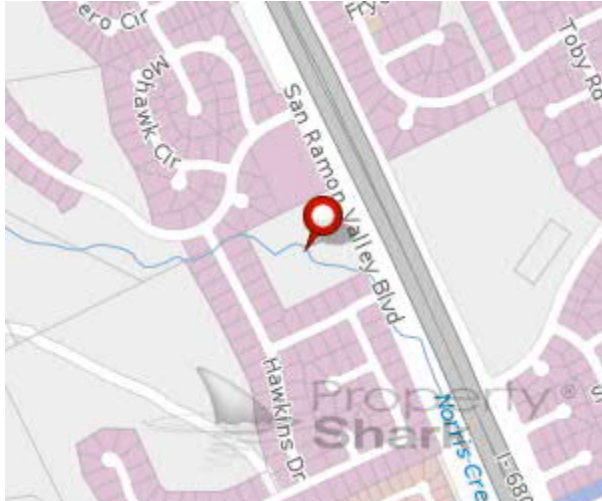
Building number	Effective year built	Units
0	0	2
1	1990	0
2	1980	0

E3. Urban Landscape Maps

Zoning



## Year Built



On this map, view the year each property was built.



## F. Property Tax

### F1. Property Tax

The California Constitution mandates that all property is subject to taxation unless otherwise exempted by state or federal law. [Proposition 13](#), enacted in 1978, forms the basis for the current property tax laws.

#### Assessed Market Value

*Assessed value* is calculated based on market value using a base year value. A property's original base value is its 1975-1976 market value and can be adjusted each year by no more than 2% to account for inflation. However, if there has been a change in ownership or completed new construction, the new assessed value will be the market value of the property as of the date that it changed ownership or was newly constructed.

Land value	\$571,661
Improvement value	+ \$2,171,425
<b>Assessed value</b>	<b>= \$2,743,086</b>

#### Exemptions and Taxable Value

*Taxable value* represents the assessed value less any tax exemptions that apply. Exemptions, like [Senior homestead](#), are available in the County of Contra Costa that may lower the property's tax bill.

Assessed value	\$2,743,086
Religion exemption	- \$2,738,491
<b>Taxable value</b>	<b>= \$4,595</b>

#### Property Tax

*Property tax* is calculated by multiplying the property's *taxable value* by all the [tax rates](#) applicable to it.

*Current tax* represents the amount the present owner pays including exemptions.

*Base tax* is an estimate of what an owner **not** benefiting from any exemptions would pay.

Actual taxes might differ from the figures displayed here due to various abatement and financial assistance programs or to non ad-valorem taxes levied as [special taxes](#).



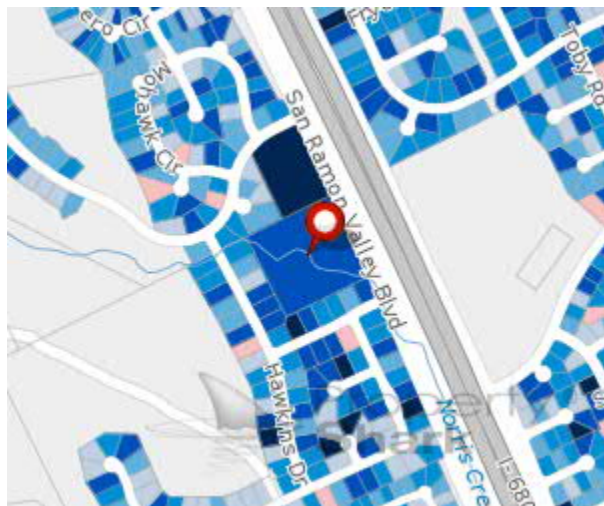
Notice that we used **2015/2016** tax rates since **2016/2017** values are not available yet.

Tax description	Taxable value		Tax rate		Tax amount
Countywide Tax	\$4,595	*	1.0000%	=	\$45.95
Bart	\$4,595	*	0.0080%	=	\$0.37
East Bay Reg Pk Bd	\$4,595	*	0.0032%	=	\$0.15
San Ramon Unif 98	\$4,595	*	0.0193%	=	\$0.89
Srvusd Bond 2002	\$4,595	*	0.0294%	=	\$1.35
Srvusd Bond 2012	\$4,595	*	0.0165%	=	\$0.76
San Ramon Unified	\$4,595	*	0.0652%	=	\$3.00
Comm Coll 2002 Bnd	\$4,595	*	0.0033%	=	\$0.15
Comm Coll 2006 Bnd	\$4,595	*	0.0074%	=	\$0.34
Comm Coll 2014 Bnd	\$4,595	*	0.0013%	=	\$0.06
Community College	\$4,595	*	0.0120%	=	\$0.55
Current tax				=	\$53
Base tax	\$2,743,086	*	1.1656%	=	\$31,973

For more information please visit [California State Board of Equalization](#) webpage or this [publication](#).

Also, you can visit the Contra Costa County's [Assessor](#) and [Tax Collector](#) or look up this property's current [tax situation](#).

## Tax per Square Foot



This map shows property tax in correlation with square footage of the property.

Above \$10.00	\$4.00 - \$5.00
\$9.00 - \$10.00	\$3.00 - \$4.00
\$8.00 - \$9.00	\$2.00 - \$3.00
\$7.00 - \$8.00	\$1.00 - \$2.00
\$6.00 - \$7.00	Below \$1.00
\$5.00 - \$6.00	No Data

Multiple properties on the same parcel.  
Color coordinates with the price ranges above.

Property tax	<b>\$31,973</b>
Tax year	<b>2017-2018</b>
Square feet	<b>27,200</b>
Tax per sqft	<b>\$1</b>

## F2. Assessment History

Year	Property class	Assessment value	Total tax rate	Property tax
2016-2017	Churches	\$2,689,301	1.1656%	\$31,346
2015-2016	Churches	\$2,648,906	1.0937%	\$28,971
2014-2015	Churches	\$2,597,019	1.1033%	\$28,653

Year	Property class	Assessment value	Total tax rate	Property tax
2013-2014	Commercial/Industrial	\$2,585,282	1.0982%	\$28,392
2012-2013	Commercial/Industrial	\$2,534,591	1.0886%	\$27,592

## G. Neighborhood

### G1. Neighbors

#### Odd Addresses

Address	Property class	Square footage	Sale date	Sale price	Price/sqft
<a href="#">2497 San Ramon Valley Blvd</a>	Shopping Centers (All Parcels Including Vacant for Future Shopping Center) (42)	13,468	4/1/1999	\$351,500	\$26
<a href="#">2505 San Ramon Valley Blvd</a>	Supermarkets (Not in Shopping Centers) (41)	61,999	2/16/2016		
<a href="#">2525 San Ramon Valley Blvd</a>	Theaters (45)	24,049	6/5/2001	\$4,200,000	\$175
<a href="#">2551 San Ramon Valley Blvd</a>	Commercial Stores (Not Supermarkets) (31)	57,050			
<a href="#">2601 San Ramon Valley Blvd</a>	Churches (71)	12,234			
<a href="#">19251 San Ramon Valley Blvd</a>	Single Family 1 Residence on 1 Site, With or Without Minor Common Area (11)	3,900	11/9/2005		
<a href="#">19453 San Ramon Valley Blvd</a>	Churches (71)	4,980	10/3/1994		
<a href="#">19901 San Ramon Valley Blvd</a>	Churches (71)	3,330	1/14/2004		
<a href="#">19953 San Ramon Valley Blvd</a>	Governmental Owned, With or Without Buildings (Federal, State, County, City, SFBART, EBRPD) (79)	6,010	11/25/1997		
<a href="#">20815 San Ramon Valley Blvd</a>	Single Family-2 or More Residences on 1 or More Sites (13)	1,391			

#### Even Addresses

Address	Property class	Square footage	Sale date	Sale price	Price/sqft
<a href="#">2558-2562 San Ramon Valley Blvd</a>	Commercial Stores (Not Supermarkets) (31)	34,061	10/16/2003		
<a href="#">2570-2580 San Ramon Valley Blvd</a>	Mini-Warehouse (Public Storage) (55)	70,601			
<a href="#">17900 San Ramon Valley Blvd</a>	Restaurants (Not Drive-In, Inside Service Only) (47)	4,834	7/20/2004	\$2,825,000	\$584
<a href="#">18000 San Ramon Valley Blvd</a>	Motels, Hotels and Mobile Home Parks (44)	52,113	3/12/1998		
<a href="#">18060 San Ramon Valley</a>	Service Stations, Car Washes, Bulk	4,250			

Address	Property class	Square footage	Sale date	Sale price	Price/sqft
Blvd	Plants, Mini Lube (35)				
18070 San Ramon Valley Blvd	Restaurants (Not Drive-In, Inside Service Only) (47)	5,847	12/18/1997		
18080 San Ramon Valley Blvd	Commercial Stores (Not Supermarkets) (31)	18,894	5/18/2007		
18080-18090 San Ramon Valley Blvd	Motels, Hotels and Mobile Home Parks (44)	70,300	4/10/1998		
21310-21314 San Ramon Valley Blvd	Commercial Stores (Not Supermarkets) (31)	12,019			
21320 San Ramon Valley Blvd	Service Stations, Car Washes, Bulk Plants, Mini Lube (35)	3,249	2/3/2016		

## G2. Demographics By Zip Code

Demographic data shown in this section was gathered from the 2014 American Community Survey and refers to zip code **94583**.

### Population Demographics

Total population	<b>35,272</b>
Female population	<b>50.4%</b>
Male population	<b>49.6%</b>
Median age	<b>39.4</b>
Male median age	<b>38.8</b>
Female median age	<b>39.8</b>

### Education

No highschool	<b>1.1%</b>
Some highschool or college	<b>34.9%</b>
Bachelors degree	<b>37.0%</b>

### Other

Citizens	<b>90.8%</b>
Citizens born in US	<b>73.4%</b>
English speakers	<b>96.9%</b>

### Journey to Work

Work in a metropolitan area	<b>99.6%</b>
Work at home	<b>8.0%</b>
Go to work by car	<b>82.6%</b>
Go to work after 10 am	<b>17.2%</b>

### Economic/Employment

Average household income	<b>\$136,328</b>
White collar	<b>92.4%</b>
Blue collar	<b>7.6%</b>

### Housing

Family households	<b>74.9%</b>
Households with kids	<b>43.1%</b>
Housing units	<b>12,799</b>
Occupied housing units	<b>12,457</b>
Owner occupied units	<b>67.2%</b>
Average number of people per household	<b>2.82</b>
Median year structure built	<b>1980</b>
Houses with mortgages	<b>83.5%</b>

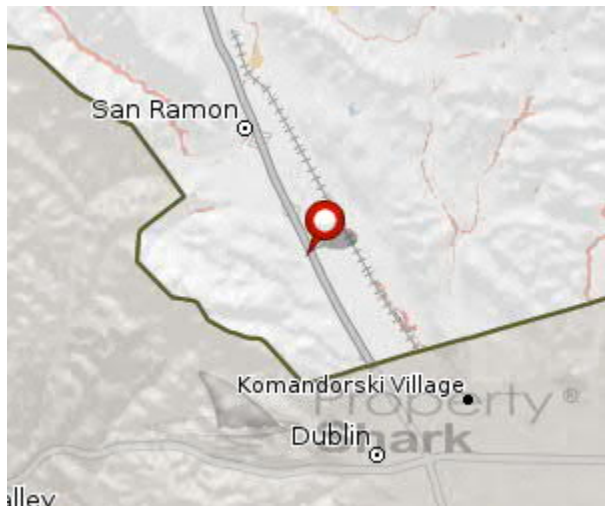
### Wealth

Median value for units with a mortgage	<b>\$663,700</b>
Median value for units without a mortgage	<b>\$637,800</b>
Median gross rent	<b>\$1,720</b>
Median housing costs per month	<b>\$2,297</b>
Population in poverty	<b>2.8%</b>

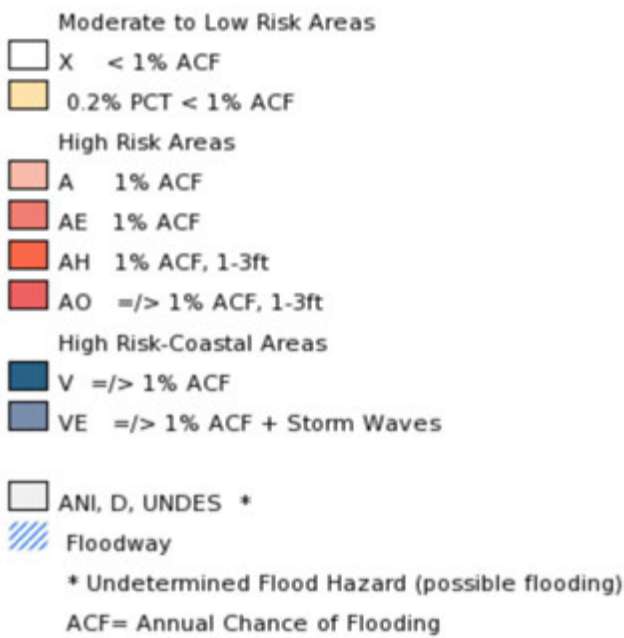
## H. Hazards & Environment

# H1. Fema Flood Zones Map

Use this map to determine if the property is in a flood zone.



Find out more about: [FEMA Flood Hazard Map](#)



## FEMA Flood Zoning

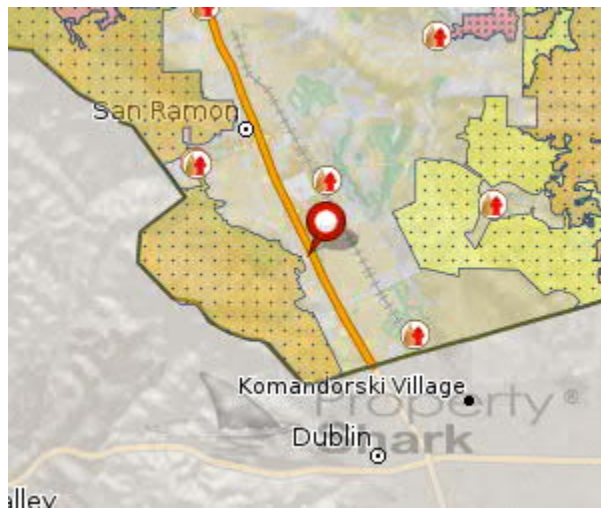
FEMA flood zone	
Costal barrier resources system area (COBRA)	Out
FEMA floodway	Out
FEMA special flood hazard area	Out

## FEMA Map Details

Map panel ID
Map quadrant ID

# H2. Fire Maps





This map shows the likelihood of an area burning and how it would burn (example: intensity, speed, embers produced).



Fire Stations

Fire Hazard Class

Very High

High

Moderate

Urban Unzoned

Non Wild Land/Non Urban

Responsibility Area



LRA - Local Responsibility Area



SRA/FRA - State/Federal Responsibility Area

## I. Disclaimer

### I1. County's Disclosure & Disclaimer

#### Warning to user

User understands and agrees to the following:

- County makes absolutely no warranty whatsoever, whether expressed or implied, as to the accuracy, thoroughness, value, quality, validity, merchantability, suitability, condition or fitness for a particular purpose of the tax information records and any programming used to obtain the tax information in the form desired by user, nor as to whether the tax information records are up-to-date, complete, or based upon accurate or meaningful facts.
- The tax information records are provided "as is," and user fully expects that the records may contain errors and/or omissions.

#### Liability

##### a. User's Waiver of Liability

User hereby forever waives any and all rights, claims, causes of action or other recourse that it might otherwise have against County for any injury or damage of any type, whether direct, indirect, incidental, consequential or otherwise, resulting from any error or omission in the Tax Information Records or any programming used to obtain the Tax Information in the form desired by User, or in any manner arising out of or related to this Agreement or the Tax Information Records provided hereunder.

##### b. No Liability Pursuant to Statute

User declares that (s)he is aware of and agrees with California Revenue and Taxation Code Section 408.3(d), which provides as follows: The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part.

#### Indemnification

User hereby agrees to defend, save, hold harmless and indemnify County and its officers, employees and agents, against claims by anyone for any loss, injury, damage, risk, cause of action or liability of any type (including legal fees) occurring to User or any other person, relating to or arising out of the subject matter of this Agreement, or which may be alleged to have been caused, either directly or indirectly, by the acts, conduct, omissions, negligence or lack of good faith of County, its officers, agents or employees in any way related to or arising out of the subject matter of this Agreement, except for liability resulting from the sole negligence or sole willful misconduct of County and its officers, employees, and agents.

## Disclaimer

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All data comes from government sources. No attempt has been made to validate it. No attempt has been made to validate the accuracy of the programming of this web site. Do not rely on this report to support investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was acquired.



## Property Information

Order Number: 20170906252p  
Date Completed: September 6, 2017  
Project Number: 141734  
Project Property: 377297  
19001 San Ramon Valley Boulevard San Ramon CA 94583  
Coordinates:  
Latitude: 37.74938  
Longitude: -121.960389  
UTM Northing: 4178517.56741 Meters  
UTM Easting: 591586.070221 Meters  
UTM Zone: UTM Zone 10S  
Elevation: 450.16 ft  
Slope Direction: N

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Hydrologic Information.....	4
Geologic Information.....	7
Soil Information.....	9
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Detail Report.....	14
Radon Information.....	20
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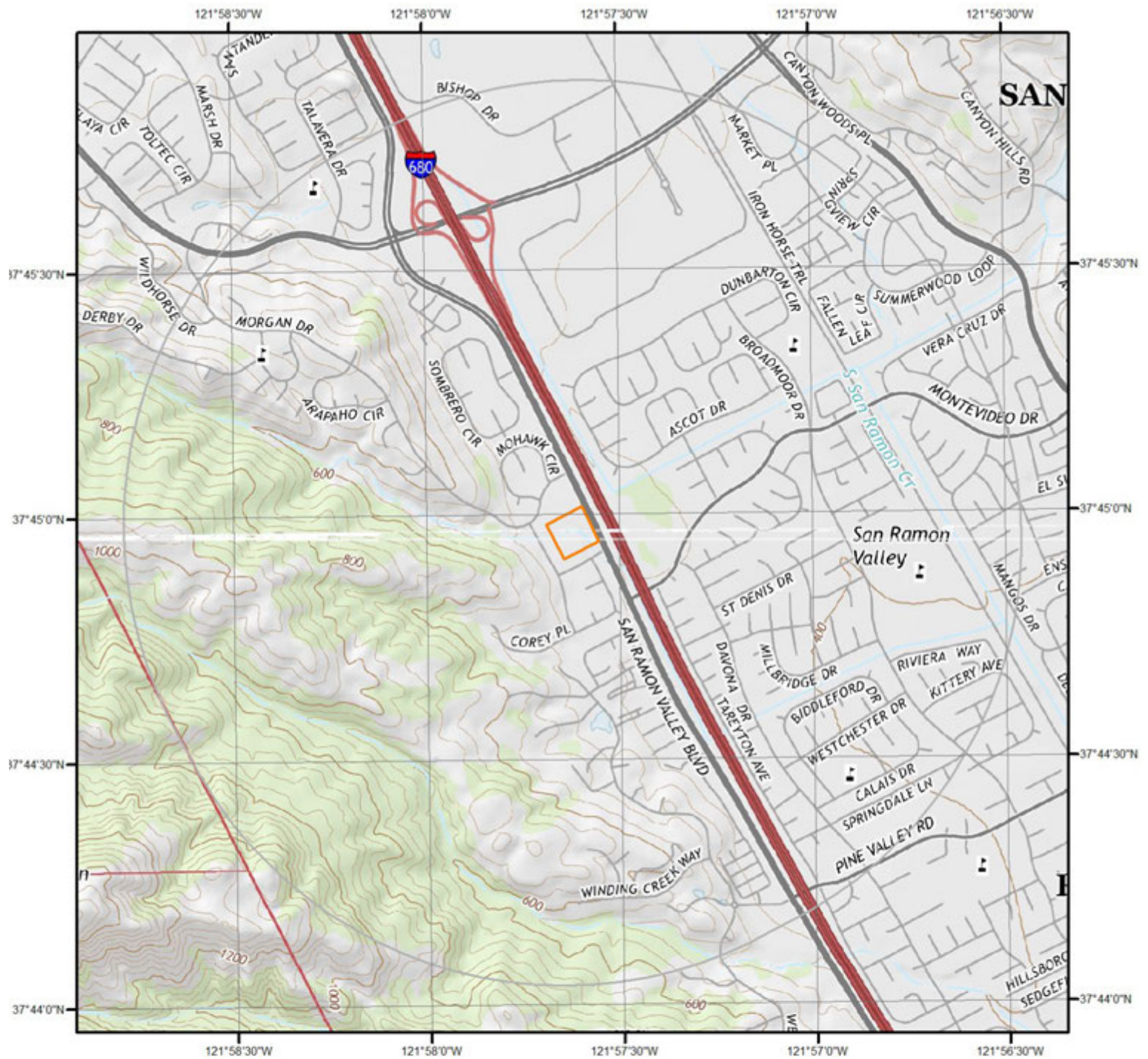
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

### Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

## Topographic Information



### Current USGS Topo



Quadrangle(s): Diablo, CA; Dublin, CA

Source: USGS 7.5 Minute Topographic Map



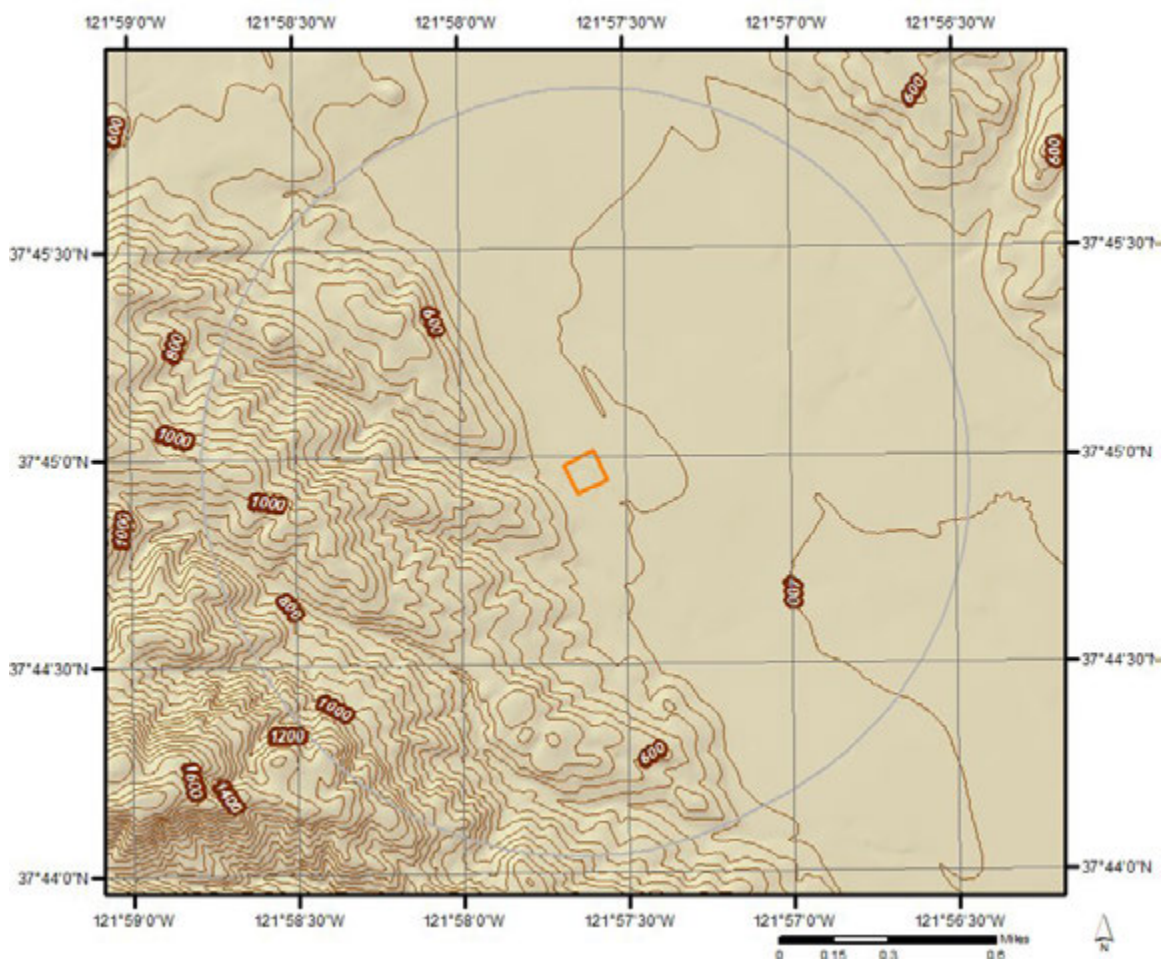


## Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 450.16 ft  
Slope Direction: N





# Hydrologic Information



## Wetland Type

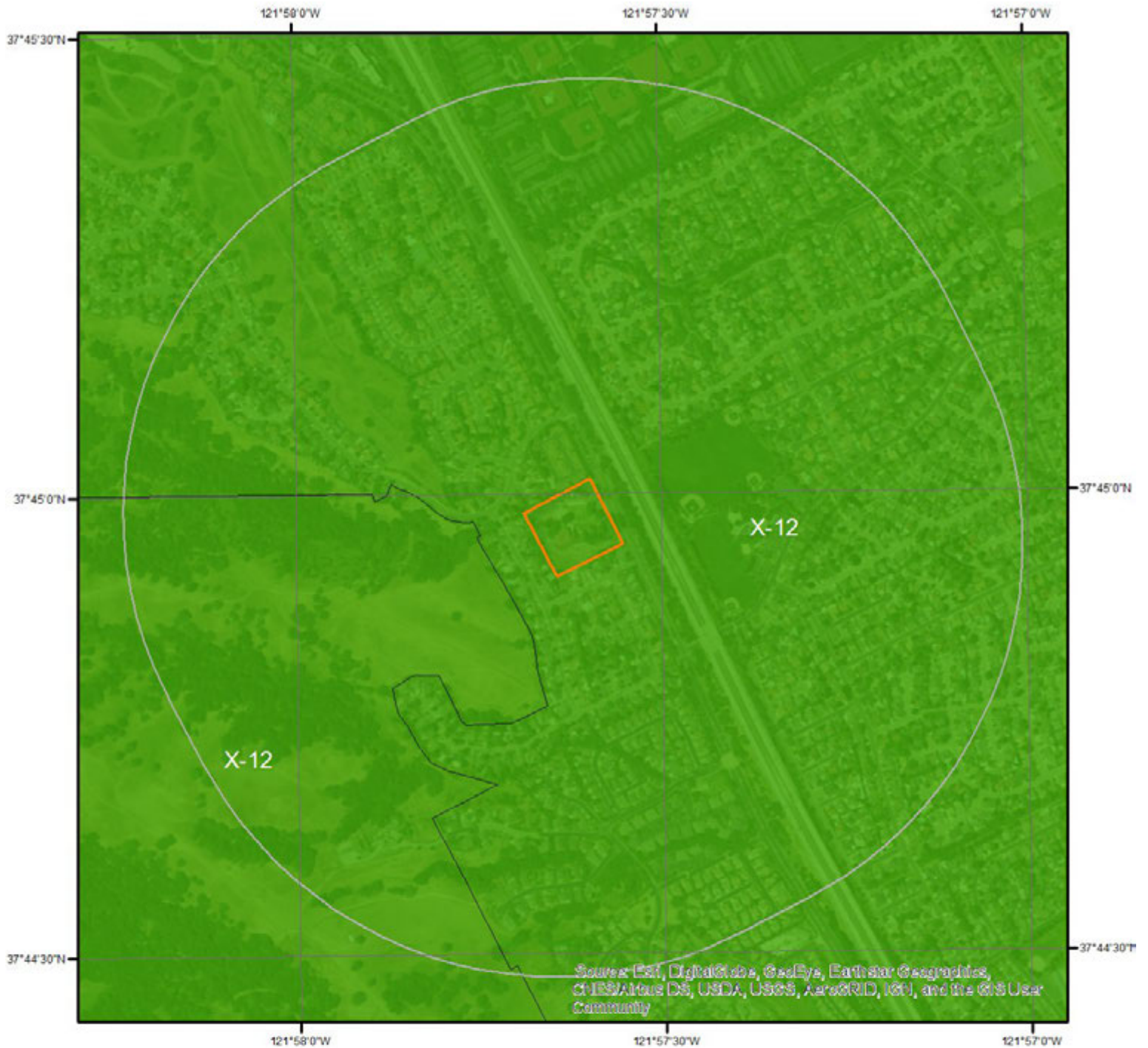
This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

	Estuarine and Marine Deepwater		Freshwater Pond
	Estuarine and Marine Wetland		Lake
	Freshwater Emergent Wetland		Other
	Freshwater Forested/Shrub Wetland		Riverine





Hydrologic Information

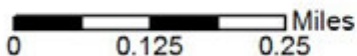


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

### Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

 A	 AO	 X
 A99	 V	 OPEN WATER
 AE	 VE	 NOT POPULATED
 AH	 D	 AREA NOT INCLUDED



06013C0464F
00001C0140G
06001C0302G
06013C0577F

## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

---

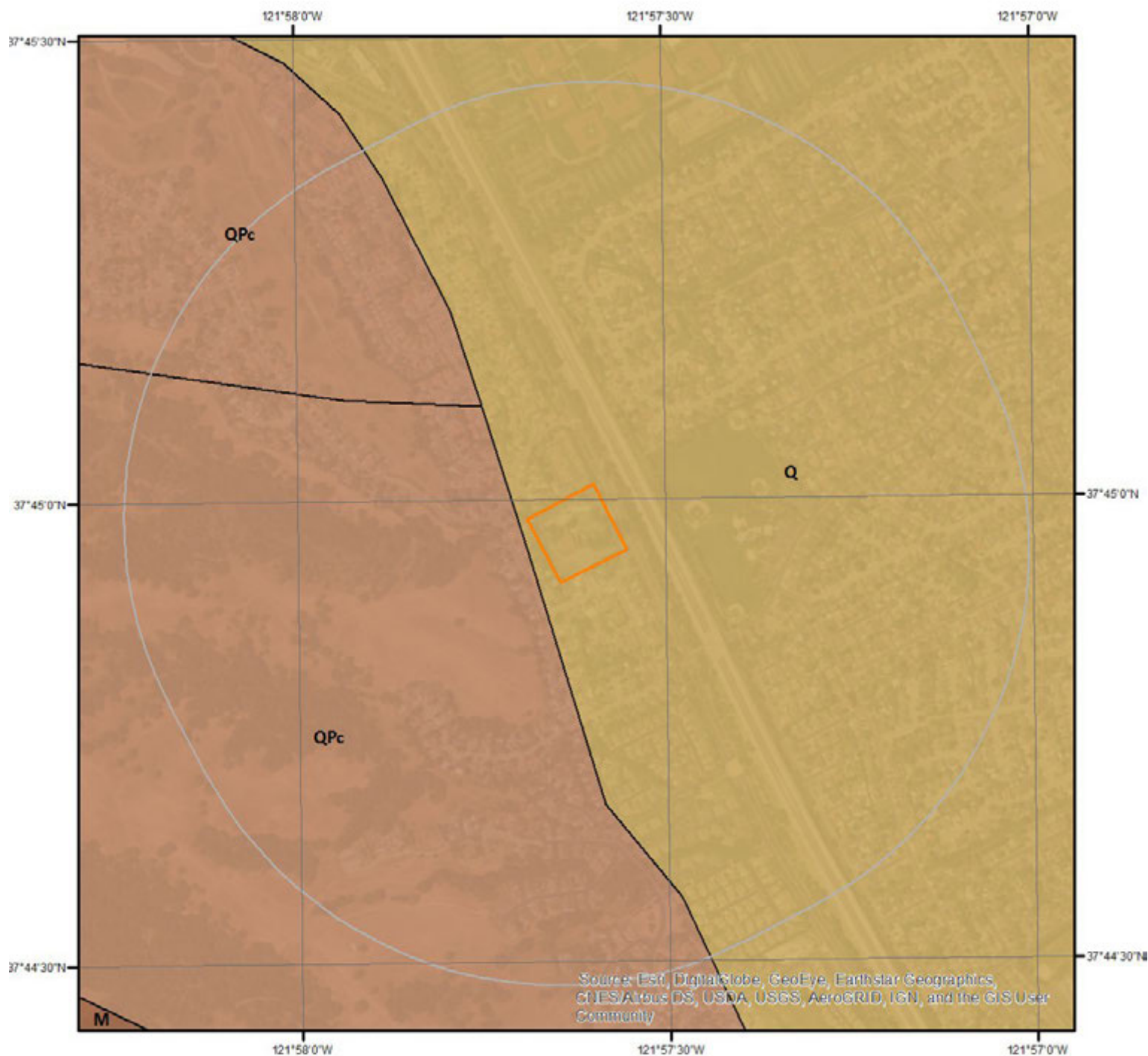
Available FIRM Panels in area:	06001C0301G(effective:2009-08-03) 06001C0140G(effective:2009-08-03) 06001C0302G(effective:2009-08-03) 06013C0577F(effective:2009-06-16) 06013C0576F(effective:2009-06-16) 06013C0463F(effective:2009-06-16) 06013C0464F(effective:2009-06-16)
--------------------------------	--

---

### Flood Zone X-12

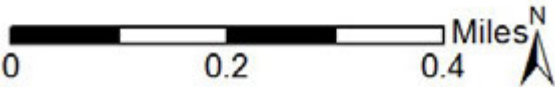
Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



## Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

### Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

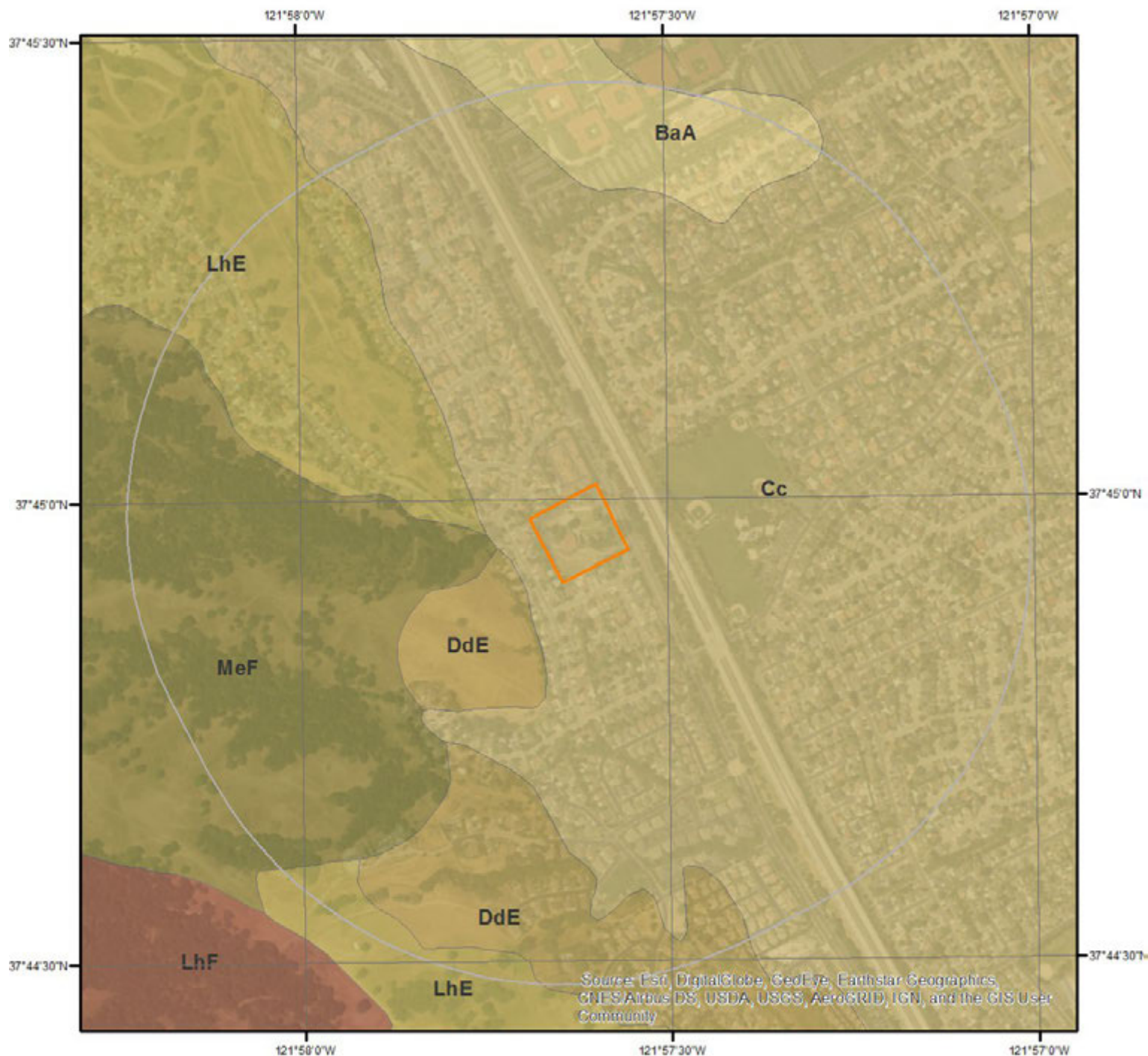
---

### Geologic Unit QPc

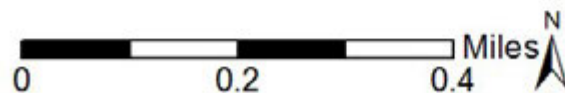
Unit Name:	Plio-Pleistocene and Pliocene loosely consolidated deposits
Unit Age:	Miocene to Pleistocene
Primary Rock Type:	sandstone
Secondary Rock Type:	conglomerate
Unit Description:	Pliocene and/or Pleistocene sandstone, shale, and gravel deposits; in part Miocene.



Soil Information



SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

---

### Map Unit BaA

Map Unit Name:	Botella clay loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.
Major components are printed below	
Botella(85%)	
horizon H1(0cm to 8cm)	Clay loam
horizon H2(8cm to 173cm)	Silty clay loam

---

### Map Unit Cc

Map Unit Name:	Clear Lake clay, 0 to 15 percent slopes, MLRA 15
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.
Major components are printed below	
Clear Lake(85%)	
horizon Ap(0cm to 13cm)	Clay
horizon Ass(13cm to 51cm)	Clay
horizon Bss(51cm to 76cm)	Clay
horizon Bkss1(76cm to 117cm)	Clay
horizon Bkss2(117cm to 152cm)	Clay

---

### Map Unit DdE

Map Unit Name:	Diablo clay, 15 to 30 percent slopes
Bedrock Depth - Min:	107cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.
Major components are printed below	
Diablo(85%)	
horizon H1(0cm to 74cm)	Clay
horizon H2(74cm to 107cm)	Silty clay
horizon H3(107cm to 117cm)	Weathered bedrock

---

## Soil Information

### Map Unit LhE

Map Unit Name:	Los Osos clay loam, 15 to 30 percent slopes
Bedrock Depth - Min:	81cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.
Major components are printed below	
Los Osos(85%)	
horizon H1(0cm to 25cm)	Clay loam
horizon H2(25cm to 81cm)	Clay
horizon H3(81cm to 91cm)	Weathered bedrock

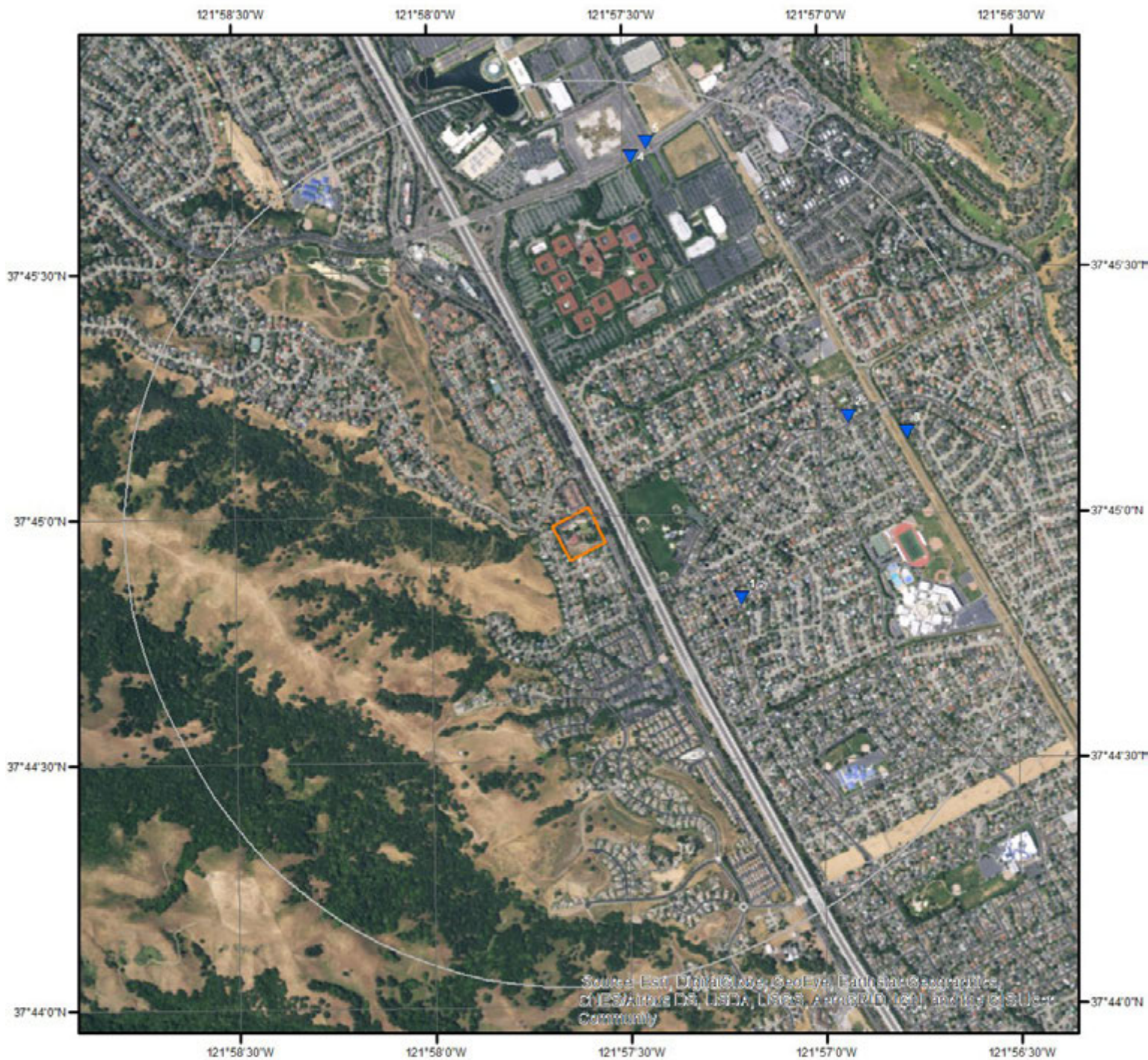
---

### Map Unit MeF

Map Unit Name:	Millsholm loam, 30 to 50 percent slopes
Bedrock Depth - Min:	30cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.
Major components are printed below	
Millsholm(85%)	
horizon H1(0cm to 30cm)	Loam
horizon H2(30cm to 41cm)	Unweathered bedrock



Wells and Additional Sources



Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation





## Wells and Additional Sources Summary

### Federal Sources

#### Public Water Systems Violations and Enforcement Data

Map Key	ID	Distance (ft)	Direction
No records found			

#### Safe Drinking Water Information System (SDWIS)

Map Key	PWS ID	Distance (ft)	Direction
1	CA3900649	1,824.70	ESE
1	CA3900649	1,824.70	ESE

#### USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
2	USGS-374512121565201	3,373.46	ENE
3	USGS-374510121564301	3,960.77	ENE
4	USGS-374544121572501	4,360.76	N

### State Sources

#### Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

#### Public Water Supply Wells

Map Key	ID	Distance (ft)	Direction
No records found			

#### Water Wells

Map Key	Site Code	Distance (ft)	Direction
5	377626N1219574W001	4,552.34	N

#### Well Investigation Program Case List

Map Key	ID	Distance (ft)	Direction
No records found			

# Wells and Additional Sources Detail Report

## Safe Drinking Water Information System (SDWIS)

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	ESE	0.35	1,824.70	421.96	SDWIS
PWS ID:	CA3900649	Pop Cat 11:	<=100		
Facility ID:	1	Pop Cat 11 Cd:	1		
Facility Name:	WELL HEAD	Pop Cat 2:	<10,000		
EPA Region Code:	09	Pop Cat 2 Cd:	1		
EPA Region:	Region 9	Pop Cat 3:	<=3300		
Season Begin Date:	-	Pop Cat 3 Cd:	1		
Season End Date:	-	Pop Cat 4:	<10K		
Deactivation Date:	-	Pop Cat 4 Cd:	1		
Fac Deactvtn Dt:	-	Pop Cat 5:	<=500		
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1		
Last Rptd Date:	18-DEC-13	ORG Name:	GLENWOOD MOBILE HOME PARK		
Primacy Agency:	California	Admin Name:	ALI ALIASGARI		
Is Source Ind:	Yes	Phone No:	9255518363		
Facility Type Cd:	WL	Phone Ext No:	-		
Facility Type Desc:	Well	Alt Phone No:	-		
Activity Status Cd:	A	Fax No:	-		
Activity Status:	Active	Email Addr:	dheran@sjcehd.com		
Availability Code:	P	Avlblty Desc:	Permanent		
Water Type Code:	GW	Wtr Tp Desc:	Ground water		
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-		
Facility Activity Cd:	A	Fac Activity:	Active		
Filtrtn Status Cd:	-	Filt Stat Desc:	-		
GW or SW Code:	GW	GW or SS:	Groundwater		
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-		
Owner Type Code:	P	Owner Type:	Private		
PWS Type Code:	CWS	PWS Type:	Community water system		
Primcy Agency Cd:	CA	Primacy Type:	State		
Primary Source Cd:	GW	Primary Srce:	Ground water		
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-		
Submsn Status Cd:	Y	Sub Stat Dsc:	Unreported		
Subms Sts Cd Vio:	U	Pop Srvd Cnt:	100		
Is Grant Eligible:	Yes	Srv Cnctn Cnt:	50		
Outstndng Perfrm:	-	Seller PWSID:	-		
Outstndng Perf Dt:	-	Slr PWS Nm:	-		
Schl or Dycare:	No	CDS ID:	-		
Source Treated Ind:	U	Country Code:	US		
Src Wtr Protected:	-	Cntry Nm BTP:	-		
Src Wtr Prot Dt:	-	State Code:	CA		
NPM Candidate:	Yes	State Fac ID:	-		
Is Wholesaler:	No	Sub Quarter:	4		

## Wells and Additional Sources Detail Report

Submission Year: 2013      Validity Ind: No  
 Submission Yr Qtr: 2013Q4

--Details--

Treatment ID: -  
 Treatment Process Code: -  
 Treatment Process: -  
 Treatment Objective Code: -  
 Treatment Objective: -  
 Treatment Plant City: -  
 Treatment Plant State: -  
 Treatment Plant Addr 1: -  
 Treatment Plant Addr 2: -  
 Treatment Plant Zip Code: -  
 Treatment Comments: -

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	ESE	0.35	1,824.70	421.96	SDWIS

PWS ID:	CA3900649	Pop Cat 11:	<=100
Facility ID:	7	Pop Cat 11 Cd:	1
Facility Name:	WELL #2	Pop Cat 2:	<10,000
EPA Region Code:	09	Pop Cat 2 Cd:	1
EPA Region:	Region 9	Pop Cat 3:	<=3300
Season Begin Date:	-	Pop Cat 3 Cd:	1
Season End Date:	-	Pop Cat 4:	<10K
Deactivation Date:	-	Pop Cat 4 Cd:	1
Fac Deactivtn Dt:	-	Pop Cat 5:	<=500
First Rptd Dt:	22-MAR-79	Pop Cat 5 Cd:	1
Last Rptd Date:	18-DEC-13	ORG Name:	GLENWOOD MOBILE HOME PARK
Primacy Agency:	California	Admin Name:	ALI ALIASGARI
Is Source Ind:	Yes	Phone No:	9255518363
Facility Type Cd:	WL	Phone Ext No:	-
Facility Type Desc:	Well	Alt Phone No:	-
Activity Status Cd:	A	Fax No:	-
Activity Status:	Active	Email Addr:	dheran@sjcehd.com
Availability Code:	P	Avlblty Desc:	Permanent
Water Type Code:	GW	Wtr Tp Desc:	Ground water
DBPR Schd Ctg Cd:	-	DBPR Schd Ctg:	-
Facility Activity Cd:	A	Fac Activity:	Active
Filtrtn Status Cd:	-	Filt Stat Desc:	-
GW or SW Code:	GW	GW or SS:	Groundwater
LT2 Sch Ctgry Cd:	-	LT2 Sched Ctg:	-
Owner Type Code:	P	Owner Type:	Private
PWS Type Code:	CWS	PWS Type:	Community water system
Primcy Agency Cd:	CA	Primacy Type:	State

## Wells and Additional Sources Detail Report

Primary Source Cd:	GW	Primary Srce:	Ground water
Seller Treatmnt Cd:	-	Seller Trt Dsc:	-
Submsn Status Cd:	Y	Sub Stat Dsc:	Unreported
Subms Sts Cd Vio:	U	Pop Srvd Cnt:	100
Is Grant Eligible:	Yes	Srv Cnctn Cnt:	50
Outstndng Perfrm:	-	Seller PWSID:	-
Outstndng Perf Dt:	-	Sllr PWS Nm:	-
Schl or Dycare:	No	CDS ID:	-
Source Treated Ind:	U	Country Code:	US
Src Wtr Protected:	-	Cntry Nm BTP:	-
Src Wtr Prot Dt:	-	State Code:	CA
NPM Candidate:	Yes	State Fac ID:	-
Is Wholesaler:	No	Sub Quarter:	4
Submission Year:	2013	Validity Ind:	No
Submission Yr Qtr:	2013Q4		

### --Details--

Treatment ID:	-
Treatment Process Code:	-
Treatment Process:	-
Treatment Objective Code:	-
Treatment Objective:	-
Treatment Plant City:	-
Treatment Plant State:	-
Treatment Plant Addr 1:	-
Treatment Plant Addr 2:	-
Treatment Plant Zip Code:	-
Treatment Comments:	-

## USGS National Water Information System

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	ENE	0.64	3,373.46	414.10	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	Quaternary Alluvium
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Other aquifers
Well Depth:	48	Well Depth Unit:	ft
Well Hole Depth:	48	Country Code:	US
W Hole Depth Unit:	ft	Provider Name:	NWIS
Construction Date:	19760621	County:	ALAMEDA
Aquifer Type:		Latitude:	37.7532613
Source Map Scale:	24000	Longitude:	-121.9488477
Monitoring Loc Identifier:	USGS-374512121565201		
Monitoring Loc Name:	002S001W14N001M		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18050004		



## Wells and Additional Sources Detail Report

Drainage Area:  
 Drainage Area Unit:  
 Contrib Drainage Area:  
 Contrib Drainage Area Unit:  
 Horizontal Accuracy: 1  
 Horizontal Accuracy Unit: seconds  
 Horizontal Collection Mthd: Interpolated from MAP.  
 Horiz Coord Refer System: NAD83  
 Vertical Measure: 412.60  
 Vertical Measure Unit: feet  
 Vertical Accuracy: .1  
 Vertical Accuracy Unit: feet  
 Vertical Collection Mthd: Level or other surveyed method.  
 Vert Coord Refer System: NGVD29

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	ENE	0.75	3,960.77	404.97	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	Holocene Alluvium
Organiz Name:	USGS California Water Science Center	Aquifer Name:	California Coastal Basin aquifers
Well Depth:	405	Well Depth Unit:	ft
Well Hole Depth:		Country Code:	US
W Hole Depth Unit:		Provider Name:	NWIS
Construction Date:		County:	ALAMEDA
Aquifer Type:		Latitude:	37.7527058
Source Map Scale:		Longitude:	-121.9463476
Monitoring Loc Identifier:	USGS-374510121564301		
Monitoring Loc Name:	002S001W22A001M		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18050004		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	Unknown		
Horizontal Accuracy Unit:	Unknown		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:			
Vertical Measure Unit:			
Vertical Accuracy:			
Vertical Accuracy Unit:			

## Wells and Additional Sources Detail Report

Vertical Collection Mthd:  
Vert Coord Refer System:

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.83	4,360.76	443.84	FED USGS

Organiz Identifier:	USGS-CA	Formation Type:	Holocene Alluvium
Organiz Name:	USGS California Water Science Center	Aquifer Name:	Other aquifers
Well Depth:	60.3	Well Depth Unit:	ft
Well Hole Depth:	60.3	Country Code:	US
W Hole Depth Unit:	ft	Provider Name:	NWIS
Construction Date:	19760622	County:	CONTRA COSTA
Aquifer Type:		Latitude:	37.76215
Source Map Scale:	24000	Longitude:	-121.9580147
Monitoring Loc Identifier:	USGS-374544121572501		
Monitoring Loc Name:	002S001W15F001M		
Monitoring Loc Type:	Well		
Monitoring Loc Desc:			
HUC Eight Digit Code:	18050004		
Drainage Area:			
Drainage Area Unit:			
Contrib Drainage Area:			
Contrib Drainage Area Unit:			
Horizontal Accuracy:	1		
Horizontal Accuracy Unit:	seconds		
Horizontal Collection Mthd:	Interpolated from MAP.		
Horiz Coord Refer System:	NAD83		
Vertical Measure:	437.40		
Vertical Measure Unit:	feet		
Vertical Accuracy:	.1		
Vertical Accuracy Unit:	feet		
Vertical Collection Mthd:	Level or other surveyed method.		
Vert Coord Refer System:	NGVD29		

### Water Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.86	4,552.34	442.94	WATER WELLS

Site Code:	377626N1219574W001	Basin ID:	85
State Well No:	02S01W15F001M	Basin CD:	2-10
CASGEM Statn ID:	46330	Basin Desc:	Livermore Valley
Loc Well Designtn:	2S/1W 15F 1	Basin Region Code:	2
Total Depth (ft):	60	Basin Region Desc:	San Francisco Bay
Station Use Desc:	Observation	Basin Region Actv:	Y

## Wells and Additional Sources Detail Report

IS Vol Rptg:	Yes	Basin Region Order:	2
Loc Method:	Surveyed to a benchmark	Latitude:	37.762605
Loc Accuracy:	0.1 ft.	Longitude:	-121.957369
County Name:	Alameda		

## Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for CONTRA COSTA County: 2

*Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*

*Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*

*Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

---

### Federal Area Radon Information for CONTRA COSTA County

No Measures/Homes:	60
Geometric Mean:	0.4
Arithmetic Mean:	0.8
Median:	0.7
Standard Deviation:	0.9
Maximum:	4
% >4 pCi/L:	0
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.



## **Federal Sources**

### **FEMA National Flood Hazard Layer**

**FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

### **Indoor Radon Data**

**INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

### **Public Water Systems Violations and Enforcement Data**

**PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SDWIS may correspond either with the physical location of the water system, or with a contact address.

### **Radon Zone Level**

**RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

### **Safe Drinking Water Information System (SDWIS)**

**SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

### **Soil Survey Geographic database**

**SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

### **U.S. Fish & Wildlife Service Wetland Data**

**US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

### **USGS Current Topo**

**US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

### **USGS Geology**

**US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

### **USGS National Water Information System**

**FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

## **State Sources**

### **Oil and Gas Wells**

**OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

## Appendix

Oil, Gas and Geothermal Resources.

### **Public Water Supply Wells**

**PWSW**

List of community water supply wells in California. This data was made available by California Department of Water Resources, Division of Statewide Integrated Water Management, who indicates that the management of the data in an ongoing project, and some county data is not represented. Location information is provided using the Public Land Survey System (PLSS) and is subject to the accuracy limitations inherent to the PLSS system.

### **Water Wells**

**WATER WELLS**

A list of water wells maintained by the Department of Water Resources (DWR) Water Data Library.

### **Well Investigation Program Case List**

**WIP**

The Well Investigation Program (WIP) was developed by the State Water Resources Control Board (SWRCB) to locate, assess and remediate sources of solvent contamination impacting drinking water wells. This list contains WIP cases (active and historical) for the San Gabriel and San Fernando Valley area and was provided by the Los Angeles Regional Water Quality Control Board.

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U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

September 18, 2017

### Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# **APPENDIX G**

## **QUALIFICATIONS**

Education:

BS Environmental Toxicology, University of California at Davis, Davis, CA, 1994

Training/Licenses/Registrations:

Asbestos Hazard Emergency Response Act (AHERA) Building Inspector, 2015

Summary of Professional Experience:

Mr. Brown has over 20 years of experience in the environmental consulting industry and has worked in various disciplines, including environmental due diligence, human health risk assessment, site assessment and remediation, and construction management. He has significant experience in due diligence assessments for a variety of property types and the needs and requirements of various reporting standards, including ASTM International standards, EPA's All Appropriate Inquiry (AAI), and customized client formats. Mr. Brown has completed and reviewed thousands of Phase I Environmental Site Assessments (ESAs) on a variety of properties including multi-family apartment buildings, commercial office buildings, shopping centers, dry cleaners, auto repair shops, and gasoline stations.

Select Project Experience for Mr. Brown includes:

- Prepared or supervised over 100 Phase I ESAs for a variety of properties including multi-family properties, commercial buildings, industrial facilities, and agricultural land for a national homebuilder and real estate developer. Identified multiple recognized environmental conditions (RECs) requiring further assessment or investigation and consulted with corporate clientele and real estate counsel to determine appropriate courses of action. Managed field personnel and reviewed reports to provide client with a consistent report structure, writing style and quality.
- Performed or supervised over 50 Phase I ESAs for county courthouse facilities being transferred from individual counties to the State of California under the California Trial Court Facilities Act of 2002. Coordinated and managed personnel from various offices within California to complete multiple Phase I ESA reports within a challenging timeframe.
- Managed numerous multi-site Phase I ESA portfolios, including a 55-site fast food restaurant acquisition, which required coordinating and scheduling multiple staff and subcontractors, coordinating senior reviews, and ensuring report delivery within a 3-week timeframe.
- Prepared multiple vapor intrusion human health risk assessments in accordance with U.S. Environmental Protection Agency (EPA) and various state regulatory guidelines. Conducted fate and transport modeling using the Johnson and Ettinger (J&E) vapor intrusion model, developed site-specific indoor air attenuation factors, conducted sensitivity analyses, and documented findings in concise, well-written reports.
- Served as Project Manager for the ongoing technical and financial management of a portfolio of over 30 retail petroleum sites and bulk fuel terminals throughout Northern California. Provided technical support and management of quarterly groundwater monitoring and remediation progress reports, site investigation workplans and reports, corrective action plans, feasibility studies, and risk assessments.
- Performed and managed multiple human health risk assessments at Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and Resource Conservation and Recovery Act (RCRA) sites throughout California. Managed and conducted all aspects of risk assessment including evaluation of analytical data, performing statistical analysis, evaluation of exposure pathways and development of exposure parameters, evaluation of toxicity criteria, and estimating cancer risks and noncancer health hazards from exposure to chemicals in a variety of media.

## **Richard D. Fehler – National Client Manager**

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B.S. – Zoology, University of California, Davis

California Registered Environmental Assessor (REA I)

Mr. Fehler has over twenty-five years of environmental management experience gained as an environmental consultant; in the chemical manufacturing industry; in the hazardous waste management industry; and as an environmental regulator. He specializes in all aspects of environmental due diligence, regulatory compliance and negotiations, hazardous waste management, and auditing. Mr. Fehler has also received training in Greenhouse Gas and Sustainability Verification.

Mr. Fehler has served as project principal on hundreds of projects with wide-ranging scopes, including peer reviews and desktop reviews; due diligence on large portfolios (200 sites+), as well as single assets; investigation and management of lead, asbestos, mold, and *Legionella*; investigation, remediation and management of contamination in groundwater, soil and soil vapor; regulatory compliance and auditing; and representing clients with regulators to negotiate site closure/No Further Action and/or to develop effective remediation strategies and budgets.

Project experience for Mr. Fehler includes:

- Multiple Site Due Diligence - Managed and designed projects for many large portfolios (100-plus) of varied properties spread across various states. The scopes of work frequently include Indoor Air Quality/mold issues, lead-based paint, asbestos, and radon testing. The design of appropriate Phase II sampling is frequently required to resolve and close issues.
- Environmental Compliance Reviews – Designed and managed many environmental compliance audits for single or multiple assets. Project activities usually involve inspections, interviews, reviewing environmental permits, past environmental reports, standard operating procedures, material safety data sheets (MSDS), and other information related to regulatory compliance in the areas of hazardous materials, hazardous and non-hazardous waste management, workplace health & safety, air permitting and emission reporting, waste water permitting and monitoring, storm water management, underground storage tanks, and aboveground storage tanks.
- Regulatory Negotiation – Managed many Phase II investigations conducted in response to regulatory requirements or to resolve issues and/or to obtain case closure or No Further Action. Represented clients with regulators to negotiate appropriate scopes of work and move projects to successful completion.

