AGENDA
REGULAR JOINT MEETING OF THE OAKLEY CITY COUNCIL/OAKLEY CITY COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY/OAKLEY PUBLIC FINANCING AUTHORITY

Tuesday, October 13, 2026
6:30 PM
Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561. Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

Mission Statement: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

Vision Statement: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we ***Live*** in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

Agendas are posted in Oakley at Oakley City Hall, outside the gym at Delta Vista Middle School and outside the Library at Freedom High School. Agendas are also posted on the City's website at oakleyca.gov.

You can view reports on the City's website at oakleyca.gov. You can also view reports in person at City Hall, 3231 Main Street, during normal business hours. Any other documents distributed to members of the City Council regarding an item on this agenda are also made available in the lobby on the evening of the City Council meeting.

Pursuant to the Americans with Disabilities Act (ADA), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance, please contact the City at least 48 hours prior to the meeting at 925-625-7000 or cityclerk@ci.oakley.ca.us.

Meeting online Link: https://zoom.us/j/93455380825

Meeting call in telephone number: 669-900-6833 | Meeting ID: 934 5538 0825 (*9 to request to speak | *6 to unmute/mute)

Online Participation:

Members of the public may attend the City Council meeting online via Zoom using the link above or watch the City Council meeting at oakleyca.gov or YouTube. Technical difficulties may occur from time to time. The City will follow the adopted Technology Disruption Policy outlined in City Council Resolution 36-26.

Public Comments:

Members of the public may address the Council on items of interest that are within the City's jurisdiction. In compliance with the Brown Act, the Council may not take action or have discussion on any item that is not listed on the agenda. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. Public comments on items listed on the agenda will be heard as the Mayor calls the item. Please note that public comments are limited to three (3) minutes. The timer on the dais in front of the Mayor will change from green to yellow at one (1) minute and will turn red and beep at three (3) minutes.

In person public comment:

To provide an in-person public comment, please fill out a speaker card located in the lobby and give it to the City Clerk. Please indicate on the card if the topic is for general public comment or for a specific agenda item. The Mayor will call speakers to the podium by name when the item is opened for public comment.

Online Public Comment:

To provide public comment via Zoom, connect to the meeting online at the link above. Use the Raise Hand feature to request to speak (*9 on a telephone) when the Mayor opens public comment. The City Clerk will announce the names of online participants with their hands raised and invite each participant requesting to speak into the meeting as a panelist when it is their turn to speak. Once in the meeting as a panelist, unmute your microphone, turn on your camera if desired, and begin speaking. Once you are done speaking, the City Clerk will move you back to being an attendee.

Written public comment:

If you wish to enter comments into the public record, please complete the online public comment form by 4 pm the day of the meeting.

Please keep cell phones/electronic devices turned off during the meeting. Please be advised that City Council meetings are video recorded and attendees may appear on video.

1. OPENING MATTERS
   Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority

   1.1 Call to Order and Roll Call

   1.2 Pledge of Allegiance to the Flag (Paige Benzler, Laurel Elementary)

   1.3 Presentation of Proclamations

      1. **Community Planning Month (Ken Strelo, Community Development Director)**

2. **Code Enforcement Officer Appreciation Week (Conrad Fromme, Chief Building Official)**

3. **World Polio Day (Mike Hale, President of the Rotary Club of Oakley)**

4. **Red Ribbon Week (Danielle Aubin, Coalition Coordinator)**

1. Community Planning Month
2. Code Enforcement Officer Appreciation Week
3. World Polio Day
4. Red Ribbon Week

1.4 Police Department Awards (Paul Beard, Chief of Police)

a. **Chief's Certificate of Commendation: Nathan Wingate and Murrell Johnson**

b. **Lifesaving Award: Officer Gabriel Ganz**

1.5 Contra Costa Water District Update (Connstance Holdaway, Director)

1.6 Update on the Delta (Roger Mammon)

2. PUBLIC COMMENTS
The public is welcome at this time to address the City Council on items on the Consent Calendar or other items not listed on the agenda but within the Council's jurisdiction. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

3. COUNCILMEMBER COMMENTS

4. CONSENT CALENDAR
Consent Calendar items are typically non-controversial in nature and are considered for approval by the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority with one single action. Staff or the Oakley City Council/ Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency/Oakley Public Financing Authority who would like an item removed from the Consent Calendar may request the Mayor remove the item.

4.1 Approve Minutes from the Special Joint City Council and Planning Commission Meeting held September 15, 2026 (Kim Snodgrass, City Clerk)
Minutes

4.2 Approve Minutes from the Special Meeting held September 22, 2026 (Kim Snodgrass, City Clerk)
Minutes

4.3 Approve Minutes from the Regular Meeting held September 22, 2026 (Kim Snodgrass, City Clerk)

Minutes

4.4 Approve Minutes from the Special Meeting held October 1, 2026 (Kim Snodgrass, City Clerk)
Minutes

4.5 Closed Session Report-Out Memo from the Special Meeting held September 22, 2026 (Derek Cole, City Attorney)
Memo

4.6 Closed Session Report-Out Memo from the Special Meeting held October 1, 2026 (Derek Cole, City Attorney)
Memo

4.7 Waive the Second Reading and Adopt Ordinance No.12-26 Approving the Project Titled Bridgehead Business Park Properties Rezone (RZ 2026-002) (Evan Gorman, Associate Planner)
Ordinance

4.8 Adopt a Resolution for the Award of a Construction Contract to K&K JL Services, Inc. for the Construction of the Police Department Remodeling Project – Capital Improvement Project (CIP) Number 343 (Billilee Saengchalern, Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Bid Summary

4.9 Adopt a Resolution Authorizing the City Manager to Execute a Construction Agreement with Lignum Mellis for the Construction of the FY 2026-27 Curb, Gutter, and Sidewalk Repair & Reconstruction Project CIP 337 (Billilee Saengchalern, Public Works Director/City Engineer)
Staff Report
1. Resolution
2. Bid Tabulation

4.10 Adopt a Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Nichols Consulting Engineers (NCE) to Provide Professional Engineering Design Services for Capital Improvement Project (CIP) Number 342 – Fiscal Year (FY) 2026/27 Street Repair and Resurfacing Project (Billilee Saengchalern, Public Works Director/City Engineer)
Staff Report
1. Resolution

4.11 Adopt a Resolution Requiring a Closed Caption Transcript to be Included with the Action Minutes and Retained Permanently and Rescinding City Council Resolution No. 48-22, Successor Agency Resolution No. 02-22, and Public Financing Authority Resolution No. 01-22 (Kim Snodgrass, City Clerk)
Staff Report
1. Proposed Resolution

5. PUBLIC HEARINGS

5.1 Zoning Text Amendments (PLN-2026-1000) - Housing Element Implementation - Adopt an Ordinance Amending Section 9.1.406 Titled "Multiple Family Residential Districts (M-9; M-12; M-17; M-30 (Jose Cortez, Senior Planner)

Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the City Council, 3) Open the Public Hearing, 4) Receive Public Testimony, 5) Close the Public Hearing, 6) Deliberate, 7) Summarize the Deliberation 8) Introduce the Ordinance

Staff Report
1. Notice of Public Hearing
2. Planning Commission Resolution No. 15-26
3. Proposed Ordinance - Policy Action 3.7

5.2 Hacienda Estates (TM 2025-002) - Adopt a Resolution Approving the Tentative Map at 5321 Sellers Avenue (Jose Cortez, Senior Planner) California Environmental Quality Act (CEQA) Determination: Find that the Project does not require further CEQA review under 14 Cal. Code Regs./CEQA Guideline 15183 because it confirms to mitigations and policies identified in Environmental Impact Report the City General Plan.

Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the City Council, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation, 9) Adopt the Resolution

Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Tentative Map
4. Modified Initial Study 15183 Checklist
5. Proposed Resolution

6. REGULAR CALENDAR

6.1 Adopt a Resolution Approving the Amended Salary Schedule for Fiscal Year 2026/27 and Adding One New Classification (Jeri Tejeda, Administrative Services Director)

Staff Report
1. Resolution
2. Amended Salary Schedule FY 2026-2027
3. Senior Public Works Inspector-Job Description

7. REPORTS

7.1 City Manager
(a) City Manager
(b) Business License Update
September 2026 New Business Licenses

7.2 Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency
(a) Reports from Council Liaisons to Regional Committees, Commissions

and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(b) Requests for Future Agendas

8. WORK SESSIONS

8.1 3920 Empire Avenue Preliminary General Plan Amendment (PA 2026-002) (Evan Gorman, Associate Planner)
Staff Report
1. Vicinity Map
2. Notice of Work Session
3. Uses Permitted in R-10 (Single-Family Residential) District
4. Uses Permitted in C (General Commercial) District
5. Existing and Proposed Land Use Designations

8.2 Electrical Bicycle Work Session (Paul Beard, Chief of Police)
Staff Report

9. ADJOURN

OAKLEY
CALIFORNIA

Proclamation

Community Planning Month

WHEREAS change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS planners can help navigate this change with data-driven insights and expertise that provide better choices for how people work and live; and

WHEREAS community planning provides an opportunity for all residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS the full benefits of planning require public elected and appointed officials who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS the American Planning Association endorses National Community Planning Month as an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use questions, and

WHEREAS the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of appointed planning commission members who have contributed their time and expertise to the improvement of the City of Oakley; and

WHEREAS we recognize the many valuable contributions made by the professional planners of the City of Oakley and extend our heartfelt thanks for the continued commitment to public service by these professionals.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim the month of October 2026 as Community Planning Month in conjunction with the celebration of National Community Planning Month.

Dated: October 13, 2026

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Hugh Henderson, Mayor

OAKLEY
CALIFORNIA

Proclamation

Code Enforcement Officer Appreciation Week

October 11-17, 2026

WHEREAS, the state of California has proclaimed the 2nd week of October as Code Enforcement Appreciation week; and

WHEREAS, Code Enforcement Officers play a vital role in protecting the health, safety, and welfare of the residents of the City of Oakley through the fair and consistent enforcement of building, zoning, housing, animal control, fire safety, environmental, and other local codes and ordinances; and

WHEREAS, Code Enforcement Officers are committed to maintaining and improving the quality of life within our community by helping to preserve property values, promote safe neighborhoods, and ensure compliance with the laws and regulations that protect the public; and

WHEREAS, through education, communication, and enforcement, Code Enforcement Officers work collaboratively with residents, businesses, and property owners to resolve issues and encourage voluntary compliance for the betterment of our community; and

WHEREAS, Code Enforcement Officers strive daily to provide professional, courteous, and responsive customer service to the public while carrying out their responsibilities with fairness and integrity; and

WHEREAS, the efforts of Code Enforcement Officers often go unnoticed once compliance has been achieved, yet their dedication and expertise contribute significantly to maintaining safe, clean, and thriving neighborhoods; and

WHEREAS, Code Enforcement Officers are dedicated, highly trained public servants who take great pride in their work and in serving the local governments and communities they represent.

NOW, THEREFORE BE IT RESOLVED that I, Hugh Henderson, Mayor of the City of Oakley along with the members of the Oakley City Council do hereby proclaim October 11-17, 2026, as Code Enforcement Officer Appreciation Week.

October 13, 2026

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Hugh Henderson, Mayor

OAKLEY
CALIFORNIA

Proclamation
World Polio Day

WHEREAS, Rotary is a global network of 1.2 million neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and

WHEREAS, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and

WHEREAS, In 1985, Rotary launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, the Gates Foundation, and Gavi, the Vaccine Alliance, to immunize children worldwide against polio; and

WHEREAS, polio cases have dropped by 99.9 percent since 1988, and the world stands on the threshold of eradicating the disease; and

WHEREAS, to date, Rotary has contributed more than US $2.9 billion and countless volunteer hours to protect more than 3 billion children in 122 countries against polio; and

WHEREAS, Rotary is working to raise an additional $50 million per year, which would be leveraged for maximum impact by an additional $100 million annually from the Gates Foundation; and

WHEREAS, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and

WHEREAS, Rotary has also played a major role in decisions by donor governments to contribute more than $11 billion to the effort; and

WHEREAS, continued political and financial commitment is essential to overcome the final hurdles, strengthen health systems, and ensure that no child anywhere suffers from polio ever again; and

WHEREAS, World Polio Day, observed on October 24, serves as a moment to honor the progress made, recognize the dedication of health workers and volunteers, and renew our collective resolve to finish the job; and

WHEREAS, there are more than 24,034 Rotary members in over 549 clubs throughout California that sponsor service projects addressing critical issues such as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley together with the members of the Oakley City Council do hereby proclaim October 24, 2026, as World Polio Day in Oakley and encourage all citizens to join Rotary International in the fight for a polio-free world.

Dated: October 13, 2026

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Hugh Henderson, Mayor

OAKLEY
CALIFORNIA

Proclamation
Red Ribbon Week

WHEREAS, two million adolescents in the United States have a substance use disorder, according to the Substance Abuse and Mental Health Services Administration; and

WHEREAS, in California, 23.2% of 11th grade students reported using alcohol and/or drugs in the past month according to California Healthy Kids Survey (CHKS) Data; and

WHEREAS, in 2025 17% of 11th grade students in the Liberty Union High School District reported that they've used alcohol or drugs in the past 30 days (CHKS); and

WHEREAS, since 1988 Red Ribbon Week is observed each year nationally from October 23 through October 31 as an annual substance use prevention and awareness campaign and encourages communities to wear red ribbons as a pledge to promote healthy, drug-free lifestyles; and

WHEREAS, the City of Oakley recognizes that community-wide drug prevention efforts are essential to reducing substance use among youth and adults; and

WHEREAS, the Oakley Police Department will participate in National Prescription Drug Take Back Day on Saturday, October 24, 2026, providing residents a safe, convenient, and responsible means of disposing of unwanted, unused, or expired prescription medications at the Oakley Police Department, 3231 Main Street from 10 AM to 2 PM in partnership with the U.S. Drug Enforcement Administration; and

WHEREAS, the proper disposal of unused and expired medication helps prevent misuse, accidental poisoning, and diversion, and protects the health and safety of Oakley residents and the environment.

NOW, THEREFORE, BE IT RESOLVED, that I, Hugh Henderson, Mayor of the City of Oakley, together with the members of the Oakley City Council, do hereby proclaim October 23 through October 31, 2026, as ***"RED RIBBON WEEK"*** in the City of Oakley, and I encourage all residents to wear red ribbons in support of a drug-free community, to participate in local prevention activities, and to take advantage of National Prescription Drug Take Back Day on October 24, 2026, by safely dropping off unwanted or expired medication with the Oakley Police Department.

Dated: October 13, 2026

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Hugh Henderson, Mayor

Special Meeting of the Oakley City Council and Planning Commission held September 15, 2026

1) CALL TO ORDER AND ROLL CALL

Mayor Henderson called the meeting to order at 6:30 p.m.

Roll Call: Councilmember Fuller, Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows, Mayor Henderson, Commissioner Goudie, Commissioner Ireland, Commissioner Sterud and Chair Price were present. Vice Chair Harvey was absent.

Mayor Henderson called for a short break at 6:39 p.m. to fix a technical issue.

The meeting was called back to order at 7:07 p.m.

City Attorney Derek Cole announced that Councilmember Shaw and Councilmember Fuller were attending remotely and asked each of them to state for the record if anyone over the age of 18 was present at their location.

Councilmember Shaw stated there was no one over 18 present at her location. Councilmember Fuller stated no one over the age of 18 was present at his location, though he noted his caregiver was elsewhere at his location and may briefly enter the room.

2) PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Henderson led the Pledge of Allegiance to the Flag.

3) PUBLIC COMMENTS

A Public Comment was received by Bud Chaddock.

4) WORK SESSION

4.1 Data Centers - Focused Second Joint City Council and Planning Commission Work Session (Ken Strelo, Community Development Director and Derek Cole, City Attorney)

Community Development Director Ken Strelo presented the staff report.

Councilmember Williams, Commissioner Ireland, Vice Mayor Meadows, and Commissioner Sterud asked questions; Mr. Strelo and City Attorney, Derek Cole responded.

Public comments were provided by Bud Chaddock and an unnamed remote speaker.

Written public comments were received from Tim Sbranti and Jasper Willowbrook and were entered into the record.

Councilmember Fuller provided comments.

Councilmember Williams, Councilmember Shaw and Commissioner Ireland, each provided comments and expressed support for option two with proposed revisions to the ordinance language.

Commissioner Sterud provided a comment; Mr. Strelo responded.

Councilmember Shaw provided additional comments.

Mayor Henderson inquired whether staff had received sufficient direction; Mr. Strelo noted that consensus had not yet been reached on option two.

Mayor Henderson expressed support for option two and the ordinance as written.

Mr. Strelo confirmed that staff had received sufficient direction to proceed.

5) ADJOURN

There being no further business, the meeting was adjourned at 7:57 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

Minutes of the Special City Council Meeting Held
September 22, 2026

1) CALL TO ORDER AND ROLL CALL

Mayor Henderson called the meeting to order at 5:30 p.m.

Roll Call: Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows and Mayor Henderson were present. Councilmember Fuller was absent.

2) PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Henderson led the Pledge of Allegiance to the Flag.

3) PUBLIC COMMENTS

None

4) CLOSED SESSION

4.1 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

Mayor Henderson announced the Closed Session item and mentioned the Regular meeting will begin at 6:30 p.m.

5) ADJOURN

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

Minutes of Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency and Special Meeting of the Oakley Public Financing Authority held September 22, 2026

1) OPENING MATTERS

1.1 Call to Order and Roll Call

Mayor Henderson called the meeting to order at 6:30 p.m.

Roll Call: Councilmember Fuller, Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows, and Mayor Henderson were present.

1.2 Pledge of Allegiance to the Flag

Mayor Henderson led the Pledge of Allegiance to the Flag.

1.3 HR Professionals Day Proclamation (Jeri Tejeda, Administrative Services Director)

The proclamation was read by the City Clerk and presented to Ms. Tejeda by Mayor Henderson.

1.4 Contra Costa Mosquito Abatement & Vector Control Update (Michael Krieg & Nola Woods, Public Affairs Director)

Michael Krieg and Nola Woods presented an update on Contra Costa Mosquito Abatement & Vector Control.

Councilmember Williams and Vice Mayor Meadows asked questions and provided comments; Mr. Krieg and Ms. Woods responded.

1.5 Tech in Action 2027 Presentation (Anthony Anderson)

Anthony Anderson provided a presentation on Tech in Action 2027.

Councilmember Williams and Vice Mayor Meadows asked questions; Mr. Anderson responded.

2) PUBLIC COMMENTS

A Public Comment was received by Michaele Nobriga.

3) COUNCILMEMBER COMMENTS

Councilmember Williams provided a comment.

4) CONSENT CALENDAR

4.1 Approve Minutes from the Regular Meeting held September 8, 2026 (Kim Snodgrass, City Clerk)

4.2 Closed Session Report-Out Memo from the Special Meeting held September 8, 2026 (Derek Cole, City Attorney)

4.3 Fiscal Year (FY) 2026/27 First Quarter Report on the Capital Improvement Program (Billilee Saengchalern, Public Works Director/City Engineer)

4.4 Adopt a Resolution for the Approval of the Cooperative Agreement with East Contra Costa Regional Fee and Financing Authority (ECCRFFA) CIP 273 Laurel Road Extension Between Teton Road to Sellers Avenue Project (Billilee Saengchalern, Public Works Director/City Engineer)

4.5 Adopt a Resolution Amending the City's Proclamation Policy to Add World Polio Day to the Approved Proclamation List (Kim Snodgrass, Deputy City Clerk)

Councilmember Fuller pulled item 4.1.

Councilmember Williams pulled item 4.3.

It was moved by Vice Mayor Meadows and seconded by Councilmember Williams to approve the remainder of the consent calendar. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** None **RESULT:** Motion carried 5-0

Item 4.1

Councilmember Fuller noted he will vote no.

It was moved by Councilmember Williams and seconded by Councilmember Shaw to approve the minutes as written. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** None **RESULT:** Motion carried 5-0

Item 4.3

Councilmember Williams mentioned she pulled this item to acknowledge staff for the well written report and highlight some of the projects.

It was moved by Councilmember Williams and seconded by Vice Mayor Meadows to accept the report. **AYES:** Fuller, Henderson, Meadows, Shaw, Williams **NOES:** None **ABSENT:** None **RESULT:** Motion carried 5-0

5) PUBLIC HEARINGS

5.1 Bridgehead Business Park Properties (GPA 2026-01, RZ 2026-002) - Adoption of a General Plan Amendment Resolution and Introduction of a Rezone Ordinance (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the staff report.

Councilmember Williams, Councilmember Shaw, and Councilmember Fuller asked questions; Mr. Gorman responded.

Mayor Henderson opened the Public Hearing. There being no public comments, he closed the Public Hearing.

Vice Mayor Meadows, Councilmember Williams, Councilmember Shaw, and Mayor Henderson provided feedback and stated that they are in support of the change.

Councilmember Fuller provided feedback and stated he opposes the change.

Councilmember Williams, Councilmember Shaw, and Vice Mayor Meadows provided comments.

Councilmember Fuller provided comments.

During Council discussion, Councilmember Williams called a point of order. City Attorney Derek Cole advised Councilmember Fuller to focus on the topic.

Mayor Henderson provided comments.

It was moved by Vice Mayor Meadows and seconded by Councilmember Shaw to adopt the resolution adopting the project's Initial Study/Negative Declaration and approving a General Plan Amendment (GPA 2026-01) and waive the first reading and introduce an ordinance approving the rezone (RZ 2026-002). **AYES:** Henderson, Meadows, Shaw, Williams **NOES:** Fuller **ABSENT:** None **RESULT:** Motion carried 4-1

6) REGULAR CALENDAR

None

7) REPORTS

7.1 City Manager

(a) City Manager

City Manager Joshua McMurray thanked staff for their hard work on the Heart of Oakley Festival. He announced the last concert and Friday Night Bites is scheduled for Friday, October 2, noting that it will be the final Friday Night Bites event at the location for approximately a year due to construction on the library and community center project. He also announced that the second season of Oakley on Ice begins November 20.

7.2 Oakley City Council / Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

(a) Reports from Council Liaisons to Regional Committees, Commissions and Boards AND Oakley City Council/Oakley City Council Acting as the Successor Agency to the Oakley Redevelopment Agency

Councilmember Shaw reported attending the Contra Costa County Senior Legal Services 50th Anniversary celebration, the City and School Subcommittee meeting, the Labor-to-Labor dinner, the Standup on the Delta Veteran event, the Joint City Council and Planning Commission meeting, the Rotary Poker Tournament and the Heart of Oakley Festival.

Vice Mayor Meadows reported attending two Contra Costa Transportation Authority meetings, an MCE meeting, the Rotary Poker Tournament, and the Heart of Oakley Festival.

Councilmember Williams reported attending Coffee with the Principal, the Labor-to-Labor dinner, the Chamber of Commerce Social and Board meeting, the Joint City Council and Planning Commission meeting, the Green Empowerment Zone meeting, and the Heart of Oakley Festival. She also participated in an interview with the Boy Scouts and had a call with East County Women Leaders.

Mayor Henderson reported attending the City and School Subcommittee meeting, the Standup on the Delta Veteran event, the Joint City Council and Planning Commission meeting, and the Heart of Oakley Festival. He also noted he met with the auditors.

(b) Requests for Future Agendas

Councilmember Williams requested a work session to discuss council stipends should any councilmembers not be in a position to represent districts or attend meetings. Councilmember Shaw supported the request.

City Attorney Derek Cole asked for clarification on the request; Councilmember Williams responded.

8) WORK SESSIONS

8.1 Technical Zoning Code Update Work Session - Work Session to Discuss the Technical Zoning Code Update (Jose Cortez, Senior Planner)

Senior Planner Jose Cortez introduced Michael Gibbons, Senior Project Manager, and Nikki Zanchetta, Senior Planner, with consulting firm Mintier Harnish.

Mr. Gibbons presented an overview of the Zoning Code Update project and requested feedback on four specific project questions.

Councilmember Williams, Councilmember Shaw, and Vice Mayor Meadows, provided comments and questions; Mr. Gibbons responded.

Vice Mayor Meadows suggested that Mr. Gibbons give Council an idea of what he is looking for in response to the questions.

Mr. Gibbons read through the four questions individually for Council discussion.

City Manager Joshua McMurray noted that the Downtown Specific Plan regulates downtown zoning, and it will not be impacted by this update. He also mentioned that the discussion questions could be distributed to Council for further review.

Following additional comments from Councilmember Fuller, Mayor Henderson requested that the discussion questions be sent to Council so individual feedback could be submitted to the City Manager for forwarding to Mr. Gibbons.

8.2 Work Session to Discuss Meeting Minutes Format (Kim Snodgrass, City Clerk)

City Clerk Kim Snodgrass presented the staff report.

Vice Mayor Meadows stated he is in favor of continuing with action minutes and adding the Granicus transcript.

Councilmember Williams, Councilmember Fuller and Councilmember Shaw provided comments and questions.

Councilmembers expressed support for incorporating the Granicus transcript, with Councilmember Fuller requesting to add a statement of acceptance and Councilmember Shaw suggesting a notation regarding the accuracy of the transcript. City Clerk Kim Snodgrass, City Attorney Derek Cole, and City Manager Joshua McMurray responded.

Mayor Henderson expressed support for action minutes with the transcript attached, and continuing with lengthy summary minutes if technology fails.

Assistant City Manager Danielle Navarro advised that under SB 707 if we lose connection to the meeting, it requires the Council to take a recess to attempt to resolve the issue.

Mayor Henderson added that should Council vote to continue the meeting without audio/visual following the required waiting period, lengthy summary minutes would then be prepared. Ms. Navarro confirmed.

9) CLOSED SESSIONS

None

10) ADJOURN

There being no further business, the meeting was adjourned at 8:49 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

OAKLEY
CALIFORNIA

Minutes of the Special City Council Meeting Held
October 1, 2026

1) CALL TO ORDER AND ROLL CALL

Mayor Henderson called the meeting to order at 4:30 p.m.

Roll Call: Councilmember Shaw, Councilmember Williams, Vice Mayor Meadows and Mayor Henderson were present. Councilmember Fuller was absent.

2) PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Henderson led the Pledge of Allegiance to the Flag.

3) PUBLIC COMMENTS

None

4) CLOSED SESSION

4.1 CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

Mayor Henderson announced the Closed Session item and mentioned the meeting will adjourn after Closed Session.

5) ADJOURN

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

MEMORANDUM

OAKLEY
CALIFORNIA

Date: September 23, 2026
To: Mayor and City Councilmembers
From: Derek P. Cole, City Attorney
Subject: Closed Session Report-Out Memo

For Consideration at the City Council Meeting of October 13, 2026

Background and Analysis

The City Council considered the following closed session item during its Special meeting held September 22, 2026:

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

Direction was provided to staff. There was no reportable action.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None

MEMORANDUM

OAKLEY
CALIFORNIA

Date: October 2, 2026
To: Mayor and City Councilmembers
From: Derek P. Cole, City Attorney
Subject: Closed Session Report-Out Memo

For Consideration at the City Council Meeting of October 13, 2026

Background and Analysis

The City Council considered the following closed session item during its Special meeting held October 1, 2026:

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One potential case)

Direction was provided to staff. There was no reportable action.

Fiscal Impact

None.

Recommendation

Receive and file this report.

Attachments

None

ORDINANCE NO. 12-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING A REZONE (RZ 2026-002) RECLASSIFYING APPROXIMATELY 1.36 ACRES AT 6001, 6113, AND 6115 BRIDGEHEAD ROAD FROM BPL (BUSINESS PARK LOW) DISTRICT TO LI (LIGHT INDUSTRIAL) DISTRICT (APNS 051-040-041, 051-040-063, AND 051-040-064)

FINDINGS

WHEREAS, on March 6, 2026, Brian Markiel, Rene Torres, and Praveen Chand (collectively, "Applicants"), the owners of 6001, 6113, and 6115 Bridgehead Road, respectively, jointly filed an application for: (1) General Plan Amendment GPA 2026-01 to redesignate three parcels totaling approximately 1.36 acres from Business Park ("BP") to Light Industrial ("LI"); and (2) Rezone RZ 2026-002 to rezone the same parcels from BPL (Business Park Low) District to LI (Light Industrial) District ("Project"); and

WHEREAS, on March 19, 2026 the Project applications were deemed complete pursuant to Government Code section 65920 et seq.; and

WHEREAS, the project site is designated Business Park in the Oakley General Plan and zoned BPL (Business Park Low) District; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City prepared an Initial Study/Negative Declaration ("IS/ND"), dated June 2026, which concluded that the Project would not have a significant effect on the environment and that no mitigation measures are required; and

WHEREAS, the Notice of Intent to Adopt the IS/ND was circulated for public review from June 10, 2026 to July 9, 2026, filed with the Contra Costa County Clerk and State Clearinghouse, distributed to public agencies and interested parties, and posted in accordance with applicable requirements and no comment letters were received; and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing, received the staff report and presentation, deliberated, and adopted Planning Commission Resolution No. 13-26 by a 3-0 vote, with one Commissioner absent and one seat vacant, recommending that the City Council adopt the IS/ND, approve GPA 2026-01, and enact an ordinance approving RZ 2026-002; and

WHEREAS, OMC section 9.1.102(g) requires the Zoning Ordinance and Zoning Map to be consistent with the General Plan, and RZ 2026-002 may therefore take effect only if GPA 2026-01 is approved; and

WHEREAS, on September 22, 2026, the City Council held a duly noticed public hearing, received the staff report and presentation, considered any oral and written testimony presented, deliberated on the Project, and waived the first reading of and introduced this Ordinance; and

WHEREAS, on September 22, 2026, the City Council adopted a Resolution adopting the Initial Study/Negative Declaration prepared for the Project and approving General Plan Amendment GPA 2026-01, together with the Conditions of Approval applicable to the Project; and

WHEREAS, these findings are based on the Oakley General Plan, the Oakley Zoning Ordinance, the IS/ND, the staff reports and presentations to the Planning Commission and the City Council, testimony received at the public hearings, and the documents contained in the Project file (collectively, the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, based on the foregoing recitals, findings, and the entire Record, the City Council makes the following findings in support of approval of the project approval for the Rezone (RZ 2026-002).

SECTION 1. Findings

A. Regarding the application requesting approval of a Rezone (RZ 2026-002) to reclassify the subject properties from BPL (Business Park Low) District to LI (Light Industrial) District, the City Council finds that:

1. The proposed change from BPL to LI is consistent with the General Plan as amended by GPA 2026-01 and implements the LI designation shown on the amended General Plan Land Use Diagram.

2. The Rezone is required to achieve the objectives of the Zoning Ordinance identified in OMC section 9.1.102(a). The LI District would foster a workable and compatible relationship among land uses, promote stability and productive use of the existing developed properties, and support industrial and employment-generating activity in an established industrial corridor.

3. The site's location and existing improvements are suitable for the LI District. The site has access from Bridgehead Road, nearby freeway access, existing paved parking and storage areas, and buildings capable of accommodating light-industrial activity. Surrounding industrial, logistics, utility, transportation, and storage uses are compatible with the proposed district.

4. The Rezone would support the City's economic-development objectives by allowing compatible light-industrial businesses to lawfully occupy and reoccupy existing building space, strengthening the tax base and supporting productive use of the properties.

5. Consistent with OMC section 9.1.1610(e)(2), the Rezone is not conditioned. Upon reclassification, the properties will be subject to the regulations of the LI District and all other applicable laws. More intensive uses and future development remain subject to any review and approval otherwise required by the Oakley Municipal Code.

B. The Rezone (RZ 2026-002) application was analyzed under the Bridgehead Business Park Properties Initial Study / Negative Declaration, adopted by the Oakley City Council on September 22, 2026.

C. The Project complies with Measure J Growth Management requirements.

SECTION 2. Property Defined and Rezoned

A. Approximately 1.36 acres of real property located at 6001, 6113, and 6115 Bridgehead Road, Oakley, CA 94561 (APNs 051-040-041, 051-040-063, and 051-040-064).

B. The Zoning Map of the City of Oakley is hereby amended to reclassify the real property described in subsection A from BPL (Business Park Low) District to LI (Light Industrial) District, as depicted in Exhibit "A" attached hereto and incorporated herein by reference. The Community Development Director, or designee, is directed to update the Zoning Map accordingly.

SECTION 5. Effective Date and Posting

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

I HEREBY CERTIFY that in accordance with Government Code Section 40806, this ordinance is a true and correct copy of a city ordinance. It has been published or posted pursuant to law.

_____
Kim Snodgrass, City Clerk

Exhibit A: Rezone Diagram

Approved and Forwarded to the City Council

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Billilee Saengchalern, Public Works Director/City Engineer

SUBJECT: Adopt a Resolution for the Award of a Construction Contract to K&K JL Services, Inc. for the construction of the Police Department Remodeling Project – Capital Improvement Project (CIP) Number 343

Background and Analysis

The City's adopted FY 2026/27 Capital Improvement Program Budget designates funding for various infrastructure improvement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

The City of Oakley strives to provide exemplary service to all residents and visitors. One key part of the City operations is the Police Department that keeps Oakley a safe community. The City of Oakley is a growing community with desirable residential neighborhoods and beautiful parks that have attracted thousands of new residents over the past several years. To continue to keep up with the community growth and providing exemplary law enforcement services, the Police Department has also expanded and grown. In the past decade several small improvements and remodeling has been performed at the Police building to address space and operational needs of the police personnel.

This project will address many spacing needs of the Police Department and perform major remodeling of the Police Department offices that include: conversion of the open courtyard between the Police Department and City offices to secure office space and meeting rooms; creating dedicated office space for the traffic officers and other police personnel for report writing, expanding the evidence room and adding new storage racks for the evidence storage, dedicated office space will be created for the police sergeants, the front reception area will be remodeled to create an ergonomic and functional work space for police administrative personnel, reconfiguration of the work space for the detectives to create a functional work space, and creating of an exchange room next to the police lobby on matters that police officers need to meet with people that do not need to go inside the Police Department while in operations.

The architectural firm of Perkins, Williams & Cotterill, Inc. were hired in August 2025 to perform the design of this project. This design work and preparation of the bid documents were completed in June 2026 and the project went through a formal bid process.

On August 27, 2026, nine (9) qualified bids were received for this project. Staff reviewed the bids and determined that K&K JL Services, Inc was the lowest responsible company and most responsive to the City's bid process in the amount of $1,138,601.18 for the base bid and added alternative bid in amount of $140,000 for Fire and Sprinkler System design and construction for total bid of $1,278,601.18.

This was a very competitive bidding process, and the City received a very favorable bid for this project especially in times that inflation and tariffs have negatively impacted construction costs for projects. The construction of this project will start in November, and the work is anticipated to be completed by summer 2027.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety goals.

Fiscal Impact

This item was included in the FY 2026/27 budget with a total budget of $2,185,000. This project is funded by the General Capital Project Fund 201. To date $55,258.28 has been spent and encumbered. No additional funding is needed at this time to fund this contract.

Staff Recommendation

Staff recommend that the City Council adopt the resolution approving the construction agreement with K&K JL Services, Inc. in an amount not to exceed $1,278,601.18 and authorize the City Manager to execute the agreement.

Additionally, due to variables associated with construction projects, and to address unforeseen circumstances during construction, staff further recommend that the City Council approve $200,000 in contingency and authorize staff to execute future change orders to the construction contract as necessary in an amount not to exceed $200,000 for work beyond what is defined in the base project bid.

Attachments

1) Resolution
2) Bid Summary

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING AN AGREEMENT WITH K&K JL SERVICES, INC. FOR THE CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECT (CIP) NUMBER 343 – POLICE DEPARTMENT REMODELING PROJECT

WHEREAS, Perkins, Williams & Cotterill, Inc. prepared the plans, specifications, and estimates for CIP No. 343 – Police Department Remodeling project; and

WHEREAS, the plans, specifications and special provisions were publicly advertised for bidding, with the bid period closing at 2:00 P.M. on Thursday, August 27, 2026; and

WHEREAS, nine (9) qualified bids were received prior to the close of the bidding process; and

WHEREAS, K&K JL Services, Inc. submitted the lowest responsible bid in the amount of $1,138,601.18 for the base bid and added the alternative bid in the amount of $140,000 for Fire and Sprinkler System design and construction for a total bid of $1,278,601.18, the bid summary is attached as Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Oakley that the Agreement with K&K JL Services, Inc. for the Police Department Remodeling project – CIP 343, for an amount not to exceed $1,278,601.18 is approved, and the City Manager is hereby authorized to execute the agreement and change orders in an amount not to exceed $200,000 as necessary, is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 13th day of October 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

City of Oakley
Public Works Department
CIP 343 - Police Department Remodeling Project
Certified Bid Tabulation Bid Opening: August 27, 2026 at 2:00pm at the Civic Center

				Engineer's Estimate		K+K JL Services LLC		S&H CONSTRUCTION, INC.		JUV INC.		WOODLAND CONSTRUCTION BUILDERS, INC.		BRANCO CONSTRUCTION, INC.		MARC BUILDERS LLC dba MARC ENGINEERING		CWS CONSTRUCTION GROUP,INC.		GCCI, INC.		MVP CONSTRUCTION LLC	
						2850 Cordelia Rd, Ste 200, Fairfield, CA 94534		900 El Pintado Rd, Danville, CA 94526		7901 Oakport Street Suite 2700, Oakland, CA 94621		4524 Salida Blvd, Salida, CA 95368		531 N Mills Ave, Lodi, CA 95242		148 Ruby Lane, Vallejo, CA 94529		1301 Grant Ave Ste B, Novato, CA 94945		4701 Old Redwood Hwy, Suite 1A, Santa Rosa, CA 95403		428 N. Buchanan Circle #15, Pacheco, CA 94553	
ITEM	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST	UNIT PRICE	ITEM TOTAL COST
1	POLICE DEPARTMENT REMODELING PROJECT	LS	1	$ 1,400,000.00	$ 1,400,000.00	$ 1,138,601.18	$ 1,138,601.18	$ 1,486,600.00	$ 1,486,600.00	$ 1,497,700.00	$ 1,497,700.00	$ 1,510,000.00	$ 1,510,000.00	$ 1,541,610.00	$ 1,541,610.00	$ 1,729,135.00	$ 1,729,135.00	$ 2,085,000.00	$ 2,085,000.00	$ 2,470,000.00	$ 2,470,000.00	$ 2,560,000.00	$ 2,560,000.00
				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				Total	**$ 1,400,000**		**$ 1,138,601.18**		**$ 1,486,600.00**		**$ 1,497,700.00**		**$ 1,510,000.00**		**$ 1,541,610.00**		**$ 1,729,135.00**		**$ 2,085,000.00**		**$ 2,470,000.00**		**$ 2,560,000.00**

DATE: October 13, 2026

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Billilee Saengchalern, Public Works Director/City Engineer

SUBJECT: Adopt a Resolution Awarding a Construction Contract to Lignum Mellis for the construction of Fiscal Year (FY) 2026/27 Curb, Gutter, & Sidewalk Repair and Reconstruction Project – Capital Improvement Project (CIP) Number 337

Background and Analysis

The City's adopted FY 2026/27 Capital Improvement Program Budget designates funding for various infrastructure repair and replacement projects. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

Capital Improvement Project No. 337 includes the repair and replacement of damaged and uplifted sidewalks or curb and gutter throughout the City of Oakley. The project is done annually to eliminate trip and fall hazards, and to provide safe streets and sidewalks for pedestrians in the community. Tree roots are a major cause of sidewalk uplifts, and this project is targeting some of the worst areas in the City where tree roots have damaged the concrete beyond any temporary repair.

Additionally, this project will work in coordination with the adopted 50-50 Concrete Repair Cost Share Program that helps the property owners in dealing with concrete curb, gutter, and sidewalk related problems, such as uplifts from tree root overgrowth. The 50-50 Concrete Repair Cost Share Program provides the City with assistance in managing the repair and replacement contract, as well as sharing the cost with the property owners. This project will help in providing safe pedestrian facilities and reduce liability and claims for trip and fall accidents.

After the completion of the project design and public bidding, on September 24, 2026, a total of nine (9) bids were received and Lignum Mellis submitted the lowest responsible bid for the project at a total cost of $85,250. This was a very competitive bidding process and the City received a very favorable bid for this project.

The construction of CIP 337 is anticipated to take place during the fall months, weather permitting.

Consistency with the Oakley Strategic Plan 27+

The approval of this agreement is consistent with the Oakley Strategic Plan under the Community Health and Safety Goal to provide safe streets in Oakley.

Fiscal Impact

This item was included in the FY 2026/27 budget with a total budget of $150,000, with $127.13 spent to print plans and specifications for the bidding process. This project is funded by Gas Tax RMRA funds (141). No additional funding is needed at this time to fund this contract.

Staff Recommendation

Staff recommend that the City Council adopt the resolution approving the construction agreement with Lignum Mellis for an amount not to exceed $85,250 and authorize the City Manager to execute the agreement.

Additionally, due to variables associated with construction projects, and to address unforeseen circumstances during construction; staff further recommends that the City Council authorize staff to execute future change orders to the construction contract as necessary in an amount not to exceed $20,000 for work beyond what is defined in the base project bid.

Attachments

Attachment 1 - Resolution
Attachment 2 - Bid Summary

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING THE CONSTRUCTION AGREEMENT WITH LIGNUM MELLIS FOR THE CONSTRUCTION OF CAPITAL IMPROVEMENT PROJECT (CIP) NUMBER 337 – FISCAL YEAR (FY) 2026/27 CURB, GUTTER, & SIDEWALK REPAIR AND RECONSTRUCTION PROJECT

WHEREAS, the annual curb, gutter, & sidewalk performs a critical step in keeping the City's sidewalks clear of locations that may create trip and fall incidents; and

WHEREAS, the plans, specifications and special provisions were publicly advertised for bidding with the bidding period closing at 2:00 P.M. on September 24, 2026, and;

WHEREAS, nine (9) total bids were received prior to the closing of the bidding process and;

WHEREAS, Lignum Mellis submitted the lowest responsible bid for a total cost of $85,250 for the work, and the bid summary is attached as Exhibit A.

BE IT RESOLVED that the City Council of the City of Oakley that the Agreement with Lignum Mellis for the FY 2026/27 Curb, Gutter, & Sidewalk Repair and Reconstruction Project – CIP 337, for an amount not to exceed $85,250, the City Manager is hereby authorized to execute the Agreement, and any change orders in an amount not to exceed $20,000 as necessary is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

CIP 337 - FY 2026/27 Curb, Gutter, & Sidewalk Repair & Reconstruction Project
Certified Bid Tabulation
Bid Opening: September 24, 2026 at 2:00pm at the City Council Chambers

				Engineer's Estimate		LUMA Engineering Contractors Inc.		Lignum Mellis		Modernscapes Innovations	
						214 Silver Bell Way Oakley, CA 94561		2095 Jerrold Ave, Suite 316 San Francisco, CA 94124		163 Meadow Brook Ct Oakley, CA 94561	
ITEM	**ITEM DESCRIPTION**	**UNIT**	**QUANTITY**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**
1	R&R Sidewalk	SF	3,000	$ 20.00	$ 60,000.00	$ 22.00	$ 66,000.00	$ 23.00	$ 69,000.00	$ 22.50	$ 67,500.00
2	R&R Curb & Gutter	LF	250	$ 75.00	$ 18,800.00	$ 74.50	$ 18,625.00	$ 65.00	$ 16,250.00	$ 80.00	$ 20,000.00
				Total	**$ 82,000**		**$ 84,625.00**		**$ 85,250.00**		**$ 87,500.00**

Bid did not include Addendum No. 1
Bid not valid for consideration

	D's General Engineering		FJ&I Engineering Inc.		DHR General Construction		S&H Construction, Inc		Kerex Engineering, Inc		FBD Vanguard	
	6536 Telegraph Ave, Suite 205B Oakland, CA 94609		1981 21st St San Pablo, CA 94806		2905 Alcala St Antioch, CA 94565		900 El Pintado Rd Danville, CA 94526		4941 Pacheco Blvd Martinez, CA 94553		550 Greenville Road Livermore, CA 94550	
	UNIT PRICE	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**	**UNIT PRICE**	**ITEM TOTAL COST**
	$ 25.00	$ 75,000.00	$ 24.00	$ 72,000.00	$ 33.28	$ 99,840.00	$ 40.00	$ 120,000.00	$ 39.00	$ 117,000.00	$ 40.00	$ 120,000.00
	$ 50.00	$ 12,500.00	$ 70.00	$ 17,500.00	$ 119.40	$ 29,850.00	$ 50.00	$ 12,500.00	$ 130.00	$ 32,500.00	$ 120.00	$ 30,000.00
		$ 87,500.00		**$ 89,500.00**		**$ 129,690.00**		**$ 132,500.00**		**$ 149,500.00**		**$ 150,000.00**

Bid did not include Addendum No. 1
Bid not valid for consideration

OAKLEY
CALIFORNIA

Approved and Forwarded to the City Council

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Billilee Saengchalern, Public Works Director/City Engineer

SUBJECT: Adopt a Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Nichols Consulting Engineers (NCE) to Provide Professional Engineering Design Services for Capital Improvement Project (CIP) Number 342 – Fiscal Year (FY) 2026/27 Street Repair and Resurfacing Project

Background and Analysis

The City's adopted FY 2026/27 CIP designates funding for various infrastructure repair and replacement projects. This is consistent with the City's Strategic Goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

Each year the street pavement conditions change due to wear and environmental impacts; and the streets must routinely undergo preventative maintenance to ensure their functionality. The City of Oakley uses this annual project to perform rehabilitative and preventative maintenance on the public street network through a series of base dig-outs, crack sealing, slurry and cape sealing, pavement overlays and removal and replacement of the asphalt surface on streets where it has failed. The project will be completed with the placement of new striping and pavement markings on newly resurfaced streets.

The Metropolitan Transportation Commission (MTC) has created a Pavement Management System (PMS) program that is used by all municipalities and transportation agencies in the Bay Area to evaluate the condition of their respective agency streets. MTC uses the data collected by all agencies to create reports annually that show the overall condition of Bay Area streets and funding needed to maintain the streets.

The City of Oakley uses this PMS program to evaluate the condition of streets and to prioritize projects to repair and resurface the streets. Each annual street repair and resurfacing project is performed to ensure the funds allocated are utilized to not only repair and resurface the streets that are in poor condition, but also to rehabilitate streets that are in fair to good condition to prolong their life and performance.

CIP 342 is focused on the repair and resurfacing of three major arterial corridors that interconnect the City: Empire Avenue from Laurel Road to Main Street (approximately 1.1 miles), Laurel Road from the Oakley/Antioch City Limits to Empire Avenue (approximately 0.5 miles), and Main Street from East Cypress Road to Laurel Road

(approximately 0.5 miles), totaling approximately two centerline miles. Based on a preliminary field review and the City's StreetSaver pavement management database, Empire Avenue is in fair to good condition and is a candidate for a double slurry seal, while Main Street and Laurel Road are in poor to fair condition and are candidates for mill and overlay or cold in-place recycling (CIR) with localized base repairs. The preliminary construction budget for the project is approximately $3 million.

The design services include project management, utility coordination, pavement condition surveys, pavement deflection testing and coring, a pavement design technical memorandum, curb & gutter assessments, plans, specifications and estimate (PS&E), bidding and construction support.

Staff solicited proposals from consulting firms for the design of this project and received four proposals. The proposal from Nichols Consulting Engineers was selected as the best suited firm to design this street resurfacing project. This firm has successfully designed other street resurfacing projects for municipalities in the Bay Area, including the City's FY 2025/26 Street Repair and Resurfacing Project (CIP 333 B), and their cost proposal for $222,000.00 was very competitive pricing for a project of this magnitude.

The design of this project will be performed during FY 2026/27, with bidding anticipated next year FY 2027/28 once construction funding is budgeted. After the completion of the project design and bidding, staff will present the construction contract award report to the City Council.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the Strategic Plan 27+ Community Health and Safety section goal to provide safe streets.

Fiscal Impact

This item was included in the FY 2026/27 budget with a total budget of $1,350,000. This project is funded by the Street Maintenance & Rehabilitation Fund (235) ($1,100,000) and the Gas Tax RMRA Fund (141) ($250,000). To date no funds have been expended. No additional funding is needed at this time to fund this contract.

Staff Recommendation

Staff recommend that the City Council adopt the resolution approving the proposal with (NCE) Nichols Consulting Engineers associated with CIP No. 342 – FY 2026/27 Street Repair and Resurfacing Project to authorize the City Manager to enter into an agreement for a not to exceed amount of $222,000.00.

Attachments

Attachment 1 – Resolution

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING AN AGREEMENT WITH NICHOLS CONSULTING ENGINEERS FOR ENGINEERING DESIGN SERVICES ASSOCIATED WITH CAPITAL IMPROVEMENT PROJECT NUMBER 342 – FISCAL YEAR 2026/27 STREET REPAIR AND RESURFACING PROJECT AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT

WHEREAS, as part of the Fiscal Year 2026/27 Budget the City of Oakley approved a 5-Year Capital Improvement Program (CIP); and

WHEREAS, Project Number 342 is to design and construct improvements for the repair and resurfacing of Main Street East Cypress Road to Laurel Road, Empire Avenue from Laurel Road to Main Street, and Laurel Road Oakley/Antioch City Limits to Empire Avenue; and

WHEREAS, staff solicited proposals from four consulting firms for the design of this project; and

WHEREAS, NCE submitted the most comprehensive and cost competitive proposal to prepare engineering design services for CIP Project Number 342 for an amount not to exceed $222,000; and

WHEREAS, this item was included in the FY 2026/27 budget with a total budget of $1,350,000, funded by the Street Maintenance & Rehabilitation Fund (235) ($1,100,000) and the Gas Tax RMRA Fund (141) ($250,000). No additional funding is needed at this time to fund this contract.

BE IT RESOLVED by the City Council of the City of Oakley that the proposal from NCE for engineering design services for CIP Project Number 342, for an amount not to exceed $222,000, is hereby approved, and the City Manager is authorized to execute an Agreement.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

Approved and Forwarded to the City Council

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Kim Snodgrass, City Clerk

SUBJECT: Adopt a Resolution Requiring a Closed Caption Transcript to be Included with the Action Minutes and Retained Permanently and Rescinding City Council Resolution No. 48-22, Successor Agency Resolution No. 02-22, and Public Financing Authority Resolution No. 01-22

Background and Analysis

On May 10, 2022, the City Council, the Successor Agency to the Oakley Redevelopment Agency, and the Oakley Public Financing Authority adopted Resolutions No. 48-22, 02-22, and 01-22, respectively, establishing the use of action minutes for meetings.

On March 24, 2026, Councilmember Shaw requested that staff evaluate implementing a hybrid format of action and summary minutes, including technology that could assist in producing the minutes.

On September 22, 2026, the City Council held a Work Session. Staff presented the following two options for Council consideration.

1) Continue producing action minutes and attach and permanently retain the closed captioning transcript with the minutes.

    a) Should the Council choose Option 1, staff requests direction on which of the transcripts (Granicus, YouTube or Zoom) to retain.

2) Transition to brief summary minutes that include whether a person making public comment supports or opposes an item, key Council discussion points, and final votes and actions.

Following discussion at the Work Session, City Council directed staff to maintain the action minutes format and attach and permanently retain the closed captioning transcript from the City's agenda management software (currently Granicus).

The City Council also directed staff to include a statement on the minutes regarding the transcript being an automated transcript provided by the City's agenda management software and therefore errors may be present.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with the City's Community and Collaborative Partnership Goal.

Fiscal Impact

None

Staff Recommendation

Adopt a Resolution requiring transcripts be attached and permanently retained with all official action minutes and rescinding City Council Resolution No. 48-22, Successor Agency Resolution No. 02-22, and Public Financing Authority Resolution No. 01-22.

Attachments

1. Proposed Resolution

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACTING AS THE CITY COUNCIL, THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY, AND THE OAKLEY PUBLIC FINANCING AUTHORITY, REQUIRING TRANSCRIPTS BE INCLUDED AND PERMANENTLY RETAINED WITH ALL OFFICIAL ACTION MINUTES AND RESCINDING CITY COUNCIL RESOLUTION NO. 48-22, SUCCESSOR AGENCY RESOLUTION NO. 02-22 AND PUBLIC FINANCING AUTHORITY RESOLUTION NO. 01-22

WHEREAS, the City Council, the Successor Agency to the Oakley Redevelopment Agency, and the Oakley Public Financing Authority previously adopted Resolutions No. 48-22, 02-22, and 01-22 respectively, establishing the use of action minutes for meetings; and

WHEREAS, the legislative bodies desire to update these standards to include full closed captioning transcripts alongside action minutes for permanent recordkeeping and include a statement regarding the transcript being an automated transcript provided by the City's agenda management software and, therefore, that errors may be present.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Oakley acting as the City Council, the Successor Agency to the Oakley Redevelopment Agency, and the Public Financing Authority that a closed captioning transcript shall be included with the action minutes and retained permanently and shall include a statement regarding the transcript being an automated transcript provided by the City's agenda management software and, therefore, that errors may be present; and

BE IT FURTHER RESOLVED that the City Council hereby rescinds City Council Resolution No. 48-22, Successor Agency Resolution No. 02-22, and Public Financing Authority Resolution No. 01-22.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

OAKLEY
CALIFORNIA

DATE: October 13, 2026

Approved and Forwarded to the City Council

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

SUBJECT: Zoning Text Amendments (PLN-2026-1000) - Housing Element Implementation - Adopt an Ordinance amending Section 9.1.406 titled "Multiple Family Residential Districts (M-9; M-12; M-17; M-30)

Summary

The City of Oakley is initiating a Rezoning application (PLN2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

1. Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project").

The City Council is considering a proposed Ordinance to adopt the proposed Rezone (PLN-2026-1000) consisting of the zoning text amendments that will allow emergency shelters consistent with the requirements of Government Code Section 65583 as permitted by-right.

Background

The Housing Element is one of the seven mandatory elements of each city's General Plan. It functions as a locally adopted blueprint of goals, policies, and programs to address existing and projected housing needs. State law requires jurisdictions to update their Housing Element every eight years and obtain certification from the Department of Housing and Community Development (HCD). The City of Oakley 6th Cycle Housing Element 2023-2031 was adopted by the City Council on May 9, 2023 and was subsequently certified by HCD on May 24, 2023. Since adoption of the Housing Element the City has worked towards implementation of the Goals and Policy Actions of the Housing Element identified in Chapter 8 titled, "Housing Plan". The Housing Plan identifies specific goals and actions to address housing needs and meet statutory requirements. In developing this Housing Plan, the City assessed its existing

and future housing needs and evaluated the performance of existing programs. The Housing Element identifies three (3) overarching goal topics:

1. Production of New Housing
2. Preservation and Conservation of the Existing Housing Stock
3. Increase Access to Housing Opportunities

For each goal, the City developed a set of policy actions to carry out the goal. The policy actions specify objectives, primary responsibility, and an estimated timeframe for accomplishment. Compliance with Policy Actions 3.7 requires Zoning Text Amendments (ZTA) to the OMC. The ZTAs will bring the applicable sections of the OMC into compliance with state law and in conformance with the Housing Element Actions.

Zoning Text Amendments

POLICY ACTION 3.7: ADEQUATE EMERGENCY SHELTER SITES

Policy Action 3.7 is written as follows:

"The City currently (2023) allows emergency shelters as a by-right permitted use on the Civic Center site within the Downtown Specific Plan. The City shall identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583."

Emergency Shelter Zoning

Policy Action 3.7 of the Housing Element requires that the OMC identify a zoning district where emergency shelters are permitted by-right. The program aims to solely identify a zoning district and a development project is not proposed as part of this rezoning. Previously the Downtown Specific Plan identified the Civic Center property as the sole area where an emergency shelter could be proposed; however, the recently approved Oakley Library will be constructed on the same location that an emergency shelter could have been located on the Civic Center site. Accordingly, the City of Oakley has identified the Multiple Family Residential Districts (M-9; M-12; M-17; M-30) as the potential districts for emergency shelters. The OMC § 9.1.406 Multiple Family Residential Districts has been amended to include Emergency Shelter consistent with Government Code Section 65583 as permitted by-right.

The addition of Emergency Shelter as a permitted by-right use would still require Design Review approval prior to any submittal of a building permit for any potential emergency shelter should one ever be proposed.

Proposed language for these amendments is included as Attachment 3.

PLANNING COMMISSION

On August 18, 2026 staff presented the Zoning Text Amendments (PLN-2026-1000) for Housing Element Implementation to the Planning Commission at a regularly scheduled hearing. During the meeting staff presented the report where the Commission was generally supportive of the ZTAs, and thereafter approved Resolution No. 15-26 recommending the City Council adopt the Ordinance for the ZTAs.

California Environmental Quality Act ("CEQA")

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the Oakley Strategic Plan 27+ Community and Economic Development Goal to inspire and encourage Community and Economic Development through Strategic and thoughtful growth, a business friendly environment, and local employment opportunities.

Fiscal Impact

No fiscal impact is associated with the preparation of this staff report and accompanying attachments. Costs associated with amending the Zoning Code on City-initiated projects, including staff time associated with this zoning text amendment, are funded through the City's General Fund.

Staff Recommendation

Staff recommends the City Council introduce the proposed Ordinance amending Oakley Municipal Code Section 9.1.406 titled "Multiple Family Residential Districts (M-9; M-12;

M-17; M-30) pursuant to Policy Actions 3.7 (Adequate Emergency Shelter Sites), and finding the action exempt from CEQA pursuant to CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

Attachments

1. Notice of Public Hearing
2. Planning Commission Resolution No. 15-26
3. Proposed Ordinance – Policy Action 3.7

OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **October 13, 2026, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application as described below:

Project Name: Zoning Text Amendments (PLN-2026-1000) - Housing Element Implementation

Location: City of Oakley, CA 94561 (no specific location)

Applicant: City of Oakley, 3231 Main Street, Oakley, CA 94561

Request: The City of Oakley is initiating a Rezoning application (PLN-2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

1. Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project").

How to Review: The Staff Report and its attachments will be available for public review, on or before **October 8, 2026,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **October 13, 2026, City Council Meeting** agenda and clicking the project title link. Interested persons are invited to submit written comments prior to and may provide public comment at the City Council Meeting. Please refer to the meeting agenda, when available, for more information on how to participate remotely.

Written comments may be submitted online at: https://www.oakleyca.gov/publiccomment.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a City Council Meeting described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the City Council Meeting.

PLANNING COMMISSION
RESOLUTION NO. 15-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPT AN ORDINANCE AMENDING OAKLEY MUNICIPAL CODE SECTION 9.1.406 (MULTIPLE FAMILY RESIDENTIAL DISTRICTS) PURSUANT TO POLICY ACTION 3.7 (ADEQUATE EMERGENCY SHELTER SITES) OF THE 6TH CYCLE HOUSING ELEMENT 2023-2031 AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (PLN-2026-1000) consisting of zoning text amendments to the Oakley Municipal Code ("OMC") Section 9.1.406 (Multiple Family Residential Districts) pursuant to Policy Action 3.7 (Adequate Emergency Shelter Sites) of the 6th Cycle Housing Element 2023-2031 ("Project"); and

WHEREAS, on or before July 30, 2026, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (PLN-2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

THEREFORE, BE IT RESOLVED, on the basis of the above findings of fact and the entire Record, the Planning Commission makes the following additional findings in support of the approvals:

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 3.7 of the Housing Element aims to identify and provide an additional zoning district that would allow for emergency shelters consistent with Government Code Section 65583 as by-right.

Adopting the proposed Zoning text Amendments related to the emergency shelter sites would implement Policy Action 3.7 of the City of Oakley Housing Element.

D. The Planning Commission recommends that the City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City's 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

BE IT FURTHER RESOLVED, on the basis of the above Findings and the Record, the Planning Commission hereby recommends that the City Council adopt the ordinance amending the Oakley Municipal Code as shown in the Exhibit "A" to this Resolution and finding the action exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 18th day of August 2026 by the following vote:

AYES: Goudie, Ireland, Price
NOES:
ABSTENTION:
ABSENT: Harvey

APPROVED:

Leonard Price

Leonard Price, Chair

ATTEST:

Kim Snodgrass

Kim Snodgrass, City Clerk

8/25/2026

Date

EXHIBIT A

ORDINANCE NO. XX-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING REZONING (PLN-2026-1000), RESULTING IN COMPLETING IMPLEMENTATION OF POLICY ACTION 3.7 (ADEQUATE EMERGENCY SHELTER SITES) OF THE HOUSING ELEMENT, THROUGH THE AMENDMENT OF OAKLEY MUNICIPAL CODE SECTION 9.1.406 (MULTIPLE FAMILY RESIDENTIAL DISTRICTS), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, The City of Oakley is initiating a Rezoning application (PLN-2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

- Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project"); and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (PLN- 2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission held a vote and adopted Planning Commission Resolution No. XX-26 recommending the City Council approve the project; and

WHEREAS, on or before _____, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution; was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road; and was mailed out to outside agencies, to parties requesting such notice, and to all owners of property within 500 feet of the boundaries of all of the parcels subject to the requested actions; and

WHEREAS, on _____, the City Council held a duly noticed public hearing to consider the proposed Rezone (PLN-2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 3.7 of the Housing Element aims to identify and provide an additional zoning district that would allow for emergency shelters consistent with Government Code Section 65583 as by-right.

   Adopting the proposed Zoning text Amendments related to the emergency shelter sites would implement Policy Action 3.7 of the City of Oakley Housing Element.

D. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City's 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

SECTION 3. Addition to the OMC related to Policy Action 3.7 (Adequate Emergency Shelters Sites) of the City of Oakley Housing element

Part (b) of Section 9.1.406 of the Oakley Municipal Code titled, "Multiple Family Residential Districts (M-9; M-12; M-17; M-30)" is hereby amended through the addition of part "11", as follows:

9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30)

b. **Permitted Uses.** Uses permitted in the M-9, M-12, M-17, and M-30 districts shall be as follows:
"11. Emergency Shelters consistent with the requirements of Government Code Section 65583."

SECTION 4. California Environmental Quality Act (CEQA).

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City's 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

SECTION 5. Effective Date and Posting.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

PASSED AND ADOPTED by the City Council of the City of Oakley this ___ day of _____ 2026 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

I HEREBY CERTIFY that in accordance with Government Code Section 40806, this ordinance is a true and correct copy of a city ordinance. It has been published or posted pursuant to law.

_____
Kim Snodgrass, CMC
City Clerk

ORDINANCE NO. XX-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY APPROVING REZONING (PLN-2026-1000), RESULTING IN COMPLETING IMPLEMENTATION OF POLICY ACTION 3.7 (ADEQUATE EMERGENCY SHELTER SITES) OF THE HOUSING ELEMENT, THROUGH THE AMENDMENT OF OAKLEY MUNICIPAL CODE SECTION 9.1.406 (MULTIPLE FAMILY RESIDENTIAL DISTRICTS), AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, The City of Oakley is initiating a Rezoning application (PLN-2026-1000) proposing modifications to the Oakley Municipal Code (OMC) as follows:

- Amendments to § 9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30) of the OMC to implement Housing Element programs, but not limited to Policy Action 3.7 which requires the City identify an additional zoning district where emergency shelters will be allowed as a by-right, permitted use. The zoning district shall be a residential zoning district and shall have adequate available sites (e.g., vacant site or building that can be converted to a shelter) with capacity to accommodate at least 50 beds of emergency shelter. Emergency shelters shall be permitted consistent with the requirements of Government Code Section 65583.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project"); and

WHEREAS, on August 18, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (PLN- 2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission held a vote and adopted Planning Commission Resolution No. XX-26 recommending the City Council approve the project; and

WHEREAS, on or before September 23, 2026, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution; was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road; and was mailed out to outside agencies, to parties requesting such notice, and to all owners of property within 500 feet of the boundaries of all of the parcels subject to the requested actions; and

WHEREAS, on October 13, 2026, the City Council held a duly noticed public hearing to consider the proposed Rezone (PLN-2026-1000), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 3.7 of the Housing Element aims to identify and provide an additional zoning district that would allow for emergency shelters consistent with Government Code Section 65583 as by-right.

   Adopting the proposed Zoning text Amendments related to the emergency shelter sites would implement Policy Action 3.7 of the City of Oakley Housing Element.

D. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City's 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

SECTION 3. Addition to the OMC related to Policy Action 3.7 (Adequate Emergency Shelters Sites) of the City of Oakley Housing element

Part (b) of Section 9.1.406 of the Oakley Municipal Code titled, “Multiple Family Residential Districts (M-9; M-12; M-17; M-30)” is hereby amended through the addition of part “11”, as follows:

9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17; M-30)

b. **Permitted Uses.** Uses permitted in the M-9, M-12, M-17, and M-30 districts shall be as follows:
“11. Emergency Shelters consistent with the requirements of Government Code Section 65583.”

SECTION 4. California Environmental Quality Act (CEQA).

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to SB 131 SEC. 6. Section 21080.085 does not apply to actions that implement the schedule of actions contained in an approved housing element pursuant to subdivision (c) of Section 65583 of the Government Code. That section provides that CEQA does not apply to an action that implements the schedule of actions in an approved Housing Element pursuant to Government Code §65583(c). The proposed Rezone would implement Housing Element Policy Action 3.7 of the City’s 2023 – 2031 Housing Element, and none of the statutory exclusions apply (the actions do not allow distribution centers or oil and gas infrastructure, and any natural and protected lands as defined in PRC §21067.5 are excluded from the actions). Accordingly, no further environmental review is required for the actions, and subsequent development under the affected parcels will undergo CEQA review, as applicable.

SECTION 5. Effective Date and Posting.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk’s Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

I HEREBY CERTIFY that in accordance with Government Code Section 40806, this ordinance is a true and correct copy of a city ordinance. It has been published or posted pursuant to law.

_____
Kim Snodgrass, CMC
City Clerk

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

Approved and Forwarded to the City Council

SUBJECT: Hacienda Estates (TM 2025-002) – Resolution approving the Tentative Map at 5321 Sellers Avenue (APN 033-130-055)

Summary

This is an application by Mark A. De La O ("Applicant") requesting approval of a Tentative Map (TM 2025-002) to subdivide the 5.4-acre property into five (5) separate parcels that will remain undeveloped ("Project"). The parcels would all be similar in size at about 0.95 acres. Lot sizes are as follows: Lot one: 41,489 square feet, Lot two: 41,491 square feet, Lot three 41,485 square feet, Lot four 41,486 square feet, and lot five 41,484 square feet. The project site is located at 5321 Sellers Avenue and is zoned R-40 (Single-Family Residential) District. (APN 033-130-055)

PLANNING COMMISSION

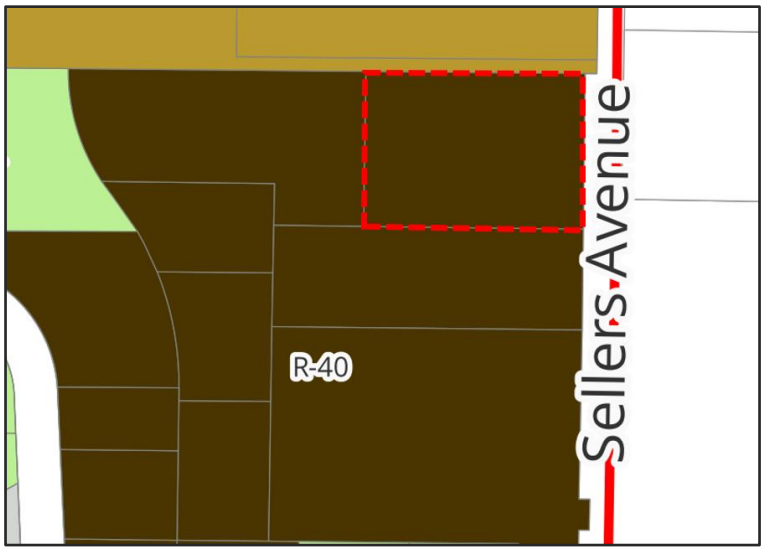
At the September 1, 2026 Planning Commission meeting, Staff presented the Hacienda Estates subdivision. The Planning Commission was supportive of the subdivision and asked clarifying questions related to detention basins. Staff clarified that the subdivision does not propose development at this time and that this project would not trigger the requirements to include a detention basin as part of the project.

GENERAL PLAN AND ZONING

General Plan

The General Plan Land Use Designation for the project site is *Rural Residential ("RR")* as depicted in the Oakley General Plan (Figure 2-2 Land Use Diagram). This designation provides for large-lot residential development, which maintains the rural character. These lots typify an estate lot, but are not associated with commercial agriculture or animal husbandry, with the exception of limited numbers of horses or livestock. Primary land uses include detached single-family homes and accessory structures, which are consistent with the rural or estate lifestyle. Public and semi-public uses and similar and compatible uses are also allowed. Unlike the AL designation, commercial agricultural practices are generally not allowed within this designation. The RR land use designation allows for a density range of 0.2 – 1 dwelling unit per acre (du/ac). The RR designation provides for a traditional, estate type residential development, which maintains the low density typical of a large-lot suburban development. Therefore, the project would be consistent with the RR land use designation.

Zoning



The site is zoned R-40 (Single-Family Residential) District as depicted on the City of Oakley Zoning Map. The purpose of the single-family residential district regulations is to allow a designated area for single-family residential district development designed to provide as much compatibility as possible with nearby zoning. Intense agricultural uses which create strong or obnoxious odors, or which might disturb adjacent or nearby residential areas with noise or vibration, are not appropriate for the single-family residential zoning districts. The project proposes to comply with the minimum lot size established by the R-40 district.

PROJECT SITE

The project site is an approximately 5.4-acre lot, located between Sellers Avenue to the east, which is also the City limit line at the project location (east side of the right of way), and Crismore Drive to the west.



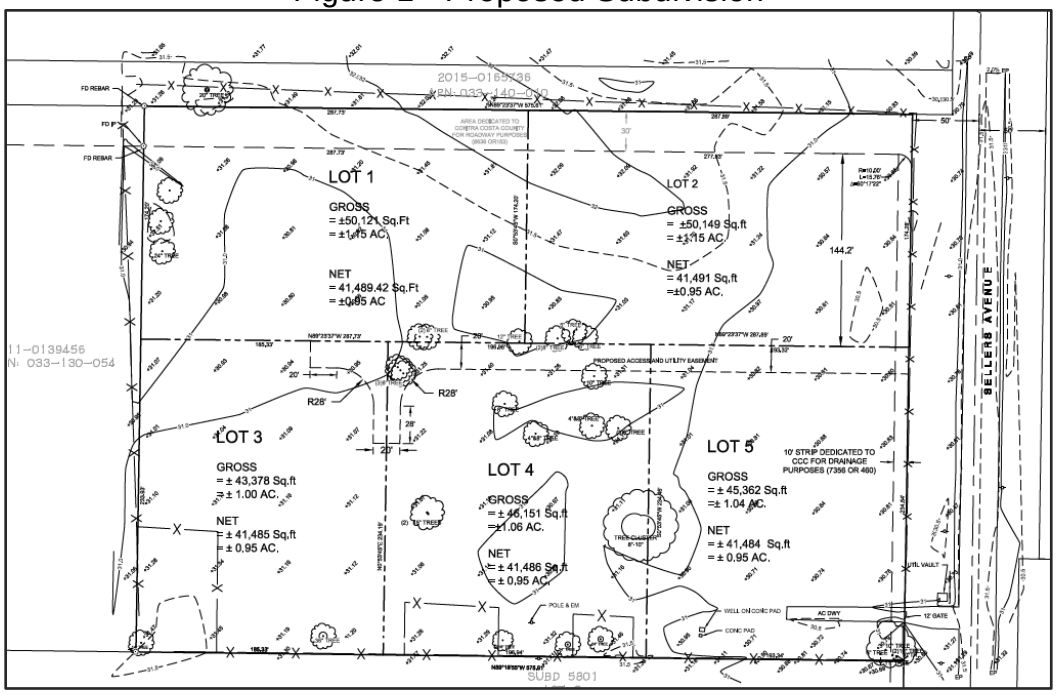
The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site. An approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern

boundary of the project site. The site is generally surrounded by scattered rural residences and associated undeveloped/agricultural land. The site is also bounded by County lands across Sellers Avenue to the east. Crismore Drive and Marsh Creek lie further to the west, separated from the site by other large residential parcels.

Project Description

The Hacienda Estates Project (TM 2025-002) would include the subdivision of the project site into five lots of approximately equal areas at about 0.95 acres. While development is not proposed at this time, a total of five single-family residences are anticipated to be constructed in the future, as well as associated utilities and an access roadway. The proposed project would require approval of a Tentative Map. In addition, future construction of any on-site residences would require Design Review approval.

Figure 1 - Proposed Subdivision



Analysis

Tentative Maps are reviewed for consistency with the required findings found in the City's subdivision ordinance (which is the County subdivision ordinance adopted by reference), which generally states, "the [Planning Commission] shall not approve the map unless it shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the applicable general and specific plans required by law. Furthermore, all subdivisions in California must comply with the State's Subdivision Map Act, the 1972 law passed to ensure an organized process of subdividing lands within the State.

The Tentative Map for 5321 Sellers Avenue adheres to all of the R-40 District standards as shown in Table 1. Additionally, the proposed project conforms to the Subdivision Map Act. Development is not proposed with this application but would require Design Review in the future for any development on the new lots. While no final design plans are proposed, site access would be located off of Sellers Avenue via a shared driveway easement.

Table 1 : Development Standards

Required	**Proposed Lot 1**	**Proposed Lot 2**	**Proposed Lot 3**	**Proposed Lot 4**	**Proposed Lot 5**
Lot Area: 40,000 (sq ft)	41,489	41,491	41,485	41,486	41,484
Lot Width: 140 (ft)	144	144	185	196	193
Lot Depth: 140 (ft)	287	287	233	233	234

Environmental Review

The proposed project is subject to compliance with the California Environmental Quality Act ("CEQA"). In December 2002, the City of Oakley adopted the 2020 Oakley General Plan and certified an associated Environmental Impact Report (EIR) for the General Plan. The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan.

In January 2022, the City of Oakley adopted the Focused General Plan Update and the Focused General Plan Update Initial Study/Negative Declaration (IS/ND). The Focused General Plan Update IS/ND analyzed implementation of the Focused General Plan Update. The IS/ND noted that the analysis of environmental impacts within the General Plan EIR is still anticipated to be sufficient for buildout of the Focused General Plan Update. As such, the analysis for each issue area within this Modified Initial Study is largely based on the General Plan EIR.

The City of Oakley General Plan designates the project site as Rural Residential, which allows for large-lot residential development that maintains the rural character of the area, with a density of 0.2 to 1.0 dwelling unit per acre (du/ac). Primary land uses include detached single-family homes and accessory structures that are consistent with the rural or estate lifestyle. Public and semi-public uses and similar and compatible uses are also allowed, while commercial agricultural practices are generally not permitted within the Rural Residential land use designation. The

proposed project would consist of the subdivision of the project site into five lots to allow for future development of the project site with five single-family residences. Such future residential uses would be consistent with the project site's Rural Residential land use designation, and would include a density of approximately 1.0 du/ac, which is within the allowed range for the Rural Residential land use designation.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's General Plan EIR and the Focused General Plan Update IS/ND, serve as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR and IS/ND.

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

The Modified Initial Study/15183 Checklist identifies that the Oakley General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review. Additionally, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been adequately addressed and would not change from what was identified in the General Plan EIR, and the criteria for requiring further CEQA review are not met. The proposed project would comply with all applicable General Plan policies, Municipal Code standards, and other applicable local, County and State regulations. In addition, the proposed project would not cause substantial adverse effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan EIR.

<u>Habitat Conservation Plan/Natural Community Conservation Plan</u>

This project is subject to the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("HCP/NCCP" or "HCP Plan"). Projects that are subject to the HCP Plan are required to submit a Planning Survey Report

("PSR") as part of the project application. The contents of the PSR help guide the project through compliance with both the California and Federal Endangered Species Act by assuming presence of certain plant and animal species and requiring additional surveys to be done prior to any ground disturbance. In addition, whether species are found or not, the project must pay development impact fees for each acre, or fraction thereof, of the project area. Those development impact fees are used to help create, install, and maintain habitat outside of the Urban Limit Line, as well as administer the HCP Plan. The project would contribute $113,890.86 to the HCP/NCCP program under the impact fees current as of the date of this staff report.

Findings

Draft findings for the Tentative Map application can be found in the proposed resolution (Attachment 5).

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, "Community and Economic Development Goal". Compliance with Oakley's General Plan and Zoning Ordinance helps ensure that the project is compatible with the surrounding neighborhood.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the developer account funded by the developer.

Staff Recommendation

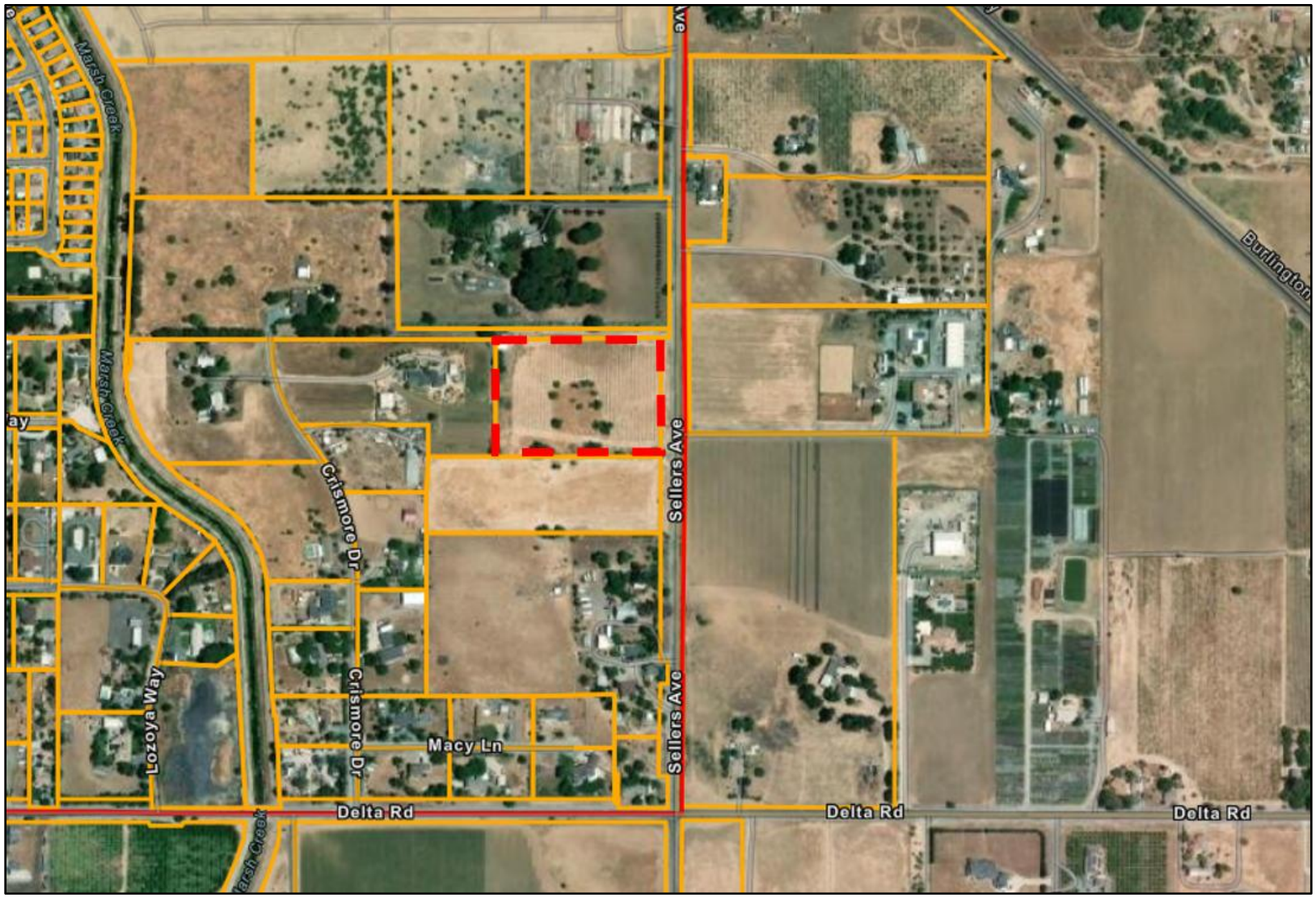
Staff recommends that the City Council approve a resolution approving a Tentative Map for the project titled "Hacienda Estates (TM 2025-002)", and find that the Modified Initial Study/15183 Checklist identifies that the Oakley General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects, as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Tentative Map
4. Modified Initial Study/15183 Checklist
5. Proposed Resolution

Vicinity Map

Hacienda Estates (TM 2025-002)
APN: 033-130-055



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **October 13, 2026, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application as described below:

Project Name: Hacienda Estates (TM 2025-002)

Location: 5321 Sellers Avenue, Oakley CA 94561. APN 033-130-055

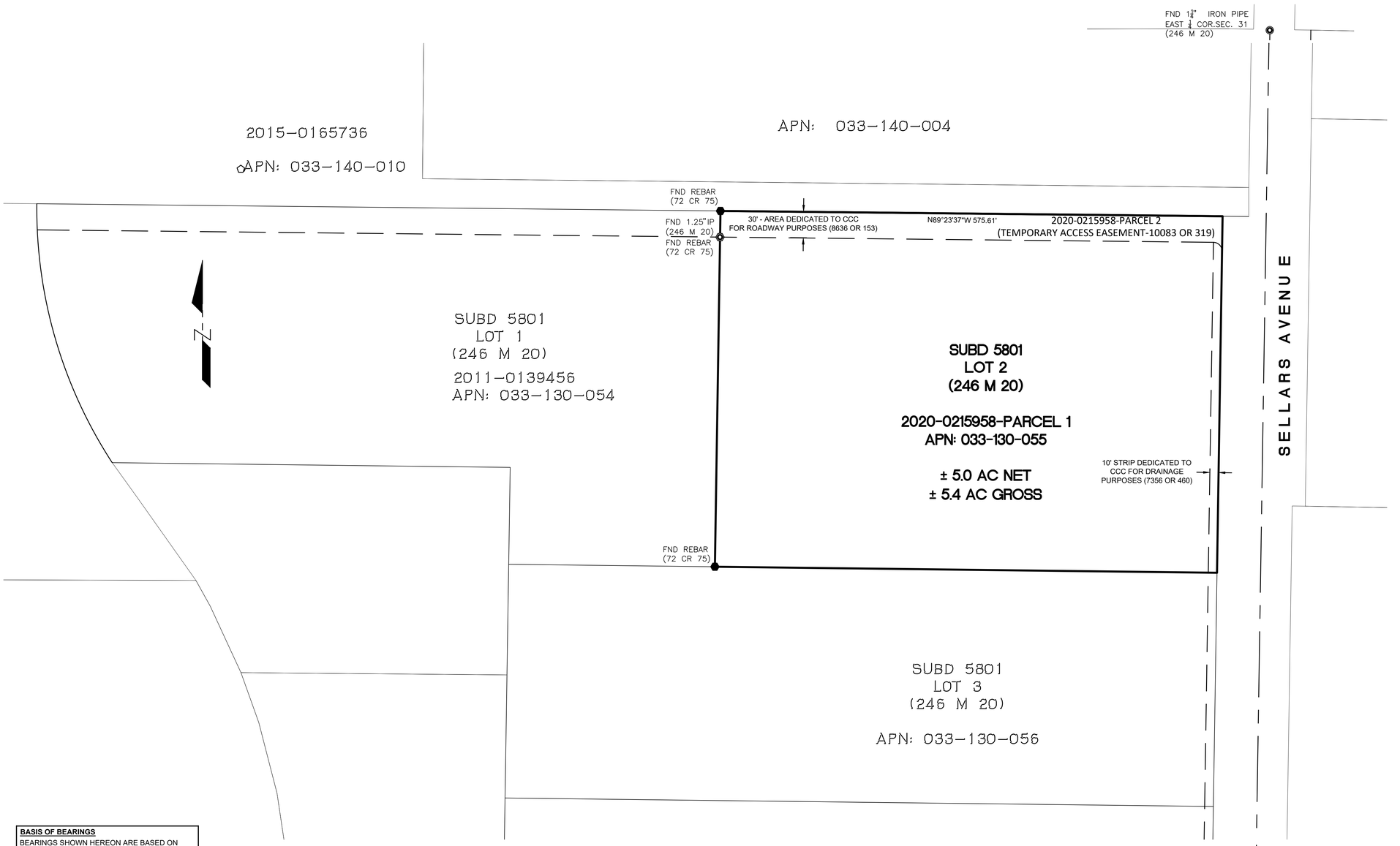
Applicant: Mark A. De La O, 296 Heron Drive, Pittsburg, CA 94565

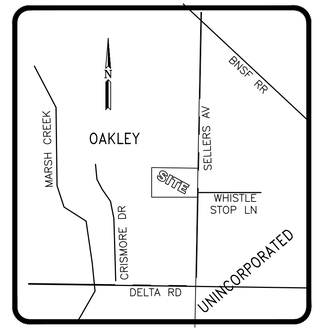
Request: Application by Mark A. De La O ("Applicant") requesting to subdivide the 5.4-acre property into five (5) separate parcels that will remain undeveloped ("project"). The parcels would all be similar in size at about 0.95 acres. Lot sizes are as follows: Lot one:41,489 square feet, Lot two: 41,491 square feet, Lot 3 41,485 square feet, Lot 4 41,486 square feet, and lot 5 41,484 square feet. The project includes a 30-foot area dedicated to Contra Costa County for roadway purposes, that runs along the northern property line, a 10-foot strip dedicated to Contra Costa County for drainage along the eastern property line, and a 20-foot access and utility easement. The project site is located at 5321 Sellers Avenue and is zoned R-40 (Single-Family Residential) District. (APN 033-130-055).

How to Review: The Staff Report and its attachments will be available for public review, on or before **October 8, 2026,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **October 13, 2026, City Council Meeting** agenda and clicking the project title link. Interested persons are invited to submit written comments prior to and may provide public comment at the City Council Meeting. Please refer to the meeting agenda, when available, for more information on how to participate remotely.

Written comments may be submitted online at: https://www.oakleyca.gov/publiccomment.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a City Council Meeting described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the City Council Meeting.





VICINITY MAP
NOT TO SCALE

PROJECT DATA

OWNER/DEVELOPER:		Gilbert Ruiz ET AL 4305 El Dorado Street Oakley, CA 94561
CIVIL ENGINEER	:	MARK DE LA O XXX-XXX-XXXX
SURVEYOR	:	A. MARTINEZ 1019 KENSTON DRIVE CLAYTON, CA 94517 CONTACT: ALEX MARTINEZ
SOILS ENGINEER:		XX
1. ASSESOR'S PARCEL NUMBER	:	033-130-055
2. SITE ADDRESS:		5321 SELLARS AVENUE OAKLEY, CA
3. EXISITING LAND USE	:	VACANT
4. PROPOSED LAND USE	:	5 SINGLE FAMILY LOTS
5. SITE AREA	:	GROSS: 5.4 ACRES±
6. NUMBER OF LOTS	:	5 PROPOSED LOTS
7. GENERAL PLAN	:	RURAL RESIDENTIAL
8. EXISTING ZONING	:	R-40
9. DENSITY (ALLOWED) DENSITY PROPOSDED	: :	
10. WATER	:	DIABLO WATER DISTRICT
11. GAS & ELECTRIC	:	PACIFIC, GAS & ELECTRIC
12. TELEPHONE	:	AT&T
13. CABLE	:	COMCAST CABLE
14. SEWER	:	IRON HOUSE SANITARY
15. TOPOGRAPY	:	EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY
16. BOUNDARY	:	BOUNDARY AS SHOWN IS BASED ON FIELD SURVEY
17. STREETS	:	ALL PROPOSED STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS.
18. FLOOD ZONE	:	THE SITE IS DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER FEMA FIRM MAP (060013C33606-3/21/2017)
19. GRADING	:	GRADES SHOWN HEREON ARE PRELIMNARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
20. DIMENSIONS	:	LOT DIMENSIONS AND AREAS(S) SHOWN HEREON ARE APPROXIMATE AND SUBJEC TO CHANGE DURING FINAL DESIGN.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON SUBDIVISION 5801(246 M 20) TAKEN AS N00°53'45"W BETWEEN FOUND RAILROAD SPIKE AT INTERSECTION OF SELLERS AND SUNSET AND FOUND 1-1/4" IRON PIPE AT THE EAST ¼ CORNER, SEC. 31 AS SHOWN ON SUBDIVISION 5801 (246 M20).

VERTICAL DATUM / BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PID DB3879, A ALUM. DISK SET IN CONCRETE BASE THE STATION IS 24.9 FT WEST OF THE CENTERLINE OF A DIRT ROAD WHICH IS THE NORTHERN EXTENSION OF EDEN PLAINS ROAD, 23.3 FT NORTHEAST OF THE CENTERLINE OF KNIGHTSEN AVENUE, 10.8 FT SOUTH OF A POWER LINE POLE AND SET IN THE TOP OF A CONCRETE MONUMENT WHICH IS FLUSH WITH THE SURFACE.
ELEVATION= 23.6 FT. NAVD88

CONTOUR INTERVAL= 0.5'

LEGEND

- ▲ FOUND RR SPIKE
- ◉ FOUND 11/4" IRON PIPE
- ⬢ FOUND AS NOTED

SHEET INDEX

SHEET TM-1: TITLE SHEET - VICINITY MAP, PROJECT DATA & LEGEND

SHEET TM-2: EXISTING CONDITIONS EXHIBIT & PROPOSED PARCELS

REVISIONS			
No.	Description	By	Date

DES:	MAD
DRAWN:	AM
CHECKED:	MAD
SCALE:	1"=60'

DRAWING STATUS

PRELIMINARY

DRAWING DATE

11/11/2023

5321 SELLERS AVENUE — TENTATIVE SUBDIVISION MAP- MS 2025-02

TITLE SHEET - VICINITY MAP, NOTES & LEGEND

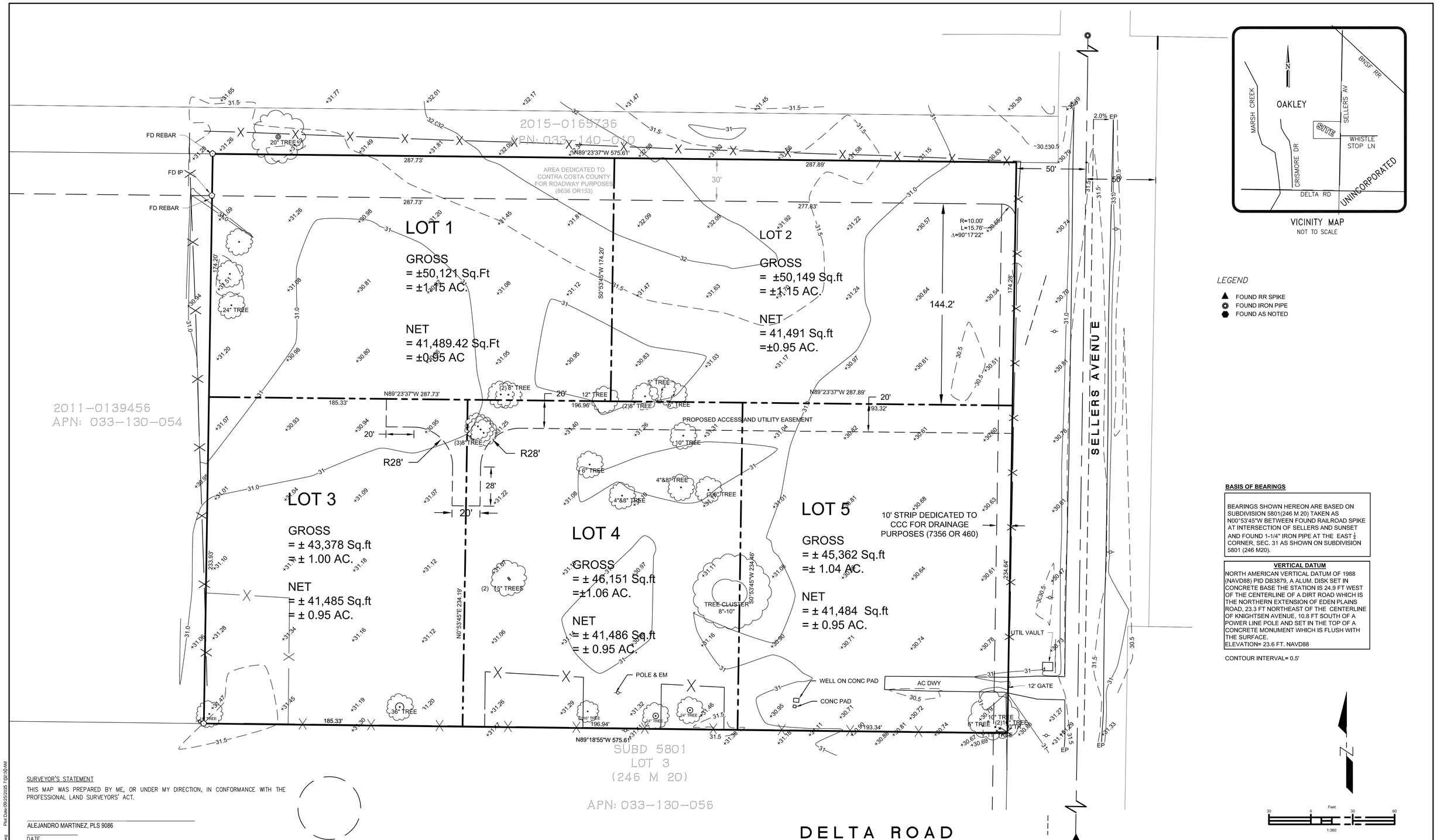
OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

SHEET NO. TM-1

SHEET 1 OF X

PROJECT NO. - MS 2025-02

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VICINITY MAP
NOT TO SCALE

LEGEND

- ▲ FOUND RR SPIKE
- ◎ FOUND IRON PIPE
- ⬢ FOUND AS NOTED

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON SUBDIVISION 5801(246 M 20) TAKEN AS N00°53'45"W BETWEEN FOUND RAILROAD SPIKE AT INTERSECTION OF SELLERS AND SUNSET AND FOUND 1-1/4" IRON PIPE AT THE EAST ¼ CORNER, SEC. 31 AS SHOWN ON SUBDIVISION 5801 (246 M20).

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) PID DB3879, A ALUM. DISK SET IN CONCRETE BASE THE STATION IS 24.9 FT WEST OF THE CENTERLINE OF A DIRT ROAD WHICH IS THE NORTHERN EXTENSION OF EDEN PLAINS ROAD, 23.3 FT NORTHEAST OF THE CENTERLINE OF KNIGHTSEN AVENUE, 10.8 FT SOUTH OF A POWER LINE POLE AND SET IN THE TOP OF A CONCRETE MONUMENT WHICH IS FLUSH WITH THE SURFACE.
ELEVATION= 23.6 FT. NAVD88

CONTOUR INTERVAL= 0.5'

Feet
30 0 30 60
1:360

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

ALEJANDRO MARTINEZ, PLS 9086

DATE

REVISIONS			
No.	Description	By	Date

DES:	MAD
DRAWN:	AM
CHECKED:	MAD
SCALE:	1"=60'

DRAWING STATUS
PRELIMINARY
DRAWING DATE
11/11/2023

5321 SELLERS AVENUE — TENTATIVE SUBDIVISON MAP- MS 2025-02

EXISTING CONDITIONS EXHIBIT & PROPOSED PARCELS

OAKLEY — CONTRA COSTA COUNTY — CALIFORNIA

SHEET NO. **TM-2**
SHEET 2 OF X
PROJECT NO. - MS 2025-02

File Path:E:\New Project 511\Drawing\51_7.dwg Plot Date:09/25/2025 7:02:59 AM

City of Oakley
Planning Division

Hacienda Estates Project

Modified Initial Study/15183 Checklist

July 2026

Prepared by

RANEY PLANNING & MANAGEMENT, INC.
1501 Sports Drive, Suite A, • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

TABLE OF CONTENTS

A. PROJECT SUMMARY 1
B. SOURCES 2
C. BACKGROUND AND INTRODUCTION 3
D. PROJECT DESCRIPTION 5
E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED 10
F. DETERMINATION 11
G. ENVIRONMENTAL CHECKLIST 12

I. AESTHETICS. 13
II. AGRICULTURE AND FOREST RESOURCES. 19
III. AIR QUALITY. 22
IV. BIOLOGICAL RESOURCES. 32
V. CULTURAL RESOURCES. 41
VI. ENERGY. 44
VII. GEOLOGY AND SOILS. 49
VIII. GREENHOUSE GAS EMISSIONS. 55
IX. HAZARDS AND HAZARDOUS MATERIALS. 60
X. HYDROLOGY AND WATER QUALITY. 66
XI. LAND USE AND PLANNING. 73
XII. MINERAL RESOURCES. 75
XIII. NOISE. 76
XIV. POPULATION AND HOUSING. 84
XV. PUBLIC SERVICES. 86
XVI. RECREATION. 91
XVII. TRANSPORTATION. 93
XVIII. TRIBAL CULTURAL RESOURCES. 98
XIX. UTILITIES AND SERVICE SYSTEMS. 101
XX. WILDFIRE. 106
XXI. MANDATORY FINDINGS OF SIGNIFICANCE. 108

APPENDICES:

Appendix A: Air Quality and Greenhouse Gas Modeling Results
Appendix B: Application Form and Planning Survey Report
Appendix C: Phase I Environmental Site Assessment

MODIFIED INITIAL STUDY/15183 CHECKLIST
JULY 2026

A. PROJECT SUMMARY

1.	Project Title:	Hacienda Estates Project
2.	Lead Agency Name and Address:	City of Oakley Planning Division 3231 Main Street Oakley, CA 94561
3.	Lead Agency Contact and Phone Number:	Jose Cortez Senior Planner (925) 625-7008
4.	Project Location:	5321 Sellers Avenue Oakley, CA 94561 Assessor's Parcel Number (APN) 033-130-055
5.	Project Applicant:	Mark De La O 296 Heron Drive Pittsburg, CA 94561
6.	Existing General Plan Designation:	Rural Residential
7.	Existing Zoning Designation:	Residential – 40,000 square foot (sf) minimum lot area (R-40)
8.	Required Approvals from Other Public Agencies:	None

9. Project Location and Setting:

The approximately 5.4-acre project site is located at 5321 Sellers Avenue in the City of Oakley, California and is identified by APN 033-130-055. The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site. An approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is generally surrounded by scattered rural residences and associated undeveloped/agricultural land. The City of Oakley General Plan designates the site as Rural Residential and the site is zoned R-40.

10. Project Description Summary:

The Hacienda Estates Project (proposed project) would include the subdivision of the project site into five lots of approximately equal areas, ranging from 1.0 acre to 1.15 acres. While development is not proposed at this time, a total of five single-family residences are anticipated to be constructed in the future, as well as associated utilities and an access

roadway. The proposed project would require approval of a Vesting Tentative Map. In addition, future construction of any on-site residences would require Design Review approval.

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

    Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines additional environmental review is not warranted for the project, consistent with CEQA Guidelines Section 15183.

B. SOURCES

The following documents are referenced information sources utilized by this analysis:

1. Association of Bay Area Governments. *Hazard Viewer.* Available at: https://abag.ca.gov/our-work/resilience/data-research/hazard-viewer/. Accessed June 2026.
2. Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.
3. Bay Area Air Quality Management District. *Air Quality Summary Reports*. Available at: https://www.baaqmd.gov/~/media/files/communications-and-outreach/annual-bay-area-air-quality-summaries/pollsum2019-pdf.pdf?la=en. Accessed May 2026.
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12. City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report*. September 2002.
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15. City of Oakley. *Initial Study/Negative Declaration City of Oakley Focused General Plan Update*. August 2021.
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22. Eileen Barrow & Associates. *Cultural Resources Study for the Hacienda Estates Project*. April 24, 2026.
23. Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0360G*. Effective March 21, 2017.
24. Governor's Office of Land Use and Climate Innovation. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018.
25. H.T. Harvey & Associates. *Appendix B. November 2020 CEQA Species Assessment Update*. November 2020.
26. H.T. Harvey & Associates. *East Contra Costa County Habitat Conservation Plan – Assessment of Plan Effects on CEQA Species*. February 17, 2015.
27. Ironhouse Sanitary District. *Sewer System Management Plan*. August 2025.
28. Natural Resource Conservation Service. *Web Soil Survey*. Available at: https://websoilsurvey.nrcs.usda.gov/app/. Accessed April 2026.
29. Oakley Union School District. *2024/25 Demographics and Enrollment Projections*. November 2024.
30. U.S. Census Bureau. *Quick Facts, City of Oakley, California*. Available at: https://www.census.gov/quickfacts/fact/table/oakleycitycalifornia/PST045224. Accessed April 2026.
31. U.S. Census Bureau. *Urban and Rural Population in the U.S. (2020 Census)*. Available at: https://www.arcgis.com/home/item.html?id=458e2c20ebb2479086bc32b7d09ffe27. Accessed May 2026.

C. BACKGROUND AND INTRODUCTION

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

The following provides a description of the relevant City of Oakley General Plan and Focused General Plan Update, as well as this Modified Initial Study's approach to evaluating the proposed project's consistency with the policies and environmental analysis included therein, as set forth in CEQA Guidelines Section 15183 and Government Code Sections 65915 through 65918.

City of Oakley General Plan and Focused General Plan Update

In December 2002, the City of Oakley adopted the 2020 Oakley General Plan[1] and certified an associated Environmental Impact Report (EIR) for the General Plan.[2] The General Plan EIR is a

[1] City of Oakley. City of *Oakley 2020 General Plan.* Adopted December 16, 2002; Amended February 2, 2016.
[2] City of Oakley. *Oakley 2020 General Plan Draft Environmental Impact Report.* Adopted September 2002.

program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan.

In January 2022, the City of Oakley adopted the Focused General Plan Update[3] and the Focused General Plan Update Initial Study/Negative Declaration (IS/ND).[4] The Focused General Plan Update IS/ND analyzed implementation of the Focused General Plan Update. The Focused General Plan Update amended the City's existing General Plan to bring the General Plan into compliance with State requirements related to environmental justice, mobility, and climate change and adaptation. The Focused General Plan Update also updated the setting information, and provided minor revisions to the goals, policies, and programs in the following elements: Land Use, Growth Management, Open Space and Conservation, Parks and Recreation, Noise, and Economic Development. All updates were applied to be consistent with current conditions, to remove policies and programs that have already been implemented or are no longer applicable, to update policies and programs to reflect current City practices, and to clarify the City's approach to achieving the vision and goals of the General Plan.

Pursuant to CEQA Guidelines Section 15150(a), the City of Oakley General Plan, Focused General Plan Update, General Plan EIR, and Focused General Plan Update IS/ND are incorporated by reference.

As discussed above, the Focused General Plan Update includes updated policies and goals for the City of Oakley. Therefore, the relevant General Plan policies for each impact area listed below are referenced from the Focused General Plan Update. However, the General Plan Update IS/ND notes that the Focused General Plan Update does not change the area planned for urbanization and does not include any new areas designated for residential or employment-generating use compared to the 2002 General Plan. Therefore, the IS/ND noted that the analysis of environmental impacts within the General Plan EIR is still anticipated to be sufficient for buildout of the Focused General Plan Update. As such, the analysis for each issue area within this Modified Initial Study is largely based on the General Plan EIR.

CEQA Guidelines Section 15183

The City of Oakley General Plan designates the project site as Rural Residential, which allows for large-lot residential development that maintains the rural character of the area, with a density of 0.2 to 1.0 dwelling unit per acre (du/ac). Primary land uses include detached single-family homes and accessory structures that are consistent with the rural or estate lifestyle. Public and semi-public uses and similar and compatible uses are also allowed, while commercial agricultural practices are generally not permitted within the Rural Residential land use designation. The proposed project would consist of the subdivision of the project site into five lots to allow for future development of the project site with five single-family residences. Such future residential uses would be consistent with the project site's Rural Residential land use designation, and would include a density of approximately 1.0 du/ac, which is within the allowed range for the Rural Residential land use designation. Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are

[3] City of Oakley. *Oakley General Plan, Focused General Plan Update.* Adopted January 11, 2022.
[4] City of Oakley. *Initial Study/Negative Declaration City of Oakley Focused General Plan Update*. August 2021.

met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's General Plan EIR and the Focused General Plan Update IS/ND, serve as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR and IS/ND.

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

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

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

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

D. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

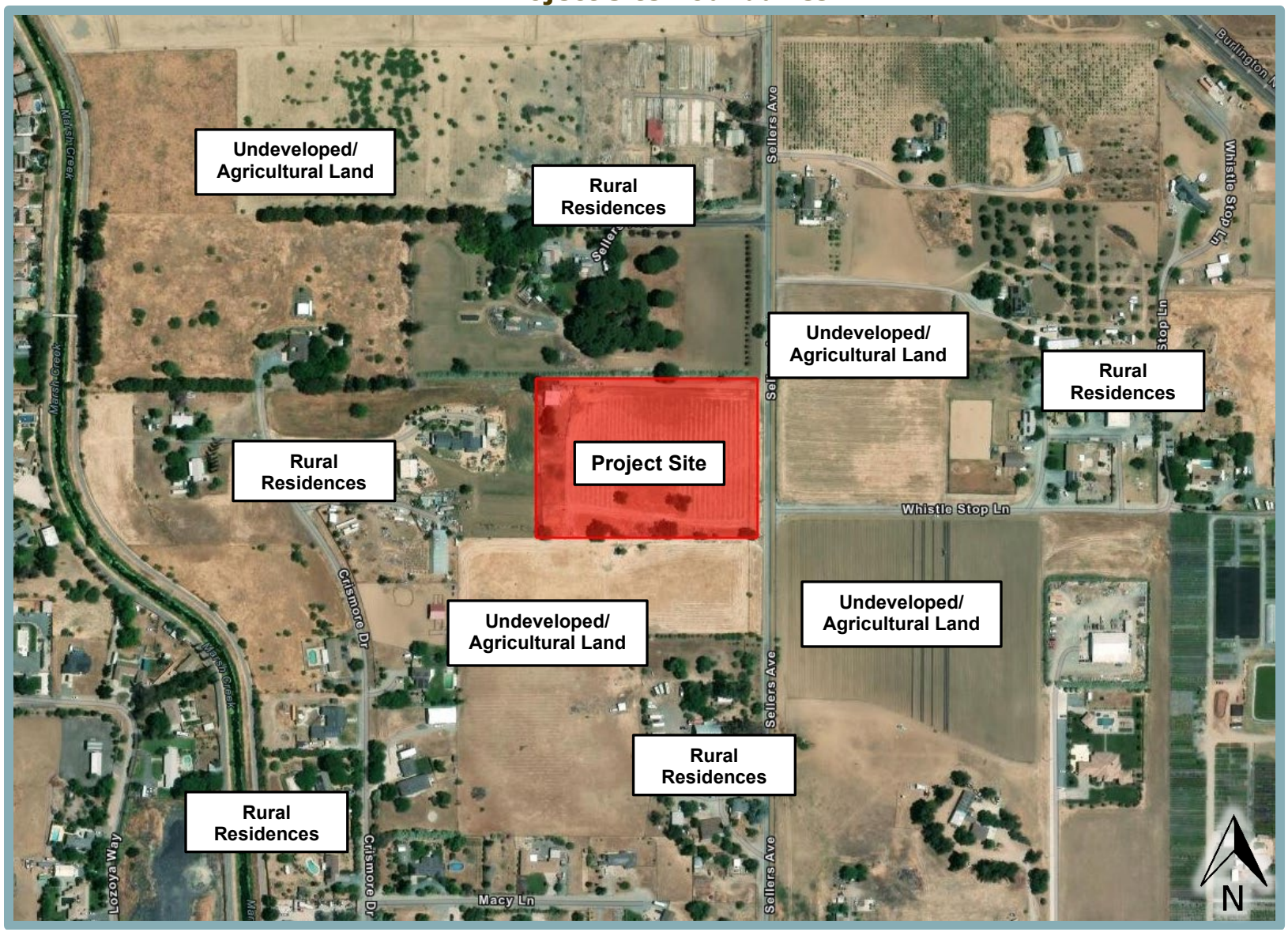
Project Location and Setting

The 5.4-acre project site is located at 5321 Sellers Avenue in the City of Oakley, California, and is identified by APN 033-130-055 (see Figure 1 and Figure 2). The majority of the site consists of a vacant lot with relatively flat topography with elevations ranging from 30 to 32 feet above mean sea level (amsl). Trees of varying size are scattered throughout the project site. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site.

Figure 1
Regional Vicinity Map



Figure 2
Project Site Boundaries



An approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site.

The site is generally surrounded by scattered rural residences and associated undeveloped/agricultural land, and Sellers Avenue bounds the site to the east. The City of Oakley General Plan designates the site as Rural Residential and the site is zoned R-40.

Project Components

The proposed project would include the subdivision of the project site into five lots of approximately equal areas ranging from 1.0 acre to 1.15 acres, as shown in Figure 3. While development is not proposed at this time, CEQA requires that the project description for an environmental document include later phases or activities of a project that will foreseeably result from project approval (Section 15126). In *Laurel Heights Improvement Ass'n v Regents of Univ. of Cal.* (1988) 47 C3d 376, the court determined that CEQA review must include analysis of the environmental effects of future actions if 1) it is a reasonably foreseeable consequence of the initial project, and 2) the future action will be significant in that it will likely change the scope or nature of the initial project or its environmental effects.

On-site residential development and utility installation is anticipated to occur if the Vesting Tentative Map is approved by the City, and the construction of homes would require additional earthwork that would change the scope of environmental effects. Thus, this environmental document will evaluate both the proposed subdivision of the 5.4-acre project site into five lots, as well as subsequent potential construction of five single-family residential units and associated utilities and access roadway. Table 1 provides the sizes of the proposed lots.

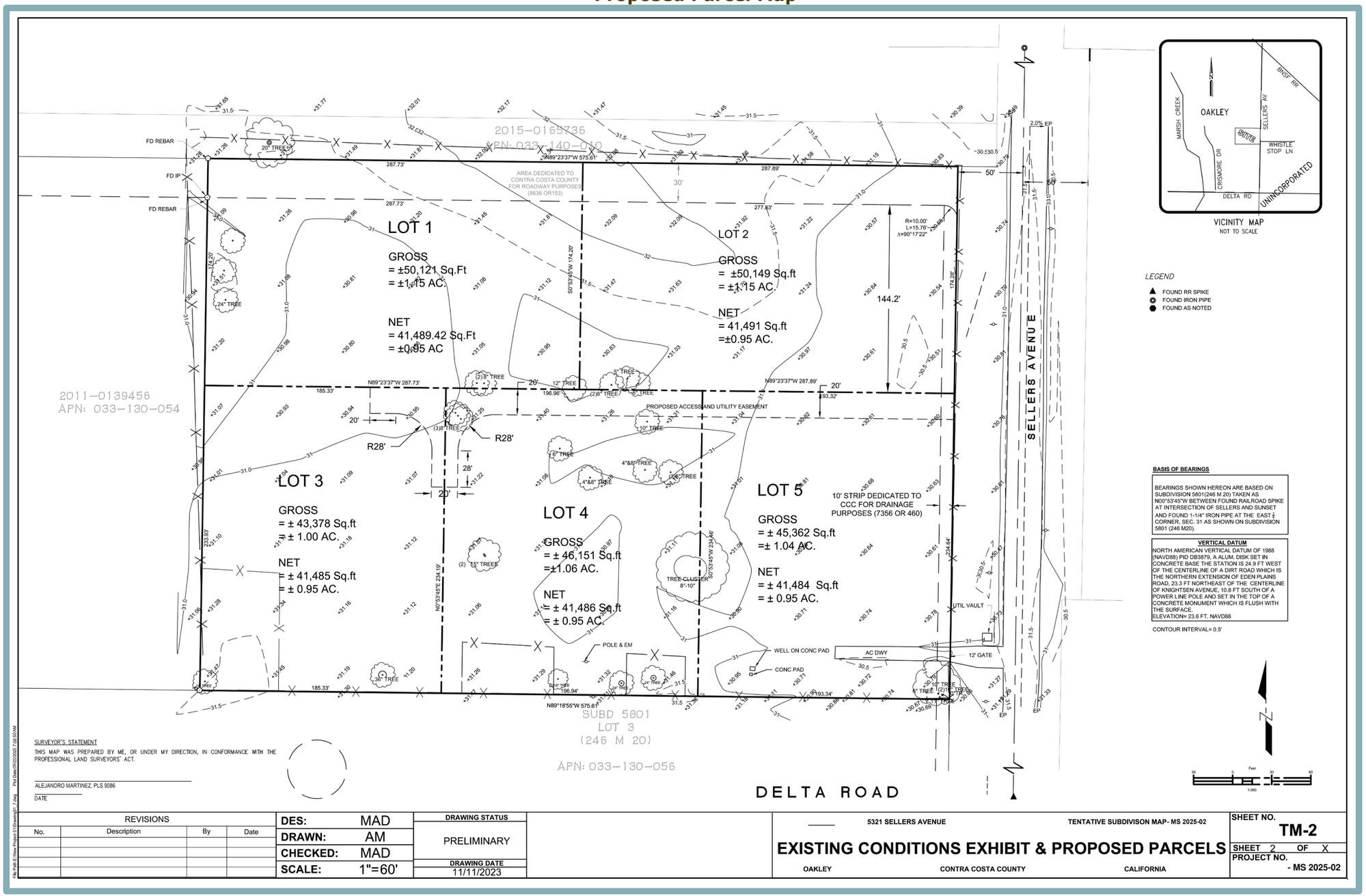
Table 1
Proposed Lot Sizes

Lot Number	Acreage (Gross)	Acreage (Net)	Square Footage (Gross)	Square Footage (Net)
One	1.15	0.95	50,121	41,489
Two	1.15	0.95	50,149	41,491
Three	1.0	0.95	43,379	41,485
Four	1.06	0.95	46,151	41,486
Five	1.04	0.95	45,362	41,484

A 20-foot-wide access and utility easement would be located centrally on the project site. In addition, a 30-foot-wide area to be dedicated to Contra Costa County for roadway purposes would be located along the northern portion of the project site.

Water service for the proposed project would be provided by the Diablo Water District (DWD), and sanitary sewer service for the proposed project would be provided by the Ironhouse Sanitary District (ISD). Water and sanitary sewer service would be provided through new connections to existing utility lines within Sellers Avenue. The project site would include a 20-foot-wide utility easement located centrally within the project site, in which new utility lines would connect the future residential development to the existing utility lines within Sellers Avenue.

Figure 3
Proposed Parcel Map



In addition, the proposed project would include the development of a stormwater drainage system in order to capture and discharge flows from the project site. The on-site stormwater drainage system would be designed accordingly to avoid on- or off-site flooding pursuant to General Plan Policy 8.2.3, Title 6, Chapter 11 of the City's Municipal Code, and Contra Costa Clean Water Program standards.

As part of future development of the proposed parcels, electrical service would be provided to each new residence by Pacific Gas and Electric Company (PG&E) through new connections to existing aboveground utility lines within the project vicinity.

Subsequent development of the project site would include landscaping and fencing throughout the project site to provide a buffer between the residential lots. All on-site fencing and landscaping would be required to comply with the requirements described in Section 9.1.1110 of the City's Municipal Code, including height and material restrictions. Pursuant to Section 4.31.102 of the City's Municipal Code, all landscaping would be required to comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Discretionary Actions

The proposed project would require the City's approval of a Vesting Tentative Map.

In addition, while not required for the proposed subdivision of the project site, pursuant to Section 9.1.1604 of the City's Municipal Code, future residences developed on the project site would be subject to Design Review by the City. Such future discretionary action would require future CEQA review. Specifically, the future residences would be analyzed based on elements of design, development location, arrangement of all structures, and design in harmony with surrounding facilities. The purpose of the regulations is to allow design review of all developments, signs, buildings, structures, and other facilities in order to further enhance the City's appearance, and the livability and usefulness of properties.

E. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

F. DETERMINATION

On the basis of this Modified Initial Study/15183 Checklist:

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

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

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

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

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Jose Cortez, Senior Planner	City of Oakley
Printed Name	For

G. ENVIRONMENTAL CHECKLIST

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

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

Significant Impact due to New Information: Any impact that would be considered significant based on new information which was not known at the time the prior EIR was prepared. If any significant impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

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

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

Environmental Setting

The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site. An approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. Sellers Avenue bounds the site to the east. Due to the undeveloped nature of the project site, existing sources of light and glare do not currently exist on site. However, existing sources of light in the project vicinity include exterior lighting from the surrounding existing residential development, as well as headlights associated with vehicles travelling along Sellers Avenue.

Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The City of Oakley General Plan does not officially designate scenic view corridors or vistas. However, according to the General Plan, waterways of the Delta, Dutch Slough, Marsh Creek, and Contra Costa Canal, habitat areas, open space land, and views of Mount Diablo west of the City are considered scenic. The General Plan includes relevant goals and policies, listed below, that would preserve scenic views within the City, including policies requiring protection of the City's natural environment and preserving scenic features and view corridors to nearby hills and other natural areas. According to the California Scenic Highway Mapping System, a portion of State Route (SR) 4, which is located approximately 3.22 miles to the west of the project site, is listed as eligible for State Scenic Highway designation, but is not officially designated as a State Scenic Highway.[5]

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to aesthetics that are relevant to the proposed project:

[5] California Department of Transportation. *California State Scenic Highway System Map*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed April 2026.

Policy 2.1.2. Require new development to be consistent with and generally support Oakley's smalltown character. Key elements include scale of buildings, landscaped open areas within projects, and safe and accessible multi-use trails.

Policy 2.2.8. Require the establishment of lighting and landscaping districts and/or community facility districts, as appropriate, for new residential developments.

Policy 2.2.10. Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.

Policy 2.8.1. Require development to reflect Oakley's small town-feel and agrarian heritage.

Policy 2.8.2. Require development projects to preserve desirable characteristics and unique features of the site and consider the scale and character of adjacent uses.

Policy 2.8.7. New development should continue the existing adjacent neighborhood concepts, including street pattern, street trees, setbacks, and scale, as appropriate. Gradual transition of uses and development patterns shall be strongly encouraged.

Policy 2.8.10. Emphasize landscaping as a fundamental design component that enhances the character and quality of the project and its immediate vicinity, retaining mature landscaping when appropriate, to reinforce a sense of the natural environment and to maintain an established appearance.

Policy 2.8.12. Require property owners to maintain structures and landscaping to high standards of design, health, and safety.

Policy 2.9.1. Use design review to encourage creative, high-quality, innovative, and distinctive architectural and site designs that helps create unique, vibrant places and reinforce Oakley's' small town-feel and agrarian heritage.

Policy 2.9.2. Continue to develop and implement design guidelines for residential, non-residential and infrastructure development, both in the private and public realms, that provide design and site planning approaches, landscaping, site grading and similar architectural and site planning criteria that will add design excellence, visual quality, and interest to the community.

Policy 2.9.5. Promote crime prevention through site and building designs that facilitate surveillance of communities by putting "eyes on the street." Design sites and buildings to promote visual and physical access to parks and open space areas. Support safe, accessible, and well-used public open spaces by orienting active use areas and building facades towards them.

Policy 2.9.8. Encourage architectural elements that contribute to a building's character, aid in climate control, and enhance pedestrian scale. The elements include, but are not limited to canopies, roof overhangs, projections or recessions of stories, balconies, reveals, and awnings.

Policy 2.9.9. Encourage the expansion of the City's urban forest canopy, comprising street trees and trees located on private property and in open spaces. Emphasize the importance of placing trees in locations with significant hardscaping, such as parking areas.

Policy 2.10.3. Consider the street type in the development review process to ensure that the design of the site, buildings, and public way respond to the transportation mode priorities for the area.

Policy 2.10.5. Promote consistent development patterns along streets, particularly in how buildings relate to the street, to promote a sense of visual order, and to provide attractive streetscapes.

Policy 6.6.1. Conserve open space, including natural and sensitive habitats, waterways, shorelines, wetlands, sloughs, agricultural lands, scenic areas, and cultural, tribal, and historic resources, for long-term preservation, where appropriate and feasible, as well as for active and passive conservation activities, including agricultural and appropriate recreational uses. Conversion of open space to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged.

Policy 6.6.9. Require development projects to maximize the potential for open space, visual experiences, and passive and active recreation.

Policy 6.7.1. Encourage preservation and enhancement of views of the Delta and Mount Diablo to the extent possible.

Policy 6.7.2. New development and redevelopment along the Delta, adjacent to Marsh Creek and throughout the City should take advantage of view opportunities and visual impacts to the waterway and Mount Diablo, respectively.

Discussion

a,b. The General Plan EIR found that buildout of the General Plan would not result in an impact to aesthetic resources, including scenic vistas and resources or visual character. As concluded therein, compliance with applicable goals, policies, and programs set forth by the General Plan and regulations set forth in the City of Oakley Municipal Code would reduce impacts related to scenic vistas to a less-than-significant level.

As noted in the City's General Plan, scenic resources include predominant landscape features such as the waterways of the Delta, Dutch Slough, Marsh Creek, and Contra Costa Canal, habitat areas, open space land, and Mount Diablo west of the City. Views of the Delta can only be seen from waterfront marinas, and Mount Diablo can mostly be seen from streets running east and west. However, with the exception of Mount Diablo, the aforementioned scenic resources are not visible from the project site. Limited distant views of Mount Diablo can be seen looking southwest from Sellers Avenue. However, public views of Mount Diablo would not be obstructed by future development of the project site.

Pursuant to Section 9.1.404(g) of the City of Oakley Municipal Code, building height in the R-40 zone is limited to 30 feet. Design Review of the future development would ensure that on-site structures comply with the applicable height requirements. Given that the future development associated with the proposed project would be consistent with the land use and zoning designations of the project site, development of the site with residential uses and associated impacts to scenic vistas have been anticipated by the City. As such, future development of the project site would not result in any peculiar effects related to scenic resources.

According to the California Scenic Highway Mapping System, a portion of SR 4, located approximately 3.22 miles to the west of the project site, is listed as eligible for State Scenic Highway designation, but is not officially designated as State Scenic Highway.[6] In addition, views of the project site from SR 4 are not currently available due to the distance from the project site to SR 4 and the intervening urban development. Therefore, the project site is not subject to any peculiar circumstances that would result in new impacts related to scenic vistas and State Scenic Highways relative to what has been analyzed in the General Plan EIR. Future development of the project site would also be required to comply with all General Plan policies listed above.

Based on the above, the project would not result in more severe impacts related to resulting in a substantial adverse effect on a scenic vista and substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, beyond what was anticipated in the General Plan EIR, and effects peculiar to the project or parcels on which it would be located would not occur. Thus, the criteria for requiring further CEQA review are not met and the impact was ***adequately addressed in the General Plan EIR***.

c. The City's General Plan EIR concluded that buildout of the General Plan would not substantially degrade the existing visual character or quality of the City and its surroundings. As concluded therein, compliance with applicable goals, policies, and programs set forth by the General Plan and regulations set forth in the City of Oakley Municipal Code would reduce impacts related to visual character or quality to a less-than-significant level.

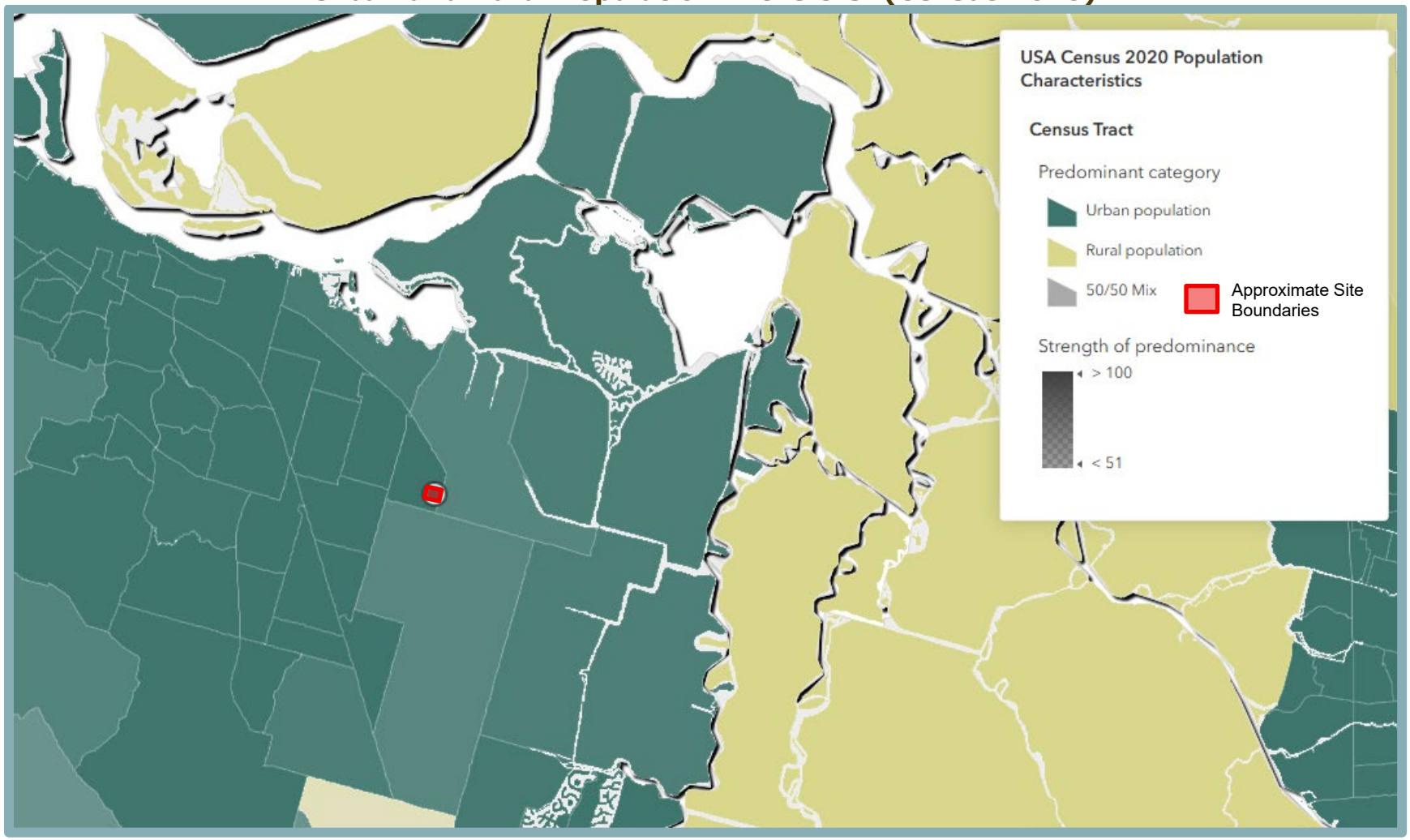
The project site is undeveloped with the exception of an existing structure used for storage of land maintenance equipment, and is generally surrounded by scattered rural residences and undeveloped/agricultural land. However, lands located just outside of the immediate site vicinity to the north and east consist of largely developed single-family neighborhoods. In addition, the project area is designated as an urban area by the latest U.S. Census map (see Figure 4). Thus, the site meets the definition for an urbanized area,[7] and the applicable CEQA consideration is whether future development of the project site would conflict with applicable zoning and other regulations related to scenic quality.

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[6] California Department of Transportation. *California Scenic Highway Mapping System*. Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed April 2026.

[7] U.S. Census Bureau. *Urban and Rural Population in the U.S. (2020 Census)*. Available at: https://www.arcgis.com/home/item.html?id=458e2c20ebb2479086bc32b7d09ffe27. Accessed May 2026.

Figure 4
Urban and Rural Population in the U.S. (Census 2020)



Future development associated with the proposed project would be consistent with the site's current General Plan land use and zoning designations, and would comply with all applicable development standards required by the City, including standards related to lot area, yard requirements, building height, site planning, building design, and landscaping, pursuant to future Design Review approval. General Plan Policy 2.8.2 requires that development projects consider the scale and character of adjacent uses. The project site is surrounded on all sides by scattered single-family residential development and, therefore, the future development of five single-family residences on the project site would be consistent with the scale and character of existing development in the area. In addition, future development of the project site would be required to include landscaping features throughout the project site pursuant to Section 9.1.1110 of the Municipal Code, and proposed development would be designed in keeping with the surrounding residential land uses. Therefore, future development of the project site would not result in any new or peculiar impacts related to conflicting with applicable zoning and other regulations governing scenic quality.

Based on the above, impacts related to conflict with applicable zoning and other regulations governing scenic have been ***adequately addressed in the General Plan EIR*** and effects are not peculiar to the project or parcels on which it would be located. Thus, the criteria for requiring further CEQA review are not met.

d. The project site is currently undeveloped with the exception of an existing structure used for storage of land maintenance equipment and is generally surrounded by scattered rural residences and undeveloped/agricultural land. Due to the undeveloped nature of the project site, existing sources of light and glare do not currently exist on-site. However, existing sources of light in the project vicinity include exterior lighting from the surrounding existing residential development, as well as headlights associated with vehicles travelling along Sellers Avenue.

While the City's General Plan EIR did not specifically evaluate impacts associated with light and glare, pursuant to Section 9.1.1604 of the City's Municipal Code, Design Review is required in any residential, commercial, industrial, or public and semi-public zoning district for any new above ground buildings or structures. Landscaping, including lighting, is an area of design considered for review as part of the City's Design Review process. Development within the City is also required to be consistent with the California Building Code standards for outdoor lighting, which are intended to reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls. Compliance with the aforementioned provisions would ensure that the light and glare created by future development of the proposed project would be consistent with the levels of light and glare currently emitted by the existing residential uses in the surrounding environment.

Based on the above, the proposed project would not result in any peculiar effects related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Thus, the criteria for requiring further CEQA review are not met and the impact was ***adequately addressed in the General Plan EIR***.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	✖

Environmental Setting

The project site is primarily undeveloped, with the exception of an existing structure used for storage of land maintenance equipment. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. The project site is not under a Williamson Act contract and is not zoned for agricultural use. According to the Department of Conservation's California Important Farmland Finder, the project site is currently designated as "Farmland of Local Importance."[8] Farmland of Local Importance is defined by the Department of Conservation as land of importance to the local agricultural economy as determined by each county's Board of Supervisors and local advisory committee.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to agricultural resources that are relevant to the proposed project:

Policy 6.1.2. Support the continuation of agricultural uses on lands designated for urban use, until urban development is imminent.

Policy 6.1.3. Provide an orderly and phased development pattern, encouraging the development of vacant lands within City boundaries prior to conversion of agricultural lands, so that farmland is not subjected to premature development pressure.

Policy 6.1.6. Reduce the negative impacts resulting from urban uses and neighboring agricultural uses in close proximity.

[8] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed April 2026.

Discussion

a,b,e. Pursuant to the General Plan EIR, Oakley has historically been an agricultural community, with a wide variety of agricultural crops. However, much of the land used for agriculture has been developed into urban uses. Therefore, while the City recognizes the historic role of agriculture within the Oakley community and supports continued agriculture, the transition from agriculture to urban uses limits the potential for large-scale commercial agriculture within Oakley. As noted in the General Plan EIR, in order to address the increasing concern over the loss of prime agricultural lands, the Contra Costa County General Plan incorporates an Urban Limit Line (ULL) and has established a minimum 40-acre lot size for prime agricultural lands outside the Urban Limit Line. However, the entire Oakley Planning Area is located inside the County ULL and was, therefore, determined generally appropriate for urban development. Specifically, while 65 percent of the County is protected as undeveloped, the Oakley Planning Area falls in the 35 percent that is designated for development.

Therefore, according to the General Plan EIR, while applicable policies and programs included in the General Plan are intended to preserve a buffer between urban development and agricultural land within the City, the Oakley General Plan would primarily complete the urbanization of the City, as originally intended by the County. In addition, current agricultural resources within the City are fragmented, and commercial agriculture is substantially compromised. As such, with implementation of applicable General Plan policies and programs, the General Plan EIR concluded that the buildout of the General Plan would result in a less-than-significant impact related to the conversion of Farmland, including Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to a level or conflicting with existing zoning for agricultural use or a Williamson Act contract within the Planning Area.

As discussed above, according to the Department of Conservation's California Important Farmland Finder, the project site is currently designated as Farmland of Local Importance.[9] The project site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The project site is not currently used for agricultural purposes or production. Given the designation of the site as Farmland of Local Importance, future development of the project site would not convert Farmland, as defined by CEQA, to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use. In addition, future development of the project site would be consistent with the General Plan land use and zoning designations for the project site. As a result, development of the project site with residential uses was previously anticipated by the City, and impacts related to the conversion of on-site Farmland to a non-agricultural use has been anticipated by the City. Furthermore, the project site is not under a Williamson Act contract and is not zoned for agricultural use.[10] Therefore, future buildout of the proposed project would not conflict with an existing zoning for agricultural use or a Williamson Act contract.

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

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[9] California Department of Conservation. *California Important Farmland Finder*. Available at: https://maps.conservation.ca.gov/dlrp/ciff/. Accessed April 2026.

[10] California Department of Conservation. *Williamson Act Enrollment Finder*. Available at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/App/. Accessed April 2026.

c,d. The City of Oakley General Plan does not designate any land as forest or for timberland use and, therefore, the General Plan EIR did not analyze impacts related to forest land. The project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, future development of the project site would not have an impact with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning. As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met. Impacts related to forest lands or timber lands were ***adequately addressed in the General Plan EIR***.

III. AIR QUALITY. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✖
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✖
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✖
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✖

Environmental Setting

The City of Oakley is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAD). The SFBAAB area is currently designated as a nonattainment area for State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter ($PM_{2.5}$), and State respirable particulate matter 10 microns in diameter (PM_{10}) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour $PM_{2.5}$ federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal $PM_{2.5}$ AAQS until such time as the BAAD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation. The USEPA has not yet approved a request for redesignation of the SFBAAB; therefore, the SFBAAB remains in nonattainment for 24-hour $PM_{2.5}$.

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

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM_{10} standard is not required, the BAAD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. For development projects, BAAD establishes significance thresholds for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_X), as well as for PM_{10}, and $PM_{2.5}$, expressed in pounds per day (lbs/day)

and tons per year (tons/yr). The thresholds are listed in Table 2. Thus, by exceeding the BAAD's mass emission thresholds for operational emissions of ROG, NO_X, or PM_{10}, a project would be considered to conflict with or obstruct implementation of the BAAD's air quality planning efforts.

Table 2
BAAD Thresholds of Significance

Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/yr)
ROG	54	54	10
NO_X	54	54	10
PM_{10} (exhaust)	82	82	15
$PM_{2.5}$ (exhaust)	54	54	10

Source: BAAD, Air Quality Guidelines, April 2023.

Emissions of PM can be split into two categories: fugitive emissions and exhaust emissions. As presented in Table 2, BAAD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$; rather, BAAD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to air quality that are relevant to the future development facilitated by the proposed project:

Policy 6.2.1. Support the principles of reducing air pollutants and greenhouse gas emissions through comprehensive and sustainable land use, transportation, and energy planning and addressing opportunities to decrease emissions associated with local government operations.

Policy 6.2.2. Coordinate with the BAAQMD, the Association of Bay Area Governments (ABAG), and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with BAAD, ABAG, and State Air Resources Board in:

a) Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
b) Identifying baseline air pollutant and greenhouse gas emissions, including within the City and Sphere of Influence and in the vicinity of intensive industrial and energy producing uses, to the extent data is available.
c) Requiring energy-efficiency measures in City operations and facilities and use of low carbon or clean fuels for City vehicle fleets, when feasible. 6-27
d) Locating an air quality monitoring station in Oakley.

Policy 6.2.3. Interpret and implement the General Plan to be consistent with the regional Bay Area Air Quality Management Plan (AQMP), as periodically updated.

Policy 6.2.6. Encourage transportation modes that minimize contaminant and greenhouse gas emissions from motor vehicle use.

Policy 6.2.7. Ensure location and design of development, infrastructure, and long-range planning projects to support State and local air quality and climate goals so as to conserve air quality and minimize direct and indirect emissions of air contaminants and greenhouse gases.

Discussion

a,b. The General Plan EIR concluded that because future projects allowed under the General Plan would be required to comply with General Plan policies and programs, implementation of the General Plan would not conflict with or obstruct implementation of the applicable air quality plan, and a less-than-significant impact would occur. In addition, because implementation of the General Plan was determined to not have a significant air quality impact, the General Plan EIR concluded that buildout of the General Plan would not result in a cumulatively considerable net increase of any criteria pollutant.

It should be noted that since the preparation of the General Plan EIR, regulations pertaining to air quality emissions have become much more stringent. Therefore, the operational emissions associated with future development of the project site (especially related to energy) are anticipated to be less than what was included in the General Plan EIR.

The construction and operational emissions associated with future development of the project site were quantified using the California Emissions Estimator Model (CalEEMod) web-based Version 2022.1.1.43 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, compliance with the current California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the modeling of the future development facilitated by the proposed project assumes the following inherent site design features and project-specific information:

- Construction would commence in January of 2027 and occur over an approximately one-year period;
- Approximately 2,568 sf of building materials would be removed from the site during demolition;
- The proposed project would not use natural gas during operations;
- The proposed project would generate 100 percent of the total project electricity using photovoltaic systems; and
- Each of the five units on-site would include an electric fireplace.

The estimated emissions associated with construction and operation of the future on-site residences are provided below. All CalEEMod results are included as Appendix A to this Modified Initial Study.

Construction Emissions

According to the CalEEMod results, buildout of the future development of the project site would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 3.

Table 3
Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Future Development Emissions	Threshold of Significance	Exceeds Threshold?
ROG	3.10	54	**NO**
NO_X	28.02	54	**NO**
PM_{10}*	1.17	82	**NO**
$PM_{2.5}$*	1.08	54	**NO**

Note:
* Denotes emissions from exhaust only. BAAD does not have adopted PM thresholds for fugitive emissions.

Source: CalEEMod, May 2026 (see Appendix A).

As shown in the table, construction of future residential development facilitated by the proposed project would generate criteria pollutant emissions below all applicable thresholds of significance.

All projects within the jurisdiction of the BAAD are required to implement all of the BAAD's BCMMs, which would be included in the project approval as Conditions of Approval:

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

Future development facilitated by the proposed project would require implementation of the BAAD's BCMMs listed above, which would help to further minimize construction-related emissions. Even without consideration of BAAD's BCMMs, as shown in Table 2, construction of the on-site development would result in emissions of criteria air pollutants below BAAD's thresholds of significance. Consequently, the development of the project site would not conflict with or obstruct implementation of the applicable air quality plans during project construction.

Operational Emissions

According to the CalEEMod results, future on-site development facilitated by the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 4.

Table 4
Unmitigated Maximum Operational Emissions

Pollutant	Future Development Emissions		Threshold of Significance		Exceeds Threshold?
	lbs/day	tons/yr	lbs/day	tons/yr	
ROG	0.44	0.08	54	10	**NO**
NO_X	0.15	0.03	54	10	**NO**
PM_{10}*	0.002	0.0004	82	15	**NO**
$PM_{2.5}$ *	0.002	0.0004	54	10	**NO**

Note:
* Denotes emissions from exhaust only. BAAD has not yet adopted PM thresholds for fugitive emissions.

Source: CalEEMod, May 2026 (see Appendix A).

As shown in the table, operational emissions associated with the future development facilitated by the proposed project would be below the applicable thresholds of significance. Because operational emissions would be below the applicable thresholds of significance, the future on-site development would not be considered to conflict with air quality plans during project operation.

Cumulative Emissions

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 2 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 2, the emissions associated with the future development facilitated by the proposed project would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions. Because the future development of the project site would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

Conclusion

As discussed above, the General Plan EIR concluded that with implementation of applicable General Plan policies, criteria air pollutant emissions associated with buildout of the General Plan would not cause a substantial net increase in emissions that exceeds the BAAD regional significance thresholds, and impacts would be less than significant. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, criteria pollutant emissions associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR.

Because the future development of the project site would result in emissions below the applicable thresholds of significance during both construction and operations, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans. In addition, the proposed project would not result in a cumulatively considerable net increase in any criteria air pollutant. Therefore, the proposed project would not result in any peculiar effects related to the generation of criteria pollutants and impacts have been ***adequately addressed in the General Plan EIR***. Thus, requirements for additional CEQA review are not met.

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptor to the project site is the single-family residence located approximately 150 feet from the western boundary of the project site.

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

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

The General Plan EIR concluded that buildout of the General Plan may cause increased localized carbon monoxide concentrations at congested intersections. However, because study intersections in Oakley would operate at Level of Service (LOS) D or better through buildout of the General Plan, localized violations of ambient air quality standards for CO would not occur, and, therefore, the General Plan EIR concluded impacts would be less than significant.

To provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, BAAD has established screening criteria for localized CO emissions. According to BAAD, a proposed

project would result in a less than significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

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

While BAAD has established the foregoing screening criteria for potential impacts, it should be noted that the SFBAAB has been in attainment of California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS) for CO for more than 20 years.[11] Due to the continued attainment of CAAQS and NAAQS, and advances in vehicle emissions technologies, the likelihood that any single project would create a CO hotspot is minimal. According to the CalEEMod modeling prepared for the proposed project, future development facilitated by the proposed project would result in a maximum of 48 trips per day. As a result, the increase in traffic volumes related to future on-site development would be minimal at any nearby intersections. Thus, future development facilitated by the proposed project is not anticipated to increase traffic volumes at any nearby intersections to more than 44,000 vehicles per hour or increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited. Therefore, based on the BAAD's screening criteria for localized CO emissions, the future development of the project site would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

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

The General Plan EIR found that trace quantities of TACs would be expected to occur with natural gas combustion related to build-out pursuant to the proposed General Plan Land Use Map. Additionally, DPM could be emitted during operation of motor vehicles.

[11] Bay Area Air Quality Management District. *Air Quality Summary Reports*. Available at: https://www.baaqmd.gov/~/media/files/communications-and-outreach/annual-bay-area-air-quality-summaries/pollsum2019-pdf.pdf?la=en. Accessed May 2026.

However, CARB programs and regulations, as well as General Plan policies and programs, would ensure that impacts are less than significant.

The proposed project would not result in the development of land uses that would be considered a substantial source of TACs during operations. Accordingly, operations of the future residential development on-site would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. However, as discussed above, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the future on-site residences. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with five on-site residential units would likely be limited to approximately one year. All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAD rules and regulations, particularly associated with permitting of air pollutant sources.

During construction activities, only portions of the project site would be disturbed at a time. Operation of construction equipment would occur on such portions of the site intermittently throughout the course of a day over the overall construction period. Because construction equipment on-site would not operate for any long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, sensitive receptors in the area would not be exposed to pollutants for a permanent or substantially extended period of time. Furthermore, any one nearby sensitive receptor would be exposed to varying concentrations of DPM emissions throughout the construction period. According to BAAD, research conducted by CARB indicates that DPM is highly dispersive in the atmosphere. Thus, emissions at the project site would be substantially dispersed at the nearest sensitive receptors, and the concentration of DPM at the nearest sensitive receptors would be lower than the concentration of DPM at the source of emissions.

Considering the limited nature of construction activities, the regulated and intermittent nature of the operation of construction equipment, the highly dispersive nature of DPM, and the distance of the nearest sensitive receptor from the project site, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time, during future development the project site, would be low. For the aforementioned reasons, the proposed project would not be expected to expose sensitive receptors to substantial pollutant concentrations.

Criteria Pollutants

The BAAD thresholds of significance were established with consideration given to the health-based air quality standards established by the NAAQS and CAAQS, and are designed to aid the district in achieving attainment of the NAAQS and CAAQS.[12] Although the BAAD's thresholds of significance are intended to aid achievement of the NAAQS and

[12] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.

CAAQS for which the SFBAAB is in nonattainment, the thresholds of significance do not represent a level above which individual project-level emissions would directly result in public health impacts. Nevertheless, a project's compliance with BAAD's thresholds of significance provides an indication that criteria pollutants released as a result of project implementation would not inhibit attainment of the health-based regional NAAQS and CAAQS. The General Plan EIR concluded that with implementation of General Plan policies and programs, impacts related to exposing sensitive receptors to substantial pollutant concentrations would be less than significant. Similarly, because project-related emissions would not exceed the BAAD's thresholds, and, thus, would not inhibit attainment of regional NAAQS and CAAQS, the criteria pollutants emitted during project implementation would not be anticipated to result in measurable health impacts to sensitive receptors. Accordingly, the proposed project would not expose sensitive receptors to excess concentrations of criteria pollutants.

Conclusion

Based on the above, future development of the project site would not expose any sensitive receptors to substantial concentrations of pollutants during construction or operation, either on a project-level or cumulative level. Additionally, the General Plan EIR found that implementation of relevant General Plan policies would reduce impacts to a less-than-significant level. Therefore, the proposed project has been ***adequately addressed in the General Plan EIR*** and would not result in any peculiar effects, and further CEQA review would not be required for this topic.

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

Pursuant to the BAAD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.[13] Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on several variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor. The General Plan EIR found that implementation of applicable General Plan policies would reduce impacts related to odor to a less-than-significant level.

Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantification of significant odor impacts is relatively difficult. Typical odor-generating land uses include, but are not limited to, wastewater treatment plants, landfills, and composting facilities. The proposed project would not introduce any such land uses on-site.

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes, which could be found to be objectionable. However, as discussed above, construction activities would be temporary,

[13] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines* [pg. 5-16]. April 2023.

and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable BAAD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions, as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people.

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

For the aforementioned reasons, future construction and operation of the project site would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, the proposed project would not result in any peculiar effects and impacts have been ***adequately addressed in the General Plan EIR***. Thus, further CEQA review would not be required for this topic.

IV. BIOLOGICAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	✖
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	✖
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	✖
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	☐	☐	✖
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	✖
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	✖

Environmental Setting

The project site is located within the boundaries of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP).[14] The project site is primarily vacant land with scattered trees, with the exception of an existing structure used for storage of land maintenance equipment. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. According to a Planning Survey Report (PSR) prepared for the proposed project (see Appendix B),[15] the project site consists of 5.4 acres of Cropland land cover, as defined by the ECCC HCP/NCCP. According to the ECCC HCP/NCCP, Cropland land cover is described as areas tilled and cultivated for agricultural crops. Cropland is the most common of the agriculture land cover types in the low-lying areas of the ECCC HCP/NCCP area, occupying 12 percent of the ECCC HCP/NCCP area. The PSR determined that the project site has been subject to routine agricultural activities, such as disking and mowing, for at least the last 20 years. Vegetation within the project site consists of mostly non-native and disturbance-adapted species, including black mustard (*Brassica nigra*), mouse barley (*Hordeum murinum*), blessed milkthistle (*Silybum marianum*), redstem stork's bill (*Erodium cicutarium*), and miner's lettuce (*Claytonia perfoliate*). Cultivated black walnut (*Juglans hindsii*) trees are located along the southern boundary of the project site. In addition, several clusters of California ground squirrel (*Otospermophilus beecheyi*) and Botta's pocket gopher (*Thomomys bottae*) burrows are located throughout the project site.

[14] East Contra Costa County Habitat Conservation Plan Association. *Final East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan*. October 10, 2007.

[15] Dudek, Inc. *Application Form and Planning Survey Report – 5321 Sellers Avenue Subdivision Project*. 2025.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to biological resources that are relevant to the proposed project:

Policy 2.6.3. Preserve, enhance, and/or restore significant open space and/or existing natural habitat areas for ecological, educational, scenic, and recreational values.

Policy 2.8.8. Recognize, enhance, and preserve, where possible, natural features and ecosystems, open space, and agricultural areas, and protect cultural and historic resources.

Policy 6.3.1. Encourage biodiversity through preservation of important ecological resources and biological communities as open space and natural areas.

Policy 6.3.2. Develop open space uses in an ecologically sensitive manner, incorporating opportunities for carbon sequestration and use of native plants.

Policy 6.3.3. Use land use planning to reduce the impact of urban development on important ecological and biological resources identified during application review and analysis.

Policy 6.3.5. Encourage preservation and enhancement of Delta wetlands, significant trees, native vegetation, and wildlife populations, including special-status species.

Policy 6.3.6. Encourage preservation of portions of important wildlife habitats that would be disturbed by major development, particularly adjacent to the Delta.

Policy 6.3.7. Preserve and expand natural features, such as stream corridors, wetlands, sensitive habitats, and open space, in Oakley, restoring natural features and native vegetation where feasible.

Policy 6.3.8. Continue to support and implement the East Contra Costa County Habitat Conservation Plan (County Habitat Plan).

Policy 6.6.1. Conserve open space, including natural and sensitive habitats, waterways, shorelines, wetlands, sloughs, agricultural lands, scenic areas, and cultural, tribal, and historic resources, for long-term preservation, where appropriate and feasible, as well as for active and passive conservation activities, including agricultural and appropriate recreational uses. Conversion of open space to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged.

Discussion

a,f. The General Plan EIR concluded that applicable policies and programs included in the General Plan would reduce potential impacts to special-status species that could result from buildout of the General Plan to a less-than-significant level. In addition, projects within the City of Oakley are required to comply with all applicable federal State, regional, and

local regulations including, but not limited to, the Clean Water Act (CWA), Federal Endangered Species Act (FESA), Migratory Bird Treaty Act (MBTA), California Endangered Species Act (CESA), California Fish and Game Code (CFGC), Oak Woodlands Conservation Act, California Native Plant Protection Act, ECCC HCP/NCCP, City of Oakley General Plan, and the Oakley Municipal Code.

Special-status species include those species that are:

- Listed as endangered or threatened under the FESA (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the CESA (or proposed for listing);
- Designated as endangered or rare, pursuant to CFGC (Section 1901);
- Designated as fully-protected, pursuant to CFGC (Section 3511, Section 4700, or Section 5050);
- Designated as species of special concern by the California Department of Fish and Wildlife (CDFW); or
- Defined as rare or endangered under CEQA [California Rare Plant Rank (CRPR) 1, 2, and 3].

Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the MBTA of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal.

The ECCC HCP/NCCP provides take authorization for 28 listed and non-listed species (i.e., covered species). In addition, the ECCC HCP/NCCP includes conservation measures to protect the 28 covered species, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the study area.

The PSR prepared for the proposed project included a planning-level survey conducted on March 19, 2025 to determine land cover types and evaluate the site for evidence of special-status species and potential habitat for special-status species. In addition, the PSR included a search for special-status species previously recorded within the general vicinity of the project site through use of the California Natural Diversity Database (CNDDB).

The project site is located within the boundaries of the ECCC HCP/NCCP, which is intended to provide an effective framework to protect natural resources in the County, including special-status species. In February 2015, the East Contra Costa County Habitat Conservancy prepared an ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species.[16] The purpose of the assessment was to provide a programmatic, cumulative CEQA effects analysis for CEQA species not covered by the HCP/NCCP. The 2015 ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species concluded that mitigation measures required in the ECCC HCP/NCCP also provide mitigation for non-covered species; therefore, projects consistent with the ECCC HCP/NCCP would have a less-than-significant impact on other potential special-status species. Subsequent to the 2015 ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species, a CEQA Species Assessment

[16] H.T. Harvey & Associates. *East Contra Costa County Habitat Conservation Plan – Assessment of Plan Effects on CEQA Species.* February 17, 2015.

Update was prepared in November 2020 in order to update the 2015 assessment to include eight newly proposed or designated special-status plant and animal species.[17] The 2020 CEQA Species Assessment Update determined that impacts to all eight of the newly proposed or designated special-status species would be less than significant under CEQA.

According to the 2015 ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species, for all but two of the potential special-status species addressed (Lime Ridge navarretia [*Navarretia gowenii*] and the Lime Ridge eriastrum [*Eriastrum ertterae*]), impacts would be less than significant under CEQA. Due to uncertainty regarding the distribution of the Lime Ridge navarretia and the Lime Ridge eriastrum, the 2015 ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species concluded that a potentially significant impact may occur related to the two aforementioned species. The PSR did not identify any known occurrences of Lime Ridge navarretia or Lime Ridge eriastrum within the project site or immediate vicinity. Therefore, implementation of the proposed project would not impact the species. Based on the conclusions of the 2015 ECCC HCP/NCCP Assessment of Plan Effects on CEQA Species, the 2020 CEQA Species Assessment Update, and the absence of the Lime Ridge navarretia and Lime Ridge eriastrum in the vicinity of the project site, the proposed project would have a less-than-significant impact on any potential special-status wildlife species and potential special-status plant species not covered by the ECCC HCP/NCCP that could occur within the vicinity of the project site because the proposed project would be required to comply with the ECCC HCP/NCCP.

The potential for species covered by the ECCC HCP/NCCP and other special-status species to occur on the project site is discussed in further detail below.

Special-Status Plants

Special-status plants generally occur in relatively undisturbed areas within vegetation communities such as vernal pools, marshes and swamps, chenopod scrub, seasonal wetlands, riparian scrub, chaparral, alkali playa, dunes, and areas with unusual soil characteristics.

As discussed above, the project site has been subject to routine agricultural activities, such as disking and mowing, for at least the last 20 years and supports almost exclusively non-native and disturbance-adapted species. Only two native species were observed on the project site, including miner's lettuce (*Claytonia perfoliate*) and a few cultivated black walnut (*Juglans hindsii*) trees along the southern boundary of the project site.

Given the previous disturbance of the project site, special-status plant species are not anticipated on-site. According to the PSR prepared for the project, the planning-level survey did not observe any special-status plant species or potentially suitable habitat for special-status plants on-site. In addition, the PSR determined that none of the special-status plant species covered by the ECCC HCP/NCCP are associated with the cropland land cover on the project site. Therefore, the PSR concluded that future development of the project site would not result in impacts to special-status plant species.

[17] H.T. Harvey & Associates. *Appendix B. November 2020 CEQA Species Assessment Update.* November 2020.

Special-Status Wildlife

Based on the PSR prepared for the project site, a total of three ECCC HCP/NCCP covered species have the potential to occur on-site. The three species that may occur on-site include the western burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsonii*), and golden eagle (*Aquila chrysaetos*), as well as other nesting birds and raptors protected by the MBTA. Each species is discussed in further detail below.

Western Burrowing Owl

The western burrowing owl is a California Species of Special Concern. Burrowing owl habitat is usually found in annual and perennial grasslands, characterized by low- growing vegetation. The primary habitat requirement for western burrowing owls is small mammal burrows that the species uses for nesting. Typically, the species uses abandoned ground squirrel burrows, but western burrowing owls have been known to dig burrows in softer soils. In urban areas, western burrowing owls may use pipes, culverts, and piles of material as artificial burrows. Western burrowing owls breed semi-colonially from March through August.

Cropland land cover within the project site is considered suitable habitat for western burrowing owl, and numerous California ground squirrel burrows are present on the western and northern portions of the project site. Several burrows of suitable diameter to support western burrowing owl were observed; however, western burrowing owls were not observed during the planning-level survey conducted on the project site. Several CNDDB occurrences of western burrowing owl are located near the project site, with the closest located 0.3-mile southeast of the site. However, the record 0.3-mile from the project site is from 1993. An additional seven CNDDB occurrences of the species have been documented within one mile of the project site, many of which are now densely developed. As such, western burrowing owl is likely extirpated or were reportedly passively relocated from the additional CNDDB occurrence sites. Additional occurrences within the proximity of the project site have not been recorded since 2006. Nonetheless, because suitable habitat for western burrowing owl exists on the project site, pre-construction surveys for burrowing owls would be required by the ECCC HCP/NCCP to confirm presence or absence of the species. Compliance with the General Plan policies and actions, and applicable Avoidance and Minimization Measures (AMMs) included in the ECCC HCP/NCCP would ensure that peculiar impacts to western burrowing owl would not occur from future development of the project site.

Swainson's Hawk

Swainson's hawk is a State-listed threatened species under the CESA. The Swainson's hawk inhabits open to semi-open areas at low to middle elevations in valleys, dry meadows, foothills, and level uplands. The species nests almost exclusively in trees and will nest in almost any tree species that is at least 10 feet tall. Swainson's hawks also occasionally nest in shrubs, on telephone poles, and on the ground. Foraging habitats include alfalfa fields, fallow fields, beet, tomato, and other low-growing row or field crops, dry-land and irrigated pasture, and rice land when not flooded. In addition, agricultural practices allow for access to prey, and very likely increases foraging success of Swainson's hawks when farm equipment flushes prey during harvesting.

Patches of suitable nesting trees were documented adjacent to, and within 1,000 feet of, the project site, primarily to the north and south. While active nests or nest starts were not documented, Swainson's hawk nests are often inconspicuously constructed in trees and

may not be visible from the project site or public roads. Nests are often best located by tracking Swainson's hawk individuals flying to and from nesting locations during protocol-level surveys. Trees located within densely developed subdivisions or commercial areas are not considered suitable for the species, as Swainson's hawk typically prefer to nest away from human disturbance. The project site and surrounding agricultural lands provide suitable foraging habitat for Swainson's hawk, and suitable prey species such as California ground squirrel and gophers are present. Documented CNDDB occurrences of Swainson's hawk exist near the project site, with the closest being an occurrence from 2006 located approximately 1.05 miles west of the project site. Several other occurrences have been documented within two miles of the project site; however, several of the occurrences are from 2006 or earlier. Nonetheless, pre-construction surveys for Swainson's hawk are required by the ECCC HCP/NCCP to confirm the presence or absence of the species. Compliance with the General Plan policies and actions, and the AMMs included in the ECCC HCP/NCCP would ensure peculiar impacts to Swainson's hawk would not occur from future development of the project site.

Golden Eagle

The golden eagle is a federally protected species under the Bald and Golden Eagle Protection Act (BGEPA). The golden eagle forages over a wide variety of open habitats, and numerous land cover types provide suitable foraging habitat for the golden eagle, including oak savannah and rock outcrop. Potential nesting habitat for the golden eagle includes large, mature trees that are not completely surrounded by urban areas. The species prefers the nesting habitat of cliffs, rock outcrops, oak savannah, and large isolated trees.

The planning-level survey did not observe golden eagle or nests at the project site. Stick nests in trees large enough to support the species were not observed within 0.5-mile of the project site, and rock outcrops or oak savannah land cover types were not present in the vicinity of the project site. However, while development surrounding the project site may preclude the species from nesting within the vicinity, large mature trees within 0.5-mile of the project site were documented as having the potential to support golden eagle nesting. The CNDDB search did not include any occurrences of golden eagle within a five-mile radius of the project site. Nonetheless, pre-construction surveys for golden eagle are required by the ECCC HCP/NCCP to confirm the presence or absence of the species. Compliance with the General Plan policies and actions, and the AMMs included in the ECCC HCP/NCCP would ensure peculiar impacts to golden eagle would not occur from future development of the project site.

Other Nesting Migratory Birds and Raptors

The scattered on-site trees, as well as trees in the vicinity of project site, could provide potential nesting habitat for nesting migratory birds and raptors protected by the MBTA. Therefore, future project construction activities, including initial site grading, soil excavation, associated improvements, and/or tree and vegetation removal occurring during the nesting period for migratory birds (typically between February 1 to August 31) could have the potential to result in nest abandonment or death of any live eggs or young, should migratory birds or their nests be present within or near the project site. However, given the disturbed nature of the project site and surrounding area, and the fact that habitat for nesting birds and raptors is not uncommon within the project area, the site does not include any peculiar conditions from a biological perspective. Furthermore, as discussed above, compliance with the General Plan policies and actions, and the AMMs included in

the ECCC HCP/NCCP, would ensure peculiar impacts to nesting migratory birds and raptors would not occur from future development of the project site.

ECCC HCP/NCCP Requirements

Procedures for pre-construction surveys, best management practices (BMPs), and construction monitoring, as well as applicable AMMs for species covered by the ECCC HCP/NCCP are outlined in Section 6.3.3 Surveys for Construction Monitoring and Section 6.4.3 Species-Level Measures of the ECCC HCP/NCCP.[18] Future construction on the project site would be required to comply with all ECCC HCP/NCCP requirements, including conducting pre-construction surveys prior to ground disturbance activities to establish whether nests or burrows of western burrowing owl, Swainson's hawk, and golden eagle are occupied. If nests or burrows are occupied, future construction on the project site would be required to comply with the minimization requirements and construction monitoring in the ECCC HCP/NCCP. In compliance with the ECCC HCP/NCCP, future construction on the project site would also be required to follow applicable AMMs if nests are located within 1,000 feet of the project site.

All birds covered by the ECCC HCP/NCCP are also considered migratory birds and subject to the prohibitions of the MBTA. Therefore, actions conducted under the ECCC HCP/NCCP comply with the provisions of the MBTA. Because future development of the project site would comply with all ECCC HCP/NCCP requirements, future development would also comply with the provisions of the MBTA.

Furthermore, future development of the project site would be subject to pay all applicable fees according to the Fee Zone Map of the ECCC HCP/NCCP prior to construction. The project is located within Zone I and does not support any special habitats. The project site supports a total of 5.4 acres of cropland. Development fees per acre are adjusted annually, and, therefore, the applicant would be required to pay the appropriate fees based on the applicable fee calculator at the time of development.

Conclusion

Pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. […]" The General Plan EIR concluded that applicable Federal, State, regional, and local regulations, together with General Plan goals, policies, and actions would reduce potential impacts to special-status species that could result from buildout of the General Plan.

Based on the above, future development of the project site would not result in any peculiar effects to species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS given required compliance with applicable federal, state, regional, and local regulations, together with the goals, policies, and actions included in the General Plan, which the General Plan EIR found would substantially mitigate potential environmental effects. Additionally, future development of the project

[18] East Contra Costa County Habitat Conservation Plan Association. *Final East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan*. October 10, 2007.

site would comply with all applicable ECCC HCP/NCCP requirements. Thus, impacts related to having a substantial adverse effect on any species identified as a candidate, sensitive, or special status species or conflicting with the provisions of an adopted HCP/NCCP were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b,c. The General Plan EIR concluded that applicable policies and programs included in the General Plan would reduce potential impacts to riparian habitat, wetlands, and other sensitive natural communities that could result from buildout of the General Plan to a less-than-significant level.

Riparian habitats are described as the land and vegetation that is situated along the bank of a stream or river. Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year. Vernal pools are seasonal depressional wetlands that are covered by shallow water for variable periods from winter to spring, but may be completely dry for most of the summer and fall. Vernal pools range in size from small puddles to shallow lakes, and are usually found in gently sloping plains of grasslands.

The PSR included an assessment of potential presence of jurisdictional waters of the U.S. or wetlands on the site during the planning-level survey conducted on March 19, 2025. Based on the results of the PSR, aquatic or wetland features were not identified on-site. The topography of the site is relatively flat without any depressions or channels. Finally, standing water, wetland, or aquatic vegetation was not documented during the site survey. Therefore, the site does not include any sensitive natural communities, and impacts related to having a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands were ***adequately addressed in the General Plan EIR***. The proposed project would not result in any peculiar effects that would require further CEQA review related to effects on any riparian habitat, protected wetlands, or other sensitive natural communities.

d. According to the General Plan EIR, the sloughs and canals within the Oakley Plan Area likely support special-status species and may function as wildlife corridors, which are important for the movement of migratory wildlife populations. Corridors provide foraging opportunities and shelter during migration. Nonetheless, the General Plan EIR concluded that with adherence to the policies and programs included in the General Plan, which serve to minimize potential impacts related to the interference with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites would not occur.

The project site is bound by Sellers Avenue to the east. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. The existing urban development and agricultural uses within the project area prevents the use of the project site as a migratory corridor. Therefore, the project site and surrounding existing uses do not support any substantial wildlife movement corridors or wildlife nursery sites.

Based on the above, impacts related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites were ***adequately addressed***

in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

e. The General Plan EIR concluded that with compliance with existing regulations included in the City's Heritage Tree Preservation Ordinance, and adherence to the policies and programs included in the General Plan, which serve to minimize potential impacts related to the protection of biological resources, impacts related to conflicting with local policies or ordinance protecting biological resources would not occur.

Section 9.1.1112 of the City of Oakley Municipal Code defines a protected tree as any tree adjacent to or part of a riparian habitat, foothill woodland, or oak savannah that measures 20 inches or larger, indigenous tree that measures 40 inches or larger, or California native oak at least 50 inches in circumference (15.6 inches in diameter). As discussed above, the site contains scattered trees. Given that development of the project site is not proposed at this time and site plans are not available, the potential exists for future development of the proposed project to remove protected trees. However, if the project site contains any trees that meet the City's definition of protected trees, future development of the project site would be required to comply with Section 9.1.1112(g)(11) of the Municipal Code, which outlines tree replacement requirements. Therefore, impacts related to conflicting with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

V. CULTURAL RESOURCES. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☐	☐	✖
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	☐	☐	✖
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	☐	☐	✖

Environmental Setting

The project site is generally surrounded by scattered rural residences and undeveloped/agricultural land, and consists of a vacant lot with relatively flat topography and scattered trees throughout, with an existing structure used for storage of land maintenance equipment in the northwestern corner and a 12-foot-wide gated driveway from Sellers Avenue along the southwestern boundary. The project site has been subject to routine agricultural activities, such as disking and mowing, for at least the last 20 years.

Historical resources are features that are associated with the lives of historically-important persons and/or historically-significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. As noted in the General Plan, most of the City's historic resources date from the period of Oakley's growth and development, roughly from 1901 to 1955. While officially designated historic structures do not exist within the City of Oakley, numerous buildings, primarily in the old town area, may be eligible for such designation or listing.

A Cultural Resources Study was prepared for the project site by Eileen Barrow & Associates.[19] The Cultural Resources Study included archival research to identify any previously recorded cultural resources and a field survey of the project site, conducted on April 16, 2026. As part of the Cultural Resources Study, a search of the California Historic Resources Information System (CHRIS) was performed for the project site. Based on the results of the project-specific CHRIS search, the project site was previously included in one cultural resource survey, and nine cultural resource studies have been previously conducted within 0.25-mile of the project site. The archival research determined that the project site does not contain any recorded historical or archaeological resources. A search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was also conducted for the site and produced negative results, indicating a lack of known tribal cultural resources within the site.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to cultural resources that are relevant to the proposed project:

Policy 6.4.1. Preserve areas that have identifiable and important archaeological or paleontological significance.

[19] Eileen Barrow & Associates. *Cultural Resources Study for the Hacienda Estates Project.* April 24, 2026.

Policy 6.4.2. Review new development projects to conduct location-specific searches through the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have significant potential for such resources.

Policy 6.4.3. Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.

Policy 6.5.1. Protect important historic resources and use these resources to promote a sense of place and history in Oakley.

Policy 6.5.3. Promote the compatibility of new development located adjacent to existing structures of historic significance with the architecture and site development of the historic structure.

Policy 6.6.1. Conserve open space, including natural and sensitive habitats, waterways, shorelines, wetlands, sloughs, agricultural lands, scenic areas, and cultural, tribal, and historic resources, for long-term preservation, where appropriate and feasible, as well as for active and passive conservation activities, including agricultural and appropriate recreational uses. Conversion of open space to developed residential, commercial, industrial, or other similar types of uses, shall be strongly discouraged.

Discussion

a-c. The General Plan EIR determined that future development allowed under the General Plan could affect known historical and archaeological resources or unknown historical and archaeological resources which have not yet been identified. However, the General Plan EIR concluded that compliance with existing regulations, including all applicable General Plan policies and programs, would ensure that potential impacts to historical and archaeological resources would be less than significant.

A records search of the CHRIS was performed by the Northwest Information Center (NWIC) for cultural resource site records and survey reports within the project area on April 2, 2026. The records search indicated that cultural resources have not been documented within the project site or within a 0.25-mile radius of the project site. On April 1, 2026, the NAHC conducted a records search of the SLF which indicated that archaeological and other cultural resources are not known to be present in the project vicinity.

According to the Cultural Resource Study, a moderate potential exists for buried pre-historic archaeological sites to occur on-site due to the site's distance to a source of fresh water. The project site is located approximately 960 feet to the east of Marsh Creek. However, archaeological specimens were not located during the field survey conducted as a part of the Cultural Resources Study. The field survey identified a modern shed and trash on-site, which do not warrant additional study.

Nonetheless, in the event that historical or archaeological resources are discovered during future construction or grading activities, future development of the project site would be required to comply with all applicable General Plan policies, as listed above, as well as

General Plan Program 6.4.C. General Plan Program 6.4.C would require all new development, infrastructure, and other ground-disturbing projects to cease all work within 100 feet of the discovery, notification of the Community Development Director, and examination of the resources by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures. Work may only resume when appropriate protections are in place and have been approved by the Community Development Director. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the Contra Costa County Coroner have been contacted; if the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

As previously discussed, pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. […]" In the case of future development of the project site, compliance with the City's General Plan policies and programs would substantially mitigate potential project impacts to cultural resources.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

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

Environmental Setting

The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2025 California Green Building Standards Code and the Building Energy Efficiency Standards, as well as the City's Strategic Energy plan (SEP), with which future development of the project site would be required to comply are provided below.

California Green Building Standards Code

The California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11), is a portion of the CBSC. The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle (EV) charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' MWELO, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Incentives for installation of electric heat pumps, which use less energy than traditional heating, ventilation, and air conditioning (HVAC) systems and water heaters;
- Required solar photovoltaic (PV) system and battery storage standards for certain buildings; and
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2025 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy-efficiency measures from the 2022 Building Energy Efficiency Standards, went into effect starting January 1, 2026. The 2025 standards provide for additional efficiency improvements beyond the 2022 standards. Future development of the project site would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently.

Strategic Energy Plan

The City of Oakley adopted a SEP in 2015 to meet State mandates for required energy use and GHG emission reductions.[20] The SEP included six energy planning goals and priorities, including, but not limited to, improving energy performance to exceed Title 24 requirements for new construction and major renovations of the City facilities; exploring opportunities for energy efficiency, demand reduction, and/or clean self-generation measures; and exploring existing economic and fiscal criteria commonly used for the evaluation and implementation of energy use reduction and energy generation strategies.

Climate Action Plan

The City of Oakley Climate Action Plan (CAP) 2025 was adopted by the City on June 10, 2025, as a part of the City's efforts to meet the goals outlined in the 2015 SEP.[21] The Buildings and Energy chapter of the CAP provides targets and actions that address energy demand and natural gas use. The CAP aims to reduce building energy demand, as well as promote the use of renewable energy.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to energy that are relevant to the proposed project:

Policy 2.9.7. Encourage projects to incorporate sustainable design and energy-efficient concepts, including but not limited to natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities.

Policy 6.2.1. Support the principles of reducing air pollutants and greenhouse gas emissions through comprehensive and sustainable land use, transportation, and energy planning and addressing opportunities to decrease emissions associated with local government operations.

Policy 6.2.4. Implement the Strategic Energy Plan to reduce GHG emissions, including identifying ways to reduce energy use for existing City facilities, improving energy performance for new construction and major renovations, developing fiscal and economic criteria for implementation of energy reduction plans, reducing greenhouse gas emissions through adopting a Climate Action Plan, and engaging the community to increase awareness and reduce energy use.

Policy 6.2.9. Participate, when appropriate, in local and regional efforts to identify cost-effective programs and approaches that may assist the Oakley community in reducing and offsetting greenhouse gas emissions through energy-efficiency, alternative fuels, carbon sequestration, and other mitigation approaches. Such programs may include East Bay Energy Watch Strategic Energy Planning, Bay Area Regional Energy Network (BayREN) and Energy Upgrade California.

[20] City of Oakley. *Strategic Energy Plan*. Fall 2015.
[21] City of Oakley. *Climate Action Plan 2025*. Adopted June 10, 2025.

Discussion

a,b. Because Appendix G of the CEQA Guidelines did not previously include a specific section on energy, the General Plan EIR did not include a specific analysis of the potential energy-related impacts associated with implementation of the General Plan; however, as efficient use of energy was included in Appendix F of the CEQA Guidelines, the issue was still considered in the evaluation of General Plan implementation. Specifically, increased energy demand associated with the project was evaluated within Chapter 3.11, Utilities and Service Systems of the General Plan EIR. As noted therein, the General Plan EIR concluded that with implementation of applicable policies and programs, impacts related to new development exceeding energy use capabilities would be mitigated to a less-than-significant level. In addition, the Focused General Plan Update IS/ND noted that the Focused General Plan Update does not contain goals, policies or programs, or other changes that encourage the intensification of development or changes to planned development patterns that would result in wasteful, inefficient use of energy or obstruct applicable State or City plans for renewable energy or energy efficiency. Furthermore, the Focused General Plan Update does not remove environmental protections or mitigation related to energy and does not identify any changes to programs or policies that would adversely affect energy. As such, the IS/ND concluded that impacts related to energy would be less than significant. Discussions regarding the future development of the project site's potential effects related to energy demand during future construction and operations are provided below.

Construction Energy Use

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

Even during the most intense period of construction, due to the different types of construction activities (e.g., site preparation, grading, building construction), only portions of the project site would be disturbed at a time, with operation of construction equipment occurring at different locations on the project site, rather than a single location. In addition, all construction equipment and operation thereof would be regulated pursuant to the CARB In-Use Off-Road Diesel Vehicle Regulation, which is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce GHG emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to reduce demand on oil and emissions associated with construction.

Based on the above, the temporary increase in energy use during future construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. Future development

of the project site would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Energy use associated with operation of the future on-site residences would be typical of residential uses, requiring electricity for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. In addition to on-site energy use, operation of the future on-site residences would result in transportation energy use associated with vehicle trips generated by future residents.

All future residences on-site would be subject to all relevant provisions of the most recent CBSC, including the CALGreen Code and the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code, and the Building Energy Efficiency Standards would ensure that future residences consume energy efficiently through the incorporation of such features as efficient water heating systems, high-performance attics and walls, and high-efficacy lighting. The CALGreen Code requires that new residential buildings use a combination of energy efficiency and distributed renewable energy generation to meet all annual energy needs. Required compliance with the standards and regulations noted above would ensure that the building energy use associated with future development of the project site would not be wasteful, inefficient, or unnecessary.

Additionally, future development of the project site would be consistent with the goals of the SEP and CAP, as future development would comply with the latest CBSC standards regarding energy conservation, renewable energy resources, and green building standards.

In regards to transportation energy use, future development of the project site would comply with all applicable regulations associated with vehicle efficiency and fuel economy. Further discussion of vehicle miles traveled (VMT) associated with future development of the project site is provided in Section XVII, Transportation, of this Modified Initial Study/15183 Checklist.

Based on the above, compliance with the State's latest Energy Efficiency Standards would ensure that future development of the project site would implement all necessary energy efficiency regulations, and compliance with local regulations which prohibit the use of natural gas would contribute to the efficient use of energy resources.

Conclusion

Based on the above, future development of the project site would involve energy use associated with construction activities and operations; however, given that future development of the project site would be consistent with the site's General Plan land use designation, future buildout of the project site and associated energy demands have been anticipated by the City and analyzed in the General Plan EIR. In addition, future development of the project site would be required to comply with applicable General Plan policies, as well as other State energy standards, which would ensure that future construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or

local plan for renewable energy or energy efficiency. Based on the above, impacts related to energy use ***were adequately addressed in the General Plan EIR***, and future development of the project site would not result in any effects that would require further CEQA review for this topic.

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

Environmental Setting

According to the General Plan EIR, the City of Oakley, like most of California, is vulnerable to seismic activity due to the presence of several active earthquake faults in the region. According to the United States Geological Survey (USGS), faults that have moved in Holocene time (the last 11,500 years) are considered the most active and dangerous faults. One potentially active fault, the Brentwood Fault, is known to be located within the Planning Area. Other active faults located in the regional vicinity of Oakley include the Davis and Antioch faults. The California Geological Survey (CGS) does not include Oakley on its list of cities that are affected by Alquist-Priolo Fault Zones.[22] In addition, development within the City is required to comply with the CBSC. The CBSC provides minimum standards to ensure that the proposed structure would be designed using sound engineering practices and appropriate engineering standards for the seismic area in which the project site is located. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that the proposed structure would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

[22] California Geologic Survey. *Earthquake Zones of Required Investigation.* Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/. Accessed April 2026.

According to the City's General Plan EIR, the City of Oakley contains lowland soil association soils, with some tidal flat-delta-marsh lowlands soils in the northeast corner of the City. The Sellers Avenue area consists entirely of lowland soil association soils, which are slowly to very slowly permeable, highly expansive, and corrosive with slight erosion hazards. The majority of the City is composed of Class II Delhi sand, which are excessively drained soils in which runoff is slow or very slow. The project site is currently a vacant lot with relatively flat topography. Pursuant to the Natural Resource Conservation Service (NRCS) Web Soil Survey, the project site is almost completely composed of Brentwood clay loam, with a small section of the northern portion of the project site composed of Delhi sand.[23]

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to geology and soils that are relevant to the proposed project:

Policy 8.1.1 Recognize that a severe earthquake hazard exists in the region and address earthquake-related hazards through the City's development review and other programs.

Policy 8.1.2. Require new development projects, planning projects, and infrastructure projects to assess geologic and seismic hazards, including ground-shaking, liquefaction, landslides, erosion, expansive soils, and subsidence, and, when appropriate, to include measures to reduce risks to life and property. Approval of public and private development projects shall be contingent on geologic and engineering studies which: 1) define and delineate potentially hazardous geologic, seismic, and/or soils conditions, 2) recommend means of mitigating these adverse conditions; and 3) provide implementation of the mitigation measures.

Policy 8.1.3. Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity.

Policy 8.1.5. Require an erosion and sediment control plan prepared by a civil engineer, or other qualified professional, as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation.

Policy 8.1.6. Require new construction to mitigate the potential for geologic and seismic subsidence, through the development review process. Require structures intended for human occupancy to be adequately setback from active and potentially active faults in compliance with all applicable regulations, including the Alquist/Priolo Act.

Discussion

ai-aii. According to the City's General Plan EIR, the City of Oakley is subject to seismic risk because the City is within the San Francisco Bay Area, an area of high seismicity.[24] However, the General Plan EIR concluded that compliance with applicable General Plan policies and the CBSC would ensure impacts related to fault rupture hazards and seismic

[23] Natural Resource Conservation Service. *Web Soil Survey.* Available at: https://websoilsurvey.nrcs.usda.gov/app/. Accessed April 2026.

[24] City of Oakley. *City of Oakley 2020 General Plan Draft Environmental Impact Report* [pg. 3-161]. September 2002.

ground shaking would be less than significant. Given that future development of the project site would be consistent with the site's General Plan land use designation, potential fault rupture and seismic ground shaking hazards associated with future buildout of the project site have been anticipated by the City and analyzed in the General Plan EIR. According to the CGS Earthquake Zones of Required Investigation, the project site does not contain any active or potentially active faults, nor is the site located within a State-designated Alquist-Priolo Fault Zone.[25] Furthermore, future development of the project site would be constructed in accordance with the seismic design parameters established by the most recent requirements of the CBSC. Therefore, impacts related to seismic rupture of a known earthquake fault or strong seismic ground shaking were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

aiii, aiv, c. The potential effects related to liquefaction, landslides, lateral spreading, and subsidence/settlement are discussed in detail below.

Liquefaction and Subsidence/Settlement

Liquefaction is a phenomenon in which granular material is transformed from a solid state to a liquefied state as a consequence of increased pore-water pressure and reduced effective stress. Increased pore-water pressure is induced by the tendency of granular materials to densify when subjected to cyclic shear stresses associated with earthquakes. According to the General Plan EIR, the City's Planning Area is mostly in an area of generally high liquefaction potential, with a small portion in an area of generally moderate to low liquefaction potential. The General Plan EIR concluded that compliance with all applicable policies and programs would mitigate impacts related to liquefaction or seismic ground failure to a less-than-significant level.

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years and is a common consequence of liquefaction. The General Plan EIR concluded that impacts related to subsidence/settlement would be reduced with compliance with the CBSC and the General Plan, and impacts would be less than significant.

According to the CGS Earthquake Zones of Required Investigation, the project site is located in a liquefaction zone.[26] In addition, according to the MTC/ABAG Hazard Viewer Map, project site is located within a "Moderate" Earthquake Liquefaction Susceptibility zone.[27] Thus, the project site could be susceptible to liquefaction and subsidence/settlement.

Oakley Municipal Code Section 6.9.328 requires that as part of obtaining a Grading Permit, an application must be accompanied, among other documents, with three copies of a geotechnical or engineering geology report to excavate and grade the project site. The Improvement Plans for future development of the project site would be required to be signed by a State-certified civil engineer who prepared the geotechnical report and reviewed to ensure that the plans conform to all recommendations contained in the report.

[25] California Geologic Survey. *Earthquake Zones of Required Investigation.* Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/. Accessed April 2026.
[26] *Ibid.*
[27] Association of Bay Area Governments. *Hazard Viewer.* Available at: https://abag.ca.gov/our-work/resilience/data-research/hazard-viewer/. Accessed June 2026.

Furthermore, Oakley Municipal Code Section 6.9.702 provides that upon completion of rough grading work, but before the issuance of building permits, the City Engineer may require that a soil engineering report be prepared certifying the adequacy of the site for the intended use, as affected by soil engineering reports. Compliance with the requirements set forth in Oakley Municipal Code Sections 6.9.328 and 6.9.702 would ensure that all potentially hazardous on-site subsurface soil conditions are identified and addressed in conformance with industry standard recommendations, including potential conditions related to liquefaction and subsidence/settlement.

In addition, the Community Health & Safety Element of the General Plan acknowledges the hazards associated with seismically induced liquefaction in the planning area and includes policies, such as Policy 8.1.2, which would require new development projects to assess geologic and seismic hazards to ensure potential hazards related to liquefaction and subsidence/settlement would be reduced. Furthermore, the CBSC provides standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements, which would further reduce the potential for seismic-related ground failure, including liquefaction. Compliance with the aforementioned uniformly applicable development regulations and the requirements set forth in Oakley Municipal Code Sections 6.9.328 and 6.9.702 would ensure that future development of the project site would not be subject to liquefaction o subsidence/settlement risks.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. Given the City is located on flat land without hillsides or ridges, the General Plan EIR determined that landslides are not anticipated to occur within the City. The project site is currently a vacant lot with relatively flat topography. As such, the project site does not contain steep, unstable slopes that would increase the risk of on-site landslide hazards. In addition, according to the CGS Earthquake Zones of Required Investigation, the project site is not located in a landslide zone. Therefore, future development of the project site would not be subject to landslide risks.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. According to the General Plan EIR, impacts related to lateral spreading would be reduced to a less than significant level with compliance with the CBSC and General Plan. Given that the project site does not contain, and is not adjacent to, any free faces including excavations, channels, or open body of water, lateral spreading would not present a likely hazard at the site.

Conclusion

Based on the above, future development of the project site could be subject to risks related to liquefaction and subsidence/settlement. However, the General Plan EIR and the CBSC provide standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, and other building elements. Compliance with standard construction regulations included in the CBSC would ensure that future development of the project site would not directly or indirectly cause potential

substantial adverse effects, including the risk of loss, injury, or death involving liquefaction or subsidence/settlement. Furthermore, final building design and construction at the project site would be completed in conformance with the recommendations of the design-level geotechnical investigation required pursuant to General Plan Policy 8.1.2. The City Oakley Planning Department would review all improvement plans to ensure that all recommendations from the Geotechnical Exploration are incorporated. Therefore, impacts related to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

b. Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist. As noted therein, future development of the project site would not result in substantial soil erosion or the loss of topsoil. Therefore, the proposed project would not result in any effects that would require further CEQA review for this topic, and the impact was ***adequately addressed in the General Plan EIR***.

d. Expansive soils increase in volume when they absorb water and have the potential to crack or otherwise compromise the integrity of building foundations. According to the NRCS Web Soil Survey, the majority of the project site is composed of Brentwood clay loam with two to nine percent slopes, which has a shrink-swell potential and is considered very limited. [28] A high shrink-swell potential indicates the presence of expansive soils, and the very limited rating indicates that the soil is unfavorable for development with structures. However, General Plan Policy 8.1.2 would require a site-specific design-level geotechnical investigation to be prepared and submitted to the City for approval. As development on the project site is not proposed at this time, a site-specific design-level geotechnical investigation would be required for the future development of the project site. The General Plan EIR determined that compliance with General Plan policies and programs, as well as design criteria and specifications set forth in the design level geotechnical investigations, would ensure impacts from expansive soils are less than significant.

In addition, future development of the project site would be required to comply with all applicable CBSC standards to ensure the structural integrity of the future proposed structures. Given required compliance with the CBSC, future development of the project site would not be subject to substantial risks related to expansive soils. The City of Oakley Planning Commission would review all future improvement plans to ensure that all recommendations from the site-specific design-level geotechnical investigation are incorporated.

Based on the above, impacts related to substantial direct or indirect risks to life or property related to being located on expansive soil were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

e. As noted in the General Plan EIR, new development will not use septic tanks or alternative wastewater disposal systems. All new wastewater generated from General Plan land uses would be collected and transmitted to the City's wastewater treatment plant for treatment. Therefore, the General Plan EIR concluded no impact would occur.

[28] Natural Resource Conservation Service. *Web Soil Survey*. Available at: https://websoilsurvey.nrcs.usda.gov/app/. Accessed April 2026.

Future development of the project site would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, the proposed project would not result in any effects that would require further CEQA review for this topic and the impact was ***adequately addressed in the General Plan EIR***.

f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. As noted in the General Plan EIR, few archeological or paleontological finds have been discovered in the City of Oakley. The General Plan states that given the rich history of the City's Plan Area and region, the City will continue to require site evaluation prior to development of undeveloped areas, as well as required procedures if artifacts are unearthed during construction. Future development of the project site would be consistent with the project site's General Plan land use designation and, thus, impacts associated with build out of the site have been considered in the General Plan EIR. Furthermore, future development of the project site would be subject to General Plan policies and programs, such as Policy 6.4.1, as presented in Section V, Cultural Resources, of this Modified Initial Study/15183 Checklist, which, as noted in the General Plan EIR, would ensure that impacts to paleontological resources are less than significant.

Based on the above, the project site does not contain any peculiar conditions that would result in increased potential for subsurface paleontological resources. Future development of the project site would be required to comply with the aforementioned measures to avoid potential adverse effects to paleontological resources if such resources are discovered during ground-disturbing activities on the site. Therefore, impacts related to resulting in the direct or indirect destruction of a unique paleontological resource were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

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

Environmental Setting

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the future development facilitated by the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO_2 equivalents ($MTCO_2e$/yr).

The proposed project is located within the jurisdictional boundaries of BAAD. The most recent BAAD Air Quality Guidelines were released in April 2023.[29] The updated GHG thresholds address more recent climate change legislation, including Senate Bill (SB) 32, and provide qualitative thresholds related to Buildings and Transportation.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to GHG emissions that are applicable to the future development facilitated by the proposed project:

Policy 6.2.1 Support the principles of reducing air pollutants and greenhouse gas emissions through comprehensive and sustainable land use, transportation, and energy planning and addressing opportunities to decrease emissions associated with local government operations.

Policy 6.2.2 Coordinate with the BAAD, the Association of Bay Area Governments (ABAG), and the California Air Resources Board (State Air Board), and other agencies to develop and implement regional and county plans, programs, and mitigation measures that address cross-jurisdictional and regional air quality impacts, including land use, transportation, and climate

[29] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.

change impacts, and incorporate the relevant provisions of those plans into City planning and project review procedures. Also cooperate with BAAD, ABAG, and State Air Resources Board in:

a) Enforcing the provisions of the California and Federal Clean Air Acts, state and regional policies, and established standards for air quality.
b) Identifying baseline air pollutant and greenhouse gas emissions, including within the City and Sphere of Influence and in the vicinity of intensive industrial and energy producing uses, to the extent data is available.
c) Requiring energy-efficiency measures in City operations and facilities and use of low carbon or clean fuels for City vehicle fleets, when feasible.
d) Locating an air quality monitoring station in Oakley.

Policy 6.2.4 Implement the Strategic Energy Plan to reduce GHG emissions, including identifying ways to reduce energy use for existing City facilities, improving energy performance for new construction and major renovations, developing fiscal and economic criteria for implementation of energy reduction plans, reducing greenhouse gas emissions through adopting a Climate Action Plan, and engaging the community to increase awareness and reduce energy use.

Policy 6.2.5 Promote a sustainable economy that encourages businesses to operate in an environmentally sound and community-friendly manner and that attracts and retains business sectors that support clean and sustainable technologies, including fuels, vehicles, equipment, goods, and services.

Policy 6.2.6 Encourage transportation modes that minimize contaminant and greenhouse gas emissions from motor vehicle use.

Policy 6.2.7 Ensure location and design of development, infrastructure, and long-range planning projects to support State and local air quality and climate goals so as to conserve air quality and minimize direct and indirect emissions of air contaminants and greenhouse gases.

Policy 6.2.8 Encourage and support for infill, mixed use, and higher density development, where appropriate, in order to reduce GHG emissions associated with vehicle travel.

Policy 6.2.9 Participate, when appropriate, in local and regional efforts to identify cost-effective programs and approaches that may assist the Oakley community in reducing and offsetting greenhouse gas emissions through energy-efficiency, alternative fuels, carbon sequestration, and other mitigation approaches. Such programs may include East Bay Energy Watch Strategic Energy Planning, Bay Area Regional Energy Network (BayREN) and Energy Upgrade California.

Discussion

a,b. An evaluation of GHG emissions was not required pursuant to CEQA at the time of preparation of the General Plan EIR, and, as a result, impacts related to GHG emissions were not addressed in the General Plan EIR. However, as discussed previously, the Focused General Plan Update amended the General Plan to ensure compliance with State requirements related to environmental justice, mobility, and climate change and adaption, and included new and revised policies, as presented above, to address and reduce energy and GHG emissions. The Focused General Plan Update IS/ND concluded that buildout of the General Plan would lead to less-than-significant impacts related to GHG emissions. Additionally, the IS found that implementation of the Focused General Plan Update and compliance with the policies, listed above, would strengthen the City's approach to addressing climate change and GHG emissions.

Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAD has an adopted threshold of significance for construction-related GHG emissions. Accordingly, construction GHG emissions are presented for disclosure and informational purposes only. Based on the modeling conducted for this analysis, as discussed in Section III, Air Quality, of this Modified Initial Study, future development of the project site is anticipated to result in 333.31 $MTCO_2e$/yr during construction activities. In addition, the unmitigated operational GHG emissions are presented in Table 5.

Table 5
Unmitigated Operational GHG Emissions

Source	GHG Emissions ($MTCO_2e$/yr)
Area	*0.19*
Energy	*0.000005*
Mobile	*58.72*
Waste	*1.05*
Water	*0.75*
Refrigerants	*0.01*
Total Operational GHG Emissions	**60.71**
Source: CalEEMod, May, 2026 (see Appendix A).	

However, as noted previously, the BAAD's applicable threshold of significance for GHG emissions are qualitative, and the foregoing information is provided for disclosure purposes only. Potential impacts related to GHG emissions resulting from future development of the project site are considered in comparison with BAAD's adopted thresholds of significance below.

BAAD Thresholds of Significance

As discussed above, in April 2023, the BAAD released updated Air Quality Guidelines. The updated GHG thresholds address more recent climate change legislation, including SB 32, and provide qualitative thresholds related to Buildings and Transportation. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[30]

[30] Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.

On June 10, 2025, the City of Oakley adopted the City of Oakley CAP; however, the City of Oakley CAP is not a qualified GHG reduction strategy under CEQA Guidelines Section 15183.5(b). Therefore, the following analysis focuses on the new BAAD GHG thresholds related to specific project design elements. According to the BAAD's thresholds of significance, in order to find a less-than-significant GHG impact, projects must include, at a minimum, the following project design elements:

- The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development);
- The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines;
- The project will achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Land Use and Climate Innovation (LCI) (formerly known as the Governor's Office of Planning and Research [OPR]) Technical Advisory on Evaluating Transportation Impacts in CEQA; and
- The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

In order to be consistent with the first criterion, the future development of the project site would be required to include all electric appliances and plumbing. As discussed in Section VI, Energy, of this document, the future development facilitated by the proposed project would not use natural gas during construction or operations. Thus, the proposed project would be consistent with the first criterion.

Regarding the second criterion, as discussed in Section VI, Energy, of this Modified Initial Study, future development of the project site would comply with all applicable federal, State, and local regulations regarding energy use during both project construction and project operations. Required compliance with applicable standards and regulations ensure that the building energy use associated with future development facilitated by the proposed project would not be wasteful, inefficient, or unnecessary. Therefore, the proposed project would be consistent with the second criterion.

With respect to the third criterion, as discussed in Section XVII, Transportation, of this Modified Initial Study, according to LCI guidance, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact related to VMT. According to the CalEEMod modeling prepared for the proposed project, future development facilitated by the proposed project would result in a maximum of 48 trips per day. Therefore, the proposed project would meet the LCI screening criteria for VMT and would be consistent with the third criterion.

With regard to the fourth criterion, the future development of the project site would be required to achieve compliance with most recently adopted CALGreen Tier 2 off-street EV requirements in place at the time of development. For example, the 2025 CALGreen Code requires all single-unit residences, townhomes, and duplexes be EV capable (i.e., each dwelling unit must have a listed raceway to accommodate a dedicated 208/240-volt branch circuit), and the Tier 2 standards included in Appendix A4 of the 2025 CALGreen Code

require all single-unit residences, townhomes, and duplexes be EV ready (i.e., a dedicated 208/240-volt branch circuit shall be installed in the raceway required by Chapter 4 of the 2025 CALGreen Code). All future on-site residences would be constructed to provide an EV ready space within each residential unit's garage which would be confirmed by the City through a Condition of Approval. Thus, the proposed project would comply with the fourth criterion.

Conclusion

Based on the above, because the future development of the project site would not be considered to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs, the proposed project would not result in any peculiar effects related to the generation of GHG emissions, and requirements for additional CEQA review are not met. As such, the impact has been ***adequately addressed in the General Plan EIR***, and further analysis of issues related to GHG emissions is not required in this Modified Initial Study/15183 Checklist.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✖
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	✖
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	✖

Environmental Setting

According to the General Plan, hazardous materials within the City of Oakley can include petroleum, natural gas, crude oil, and other toxic chemicals. Hazardous materials and hazardous wastes are regulated by federal, State, and local agencies including the California Environmental Protection Agency (CalEPA) and the Department of Toxic Substances Control (DTSC). Approximately 100 sites in the City are known to contain inactive oil and gas wells. In addition, the City contains one contaminated site, as well as the former DuPont Chemical Plant (see Figure 8-5 of the Focused General Plan Update).

General Plan Policies

Listed below are actions and policies from the City of Oakley General Plan Update related to hazards and hazardous materials that are relevant to the proposed project:

Policy 4.7.10. The handling and storage of hazardous materials shall be identified and monitored by the local fire agencies.

Policy 8.3.2. Strictly regulate the production, use, storage, transport, and disposal of hazardous materials to protect the health and safety of Oakley residents.

Policy 8.3.3. As part of the development review process, consider the potential for the production, use, storage, transport, and/or disposal of hazardous materials and provide for appropriate controls on such hazardous materials consistent with federal, state, and local standards.

Policy 8.3.4. Use the environmental review process to comment on Hazardous Waste Transportation, Storage and Disposal Facilities proposed in the Planning Area and throughout the County to request a risk assessment and ensure that potentially significant, widespread, and long-term impacts on public health and safety of these facilities are identified and mitigated, as such impacts do not respect jurisdictional boundaries.

Policy 8.3.6. Coordinate with the East Contra Costa Fire Protection District to ensure that businesses in Oakley that handle hazardous materials prepare and file a Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS). The HMMP and HMIS shall consist of general business information, basic information on the location, type, quantity, and health risks of hazardous materials, and emergency response and training plans.

Policy 8.3.7. Require compliance with the Contra Costa County Hazardous Waste Management Program.

Discussion

a. As noted in the General Plan EIR, if household waste generation rates remain constant, the amount of household hazardous waste would be expected to increase under General Plan buildout as the result of increased housing units and population. The increased amount of hazardous waste suggests an increased potential risk for exposure. Nonetheless, the General Plan EIR concluded that compliance with applicable General Plan policies, as well as local, State, and federal regulations related to hazardous waste, would ensure impacts would be less than significant.

Future operations on the project site would likely include use of common household cleaning products, fertilizers, and herbicides, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount used on the site, occasional use of such products would not represent a substantial risk to public health or the environment during future project operation. Therefore, impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials were ***adequately addressed in the General Plan EIR***, and future development of the project site would not result in any effects that would require further CEQA review for this topic.

b. According to the General Plan EIR, heavy industrial uses centered on the northwest portion of the City of Oakley have the potential to present significant risk to public safety due to the hazardous nature of some petroleum and chemical materials. Pipelines for the transportation of natural gas, crude oil, and refined petroleum exist within the City, including residential and commercial areas, as well as several gas and oil wells. However, according to Figure 8-5 of the Focused General Plan Update, active wells do not exist within the City of Oakley. Additionally, the Burlington Northern/Santa Fe (BNSF) Railroad line regularly ships hazardous materials and has the potential to spill cargo upon accidental derailment. However, the General Plan EIR concluded that given compliance with applicable General Plan policies, as well as local, State, and federal regulations related to hazardous waste, impacts would be less than significant.

Construction activities associated with the future development of the project site would involve the use of heavy-duty equipment, which would contain fuels, oils, and hydraulic fluid. In addition, various other products commonly associated with construction such as concrete, paints, and adhesives would be used on-site. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used and transported during construction activities at the project site. However, the project contractors would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Significant risks to the public or workers are not expected with the assumption that such products would be used, transported, and disposed of properly in accordance with the handling instructions on their labels and in accordance with all applicable regulations. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),[31] the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Contra Costa County Health Services Department – Hazardous Material Division [CCC HazMat]) in accordance with the regulations. The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the proposed project, the contractor is required to notify the CCC HazMat in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

A development project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment should a site contain potential Recognized Environmental Conditions (RECs) that are not properly addressed prior to project implementation. A REC indicates the presence or likely presence of any hazardous substances in, on, or at a property due to any release into the environment, under conditions indicative of a release to the environment, or under conditions that pose a material threat of a future release to the environment.

A Phase I Environmental Site Assessment (ESA) was prepared to identify the presence of RECs and other hazardous materials associated with the project site (see Appendix C).[32] In order to identify the presence of RECs on the project site, the Phase I ESA conducted a search of local and regulatory agency records; a review of available aerial photographs, topographic maps, Sanborn fire insurance maps, city directory listings, and building department records; conducted interviews; evaluated the site for vapor intrusion risk; and conducted a reconnaissance of the project site. According to the Phase I ESA, the project site is not listed on any environmental databases providing information on hazardous materials and petroleum products. In addition, none of the sites identified within one mile of the project site would have the potential to impact the project site due to the regulatory status and distance to the site. In addition, because sites with groundwater or soil vapor contamination that could impact the project site were not identified, the Phase I ESA determined that a Vapor Encroachment Condition (VEC) on the project site does not exist. During the site reconnaissance conducted on April 27, 2026, solid debris storage, multiple drums, an empty water tote, chemical containers, an above ground storage tank

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

[32] Dudek. *Phase I Environmental Site Assessment – 5321 Sellers Avenue, Oakley, California 94561*. May 2026.

(AST) with unidentified contents, a car battery, and a portable generator were identified on-site. In addition, ASTs were observed on the properties adjacent to the project site to the east and west, and multiple drums were observed on the property adjacent to the project site to the south. Wooden transmission line poles were observed along the southern border of the project site, and a well and well pumping house was located in the southeastern portion of the site. However, the site reconnaissance did not observe evidence of spills, leaks of hazardous materials, or stained surface soils on the project site. Thus, the Phase I ESA determined that the potential hazardous materials identified during the site reconnaissance are not considered RECs.

According to the Phase I ESA, the project site is currently used for livestock grazing, and a review of historical records indicated that the project site was used for agricultural purposes from at least 1939 to 1984. While evidence of pesticide storage or mixing, cattle operations or dairies, or other potential sources of elevated concentrations of contaminants of concern typically associated with farming operations was not identified, as with all agricultural properties, pesticides and herbicides were likely used on-site. Considering the long-term agricultural use and lack of redevelopment of the project site, the potential exists for the site to contain elevated concentrations of pesticide- and herbicide-related compounds in surface soils. Thus, according to the Phase I ESA, the past agricultural use on the project site is considered a REC. However, the City of Oakley General Plan includes Program 8.3.C, which requires that, as part of the development review process, projects address hazardous materials impacts, including but not limited to, storage of and contamination by petroleum and chemical materials; gas, crude oil, and refined pipe leaks; and chemicals associated with agricultural uses.

In order to ensure that impacts related to RECs would not occur, consistent with Program 8.3.C described above, the City of Oakley would require the following standard condition of approval for future development of the project site:

> Prior to approval of any grading permits associated with future development of the project site, a Phase II ESA, including a subsurface soil assessment, shall be conducted in accordance with the California Department of Toxic Substances Control (DTSC) Interim Guidance for Sampling Agricultural Properties dated August 7, 2008 to confirm the presence and concentrations of pesticides and associated metals in soil on the project site from historic agricultural activity. All soil samples shall be tested in accordance with the United States Environmental Protection Agency (USEPA) Test Methods. Results of the Phase II ESA shall be submitted to the City of Oakley Community Development Department. If pesticide and associated metal concentrations higher than the allowable DTSC screening levels (DTSC-SLs) and the U.S. Environmental Protection Agency's (USEPA's) Regional Screening Levels (RSL) are detected, the Phase II ESA shall include the appropriate mitigation including, but not limited to, soil remediation to an acceptable total threshold limit concentration (TTLC) level per applicable State and federal regulations. All recommended mitigation measures shall be implemented by the project applicant, subject to review and approval by the City of Oakley Community Development Department.

Based on the above, future development of the project site would not result in any peculiar effects that would require further CEQA review related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and impacts were ***adequately addressed in the General Plan EIR*.**

c. As discussed above, the City's General Plan EIR concluded that impacts related to hazardous materials would be less-than-significant with implementation of General Plan policies and other state, local, and federal regulations.

The nearest school relative to the project site is Faith Christian School, located approximately 0.91-mile northwest of the site. Therefore, future development of the project site would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Impacts related to such were ***adequately addressed in the General Plan EIR***, and future development of the project site would not result in any effects that would require further CEQA review for this topic.

d. As discussed above, the City's General Plan EIR concluded that impacts related to hazardous materials would be less than significant with implementation of General Plan policies and other state, local, and federal regulations.

The CalEPA has compiled a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. The components of the Cortese List include the DTSC Hazardous Waste and Substances Site List,[33] the list of leaking underground storage tank (LUST) sites from the State Water Resources Control Board (SWRCB) GeoTracker database,[34] the list of solid waste disposal sites identified by the SWRCB,[35] and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB.[36] The project site is not included on the DTSC Hazardous Waste and Substances Site List, or the list of solid waste disposal sites. In addition, the project site is not included on the list of LUST sites from the SWRCB's GeoTracker database, or the list of active CDO and CAO from the SWRCB. Therefore, the proposed project would not create a significant hazard to the public or the environment, impacts were ***adequately addressed in the General Plan EIR*****,** and a less-than-significant impact would occur.

e. According to the General Plan EIR, the two nearest airports are Buchanan Field and Byron Airport, which are 20 miles and 14 miles, respectively, from the City. Therefore, the General Plan EIR concluded that impacts would not occur related to interfering with any airport land use plan or otherwise creating an airport-related safety hazard and risk to people residing or working in the General Plan area.

The nearest airport to the project site is Byron Airport, located approximately 9.75 miles south of the project site, and thus, the project site is not located within two miles of any public airports and does not fall within an airport land use plan area. Therefore, the proposed project would not result in an airport-related safety hazard or excessive noise

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[33] Department of Toxic Substances Control. *Hazardous Waste and Substances List (Cortese)*. Available at: https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29. Accessed June 2026.

[34] State Water Resources Control Board. *GeoTracker. List of Leaking Underground Storage Tank* Sites. Available at: https://geotracker.waterboards.ca.gov/map/?myaddress=California&from=header&cqid=1543378531. Accessed June 2026.

[35] State Water Resources Control Board. *Sites Identified With Waste Constituents Above Hazardous Waste Levels Outside The Waste Management Unit*. Available at: https://calepa.ca.gov/wp-content/uploads/2026/02/CorteseList-Solid-Waste-Facilities_2026.pdf. Accessed June 2026.

[36] California Environmental Protection Agency. *Cortese List Data Resources*. Available at: https://calepa.ca.gov/sitecleanup/corteselist/. Accessed June 2026.

for people residing or working in the project area, and impacts were ***adequately addressed in the General Plan EIR***.

f. The General Plan EIR concluded that compliance with applicable federal, state, and local laws and regulations as well as General Plan policies, would ensure that impacts related to interfering with an adopted emergency response plan, or emergency evacuation plan would be less than significant.

During operation, future development of the project site would provide adequate access for emergency vehicles and would not interfere with potential evacuation or response routes used by emergency response teams. During future construction of the project site, all construction equipment would be staged on-site so as to prevent obstruction of local and regional travel routes in the City that could be used as evacuation routes during emergency events. In addition, any potential internal roadways on the project site would be designed to accommodate emergency vehicles. Future development of the project site would not substantially alter the existing circulation system in the surrounding area. As a result, future development of the project site would have a less than significant impact with respect to impairing the implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan, and impacts were ***adequately addressed in the General Plan EIR***.

g. The General Plan EIR concluded that compliance with applicable federal, state, and local laws and regulations as well as General Plan policies, would ensure that impacts from wildland hazards would be less than significant.

The project site is not located within a High or Very High Fire Hazard Severity Zone (FHSZ). The nearest High or Very FHSZ is located approximately 3.8-mile to the southwest of the site,[37] and the project site is separated from such areas by existing urban development, which serve as a fire break to the project site. In addition, future development facilitated by the proposed project would be required to comply with all applicable requirements of the California Fire Code (CFC), as adopted by Chapter 7.1.102 of the City's Municipal Code, including installation of fire sprinkler systems. The project site is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future residents. Given that the project site is located within an urbanized area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

Based on the above, impacts related to wildfire risks were ***adequately addressed in the General Plan EIR***, and the site would not be subject to any peculiar hazards related to wildfire risk.

[37] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed April 2026.

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

Environmental Setting

The project site consists of a primarily vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site and an approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is located in an Area of Minimal Flood Hazard (Zone X) identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06013C0360G (see Figure 5).[38] The City of Oakley does not have any specific requirements for projects located in Flood Zone X.

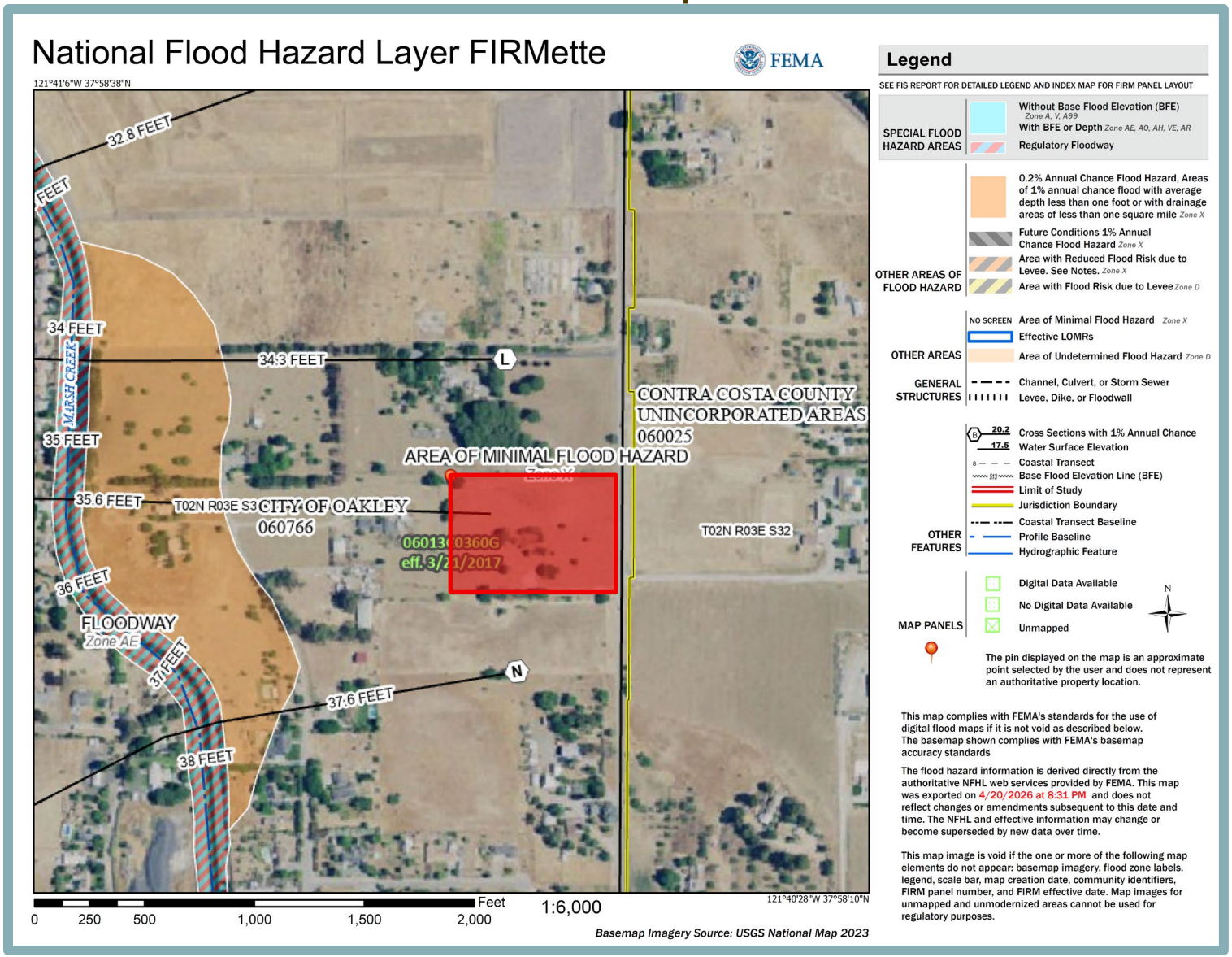
General Plan Policies

Listed below are policies and actions from the City of Oakley General Plan Update related to hydrology and water quality that are relevant to the proposed project:

Policy 4.8.11. Coordinate with the DWD Groundwater Sustainability Agency to identify, monitor, and address land uses and activities that could result in contamination of groundwater supplies to minimize the risk of such contamination.

[38] Federal Emergency Management Agency. *Flood Insurance Rate Map 06013C0360G.* Effective March 21, 2017.

Figure 5
Flood Insurance Rate Map 06013C0360G



Policy 4.9.3. Encourage beneficial water reuse to improve regional groundwater quality. Such wastewater reclamation concepts shall be incorporated into resource management programs and land use planning.

Policy 4.10.1. Work cooperatively with Contra Costa County Flood Control and Water Conservation District (CFCWCD) to ensure and enhance flood protection in the City of Oakley.

Policy 4.10.2. Pursue and achieve compliance with all regional, State, and Federal regulations related to flood control, drainage, and water quality, including groundwater quality.

Policy 4.10.3. Continue to work cooperatively with Contra Costa Water District to address potential issues associated with the Contra Costa Canal and adjacent lands, including flooding, water quality, and drainage.

Policy 4.10.7. Land use planning and zoning should be the primary means for flood management in preference to structural improvements, where possible.

Policy 4.10.9. Detention basin design shall ensure that water entering the basin outflows completely within a specified time, thus minimizing standing water or long-term saturation within the basin.

Policy 8.1.5. Require an erosion and sediment control plan prepared by a civil engineer, or other qualified professional, as part of any grading permit application for new development. The erosion and sediment control plan shall delineate measures to appropriately and effectively minimize soil erosion and sedimentation.

Policy 8.2.1. Support and participate in planning efforts undertaken at the local, regional, State, and Federal levels to improve flood management facilities and dam safety throughout Contra Costa County.

Policy 8.2.2. Maintain, review at least every five years or earlier if necessary, and update as necessary, City flood safety plans, floodplain management ordinances, zoning ordinance, building codes and other related sections of the Municipal Code to reflect Safety Element goals, 8-27 policies and standards, applicable Federal and State law, and National Flood Insurance Program requirements. Require applications for development at urban or suburban densities in 100-year floodplain areas, and/or other flood-prone areas where there is a serious risk to life and property to demonstrate appropriate solutions or be denied.

Policy 8.2.3. Consider the risks of flooding and rising sea levels in the planning and environmental review of new development projects by requiring all development projects that require a building permit to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding. Ensure that

adequate drainage and erosion control measures are provided during project construction.

Policy 8.2.4. Ensure that construction activities and new development will not result in adverse impacts to existing properties and flood control and drainage structures.

Policy 8.2.5. Unless otherwise mitigated, require new structures to be located outside of the 100-year floodplain. All new development within an identified Flood Hazard Area shall be built according to Federal Emergency Management Agency standards.

Policy 8.2.6. Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues and erosion.

Policy 8.2.12. Require the review of development proposals near the shoreline of the Delta and within flood-prone areas by the CCCFWD, as an advisory agency, prior to approval by the City.

Discussion

a, ci-ciii. The General Plan EIR concluded that compliance with applicable General Plan policies would ensure that impacts related to discharge into surface waters or other alteration of surface water quality in violation with Regional Water Quality Control Board (RWQCB) standards would be less than significant. The following discussion provides a summary of the future development's potential to violate water quality standards/waste discharge requirements, alter the drainage pattern of the site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

Construction

Construction activities associated with future development of the project site such as grading, excavation, and trenching would result in the disturbance of on-site soils. The exposed soils have the potential to affect water quality in two ways: 1) suspended soil particles and sediments transported through runoff; or 2) sediments transported as dust that eventually reach local water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites also have the potential to enter runoff. Typical pollutants include, but are not limited to, petroleum and heavy metals from equipment and products such as paints, solvents, and cleaning agents, which could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment or contaminants should enter receiving waters in sufficient quantities. Impacts from construction-related activities would generally be short-term.

The State Water Resources Control Board (SWRCB) regulates stormwater discharges associated with construction activities where clearing, grading, or excavation results in land disturbance of one or more acres. The City's National Pollutant Discharge Elimination System (NPDES) permit requires applicants to show proof of coverage under the State's

General Construction Permit prior to receipt of any construction permits. The State's General Construction Permit requires a Stormwater Pollution Prevention Plan (SWPPP) to be prepared for future development of the site. A SWPPP describes BMPs to control or minimize pollutants from entering stormwater and must address both grading/erosion impacts and non-point source pollution impacts of the future development project. Because future development of the project site would disturb greater than one acre of land, future development would be subject to the requirements of the State's General Construction Permit and, with implementation of the required SWPPP and BMPs included therein, future development of the project site would not result in a violation of water quality standards and/or degradation of water quality.

Furthermore, pursuant to Municipal Code Sections 6.9.306 and 6.9.404, submittal of an erosion and sediment control plan would be required with submittal of the grading permit application to ensure water quality is not degraded during future development of the project site. The plan would include erosion and sediment control measures that would be implemented during grading and would be approved by the City Engineer. Given the required submittal and approval of a SWPPP and erosion and sediment control plan, future development of the project site would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction, and would not result in substantial erosion or siltation on- or off-site.

Post-Construction Operations

Following construction of future on-site residences, the site would be largely covered with impervious surfaces and landscaped areas, and topsoil would no longer be exposed. As such, the potential for erosion and associated impacts to water quality would be reduced. However, the addition of impervious surfaces on the site would result in the generation of urban runoff during project operations, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides. All municipalities within Contra Costa County (and the County itself) are required to develop more restrictive surface water control standards for new development projects as part of the renewal of the Countywide NPDES permit.

The City of Oakley has adopted the County C.3 Stormwater Standards, which require new development and redevelopment projects that create or alter 10,000 sf or more of impervious area to contain and treat all stormwater runoff from the project site. While development is not proposed at this time, a total of five single-family residences are anticipated to be constructed in the future, as well as associated utilities and an access roadway, on the 5.4-acre project site. Therefore, reasonable assumption exists that 10,000 sf or more of impervious surfaces would be added to the project site, and future development of the project site would be subject to the County C.3 Stormwater Standards.

Future development of the project site would also be subject to the requirements of the SWRCB and the RWQCB, as well as the County C.3 Standards, which are included in the City's NPDES General Permit. In addition, future development of the project site would be required to adhere to Title 6, Chapter 11, of the Municipal Code, which establishes standards for stormwater management and discharge. Prior to issuance of a building permit, the applicant would submit a Stormwater Control Plan that meets the criteria in the most recent version of the Contra Costa Clean Water Program *Stormwater C.3 Guidebook*. Compliance with such requirements would ensure that impacts to water quality standards or waste discharge requirements would not occur during operation of the future on-site residences.

The applicant for the project would be required to prepare a SWPPP. Pursuant to Section 6.11.212 of the Oakley Municipal Code, the applicant would be required to apply for a Water Discharger Identification (WDID) number from the State Water Board prior to the issuance of a grading permit and submit a SWPPP. In order to obtain a grading permit, the WDID number must be obtained and noted on the cover sheet of the grading plans. Furthermore, the applicant would be required to submit a stormwater control plan and implement conditions of approval that reduce stormwater pollutant charges. Prior to the issuance of grading permits, the applicant is required to prepare an interim and final erosion and sediment control plan, which would include a delineation and brief description of the measures to be undertaken to retain sediment on the site, as well as runoff and erosion control measures.

In addition, future development of the project site would be required to comply with General Plan Policy 8.2.3, which requires all new development to demonstrate how stormwater runoff would be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility. As such, future development of the project site would be required to submit a drainage report as part of the development review process.

Conclusion

Based on the above, given compliance with the City's Municipal Code and existing County regulations, impacts related to water quality would not occur during future project construction or operations. Impacts related to violation of water quality standards/waste discharge requirement, altering the drainage pattern of the site resulting in erosion or siltation, increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrading water quality during construction were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for such topics.

b,e As noted in the General Plan EIR, buildout of the General Plan is not anticipated to result in significant impacts on groundwater supplies. Water service for the future on-site residences would be provided by the DWD through new connections to existing utility lines within Sellers Avenue. According to the DWD's 2020 Urban Water Management Plan (UWMP), the primary water supply for distribution is treated surface water.[39] As a result, any increase in water demand associated with future development of the project site would be primarily met through surface water supply, rather than groundwater.

The DWD operates a groundwater supply system that currently consists of groundwater extracted from two wells in Oakley, which is then conveyed in a dedicated well supply pipeline to a blending facility. According to the DWD 2020 UWMP, the wells are connected to the East Contra Costa Subbasin underlying the City. The East Contra Costa Subbasin has been designated as a medium-priority basin by the Department of Water Resources, and is not in overdraft conditions.[40]

The project site represents a small area compared to the overall surface area of the East Contra Costa Subbasin. Therefore, any new impervious surfaces associated with future

[39] Diablo Water District. *2020 Urban Water Management Plan.* June 2021.
[40] *Ibid*.

development of the project site would not interfere substantially with groundwater recharge within the East Contra Costa Subbasin.

Based on the above, future development of the project site would not result in substantial adverse effects related to groundwater use or water supply. The General Plan EIR concluded that impacts related to groundwater recharge would be less than significant. Thus, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

c.iv. The General Plan EIR included an analysis of flood risks associated with implementation of the General Plan, including identification of 100-year flood hazard areas within the City. The General Plan EIR concluded that the implementation of drainage facilities within the City and compliance with General Plan policies and programs related to flooding would reduce impacts to a less-than-significant level. As discussed above, according to FEMA FIRM Panel Number 06013C0360G, the site is located in Zone X, identified as an area of minimal flood hazard. The City of Oakley does not have any specific requirements for projects located in Flood Zone X.

Thus, impacts related to impeding or redirecting flood flows were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

d. As discussed under question ‘c.iv’ above, the project site is not located within a flood hazard zone. Thus, future development of the project site would not be subject to substantial flooding risks. As noted in the General Plan EIR, the City of Oakley is subject to substantial risks related to tsunamis, and with implementation of General Plan policies related to seismic activity and construction standards, the impacts due to seiches and mudflows would be less than significant. Therefore, impacts related to flooding, tsunamis, and seiches were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any effects that would require further CEQA review for this topic.

XI. LAND USE AND PLANNING. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	☐	☐	✖
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	✖

Environmental Setting

The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site, and an approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. The City of Oakley General Plan designates the site as Rural Residential and the site is zoned R-40.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to land use and planning that are relevant to the proposed project:

Policy 2.1.4. Discourage development that results in land use incompatibility. Specifically, require buffers between uses where appropriate and discourage locating sensitive uses (residential) adjacent to existing potentially objectionable uses or locating potentially objectionable uses adjacent to sensitive uses. Examples of buffering techniques including, but are not limited to, landscaping, setbacks, screening and, where necessary, construction of sound walls.

Policy 2.1.5. Promote land use compatibility through use restrictions, development standards, environmental review, and design considerations.

Policy 2.2.6. Encourage residential development to occur in a balanced and efficient pattern that reduces sprawl, preserves open space, and creates convenient connections to other land uses.

Policy 2.2.7. Encourage new neighborhoods to include a variety of housing types and a mix and distribution of land uses, including schools, parks, shopping, restaurants, and services, that reduce auto trips and support walking, biking, and transit use.

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. While development of the project site is not proposed at this time, a total of five single-family residences are anticipated to be constructed on-site in the future, which would be consistent with the existing Rural Residential land use designation on the project site and the rural residences surrounding the project site. Therefore, future development of the project site would be a continuation of the surrounding development and would not isolate an existing land use. Furthermore,

future development of the project site would be consistent with the site's existing land use and zoning designations and, thus, would be consistent with the type and intensity of development that has previously been anticipated for the site by the City and analyzed in the General Plan EIR. The EIR concluded that the General Plan would not result in new development or features that would divide existing residential neighborhoods or communities, and impacts were determined to be less than significant. As such, impacts related to physically dividing an established community were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b. Future development of the project site would be consistent with the site's current General Plan land use designation of Rural Residential and zoning designation of R-40. As discussed throughout this Modified Initial Study, future development of the project site would not result in any new significant environmental effects that were not previously identified in the General Plan EIR and could not be substantially mitigated by uniformly applicable development policies and standards, pursuant to CEQA Guidelines Section 15183. In addition, future development of the project site would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City's noise standards, applicable regulations related to stormwater, and development standards included in the City of Oakley Municipal Code. For example, because the future on-site development would introduce new residents, the project applicant would be required to pay the City's parks and recreation impact fees. Furthermore, in compliance with the ECCC HCP/NCCP, future development would be subject to pay all applicable fees according to the Fee Zone Map of the ECCC HCP/NCP prior to construction, and would be required to complete pre-construction surveys for western burrowing owl, Swainson's hawk, golden eagle, and migratory birds. Therefore, impacts related to conflicts with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

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

Environmental Setting

According to the City's General Plan EIR, buildout of the General Plan is not expected to impact mineral resources. The Oakley 2020 General Plan Background Report, Chapter 9 lists the only mineral resource currently mined in the City of Oakley as sand. The report also states that Contra Costa County has crushed rock, shale, sand, and sandstone deposits, but impacts would not occur due to the distance of such deposits from the City of Oakley.

General Plan Policies

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

Discussion

a,b. The General Plan EIR concluded that because of the largely urbanized nature of the General Plan area, and because the City does not include areas identified for the protection of mineral resources, implementation of the General Plan would not result in any impact to mineral resources. Given that mineral resources are not located on-site, the proposed project would not result in any peculiar effects to mineral resources such that further CEQA review for this topic would be required. As such, impacts have been ***adequately addressed in the General Plan EIR***.

XIII. NOISE. *Would the project result in:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	✖
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	✖
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	✖

Environmental Setting

The following terms are referenced in this discussion:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this discussion will be A-weighted unless noted otherwise.
- Day-Night Average Level (L_{dn}): The average sound level over a 24-hour period, with a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. The nearest sensitive use includes the rural residence located approximately 150 feet to the west of the project site.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to noise that are relevant to the proposed project:

Policy 2.1.4. Discourage development that results in land use incompatibility. Specifically, require buffers between uses where appropriate and discourage locating sensitive uses (residential) adjacent to existing potentially objectionable uses or locating potentially objectionable uses adjacent to sensitive uses. Examples of buffering techniques including, but are not limited to, landscaping, setbacks, screening and, where necessary, construction of sound walls.

Policy 2.2.10. Locate residences away from areas of excessive noise, smoke, dust, odor, and lighting, and ensure that adequate provisions, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.

Policy 9.1.1. New development shall use the land use compatibility table shown in Figure 9-1 and the standards contained within Tables 9-7 and 9-8 for determining noise compatibility.

Policy 9.1.2. New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 9-1 as measured immediately within the property line or within a designated outdoor activity area (location is at the discretion of the Community Development Director) of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 9-1.

Policy 9.1.3. Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 9-7 as measured immediately within the property line of lands designated for noise-sensitive uses.

Policy 9.1.5. Noise created by new transportation noise sources shall be mitigated so as not to exceed the levels specified in Table 9-9 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Policy 9.1.6. It is anticipated that roadway improvement projects will be needed to accommodate build-out of the general plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained Table 9-9. Therefore, as an alternative, the following criteria may be used as a test of significance for roadway improvement projects:

- Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise- sensitive uses, a +5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise- sensitive uses, a +3 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise- sensitive uses, a +1.5 dB Ldn increase in noise levels due to roadway improvement projects will be considered significant.

Policy 9.1.7. Where noise mitigation measures are required to achieve the standards of Tables 9-7 and 9-9, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design- related noise mitigation measures have been integrated into the project.

Policy 9.1.8. Obtrusive, discretionary noise generated from residences, motor vehicles, commercial establishments, and/or industrial facilities should be minimized or prohibited.

Policy 9.2.1. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 9-9, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 9-9.

City Noise Standards

The City of Oakley General Plan Noise Element establishes a noise level standard of 60 dB as normally acceptable at residential land uses. Based upon General Plan Figure 9-1, an ambient noise level of 65 dBA Ldn is considered normally acceptable for single-family residential uses. In addition to the policies listed above, Policy 9.1.6 in the City's General Plan is summarized in Table 6.

Table 6
Significance of Changes in Noise Exposure

Ambient Noise Level Without Project, L_{dn}	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more

Source: Oakley General Plan, Focused General Plan Update, Adopted January 11, 2022.

Pursuant to the City's General Plan Table 9-7, with regard to non-transportation noise, exterior noise levels at residences should not exceed 55 dBA during daytime hours (7:00 AM to 10:00 PM) and 45 dBA during nighttime hours (10:00 PM to 7:00 AM).

Discussion

a. The General Plan EIR included an analysis of potential noise impacts associated with construction and operation of new development occurring pursuant to the General Plan. The General Plan EIR concluded that new development within the City would avoid significant impacts by conforming with requirements of the General Plan policies. Through compliance with applicable General Plan policies and programs, impacts related to increase in ambient noise levels would be less than significant.

The following discussion provides an analysis of potential construction and operational noise effects which may be peculiar to future development of the project site.

Construction Noise

During future construction of residential uses on-site, as facilitated by the proposed project, heavy-duty equipment would be used for grading, excavation, paving, and building construction, which would result in temporary noise level increases. Standard construction equipment, such as backhoes, dozers, and dump trucks would be used on-site. Project haul truck traffic on local roadways would also result in a temporary noise level increase during construction activities. Table 7 shows the predicted construction noise levels for future development of the project site.

Table 7
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.

Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Construction activities would be temporary in nature and are anticipated to occur during normal daytime hours. Section 4.2.208 of the Municipal Code restricts noise-producing construction activities to weekday hours between 7:30 AM and 7:00 PM Monday through Friday, and from 9:00 AM to 7:00 PM on weekends.

As the majority of the project site consists of a vacant lot, the use of a concrete saw during site preparation construction activities would be unlikely. Nonetheless, based on Table 7, activities involved in typical construction would generate maximum noise levels up to 90 dB at a distance of 50 feet. As one increases the distance from a source of noise, dispersion and distance attenuation reduce the effects of the source. The noise levels from a source will decrease at a rate of approximately 6.0 dB per every doubling of distance from the noise source. As previously discussed, the nearest sensitive receptor to the project site is the rural residence located approximately 150 feet to the west of the project site. A distance of 150 feet would result in a maximum noise level of approximately 81 dB. Nonetheless, future development of the project site would be consistent with the current General Plan land use and zoning designations, and, therefore, construction noise associated with future buildout of the project site has been anticipated, and the proposed project would not result in any peculiar effects related to an increase in ambient noise levels. As discussed above, the General Plan EIR determined that implementation of General Plan policies and programs would reduce the impact of construction-related noise to a less-than-significant level.

Operational Noise

Noise generated during future operations on the project site would be limited to typical residential-related on-site noise and traffic noise, as discussed in further detail below.

On-Site Noise

Future operation of five single-family residences on-site would include potential on-site noise sources, including HVAC equipment, vehicle movements, and landscaping maintenance equipment. Assuming the project HVAC systems and maintenance equipment would be in normal working order, such stationary noise sources associated with future development of the project site would not substantially increase noise levels

from what currently exists in the project area. In addition, given that the nearest noise-sensitive receptor is located approximately 150 feet from the project site, on-site operations associated with future development of the project site would not conflict with the City's applicable noise standards at the nearest receptor. Furthermore, future development of the project site is not anticipated to contribute a measurable operational noise level increase to the existing ambient noise environment at nearby sensitive receptor locations. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. Therefore, operational noise associated with future development of the project site with five single-family residences would be consistent with the existing residential uses in the project vicinity Five single-family residences is consistent with the project site's General Plan land use and zoning designations and, as a result, future development of the on-site residences and associated operational noise level increases have been anticipated by the City. As discussed above, the General Plan EIR concluded that with implementation of General Plan Policies, impacts related to operational noise from buildout of the General Plan would be less than significant.

Traffic Noise

The primary noise source associated with future operation of the proposed project would be traffic noise. Pursuant to Table 9-3 of the General Plan, noise level increases resulting from traffic associated with new projects should be mitigated so as not to exceed 65 dBA L_{dn} for residential uses.

Based on Table 9-2 of the General Plan, the nearest measured roadway segment, Delta Road east of Main Street, has existing traffic noise levels of 54.1 dB at 100 feet from the centerline of the roadway. As shown in Table 6, where existing noise levels are less than 60 dB, an increase in 5.0 dB would be a significant impact. Generally, a doubling of traffic volumes is required to increase traffic noise levels to 3.0 dB, and an increase of more than double would be required for traffic noise to increase by 5.0 dB. According to Table 3-2 of the General Plan, Sellers Avenue south of Cypress Road experiences approximately 3,500 trips per day. Due to the low number of residential units anticipated to be developed on-site, future on-site residences would not result in new vehicle trips such that a significant increase in traffic noise would occur. Specifically, according to the air quality/GHG modeling prepared for the proposed project, future development facilitated by the proposed project would result in a maximum of 48 trips per day. As such, given the comparatively minor contribution of future project-generated traffic, the increase in traffic associated with future project-generated trips is not anticipated to increase ambient noise levels greater than +5.0 dB. In addition, given that the project is consistent with the General Plan land use designation of the site, vehicle trips generated by future development of the project site were anticipated within the General Plan EIR analysis of traffic noise.

Impact 3.13A of the General Plan EIR determined that new development may increase traffic volumes along existing roadways and introduce traffic along new roadways, thereby exposing residents to excessive roadside noise levels and creating a potentially significant impact. However, implementation of the applicable General Plan policies, listed above, would reduce this impact to a less-than-significant level. Future development of the project site would be required to comply with all relevant General Plan Policies, listed above. Compliance with all relevant polices would reduce anticipated traffic noise associated with future development of the project site to a less-than-significant impact.

Based on the above, the proposed project would not result in a substantial increase in noise levels related to vehicle traffic.

Conclusion

Based on the above, future construction and operation of five residences on-site would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. Thus, impacts related to noise level increases and conflicts with the City's noise level standards were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration depends on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration is measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration in terms of peak particle velocities (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 8, which was developed by the California Department of Transportation (Caltrans), shows the vibration levels that would normally be required to result in damage to structures.

As shown in Table 8, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

The General Plan EIR included an analysis of potential vibration impacts associated with buildout of the General Plan, and determined that implementation of the General Plan policies and programs would avoid significant impacts. Therefore, through adherence to the requirements, policies, and strategies in the General Plan, the General Plan EIR concluded that vibration impacts would be less than significant.

During future project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction. The nearest sensitive receptor is located approximately 150 feet from where construction activities would occur within the project area.

As shown in Table 9, construction vibration levels anticipated for future development of the project site would be less than the 0.2 in/sec threshold at distances of 26 feet or more. Sensitive receptors that could be impacted by construction-related vibrations, especially

vibratory compactors/rollers, are located approximately 150 feet, or further, from the site boundaries.

Table 8
Effects of Vibration on People and Buildings

PPV		Human Reaction	Effect on Buildings
mm/sec	in/sec		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

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

Table 9
Vibration Levels for Various Construction Equipment

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

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

Furthermore, future development of the project site would only cause elevated vibration levels during construction, as the future on-site residences would not involve any uses or operations that would generate substantial groundborne vibration. Additionally, future construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours, consistent with Section 4.2.208 of the City's Municipal Code.

Based on the above, future construction and operation of five residences on-site would not result in the generation of excessive groundborne vibration. Thus, impacts related to vibration were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

c. As noted in the General Plan EIR, the public airport nearest to the planning area is the Byron Airport, which is located approximately 14 miles southeast of the planning area. In addition, the project site is not located within the vicinity of a private airstrip. Therefore, according to the General Plan EIR, impacts related to excessive noise levels from private airstrips or heliports would not occur during buildout of the General Plan, and further discussion of noise-related impacts from aviation facilities was not included in the General Plan EIR. The nearest airport to the site is Byron Airport, located approximately 9.75 miles south of the site. The site is not covered by an existing airport land use plan. Given that the project site is not located within two miles of a public or private airport, future development of the project site would not expose people residing in the project area to excessive noise levels associated with airports.

Based on the above, impacts related to aircraft noise was ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

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

Environmental Setting

The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site, and an approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. The City of Oakley General Plan designates the site as Rural Residential and the site is zoned R-40.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to population and housing that are relevant to the proposed project:

Policy 2.1.5. Promote land use compatibility through use restrictions, development standards, environmental review, and design considerations.

Policy 4.1.3. Analyze conformity with the growth management standards for all development projects, such as subdivision maps or land use permits.

Policy 4.1.4. Require from all new development, including major modifications to existing development, the construction of all necessary on- or off-site infrastructure and public services needed to serve the project in accordance with City standards.

Discussion

a. The General Plan concluded that the City of Oakley intends that new development would not be permitted unless the development is consistent with the City's performance standards. Such standards would mitigate impacts resulting from traffic and population growth and, therefore, impacts related to inducing growth and an increase in the number of housing units and jobs would be less than significant. Future development of the project site is anticipated to include the construction of five single-family residences on a site that is designated for residential uses. Based on the General Plan's average person per household value for single-family uses of 3.41, the five single-family residences would generate a population increase of approximately 17 residents, assuming all on-site residents are new to the City. The 2024 U.S. Census estimated the population of Oakley to be approximately 47,158.[41] An increase in population of 17 residents would constitute an approximately 0.04 percent increase in the City's population, which is not considered

[41] U.S. Census Bureau. *Quick Facts, City of Oakley, California.* Available at: https://www.census.gov/quickfacts/fact/table/oakleycitycalifornia/PST045224. Accessed April 2026.

substantial growth. In addition, as discussed in Section XIX, Utilities and Service Systems, of this IS/MND, adequate utility infrastructure would be available to support the future development of the project site. Furthermore, future on-site residential development would be consistent with the site's existing General Plan land use and zoning designations. As such, future development of the project site with residential uses, as well as the associated increase in population, has been anticipated and analyzed in the General Plan EIR. Thus, future development of the project site would not induce substantial unplanned population growth in an area, either directly or indirectly, and a less-than-significant impact would occur.

Based on the above, impacts related to inducing substantial unplanned population growth in an area, either directly or indirectly, were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b. The General Plan EIR concluded that buildout of the General Plan would result in a net increase in housing units and would not have direct physical impacts related to the displacement of housing units, and a less-than-significant impact would result. The project site is currently vacant with the exception of an existing structure used for storage of land maintenance equipment and does not include existing housing or other habitable structures. As such, future development of the project site would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, no impact would occur.

Based on the above, impacts related to displacement of substantial housing or people were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

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

Environmental Setting

The City of Oakley is served by the Contra Costa County Fire Protection District (CCCFPD) for fire protection services. The CCCFPD employs over 670 individuals and operates out of 35 fire stations located throughout the jurisdictional area.[42] Oakley is served by Station 93, located at 530 O'Hara Avenue, approximately 3.4 miles northwest of the project site. The City of Oakley Police Department (OPD) is located at 3231 Main Street, approximately 3.5 miles northwest of the project site and would provide police protection to the future development on the project site. The City of Oakley is served by the Oakley Union School District, which has seven elementary schools and two middle schools; the Liberty Union High School District, which has one high school in Oakley; and Antioch Unified School District, which has one K-8 school and two high schools with enrollment boundaries in Oakley.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to public services that are relevant to the proposed project:

Policy 4.1.4. Require from all new development, including major modifications to existing development, the construction of all necessary on- or off-site infrastructure and public services needed to serve the project in accordance with City standards.

Policy 4.2.1. Permit development only when financing mechanisms are in place or committed which assure that adopted performance standards for public facilities will be met.

Policy 4.2.2. Ensure that all future development projects provide public infrastructure and public services that fully serve the needs of the project and address any impacts created by such projects.

Policy 4.2.3. Ensure that new development does not adversely affect public facilities or services.

Policy 4.2.5. Require new development to pay its fair share of the cost of all existing public facilities and services it utilizes, as appropriate, based upon the

[42] Contra Costa County. *Fire Protection Districts.* Available at: https://www.contracosta.ca.gov/1550/Fire-Protection-Districts. Accessed May 2026.

demand for these facilities and services that can be attributed to new development.

Policy 4.2.6. Require new development to pay all costs of upgrading existing public facilities, constructing new facilities or expanding services that are needed to serve new development.

Policy 4.2.7. Financial impacts of new development on public facilities and services should generally be determined during the project review process and may be based on the analysis contemplated under the growth management program (Land Use Element) or otherwise. As part of the project approval, specific findings shall be adopted which relate to the demand for public facilities and services and how the demand affects the service standards included in the growth management program.

Policy 4.4.2. Require that new development pay its fair share of costs for new fire protection facilities and services.

Policy 4.4.3. Identify needed upgrades to fire facilities and equipment during project environmental review and planning activities.

Policy 4.4.4. Incorporate analysis of optimum fire and emergency service access into circulation system design to maximize the effectiveness of existing and proposed fire protection facilities.

Policy 4.5.2. Incorporate police protection standards and requirements into the land use planning process.

Policy 4.5.4. The City shall strive to provide sufficient personnel and capital facilities to ensure adequate police protection and appropriate response times.

Policy 4.5.5. Require that the Community Development Department refer, as appropriate, development proposals to the Police Department for review and comments.

Policy 4.5.7. Set fees to ensure that each dwelling unit, business, and vacant parcel pays a fair share of the cost of police services.

Policy 4.6.4. Encourage school districts to seek and receive their fair share of state and/or federal funds for school facilities.

Policy 4.6.5. Support the development of quality schools, to the extent possible, by coordinating development review with local school districts including such activities as designating school sites, obtaining dedications of school sites. Consider supporting appropriate local fees, special taxes, and bond issues intended for school construction.

Policy 4.6.6. Ensure that school facility impact fees are collected and work with developers and school districts to establish mitigation measures to ensure the availability of adequate school facilities.

Policy 4.6.9. The hearing body reviewing residential projects shall consider the availability of educational facilities and impact on school capacities.

Policy 4.6.11. Adequate provision of schools shall be assisted by coordinating review of new development with school districts and other service providers through the project review process, the environmental review process, and through joint planning with local school districts.

Policy 7.1.1. Develop and maintain a park system that provides 6 acres of parkland per 1,000 residents, consistent with the City of Oakley Parks, Trails, and Recreation Master Plan, including a minimum of 3 acres of community parks, 2 acres of neighborhood parks, and 1 acre of open space, special recreation areas, and greenbelts per thousand population.

Policy 7.1.3. Provide recreation services that enhance the quality of life and meet the changing needs of residents.

Policy 7.1.10. Require all development to dedicate parkland and/or pay in lieu, as well as pay impact fees sufficient to meet the added demand for parkland facilities.

Discussion

a,b. The General Plan EIR concluded that with implementation of applicable General Plan policies and programs, impacts related to strain on fire protection and law enforcement would be less than significant. While future development of the project site would result in increased demands on fire and police protection services, such demands would be consistent with what has been anticipated by the City and analyzed in the General Plan EIR.

As previously discussed, future development of the project site would result in the development of five single-family residences. As new residences typically generate a demand for fire services, an increase in demand for fire services would likely occur with implementation of the project. However, future development of the project site would be subject to participation in a Community Facilities District (CFD) prepared and administered by the CCCFPD. Participation in the CFD would mitigate for any increased demands on fire services that may result from the on-site residences, as well as ensure that the project conforms with the City of Oakley's General Plan Policy 4.4.2, which requires new developments to pay a fair share of costs for new fire protection facilities and services. Future development of the project site would be subject to the fire facilities impact fees established by the City of Oakley Municipal Code Section 9.2.502. Payment of the required impact fee would mitigate any potential impacts caused by increased demands on fire services that may result from future development of the project site and ensure that the proposed project conforms with the City of Oakley's General Plan Policy 4.4.2. Additionally, future development of the project site would not include any alterations to the circulation system of the surrounding area which could conflict with the City of Oakley's General Plan Policy 4.4.4, or lead to a degradation in response times. Furthermore, future development of the project site would comply with all applicable State and local requirements related to fire safety and security, including installation of fire sprinklers. Compliance with such standards would minimize fire and police protection demands associated with the project.

With respect to police protection services, the future five single-family residences would result in an increase in demand for police services. However, future development of the project site would be subject to Section 9.2.404 of the Municipal Code, which establishes the City's Public Facilities Fee. Revenue raised by payment of the Public Facilities Fee is

used to defray the costs for City-owned public facilities. Therefore, future development of the project site would be required to pay a fair share of the cost associated with the provision of police protection services. Compliance with Section 9.2.404 of the Municipal Code would ensure that future development of the project site conforms with the City of Oakley's General Plan Policy 4.5.7, which requires that each dwelling unit, business, and vacant parcel pays a fair share of the cost of police services. Given the payment of fees in accordance with City of Oakley Municipal Code, future development of the project site is not expected to cause significant degradation to response times or service ratios, which would induce the need for physically altered or expanded governmental facilities.

Based on the above, impacts related to the need for new or physically altered fire or police protection facilities, the construction of which could cause significant environmental impacts, were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

c. The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less than significant impact to schools.

The Oakley Union Elementary School District and Liberty Union High School District provide public educational services to the project site. As discussed throughout this IS/MND, the reasonably foreseeable consequence of approval of the proposed project is future development of the site with five single-family residences. According to the Oakley Union School District 2024/25 Demographics and Enrollment Projections, the Oakley Union School District student yield rate is 0.399 students per housing unit.[43] As such, future development of the project site with five single-family residences could increase the amount of school age children in the City by approximately two students.[44] Given the relatively small increase in student population that could occur as a reasonably foreseeable consequence of the proposed project, the increase in demand for school facilities would not be considered substantial. Nonetheless, the City of Oakley General Plan includes goals and policies set forth to ensure adequate primary and secondary schools are developed in response to population growth. The City expects the General Plan to assist in the goal of providing an efficient and complete educational system for the citizens of Oakley. For example, Policy 4.6.6, set forth in the General Plan, ensures that school facility impact fees are collected and requires that the City shall work with developers and school districts to establish mitigation measures to ensure the availability of adequate school facilities.

Future development of the project site would be required to pay the applicable School Impact Mitigation Development Fee to the Oakley Union Elementary School District and Liberty Union High School District prior to the issuance of any building permits. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any "legislative or adjudicative act involving the planning, use, or development of real property" (Government Code Section 65996[b]). Satisfaction of the Proposition 1A/SB 50 statutory requirements is deemed to be "full and

[43] Oakley Union School District. *2024/25 Demographics and Enrollment Projections.* November 2024.

[44] While the project site is also located in the Liberty Union High School District, information related to the district's student yield rate is not available. As such, the student yield rate for Oakley Union Elementary School District is assumed to cover students of all ages in the City of Oakley.

complete mitigation." As such, according to Proposition 1A/SB 50, the payment of the necessary school impact fees for the project would be full and satisfactory CEQA mitigation, and would be sufficient in reducing the impacts associated with an increase in students from the project.

Based on the above, impacts related to the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, ***were adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

d-e. The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less than significant impact to parks and recreation facilities, and other public facilities such as libraries.

Section 9.2.208 of the City of Oakley Municipal Code requires a minimum of five acres of parkland per 1,000 residents. As discussed above, future development of the project site with five single-family residences would result in an increase of approximately 17 new residents to the City. As such, approximately 0.085-acre of parkland would be required (17 new residents x 0.005 acres/resident). Section 9.2.204 of the City's Municipal Code requires subdividers of land to dedicate land, pay fees in lieu of, or a combination of both, for neighborhood and community park or recreational purposes, including open space. As future development of the project site would not provide any dedicated parkland, future development of the project site would be required to pay in-lieu fees to be used for the provision of parks and recreational services within the City. Future residents of the proposed project would have access to nearby parks such as Sunset Park Athletic Complex, located approximately 1.7 miles from the site, Creekside Park, located approximately 1.8 miles from the site, and Shady Oak Park, located approximately 2.1 miles from the site.

The Oakley Branch Library provides library services to all residents of Oakley and is located at 1050 Neroly Road, approximately 2.2 miles west of the project site. Other libraries in close proximity to the City of Oakley include the Antioch Library and the Brentwood Branch Library. Future residents of the proposed project would have access to the aforementioned facilities. While future buildout of the project site could result in an increase in demand for library services, due to the small increase in population associated with the future five on-site residences, existing library facilities would be sufficient to meet such demand. Furthermore, future development of the project site would be subject to payment of public facilities fees and the City's park impact fee, in accordance with Chapter 9.2 of the Municipal Code, which would help to fund expanded public facilities, services, and parks within the City.

Based on the above, impacts related to the need for new or physically altered schools, parks, or other public facilities, the construction of which could cause significant environmental impacts, were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XVI. RECREATION. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	✖
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	✖

Environmental Setting

The City of Oakley is currently served by a variety of parks and recreational facilities including neighborhood parks, community parks, trails, accessible open space, and waterfront recreation. The nearest recreational facilities to the project site are Sunset Park Athletic Complex, located approximately 1.7 miles to the south, Creekside Park, located approximately 1.8 miles to the northwest, and Shady Oak Park, located approximately 2.1 miles northwest. In addition, future residents of the project site could access Creekside Park by way of the Marsh Creek Regional Trail to the west of the project site.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to recreation that are relevant to the proposed project:

Policy 7.1.1. Develop and maintain a park system that provides 6 acres of parkland per 1,000 residents, consistent with the City of Oakley Parks, Trails, and Recreation Master Plan, including a minimum of 3 acres of community parks, 2 acres of neighborhood parks, and 1 acre of open space, special recreation areas, and greenbelts per thousand population.

Policy 7.1.3. Provide recreation services that enhance the quality of life and meet the changing needs of residents.

Policy 7.1.4. Design, develop and administer facilities and recreation services to avoid duplicating commercial and private facilities and services. The City will encourage private agencies to support or provide facilities needed to satisfy unmet needs.

Policy 7.1.10. Require all development to dedicate parkland and/or pay in lieu, as well as pay impact fees sufficient to meet the added demand for parkland facilities.

Discussion

a,b. The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact to parks and recreation facilities.

As discussed in Section XIV, Population and Housing, of this Modified Initial Study/15183 Checklist, future development of the project site is anticipated to include the construction of five single-family residences, which would result in a population increase of approximately 17 residents. The City of Oakley Municipal Code Section 9.2.208 requires

a minimum of five acres of parkland per 1,000 residents and, as noted previously, 0.085-acre of parkland would be required to accommodate the anticipated population increase associated with future development of the project site.

Section 9.2.204 of the City's Municipal Code requires subdividers of land to dedicate land, pay fees in lieu of, or a combination of both, for neighborhood and community park or recreational purposes, including open space. Thus, as future development of the project site would not provide any dedicated parkland, future development would be required to pay in-lieu fees to be used for the provision of parks and recreational services within the City. Given that future development of the project site would be required to comply with Chapter 9.2 of the Municipal Code, park impact fees imposed by the City would generate revenue to acquire necessary land to develop new parks or rehabilitate existing neighborhood parks and recreation facilities within the City.

Based on the above, impacts related parks and recreation facilities were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

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

Environmental Setting

According to the City's Focused General Plan Update, Oakley has a suburban spatial structure characterized by relatively low densities and a prevalence of automobile travel compared to other travel modes. The Oakley roadway system can be described as a hierarchy of streets, ranging from freeways, arterials, collectors, local streets, and two-lane rural roads. The project site is bound by Sellers Avenue to the east, with connections to East Cypress Road to the north and Delta Road to the south. As shown in Figure 3-7 of the City's Focused General Plan Update, the portion of Sellers Avenue near the project site is planned as a minor arterial street.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to transportation that are relevant to the proposed project:

Policy 3.1.3. Evaluate transportation performance with performance measures that emphasize the efficient movement of people and reduce rates of vehicle miles traveled (VMT).

Policy 3.1.8. Encourage a multi-modal circulation system that supports non-automobile travel. Incorporate universal design techniques to accommodate pedestrians of all ages and abilities. Ensure compliance with the ADA.

Policy 3.2.1. Provide maximum opportunities for bicycle and pedestrian circulation on existing and new roadway facilities.

Policy 3.2.2. Enhance opportunities for bicycle and pedestrian activity in new public and private development projects.

Policy 3.2.3. Continue to improve and expand bicycle and pedestrian facilities to ensure a safe and convenient a bicycle and pedestrian system that provides connections throughout Oakley and with neighboring areas, and is accessible to all users, including residents, recreational, and commuter users.

Policy 3.2.4. Design roadway facilities to accommodate bicycle and pedestrian traffic. Include Class I, II, III, or IV bicycle facilities as appropriate. Through the Design Review process, provide sidewalks on all roads, except in cases where very low pedestrian volumes and/or safety considerations preclude

sidewalks. Reduce pedestrian crossing distances and pedestrian wait time to the extent feasible.

Policy 3.3.1. Design new roadways and facilities to accommodate public transit. Support right-of-way design and amenities consistent with local transit goals to make it easier to get to transit services and improve transit as a viable alternative to driving.

Policy 3.3.2. Ensure that new public and private development supports public transit.

Policy 3.5.4. Incorporate mountable medians, shoulders to bypass queued vehicles, emergency signal preemption, and other features to improve emergency response times as appropriate and feasible on new roadways and on existing roadways.

Policy 3.7.3. Ensure that the density and mixture of future land uses (both public and private) encourage transit usage, walking and bicycling.

Policy 3.7.4. Provide sufficient parking, while considering the effect of parking supply on the use of alternate modes.

Policy 3.7.5. Mitigate development impacts and ensure that new development pays its own way.

Policy 3.7.6. New development should not result in inconsistent street frontage improvements along streets adjacent to and serving the project.

Policy 3.7.8. Encourage site planning that promotes all modes of transportation, and that minimizes vehicular trips between different land uses.

Policy 3.7.12. Support development that helps to reduce greenhouse gas emissions and vehicle miles traveled (VMT). Strive to reduce the rate of VMT per Resident in Oakley by at least 15 percent compared to year 2020. Strive to ensure the rate of VMT per Employee in Oakley remains lower than the countywide average.

Policy 4.4.4. Incorporate analysis of optimum fire and emergency service access into circulation system design to maximize the effectiveness of existing and proposed fire protection facilities.

Discussion

a. Since the release of the General Plan EIR, the law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used LOS to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Mitigation measures typically took the form of capacity-increasing improvements, which often had their own environmental impacts (e.g., to biological resources). Depending on circumstances, and an agency's tolerance for congestion (e.g., as reflected in its general plan), LOS D, E, or F often represented significant environmental effects. In 2013, however, the Legislature passed legislation with the intention of ultimately removing LOS in most instances as a basis for environmental analysis under CEQA. Enacted as part of SB 743 (2013), PRC Section 21099, subdivision (b)(1), directed the LCI, formerly the OPR, to prepare, develop,

and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. In developing the criteria, [LCI] shall recommend potential metrics to measure transportation impacts that may include, but are not limited to, vehicle miles traveled, vehicle miles traveled per capita, automobile trip generation rates, or automobile trips generated. The office may also establish criteria for models used to analyze transportation impacts to ensure the models are accurate, reliable, and consistent with the intent of this section."

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

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

Please refer to Question 'b' for a discussion of VMT.

Pedestrian, Bicycle, and Transit Facilities

The General Plan includes policies that provide for an integrated network of pedestrian and bicycle facilities, as well as for the needs of transit users. As such, the General Plan EIR concluded that implementation of the General Plan would not conflict with plans, programs and policies regarding bicycle, pedestrian, or transit facilities, or decrease the performance and safety of such facilities, and a less than significant impact would occur.

The project site is served by Tri-Delta Transit, and is provided service by Route 373. The closet bus stop is located at the intersection of Main Street and Delta Road, which is located approximately 1.25 miles to the west of the project site. Future development facilitated by the proposed project is anticipated to generate few transit trips, and the new ridership generated by the project would be accommodated by the existing transit services.

With respect to bicycle facilities, limited facilities exist in the project area. Figure 3-8 of the City's Focused General Plan Update shows that new bicycle facilities are planned to serve the area in the project vicinity, such as Class 4 bikeways along East Cypress Road, Laurel Road, and Neroly Road, and a Class 2 bikeway on Sellers Avenue adjacent to the project site. According to Figure 3-8 of the Focused General Plan Update, an existing Class 1 bikeway is located along Marsh Creek and an existing Class 2 bikeway is located along East Cypress Road, to the west and north of the project site, respectively. However, due

to the low number of residences anticipated to be constructed on-site, the project is anticipated to generate limited bicycle traffic.

With respect to pedestrian facilities, facilities consist of sidewalks, crosswalks, and pedestrian signals at signalized intersections. Due to the rural nature of the project site and adjacent areas, pedestrian facilities are limited. Apart from the sidewalk and crosswalks located north of the site on East Cypress Road and the sidewalk that extends onto Sellers Avenue that ends approximately 1.05 miles to the north of the project site, the surrounding area lacks other pedestrian amenities. As described throughout this Modified Initial Study/15183 Checklist, development of the project site is not proposed at this time. Nonetheless, future buildout of the proposed project would not conflict with a program, plan, ordinance, or policy addressing pedestrian facilities. Furthermore, due to the low number of residences anticipated to be constructed on-site, future development of the project site would not create a significant demand for pedestrian facilities in the site vicinity.

Conclusion

The project would not conflict with any existing or proposed pedestrian, bicycle, or transit facilities. Impacts related to conflicting with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities were ***adequately addressed in the General Plan EIR***, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Determination of impacts based on VMT have been required by law Statewide since July 1, 2020. Therefore, while the General Plan EIR did not analyze impacts to VMT associated with buildout of the General Plan, such impacts were analyzed within the Focused General Plan Update IS/ND. The IS/ND concluded that with implementation of General Plan policies aimed at reducing VMT, the VMT per capita with buildout of the Focused General Plan Update would be below the threshold of significance of 85 percent of existing VMT conditions. Based on LCI guidance, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact related to VMT.[45] According to the air quality/GHG modeling prepared for the proposed project, future development facilitated by the proposed project would result in a maximum of 48 trips per day. In addition, future development of the project site would be consistent with the site's General Plan land use designation of Rural Residential. As such, future development of the project site would not be anticipated to result in VMT greater than what was previously anticipated for the project site.

Based on the above, the proposed project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b). As such, impacts were ***adequately addressed in the General Plan EIR***, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

[45] Governor's Office of Land Use and Climate Innovation. *Technical Advisory on Evaluating Transportation Impacts in CEQA.* December 2018.

c,d. As noted in the General Plan EIR, future development within the City and roadway improvements would be designed in accordance with City standards and would be subject to all applicable General Plan policies. Compliance with the City standards and policies would ensure that the future development would not significantly increase hazards due to design features or incompatible uses. Therefore, the General Plan concluded that impacts associated with the implementation of the proposed General Plan would be less than significant.

While development of the project site is not proposed at this time, a total of five single-family residences are anticipated to be constructed in the future, as well as associated utilities and an access roadway from Sellers Avenue. Any improvements to Sellers Avenue, if necessary, would be required to comply with local, State, and federal standards, which would ensure that the alterations to the existing transportation network would not result in hazards due to a geometrical design feature. Furthermore, during future project construction, public roads in the vicinity would remain open and available for use by emergency vehicles and other traffic. In addition, any potential internal roadways on the project site would be designed consistent with applicable City of Oakley design standards and would provide adequate width at and along all potential driveways to allow for larger vehicles such as emergency trucks, garbage trucks, and delivery trucks.

Given that future development of the project site would be consistent with the site's General Plan land use designation, buildout of the project site and the potential for associated roadway design hazards has been anticipated by the City and analyzed in the General Plan EIR. In addition, all roadway/circulation system improvements included as part of future development of the project site would be consistent with applicable City engineering standards.

Based on the above, impacts related to substantially increasing hazards due to design features or incompatible uses were ***adequately addressed in the General Plan EIR***, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

XVIII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	☐	☐	✖
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	✖

Environmental Setting

The project site consists of a vacant lot with relatively flat topography and scattered trees throughout, with the exception of an existing structure used for storage of land maintenance equipment in the northwestern corner and a 12-foot-wide gated driveway from Sellers Avenue along the southwestern boundary. The project site has been subject to previous disturbance due to previous discing activities. The project site is located within an urban area of the City of Oakley and is generally surrounded by scattered rural residences and undeveloped/agricultural land.

General Plan Policies

Listed below are policies from the City of Oakley General Plan Update related to tribal cultural resources that are relevant to the proposed project:

Policy 6.4.1. Preserve areas that have identifiable and important archaeological or paleontological significance.

Policy 6.4.2. Review new development projects to conduct location-specific searches through the California Historical Resources Information System to determine whether project areas contain known archaeological resources, either prehistoric and/or historic-era, or have significant potential for such resources.

Policy 6.4.3. Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.

Policy 6.4.4. Consistent with State tribal consultation requirements, such as SB 18, consult with Native American tribes to identify any significant Native American tribal cultural resources that may be affected by new development and land use policy changes.

Discussion

a,b. As discussed previously, the General Plan EIR concluded that compliance with existing regulations, including the General Plan policies and actions, would ensure that potential impacts to archaeological resources would be less than significant.

It should be noted that AB 52 (PRC Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines that additional environmental review is not required for the project, consistent with CEQA Guidelines Section 15183.

As discussed in Section V, Cultural Resources, of this Modified Initial Study/15183 Checklist, the project-specific CHRIS search indicated that cultural resources have not been documented within the project site or within a 0.25-mile radius. In addition, a search of the NAHC SLF did not yield any information regarding the presence of Tribal Cultural Resources within the project site. Furthermore, archaeological resources or any tribal cultural resources were not identified on-site during the field survey conducted as part of the Cultural Resource Study.

Future development facilitated by the proposed project would be required to adhere to all applicable General Plan policies and programs in the event that archaeological or paleontological resources are discovered during construction, including Program 6.4.C, as discussed in Section V, Cultural Resources, of this Modified Initial Study/15183 Checklist. General Plan Program 6.4.C would require all new development, infrastructure, and other ground-disturbing projects to cease all work within 100 feet of the discovery, notification of the Community Development Director, and examination of the resources by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures. Work may only resume when appropriate protections are in place and have been approved by the Community Development Director. If human remains are discovered during any ground disturbing activity, work shall stop until the Community Development Director and the Contra Costa County Coroner have been contacted; if the human remains are determined to be of Native American origin, the NAHC and the most likely descendants have been consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

Additionally, as noted in the General Plan EIR, Health and Safety Code (Section 7052) prohibits disturbance of human remains except under certain conditions. The Code specifies procedures to be followed in the event that Native American graves are found. If human remains are discovered, ground-disturbing activities must cease. A coroner must then be contacted to analyze the remains. If the coroner determines that the remains are Native American in origin, the NAHC must be consulted on the matter.

Given that future development of the project site would be consistent with the site's General Plan land use designation, future buildout of the project site and potential disturbance of buried tribal cultural resources has been anticipated by the City and analyzed in the General Plan EIR. In addition, as previously discussed, pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. […]" In the case of future development of the project site, compliance

with General Plan policies, as well as State and local regulations, would substantially mitigate potential project impacts to cultural resources.

Based on the above, the proposed project is not expected to adversely impact tribal cultural resources. Therefore, impacts related to resulting in a substantial adverse change in the significance of a tribal cultural resource were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

XIX. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	✖
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	✖
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	✖
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	✖
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	✖

Environmental Setting

The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site and an approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. Sellers Avenue bounds the site to the east. The project site does not currently contain utility infrastructure; however, existing water, wastewater, electricity, and telecommunications infrastructure is available in the site vicinity.

General Plan Policies

Listed below are relevant policies from the City of Oakley General Plan Update related to utilities and service systems that may be applicable to the proposed project:

Policy 4.1.4. Require from all new development, including major modifications to existing development, the construction of all necessary on- or off-site infrastructure and public services needed to serve the project in accordance with City standards.

Policy 4.7.5. Consider solid waste disposal capacity in land use planning and permitting activities, along with other utility requirements, such as water and sewer service.

Policy 4.8.1. Coordinate future development with all water agencies to ensure facilities are available for proper water supply.

Policy 4.8.4. Ensure that new development pays the costs related to the need for increased water system capacity.

Policy 4.8.12. Reduce the need for water system improvements by encouraging new development to incorporate water conservation measures to decrease peak water use.

Policy 4.9.1. Coordinate future development with the Ironhouse Sanitary District to ensure facilities are available for proper wastewater management.

Policy 4.9.4. Reduce the need for wastewater collection and treatment associated with future growth by requiring new development to incorporate water conservation measures, which reduce flows into the sanitary sewer system.

Policy 8.2.3. Consider the risks of flooding and rising sea levels in the planning and environmental review of new development projects by requiring all development projects that require a building permit to demonstrate how storm water runoff will be detained or retained on-site, treated, and/or conveyed to the nearest drainage facility as part of the development review process. Project applicants shall demonstrate that project implementation would not result in increases in the peak flow runoff to adjacent lands or drainage facilities that would exceed the design capacity of the drainage facility or result in an increased potential for off-site flooding. Ensure that adequate drainage and erosion control measures are provided during project construction.

Policy 8.2.4. Ensure that construction activities and new development will not result in adverse impacts to existing properties and flood control and drainage structures.

Policy 8.2.6. Ensure that any development activity that requires a grading permit does not impact adjacent properties, local creeks and storm drainage systems by designing and building the site to drain properly to minimize drainage issues and erosion.

Discussion

a-c. Brief discussions of the water, wastewater, stormwater drainage, electrical, and telecommunications facilities that would serve future on-site development are included below.

Water

The General Plan EIR determined that impacts related to water supply would be less than significant with the implementation of relevant General Plan policies and programs. Water service for the proposed project would be provided by the DWD by way of new connections to existing utility lines within Sellers Avenue. Pursuant to the DWD's 2020 UWMP, DWD's primary water supply for the distribution system is treated surface water from the United States Bureau of Reclamation's Central Valley Project (CVP) purchased from the Contra Costa Water District (CCWD). CVP water is conveyed through the Contra Costa Canal and Los Vaqueros system, and treated at the Randall-Bold Water Treatment Plant in

Oakley, which is jointly owned by DWD and CCWD.[46] According to the DWD 2020 UWMP, water demand for single-family residential uses is projected to increase from 1,744 million gallons (MG) to 2,679 MG between 2025 and 2040. [47] Currently, the DWD has a baseline demand of 177 gallons per capita.[48] The proposed project would allow for future development of five single-family residences. Based on the City of Oakey's estimate of 3.41 persons per household, future development of the project site would add approximately 17 residents to the area. Thus, future development of the project site is projected to increase water demand by 3,009 gallons per day (177 gallons per capita x 187 residents), or approximately 1.1 MG per year.

According to the DWD 2020 UWMP, the DWD's projected water supply exceeds the water demand for normal, single-dry, and multiple-dry years until at least 2040.[49] For example, during the fifth year of drought in 2040, the anticipated supply exceeds the anticipated demand by 1,078 MG per year. Therefore, the DWD would have sufficient water supply to accommodate water demand increases associated with future development of the project site.

Moreover, while future development of the project site would result in increased water consumption at the project site, the increase in demand has been captured in DWD's demand projections, as future development of the project site would be consistent with the site's General Plan land use designation and DWD's demand estimates for the City of Oakley are based on buildout of the City's General Plan.[50] Consequently, the DWD has anticipated increased water demand due to future development of the project site compared to existing conditions.

Given that future development of the project site would be consistent with the site's current land use and zoning designations, the type and intensity of growth that would be induced by future development facilitated by the proposed project was generally considered in the General Plan Update and associated water use has been analyzed in the General Plan EIR and the DWD 2020 UWMP. Therefore, future development of the project site would not require or result in the construction of new water treatment facilities or expansion of existing facilities, and sufficient water supplies would be available to serve future development from existing entitlements and resources.

Wastewater

Sanitary sewer services would be provided to the project site by ISD. The wastewater system is composed of collection, treatment, and effluent recycling facilities. ISD operates and maintains the sewer system, which collects wastewater flows from individual developments within the City and conveys flows to ISD's Water Recycling Facility. Wastewater is ultimately treated and stored either at the facility in a large 76 million gallon holding pond, or the treated water is conveyed to an outfall pipe in the San Joaquin River. According to the City's Focused General Plan Update, the Water Recycling Facility's average daily flow from 2015 to 2017 was 2.4 MGD. The facility has a treatment capacity of approximately 4.3 MGD.[51] The General Plan EIR determined that impacts related to

46 Diablo Water District. *2020 Urban Water Management Plan.* June 2021.
47 Diablo Water District. *2020 Urban Water Management Plan* [pg. 3-2]. June 2021.
48 Diablo Water District. *2020 Urban Water Management Plan* [pg. 3-5]. June 2021.
49 Diablo Water District. *2020 Urban Water Management Plan* [pg. 5-5 to 5-6]. June 2021.
50 Diablo Water District. *2020 Urban Water Management Plan* [pg. 2-2]. June 2021.
51 Ironhouse Sanitary District. *Sewer System Management Plan* [pg. 1-5]. August 2025.

wastewater treatment capacity would be less than significant with the implementation of relevant General Plan policies and programs.

Using standard industry assumptions that (1) domestic water use represents 40 percent of consumption; and (2) wastewater generation represents 90 percent of domestic water use, future development of the project site would generate approximately 1,083 gallons of effluent on a daily basis (3,009 gallons x 0.40 x 0.90). The addition of wastewater from future development facilitated by the proposed project would represent less than one percent of the Water Recycling Facility's available capacity; therefore, future development of five residences would not require the construction of new or expansion of existing wastewater treatment facilities, as the Water Recycling Facility has adequate capacity to serve future development of the project site.

Given that future development of the project site is consistent with the site's current General Plan land use designation, the type and intensity of growth that would be induced by future development facilitated by the proposed project has been considered in the General Plan and associated wastewater generation has been analyzed in the General Plan EIR. Furthermore, given the available capacity within the wastewater facility, future development of the project site would not result in inadequate capacity to serve the project's projected demand in addition to the existing commitments. Thus, future development of the project site would not result in any peculiar effects related to wastewater generation, and the criteria for requiring further CEQA review are not met.

Stormwater

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist. As noted therein, the Stormwater Control Plan that would be required prior to issuance of a building permit, pursuant to Title 6, Chapter 11 of the Municipal Code, would ensure that future development of the project site would not significantly increase stormwater flows into the City's existing system. The final drainage system design for the project and SWPPP would be subject to review and approval by the City of Oakley City Engineer to confirm that the proposed drainage system for the project is consistent with the City's Storm Management and Discharge Control Ordinance. Therefore, future development of the project site would not result in significant environmental effects as a result of the construction of new stormwater drainage facilities or expansion of existing facilities.

Electricity and Telecommunications

The General Plan EIR found implementation of all applicable General Plan policies and programs would reduce impacts related to utility service capabilities to be less than significant. According to the General Plan EIR, the City of Oakley is served by PG&E for electricity service and natural gas, and Pacific Bell, which is now AT&T, for telecommunication services. It should be noted that natural gas would not be used for future development of the project site. Future development would be provided electricity by PG&E by way of existing electrical infrastructure in the project vicinity, and existing telecommunication facilities exist within the vicinity of the project site. Future development facilitated by the proposed project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts to electricity and telecommunications infrastructure would be less than significant.

Conclusion

The General Plan EIR found that implementation of all applicable General Plan policies and programs would reduce impacts related to utilities and service systems to be less than significant. Based on the above, impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, as well as impacts related to sufficient water supplies being available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and the availability of adequate capacity to serve the wastewater demand projected for the proposed project in addition to the City's existing commitments, were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

d,e. The General Plan EIR concluded that applicable policies and programs included in the General Plan would reduce potential impacts related to solid waste disposal to a less-than-significant level. Solid waste, recyclable materials, and compostable material from the City of Oakley is hauled to Potrero Hills Landfill, located in Solano County. The landfill has a maximum permitted throughput of 4,330 tons per day. According to the California Department of Resources Recycling and Recovery (CalRecycle), the Potrero Hills Landfill has a remaining capacity of 13,872,000 cubic yards out of a total permitted capacity of 83,100,000 cubic yards.[52]

Due to the substantial amount of available capacity remaining at Potrero Hills Landfill, sufficient capacity would be available to accommodate the project's future solid waste disposal needs. Additionally, because the site has been anticipated for development by the City General Plan, impacts related to solid waste resulting from development of the site have already been evaluated in the City's General Plan EIR.

Furthermore, as required by CALGreen Code Section 4.408, future development of the project site would be required to submit a Waste Management Plan to the City detailing on-site sorting of construction debris. Implementation of the Waste Management Plan would ensure that future development of the project site meets established diversion requirements for reused or recycled construction waste.

Therefore, future development of the project site would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, impacts related to solid waste were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

[52] California Department of Resources Recycling and Recovery. *SWIS Facility/Site Activity Details. Potrero Hills Landfill (48-AA-0075)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1194?siteID=3591. Accessed April 2026.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	✖
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	✖
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	✖

Environmental Setting

The majority of the site consists of a vacant lot with relatively flat topography and scattered trees throughout. An existing structure used for storage of land maintenance equipment is located in the northwestern corner of the project site and an approximately 12-foot-wide gated driveway from Sellers Avenue is located along the southeastern boundary of the project site. The site is generally surrounded by scattered rural residences and undeveloped/agricultural land. Sellers Avenue bounds the site to the east.

State responsibility areas (SRAs) are not located within the City's Planning Area. In addition, according to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within a Very High FHSZ.[53]

General Plan Policies

Listed below are relevant policies from the City of Oakley General Plan Update related to wildfire that may be applicable to the proposed project:

Policy 4.4.2. Require that new development pay its fair share of costs for new fire protection facilities and services.

Policy 4.4.6. Require the provision of fire fighting equipment access to open space areas in accordance with the Fire Protection Code and to all future development in accordance with Fire Access Standards.

Discussion

a-d. The General Plan EIR concluded that compliance with applicable federal, state, and local laws and regulations as well as General Plan policies and strategies, would ensure that impacts from wildland hazards would be less than significant.

[53] California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed April 2026.

The project site is not located within an SRA or Very High FHSZ. The nearest High or Very High Fire FHSZ is located approximately 3.8-mile to the southwest, and the project site is separated from such areas by existing urban development, which serves as a fire break for the project site. In addition, future development facilitated by the proposed project would be required to comply with all applicable requirements of the CFC, as adopted by Chapter 7.1.102 of the City's Municipal Code, including installation of fire sprinkler systems. The project site is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future residents. Given that lands located just outside of the immediate site vicinity to the north and east consist of largely developed single-family neighborhoods and the project site is situated adjacent to existing roads, water lines, and other utilities, future development facilitated by the proposed project would not result in substantial fire risks related to installation or maintenance of such infrastructure. Lastly, as discussed in Section VII, Geology and Soils, and Section X, Hydrology and Water Quality, of this Modified Initial Study/15183 Checklist, future development of the proposed project would not expose people or structures to significant risks related to flooding or landslides.

Based on the above, impacts related to wildfire risks were ***adequately addressed in the General Plan EIR***, and the site would not be subject to any peculiar hazards related to wildfire risk.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	✖
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	✖
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	✖

Discussion

a. As discussed in Section IV, Biological Resources, of this Modified Initial Study/15183 Checklist, the potential exists for western burrowing owl, Swainson's hawk, and golden eagle to occur on or adjacent to the project site. However, future development of the project site would be required to comply with ECCC HCP/NCCP requirements and implement applicable AMMs, which would ensure that impacts are reduced to a less than significant level. In addition, while the field survey of the project site did not locate any historical or archaeological resources, the Cultural Resource Study determined that the project site contains a moderate potential for buried pre-historic archaeological sites due to the site's distance to Marsh Creek. However, future development of the project site would comply with General Plan policies and programs, including Program 6.4.C., related to preservation of archaeological resources and human remains if such resources are discovered within the project site during future construction activities, which would ensure that impacts are reduced to a less than significant level.

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

b. Future development of the project site, in conjunction with other development within the City of Oakley, could incrementally contribute to cumulative impacts in the area. However, future development facilitated by the proposed project was included in the future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that all potential cumulative impacts would be less than significant with implementation of General Plan policies and programs. Given that future development of

the project site would be consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR. Cumulative effects peculiar to the project or project site do not exist. Additionally, future development facilitated by the proposed project does not include cumulative impacts that were not analyzed or discussed in the previous EIR. Furthermore, as discussed throughout this Modified Initial Study/15183 Checklist, all impacts associated with the proposed project were ***adequately addressed in the General Plan EIR***, and the proposed project would not result in any peculiar effects that would require further CEQA review. As such, this Modified Initial Study/15183 Checklist does not include any substantial new information that shows impacts are more severe than previously discussed, and further analysis is not required.

c. As described in this Modified Initial Study/15183 Checklist, future development of the project site would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study/15183 Checklist, future development of the project site would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan EIR. Therefore, impacts have been ***adequately addressed in the General Plan EIR***, and further analysis is not required in this Modified Initial Study/15183 Checklist.

APPENDIX A

AIR QUALITY AND GREENHOUSE GAS MODELING RESULTS

Hacienda Estates Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

2.2.2. Onsite Construction Emissions by Year, Unmitigated

2.2.3. Offsite Construction Emissions by Year, Unmitigated

2.2.4. Total Construction Emissions by Year, Mitigated

2.2.5. Onsite Construction Emissions by Year, Mitigated

2.2.6. Offsite Construction Emissions by Year, Mitigated

2.3. Operations Emissions Compared Against Thresholds

2.4. Operations Emissions by Sector, Unmitigated

2.5. Operations Emissions by Sector, Mitigated

3. Construction Emissions Details

3.1. Demolition (2027)

3.1.1. Onsite - Unmitigated

3.1.2. Offsite - Unmitigated

3.1.3. Onsite - Mitigated

3.1.4. Offsite - Mitigated

3.2. Site Preparation (2027)

3.2.1. Onsite - Unmitigated

3.2.2. Offsite - Unmitigated

3.2.3. Onsite - Mitigated

3.2.4. Offsite - Mitigated

3.3. Grading (2027)

3.3.1. Onsite - Unmitigated

3.3.2. Offsite - Unmitigated

3.3.3. Onsite - Mitigated

3.3.4. Offsite - Mitigated

3.4. Building Construction (2027)

3.4.1. Onsite - Unmitigated

3.4.2. Offsite - Unmitigated

3.4.3. Onsite - Mitigated

3.4.4. Offsite - Mitigated

3.5. Paving (2027)

3.5.1. Onsite - Unmitigated

3.5.2. Offsite - Unmitigated

3.5.3. Onsite - Mitigated

3.5.4. Offsite - Mitigated

3.6. Architectural Coating (2027)

3.6.1. Onsite - Unmitigated

3.6.2. Offsite - Unmitigated

3.6.3. Onsite - Mitigated

3.6.4. Offsite - Mitigated

3.7. Architectural Coating (2028)

3.7.1. Onsite - Unmitigated

3.7.2. Offsite - Unmitigated

3.7.3. Onsite - Mitigated

3.7.4. Offsite - Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

8. User Changes to Default Data

8.1. Justifications

8.3. Land Use

8.4. Construction

8.4.1. Construction Phases

8.5. Operations

8.5.2. Area Sources

8.5.2.1. Hearths

8.5.3. Energy Usage

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Hacienda Estates
Construction Start Date	1/1/2027
Operational Year	2028
Lead Agency	City of Oakley
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60000
Precipitation (days)	20.6000
Location	37.97279124954225, -121.67877008180513
County	Contra Costa
City	Oakley
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1362
EDFZ	1
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.43

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Single Family Housing	5.00000	Dwelling Unit	5.40000	9,750.00	191,000	—	14.0000	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Energy	E-10-B	Establish Onsite Renewable Energy Systems: Solar Power

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.06301	1.83682	10.2440	14.1511	0.02522	0.35582	0.02162	0.37744	0.32737	0.00523	0.33260	—	2,562.79	2,562.79	0.10377	0.02330	0.09245	2,572.43
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.68787	3.10174	28.0167	28.8235	0.04891	1.17173	19.8017	20.9734	1.07799	10.1364	11.2143	—	5,433.63	5,433.63	0.21837	0.04926	0.01644	5,453.71
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.53117	1.34116	8.72049	10.9823	0.01923	0.32298	1.31109	1.63407	0.29716	0.65629	0.95345	—	2,005.43	2,005.43	0.08115	0.01912	0.05644	2,013.21
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.27944	0.24476	1.59149	2.00427	0.00351	0.05894	0.23927	0.29822	0.05423	0.11977	0.17400	—	332.021	332.021	0.01344	0.00317	0.00934	333.310

2.2. Construction Emissions by Year

2.2.1. Total Construction Emissions by Year, Unmitigated

Includes both onsite and offsite emissions.

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.06301	1.83682	10.2440	14.1511	0.02522	0.35582	0.02162	0.37744	0.32737	0.00523	0.33260	—	2,562.79	2,562.79	0.10377	0.02330	0.09245	2,572.43
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.68787	3.10174	28.0167	28.8235	0.04891	1.17173	19.8017	20.9734	1.07799	10.1364	11.2143	—	5,433.63	5,433.63	0.21837	0.04926	0.01644	5,453.71
2028	0.81752	0.79486	0.80904	1.12886	0.00173	0.01536	0.00298	0.01833	0.01413	0.00070	0.01483	—	136.260	136.260	0.00549	0.00121	0.00024	136.758
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	1.53117	1.34116	8.72049	10.9823	0.01923	0.32298	1.31109	1.63407	0.29716	0.65629	0.95345	—	2,005.43	2,005.43	0.08115	0.01912	0.05644	2,013.21
2028	0.01120	0.01089	0.01108	0.01546	0.00002	0.00021	0.00004	0.00025	0.00019	0.00001	0.00020	—	1.86699	1.86699	0.00008	0.00002	0.00006	1.87382
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.27944	0.24476	1.59149	2.00427	0.00351	0.05894	0.23927	0.29822	0.05423	0.11977	0.17400	—	332.021	332.021	0.01344	0.00317	0.00934	333.310
2028	0.00204	0.00199	0.00202	0.00282	< 0.000005	0.00004	0.00001	0.00005	0.00004	< 0.000005	0.00004	—	0.30910	0.30910	0.00001	< 0.000005	0.00001	0.31023

2.2.2. Onsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.05445	1.82977	10.2221	14.0633	0.02512	0.35562	0.00000	0.35562	0.32717	0.00000	0.32717	—	2,530.59	2,530.59	0.10265	0.02053	0.00000	2,539.27
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	19.6570	20.8287	1.07799	10.1024	11.1804	—	5,297.82	5,297.82	0.21490	0.04298	0.00000	5,316.00
2028	0.81639	0.79385	0.80814	1.11833	0.00173	0.01536	0.00000	0.01536	0.01413	0.00000	0.01413	—	133.517	133.517	0.00542	0.00108	0.00000	133.975

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	1.51857	1.33066	8.69473	10.8661	0.01914	0.32280	1.27838	1.60119	0.29698	0.64848	0.94546	—	1,964.14	1,964.14	0.07967	0.01593	0.00000	1,970.88
2028	0.01118	0.01087	0.01107	0.01532	0.00002	0.00021	0.00000	0.00021	0.00019	0.00000	0.00019	—	1.82900	1.82900	0.00007	0.00001	0.00000	1.83528
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.27714	0.24285	1.58679	1.98307	0.00349	0.05891	0.23330	0.29222	0.05420	0.11835	0.17255	—	325.185	325.185	0.01319	0.00264	0.00000	326.301
2028	0.00204	0.00198	0.00202	0.00280	< 0.000005	0.00004	0.00000	0.00004	0.00004	0.00000	0.00004	—	0.30281	0.30281	0.00001	< 0.000005	0.00000	0.30385

2.2.3. Offsite Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.00856	0.00705	0.02189	0.08777	0.00010	0.00020	0.02162	0.02182	0.00020	0.00523	0.00542	—	32.2039	32.2039	0.00112	0.00277	0.09245	33.1509
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.05794	0.05004	0.17100	0.54414	0.00069	0.00132	0.15181	0.15313	0.00132	0.03668	0.03800	—	219.330	219.330	0.01058	0.02146	0.01644	226.007
2028	0.00113	0.00101	0.00090	0.01052	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	2.74345	2.74345	0.00007	0.00012	0.00024	2.78262
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.01260	0.01050	0.02575	0.11618	0.00009	0.00018	0.03271	0.03289	0.00018	0.00781	0.00799	—	41.2891	41.2891	0.00148	0.00319	0.05644	42.3319
2028	0.00002	0.00001	0.00001	0.00014	0.00000	0.00000	0.00004	0.00004	0.00000	0.00001	0.00001	—	0.03799	0.03799	< 0.000005	< 0.000005	0.00006	0.03854
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.00230	0.00192	0.00470	0.02120	0.00002	0.00003	0.00597	0.00600	0.00003	0.00142	0.00146	—	6.83587	6.83587	0.00024	0.00053	0.00934	7.00853
2028	< 0.000005	< 0.000005	< 0.000005	0.00003	0.00000	0.00000	0.00001	0.00001	0.00000	< 0.000005	< 0.000005	—	0.00629	0.00629	< 0.000005	< 0.000005	0.00001	0.00638

2.2.4. Total Construction Emissions by Year, Mitigated

Includes both onsite and offsite emissions.

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.06301	1.83682	10.2440	14.1511	0.02522	0.35582	0.02162	0.37744	0.32737	0.00523	0.33260	—	2,562.79	2,562.79	0.10377	0.02330	0.09245	2,572.43
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	3.68787	3.10174	28.0167	28.8235	0.04891	1.17173	19.8017	20.9734	1.07799	10.1364	11.2143	—	5,433.63	5,433.63	0.21837	0.04926	0.01644	5,453.71
2028	0.81752	0.79486	0.80904	1.12886	0.00173	0.01536	0.00298	0.01833	0.01413	0.00070	0.01483	—	136.260	136.260	0.00549	0.00121	0.00024	136.758
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	1.53117	1.34116	8.72049	10.9823	0.01923	0.32298	1.31109	1.63407	0.29716	0.65629	0.95345	—	2,005.43	2,005.43	0.08115	0.01912	0.05644	2,013.21
2028	0.01120	0.01089	0.01108	0.01546	0.00002	0.00021	0.00004	0.00025	0.00019	0.00001	0.00020	—	1.86699	1.86699	0.00008	0.00002	0.00006	1.87382
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.27944	0.24476	1.59149	2.00427	0.00351	0.05894	0.23927	0.29822	0.05423	0.11977	0.17400	—	332.021	332.021	0.01344	0.00317	0.00934	333.310
2028	0.00204	0.00199	0.00202	0.00282	< 0.000005	0.00004	0.00001	0.00005	0.00004	< 0.000005	0.00004	—	0.30910	0.30910	0.00001	< 0.000005	0.00001	0.31023

2.2.5. Onsite Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	2.05445	1.82977	10.2221	14.0633	0.02512	0.35562	0.00000	0.35562	0.32717	0.00000	0.32717	—	2,530.59	2,530.59	0.10265	0.02053	0.00000	2,539.27
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2027	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	19.6570	20.8287	1.07799	10.1024	11.1804	—	5,297.82	5,297.82	0.21490	0.04298	0.00000	5,316.00
2028	0.81639	0.79385	0.80814	1.11833	0.00173	0.01536	0.00000	0.01536	0.01413	0.00000	0.01413	—	133.517	133.517	0.00542	0.00108	0.00000	133.975
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	1.51857	1.33066	8.69473	10.8661	0.01914	0.32280	1.27838	1.60119	0.29698	0.64848	0.94546	—	1,964.14	1,964.14	0.07967	0.01593	0.00000	1,970.88
2028	0.01118	0.01087	0.01107	0.01532	0.00002	0.00021	0.00000	0.00021	0.00019	0.00000	0.00019	—	1.82900	1.82900	0.00007	0.00001	0.00000	1.83528
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.27714	0.24285	1.58679	1.98307	0.00349	0.05891	0.23330	0.29222	0.05420	0.11835	0.17255	—	325.185	325.185	0.01319	0.00264	0.00000	326.301
2028	0.00204	0.00198	0.00202	0.00280	< 0.000005	0.00004	0.00000	0.00004	0.00004	0.00000	0.00004	—	0.30281	0.30281	0.00001	< 0.000005	0.00000	0.30385

2.2.6. Offsite Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.00856	0.00705	0.02189	0.08777	0.00010	0.00020	0.02162	0.02182	0.00020	0.00523	0.00542	—	32.2039	32.2039	0.00112	0.00277	0.09245	33.1509
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.05794	0.05004	0.17100	0.54414	0.00069	0.00132	0.15181	0.15313	0.00132	0.03668	0.03800	—	219.330	219.330	0.01058	0.02146	0.01644	226.007
2028	0.00113	0.00101	0.00090	0.01052	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	2.74345	2.74345	0.00007	0.00012	0.00024	2.78262
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.01260	0.01050	0.02575	0.11618	0.00009	0.00018	0.03271	0.03289	0.00018	0.00781	0.00799	—	41.2891	41.2891	0.00148	0.00319	0.05644	42.3319
2028	0.00002	0.00001	0.00001	0.00014	0.00000	0.00000	0.00004	0.00004	0.00000	0.00001	0.00001	—	0.03799	0.03799	< 0.000005	< 0.000005	0.00006	0.03854
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2027	0.00230	0.00192	0.00470	0.02120	0.00002	0.00003	0.00597	0.00600	0.00003	0.00142	0.00146	—	6.83587	6.83587	0.00024	0.00053	0.00934	7.00853

2028	< 0.000005	< 0.000005	< 0.000005	0.00003	0.00000	0.00000	0.00001	0.00001	0.00000	< 0.000005	< 0.000005	—	0.00629	0.00629	< 0.000005	< 0.000005	0.00001	0.00638

2.3. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.45607	0.44060	0.13193	1.75642	0.00375	0.00249	0.35196	0.35445	0.00231	0.08925	0.09156	2.15554	432.180	434.335	0.23842	0.01595	1.18762	446.236
Mit.	0.45607	0.44060	0.13193	1.75642	0.00375	0.00249	0.35196	0.35445	0.00231	0.08925	0.09156	2.15554	414.898	417.053	0.23562	0.01561	1.18762	428.783
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	4%	4%	1%	—	—	4%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.42133	0.40655	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	2.15554	405.398	407.554	0.24019	0.01740	0.09881	418.843
Mit.	0.42133	0.40655	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	2.15554	388.116	390.272	0.23739	0.01706	0.09881	401.390
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	4%	4%	1%	—	—	4%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.42855	0.41378	0.14069	1.41155	0.00344	0.00237	0.33955	0.34192	0.00221	0.08612	0.08833	2.15554	370.885	373.041	0.23422	0.01587	0.54171	384.167
Mit.	0.42855	0.41378	0.14069	1.41155	0.00344	0.00237	0.33955	0.34192	0.00221	0.08612	0.08833	2.15554	353.603	355.758	0.23142	0.01553	0.54171	366.714
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	5%	5%	1%	—	—	5%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.07821	0.07551	0.02568	0.25761	0.00063	0.00043	0.06197	0.06240	0.00040	0.01572	0.01612	0.35687	61.4043	61.7611	0.03878	0.00263	0.08969	63.6032
Mit.	0.07821	0.07551	0.02568	0.25761	0.00063	0.00043	0.06197	0.06240	0.00040	0.01572	0.01612	0.35687	58.5430	58.8999	0.03831	0.00257	0.08969	60.7136

% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	5%	5%	1%	2%	—	5%

2.4. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.18369	0.16961	0.12924	1.47226	0.00374	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	380.432	380.432	0.01379	0.01409	1.11779	386.095
Area	0.27238	0.27099	0.00269	0.28417	0.00001	0.00013	—	0.00013	0.00010	—	0.00010	0.00000	31.4511	31.4511	0.00500	0.00061	—	31.7572
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Water	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Waste	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	0.45607	0.44060	0.13193	1.75642	0.00375	0.00249	0.35196	0.35445	0.00231	0.08925	0.09156	2.15554	432.180	434.335	0.23842	0.01595	1.18762	446.236
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17506	0.16028	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	354.409	354.409	0.01560	0.01555	0.02898	359.463
Area	0.24627	0.24627	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Water	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Waste	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	0.42133	0.40655	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	2.15554	405.398	407.554	0.24019	0.01740	0.09881	418.843
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.16940	0.15532	0.13937	1.27141	0.00343	0.00231	0.33955	0.34186	0.00216	0.08612	0.08828	—	349.458	349.458	0.01445	0.01460	0.47188	354.643
Area	0.25914	0.25846	0.00132	0.14014	0.00001	0.00007	—	0.00007	0.00005	—	0.00005	0.00000	1.13083	1.13083	0.00014	0.00002	—	1.13963

Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Water	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Waste	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	0.42855	0.41378	0.14069	1.41155	0.00344	0.00237	0.33955	0.34192	0.00221	0.08612	0.08833	2.15554	370.885	373.041	0.23422	0.01587	0.54171	384.167
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03092	0.02835	0.02543	0.23203	0.00063	0.00042	0.06197	0.06239	0.00039	0.01572	0.01611	—	57.8568	57.8568	0.00239	0.00242	0.07813	58.7152
Area	0.04729	0.04717	0.00024	0.02557	< 0.000005	0.00001	—	0.00001	0.00001	—	0.00001	0.00000	0.18722	0.18722	0.00002	< 0.000005	—	0.18868
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	2.86128	2.86128	0.00046	0.00006	—	2.88957
Water	—	—	—	—	—	—	—	—	—	—	—	0.05773	0.49902	0.55675	0.00600	0.00015	—	0.75158
Waste	—	—	—	—	—	—	—	—	—	—	—	0.29915	0.00000	0.29915	0.02990	0.00000	—	1.04661
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01156	0.01156
Total	0.07821	0.07551	0.02568	0.25761	0.00063	0.00043	0.06197	0.06240	0.00040	0.01572	0.01612	0.35687	61.4043	61.7611	0.03878	0.00263	0.08969	63.6032

2.5. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.18369	0.16961	0.12924	1.47226	0.00374	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	380.432	380.432	0.01379	0.01409	1.11779	386.095
Area	0.27238	0.27099	0.00269	0.28417	0.00001	0.00013	—	0.00013	0.00010	—	0.00010	0.00000	31.4511	31.4511	0.00500	0.00061	—	31.7572
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Water	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Waste	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	0.45607	0.44060	0.13193	1.75642	0.00375	0.00249	0.35196	0.35445	0.00231	0.08925	0.09156	2.15554	414.898	417.053	0.23562	0.01561	1.18762	428.783

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.17506	0.16028	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	354.409	354.409	0.01560	0.01555	0.02898	359.463
Area	0.24627	0.24627	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Water	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Waste	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	0.42133	0.40655	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	2.15554	388.116	390.272	0.23739	0.01706	0.09881	401.390
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.16940	0.15532	0.13937	1.27141	0.00343	0.00231	0.33955	0.34186	0.00216	0.08612	0.08828	—	349.458	349.458	0.01445	0.01460	0.47188	354.643
Area	0.25914	0.25846	0.00132	0.14014	0.00001	0.00007	—	0.00007	0.00005	—	0.00005	0.00000	1.13083	1.13083	0.00014	0.00002	—	1.13963
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Water	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Waste	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	0.42855	0.41378	0.14069	1.41155	0.00344	0.00237	0.33955	0.34192	0.00221	0.08612	0.08833	2.15554	353.603	355.758	0.23142	0.01553	0.54171	366.714
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.03092	0.02835	0.02543	0.23203	0.00063	0.00042	0.06197	0.06239	0.00039	0.01572	0.01611	—	57.8568	57.8568	0.00239	0.00242	0.07813	58.7152
Area	0.04729	0.04717	0.00024	0.02557	< 0.000005	0.00001	—	0.00001	0.00001	—	0.00001	0.00000	0.18722	0.18722	0.00002	< 0.000005	—	0.18868
Energy	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Water	—	—	—	—	—	—	—	—	—	—	—	0.05773	0.49902	0.55675	0.00600	0.00015	—	0.75158
Waste	—	—	—	—	—	—	—	—	—	—	—	0.29915	0.00000	0.29915	0.02990	0.00000	—	1.04661
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01156	0.01156
Total	0.07821	0.07551	0.02568	0.25761	0.00063	0.00043	0.06197	0.06240	0.00040	0.01572	0.01612	0.35687	58.5430	58.8999	0.03831	0.00257	0.08969	60.7136

3. Construction Emissions Details

3.1. Demolition (2027)

3.1.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	—	0.79594	0.73226	—	0.73226	—	3,426.90	3,426.90	0.13901	0.02780	—	3,438.66
Demolition	—	—	—	—	—	—	0.13219	0.13219	—	0.02002	0.02002	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14461	0.12136	1.09044	1.02086	0.00178	0.04361	—	0.04361	0.04012	—	0.04012	—	187.775	187.775	0.00762	0.00152	—	188.420
Demolition	—	—	—	—	—	—	0.00724	0.00724	—	0.00110	0.00110	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	0.02639	0.02215	0.19901	0.18631	0.00033	0.00796	—	0.00796	0.00732	—	0.00732	—	31.0883	31.0883	0.00126	0.00025	—	31.1950
Demolition	—	—	—	—	—	—	0.00132	0.00132	—	0.00020	0.00020	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04808	0.04289	0.03800	0.46641	0.00000	0.00000	0.12400	0.12400	0.00000	0.02906	0.02906	—	116.408	116.408	0.00298	0.00519	0.01123	118.041
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00985	0.00218	0.13300	0.06280	0.00069	0.00132	0.02781	0.02913	0.00132	0.00761	0.00894	—	102.922	102.922	0.00761	0.01627	0.00521	107.966
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00262	0.00233	0.00203	0.02485	0.00000	0.00000	0.00670	0.00670	0.00000	0.00157	0.00157	—	6.44774	6.44774	0.00014	0.00027	0.01025	6.54099
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00054	0.00012	0.00718	0.00343	0.00004	0.00007	0.00151	0.00158	0.00007	0.00041	0.00049	—	5.63822	5.63822	0.00042	0.00089	0.00475	5.91906
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00048	0.00043	0.00037	0.00454	0.00000	0.00000	0.00122	0.00122	0.00000	0.00029	0.00029	—	1.06750	1.06750	0.00002	0.00004	0.00170	1.08293
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00010	0.00002	0.00131	0.00063	0.00001	0.00001	0.00028	0.00029	0.00001	0.00008	0.00009	—	0.93347	0.93347	0.00007	0.00015	0.00079	0.97997

3.1.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.63907	2.21478	19.9005	18.6307	0.03253	0.79594	—	0.79594	0.73226	—	0.73226	—	3,426.90	3,426.90	0.13901	0.02780	—	3,438.66
Demolition	—	—	—	—	—	—	0.13219	0.13219	—	0.02002	0.02002	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14461	0.12136	1.09044	1.02086	0.00178	0.04361	—	0.04361	0.04012	—	0.04012	—	187.775	187.775	0.00762	0.00152	—	188.420
Demolition	—	—	—	—	—	—	0.00724	0.00724	—	0.00110	0.00110	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02639	0.02215	0.19901	0.18631	0.00033	0.00796	—	0.00796	0.00732	—	0.00732	—	31.0883	31.0883	0.00126	0.00025	—	31.1950
Demolition	—	—	—	—	—	—	0.00132	0.00132	—	0.00020	0.00020	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.1.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04808	0.04289	0.03800	0.46641	0.00000	0.00000	0.12400	0.12400	0.00000	0.02906	0.02906	—	116.408	116.408	0.00298	0.00519	0.01123	118.041
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00985	0.00218	0.13300	0.06280	0.00069	0.00132	0.02781	0.02913	0.00132	0.00761	0.00894	—	102.922	102.922	0.00761	0.01627	0.00521	107.966
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00262	0.00233	0.00203	0.02485	0.00000	0.00000	0.00670	0.00670	0.00000	0.00157	0.00157	—	6.44774	6.44774	0.00014	0.00027	0.01025	6.54099
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00054	0.00012	0.00718	0.00343	0.00004	0.00007	0.00151	0.00158	0.00007	0.00041	0.00049	—	5.63822	5.63822	0.00042	0.00089	0.00475	5.91906
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00048	0.00043	0.00037	0.00454	0.00000	0.00000	0.00122	0.00122	0.00000	0.00029	0.00029	—	1.06750	1.06750	0.00002	0.00004	0.00170	1.08293
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00010	0.00002	0.00131	0.00063	0.00001	0.00001	0.00028	0.00029	0.00001	0.00008	0.00009	—	0.93347	0.93347	0.00007	0.00015	0.00079	0.97997

3.2. Site Preparation (2027)

3.2.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	—	1.17173	1.07799	—	1.07799	—	5,297.82	5,297.82	0.21490	0.04298	—	5,316.00
Dust From Material Movement	—	—	—	—	—	—	19.6570	19.6570	—	10.1024	10.1024	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19900	0.16722	1.53273	1.54955	0.00268	0.06420	—	0.06420	0.05907	—	0.05907	—	290.291	290.291	0.01178	0.00236	—	291.288
Dust From Material Movement	—	—	—	—	—	—	1.07710	1.07710	—	0.55356	0.55356	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03632	0.03052	0.27972	0.28279	0.00049	0.01172	—	0.01172	0.01078	—	0.01078	—	48.0611	48.0611	0.00195	0.00039	—	48.2260
Dust From Material Movement	—	—	—	—	—	—	0.19657	0.19657	—	0.10102	0.10102	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05610	0.05004	0.04433	0.54414	0.00000	0.00000	0.14466	0.14466	0.00000	0.03391	0.03391	—	135.810	135.810	0.00347	0.00606	0.01310	137.715
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00305	0.00272	0.00237	0.02899	0.00000	0.00000	0.00782	0.00782	0.00000	0.00183	0.00183	—	7.52236	7.52236	0.00017	0.00031	0.01195	7.63115
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00056	0.00050	0.00043	0.00529	0.00000	0.00000	0.00143	0.00143	0.00000	0.00033	0.00033	—	1.24541	1.24541	0.00003	0.00005	0.00198	1.26342
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	3.63178	3.05170	27.9724	28.2794	0.04891	1.17173	—	1.17173	1.07799	—	1.07799	—	5,297.82	5,297.82	0.21490	0.04298	—	5,316.00
Dust From Material Movement	—	—	—	—	—	—	19.6570	19.6570	—	10.1024	10.1024	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.19900	0.16722	1.53273	1.54955	0.00268	0.06420	—	0.06420	0.05907	—	0.05907	—	290.291	290.291	0.01178	0.00236	—	291.288
Dust From Material Movement	—	—	—	—	—	—	1.07710	1.07710	—	0.55356	0.55356	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03632	0.03052	0.27972	0.28279	0.00049	0.01172	—	0.01172	0.01078	—	0.01078	—	48.0611	48.0611	0.00195	0.00039	—	48.2260
Dust From Material Movement	—	—	—	—	—	—	0.19657	0.19657	—	0.10102	0.10102	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.2.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05610	0.05004	0.04433	0.54414	0.00000	0.00000	0.14466	0.14466	0.00000	0.03391	0.03391	—	135.810	135.810	0.00347	0.00606	0.01310	137.715
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00305	0.00272	0.00237	0.02899	0.00000	0.00000	0.00782	0.00782	0.00000	0.00183	0.00183	—	7.52236	7.52236	0.00017	0.00031	0.01195	7.63115
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00056	0.00050	0.00043	0.00529	0.00000	0.00000	0.00143	0.00143	0.00000	0.00033	0.00033	—	1.24541	1.24541	0.00003	0.00005	0.00198	1.26342
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3. Grading (2027)

3.3.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	1.88795	1.58640	14.2321	17.2743	0.02733	0.59767	—	0.59767	0.54986	—	0.54986	—	2,960.07	2,960.07	0.12007	0.02401	—	2,970.23
Dust From Material Movement	—	—	—	—	—	—	7.08259	7.08259	—	3.42474	3.42474	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05172	0.04346	0.38992	0.47327	0.00075	0.01637	—	0.01637	0.01506	—	0.01506	—	81.0979	81.0979	0.00329	0.00066	—	81.3762
Dust From Material Movement	—	—	—	—	—	—	0.19404	0.19404	—	0.09383	0.09383	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00944	0.00793	0.07116	0.08637	0.00014	0.00299	—	0.00299	0.00275	—	0.00275	—	13.4267	13.4267	0.00054	0.00011	—	13.4728
Dust From Material Movement	—	—	—	—	—	—	0.03541	0.03541	—	0.01712	0.01712	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04808	0.04289	0.03800	0.46641	0.00000	0.00000	0.12400	0.12400	0.00000	0.02906	0.02906	—	116.408	116.408	0.00298	0.00519	0.01123	118.041
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00131	0.00117	0.00101	0.01243	0.00000	0.00000	0.00335	0.00335	0.00000	0.00079	0.00079	—	3.22387	3.22387	0.00007	0.00013	0.00512	3.27049
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00024	0.00021	0.00019	0.00227	0.00000	0.00000	0.00061	0.00061	0.00000	0.00014	0.00014	—	0.53375	0.53375	0.00001	0.00002	0.00085	0.54147
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.88795	1.58640	14.2321	17.2743	0.02733	0.59767	—	0.59767	0.54986	—	0.54986	—	2,960.07	2,960.07	0.12007	0.02401	—	2,970.23

Dust From Material Movement	—	—	—	—	—	—	7.08259	7.08259	—	3.42474	3.42474	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05172	0.04346	0.38992	0.47327	0.00075	0.01637	—	0.01637	0.01506	—	0.01506	—	81.0979	81.0979	0.00329	0.00066	—	81.3762
Dust From Material Movement	—	—	—	—	—	—	0.19404	0.19404	—	0.09383	0.09383	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00944	0.00793	0.07116	0.08637	0.00014	0.00299	—	0.00299	0.00275	—	0.00275	—	13.4267	13.4267	0.00054	0.00011	—	13.4728
Dust From Material Movement	—	—	—	—	—	—	0.03541	0.03541	—	0.01712	0.01712	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.3.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04808	0.04289	0.03800	0.46641	0.00000	0.00000	0.12400	0.12400	0.00000	0.02906	0.02906	—	116.408	116.408	0.00298	0.00519	0.01123	118.041
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00131	0.00117	0.00101	0.01243	0.00000	0.00000	0.00335	0.00335	0.00000	0.00079	0.00079	—	3.22387	3.22387	0.00007	0.00013	0.00512	3.27049
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00024	0.00021	0.00019	0.00227	0.00000	0.00000	0.00061	0.00061	0.00000	0.00014	0.00014	—	0.53375	0.53375	0.00001	0.00002	0.00085	0.54147
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4. Building Construction (2027)

3.4.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67439	0.56432	5.14572	7.08929	0.01282	0.18442	—	0.18442	0.16967	—	0.16967	—	1,313.47	1,313.47	0.05328	0.01066	—	1,317.97
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12308	0.10299	0.93909	1.29379	0.00234	0.03366	—	0.03366	0.03096	—	0.03096	—	217.459	217.459	0.00882	0.00176	—	218.206
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00609	0.00550	0.00382	0.06614	0.00000	0.00000	0.01488	0.01488	0.00000	0.00349	0.00349	—	15.2662	15.2662	0.00028	0.00058	0.05192	15.4989
Vendor	0.00125	0.00045	0.01731	0.00840	0.00010	0.00020	0.00377	0.00396	0.00020	0.00104	0.00124	—	13.8845	13.8845	0.00078	0.00207	0.03015	14.5523
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00577	0.00515	0.00456	0.05597	0.00000	0.00000	0.01488	0.01488	0.00000	0.00349	0.00349	—	13.9690	13.9690	0.00036	0.00062	0.00135	14.1649
Vendor	0.00122	0.00041	0.01822	0.00865	0.00010	0.00020	0.00377	0.00396	0.00020	0.00104	0.00124	—	13.8933	13.8933	0.00078	0.00207	0.00078	14.5316
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00314	0.00280	0.00243	0.02982	0.00000	0.00000	0.00805	0.00805	0.00000	0.00188	0.00188	—	7.73728	7.73728	0.00017	0.00032	0.01230	7.84918
Vendor	0.00067	0.00023	0.00975	0.00467	0.00005	0.00011	0.00204	0.00215	0.00011	0.00056	0.00067	—	7.60994	7.60994	0.00043	0.00114	0.00713	7.96643
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00057	0.00051	0.00044	0.00544	0.00000	0.00000	0.00147	0.00147	0.00000	0.00034	0.00034	—	1.28100	1.28100	0.00003	0.00005	0.00204	1.29952
Vendor	0.00012	0.00004	0.00178	0.00085	0.00001	0.00002	0.00037	0.00039	0.00002	0.00010	0.00012	—	1.25991	1.25991	0.00007	0.00019	0.00118	1.31893
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipm	1.23076	1.02988	9.39093	12.9379	0.02340	0.33657	—	0.33657	0.30965	—	0.30965	—	2,397.08	2,397.08	0.09724	0.01945	—	2,405.30
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.67439	0.56432	5.14572	7.08929	0.01282	0.18442	—	0.18442	0.16967	—	0.16967	—	1,313.47	1,313.47	0.05328	0.01066	—	1,317.97
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12308	0.10299	0.93909	1.29379	0.00234	0.03366	—	0.03366	0.03096	—	0.03096	—	217.459	217.459	0.00882	0.00176	—	218.206
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.4.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00609	0.00550	0.00382	0.06614	0.00000	0.00000	0.01488	0.01488	0.00000	0.00349	0.00349	—	15.2662	15.2662	0.00028	0.00058	0.05192	15.4989
Vendor	0.00125	0.00045	0.01731	0.00840	0.00010	0.00020	0.00377	0.00396	0.00020	0.00104	0.00124	—	13.8845	13.8845	0.00078	0.00207	0.03015	14.5523
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00577	0.00515	0.00456	0.05597	0.00000	0.00000	0.01488	0.01488	0.00000	0.00349	0.00349	—	13.9690	13.9690	0.00036	0.00062	0.00135	14.1649

Vendor	0.00122	0.00041	0.01822	0.00865	0.00010	0.00020	0.00377	0.00396	0.00020	0.00104	0.00124	—	13.8933	13.8933	0.00078	0.00207	0.00078	14.5316
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00314	0.00280	0.00243	0.02982	0.00000	0.00000	0.00805	0.00805	0.00000	0.00188	0.00188	—	7.73728	7.73728	0.00017	0.00032	0.01230	7.84918
Vendor	0.00067	0.00023	0.00975	0.00467	0.00005	0.00011	0.00204	0.00215	0.00011	0.00056	0.00067	—	7.60994	7.60994	0.00043	0.00114	0.00713	7.96643
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00057	0.00051	0.00044	0.00544	0.00000	0.00000	0.00147	0.00147	0.00000	0.00034	0.00034	—	1.28100	1.28100	0.00003	0.00005	0.00204	1.29952
Vendor	0.00012	0.00004	0.00178	0.00085	0.00001	0.00002	0.00037	0.00039	0.00002	0.00010	0.00012	—	1.25991	1.25991	0.00007	0.00019	0.00118	1.31893
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5. Paving (2027)

3.5.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87761	0.73744	6.94439	9.95313	0.01395	0.29813	—	0.29813	0.27428	—	0.27428	—	1,511.11	1,511.11	0.06130	0.01226	—	1,516.29
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.01202	0.01010	0.09513	0.13634	0.00019	0.00408	—	0.00408	0.00376	—	0.00376	—	20.7001	20.7001	0.00084	0.00017	—	20.7711
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.00219	0.00184	0.01736	0.02488	0.00003	0.00075	—	0.00075	0.00069	—	0.00069	—	3.42714	3.42714	0.00014	0.00003	—	3.43890
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04808	0.04289	0.03800	0.46641	0.00000	0.00000	0.12400	0.12400	0.00000	0.02906	0.02906	—	116.408	116.408	0.00298	0.00519	0.01123	118.041
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00065	0.00058	0.00051	0.00621	0.00000	0.00000	0.00168	0.00168	0.00000	0.00039	0.00039	—	1.61193	1.61193	0.00004	0.00007	0.00256	1.63525
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.00012	0.00011	0.00009	0.00113	0.00000	0.00000	0.00031	0.00031	0.00000	0.00007	0.00007	—	0.26687	0.26687	0.00001	0.00001	0.00042	0.27073
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.87761	0.73744	6.94439	9.95313	0.01395	0.29813	—	0.29813	0.27428	—	0.27428	—	1,511.11	1,511.11	0.06130	0.01226	—	1,516.29
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01202	0.01010	0.09513	0.13634	0.00019	0.00408	—	0.00408	0.00376	—	0.00376	—	20.7001	20.7001	0.00084	0.00017	—	20.7711
Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00219	0.00184	0.01736	0.02488	0.00003	0.00075	—	0.00075	0.00069	—	0.00069	—	3.42714	3.42714	0.00014	0.00003	—	3.43890

Paving	0.00000	0.00000	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.5.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04808	0.04289	0.03800	0.46641	0.00000	0.00000	0.12400	0.12400	0.00000	0.02906	0.02906	—	116.408	116.408	0.00298	0.00519	0.01123	118.041
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00065	0.00058	0.00051	0.00621	0.00000	0.00000	0.00168	0.00168	0.00000	0.00039	0.00039	—	1.61193	1.61193	0.00004	0.00007	0.00256	1.63525
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00012	0.00011	0.00009	0.00113	0.00000	0.00000	0.00031	0.00031	0.00000	0.00007	0.00007	—	0.26687	0.26687	0.00001	0.00001	0.00042	0.27073
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6. Architectural Coating (2027)

3.6.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	0.68654	0.68654	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	0.68654	0.68654	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07274	0.06011	0.44079	0.59683	0.00092	0.01010	—	0.01010	0.00929	—	0.00929	—	70.8062	70.8062	0.00287	0.00057	—	71.0492
Architectural Coatings	0.36409	0.36409	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01327	0.01097	0.08044	0.10892	0.00017	0.00184	—	0.00184	0.00170	—	0.00170	—	11.7228	11.7228	0.00048	0.00010	—	11.7630
Architectural Coatings	0.06645	0.06645	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00122	0.00110	0.00076	0.01323	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	3.05323	3.05323	0.00006	0.00012	0.01038	3.09977
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00115	0.00103	0.00091	0.01119	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	2.79380	2.79380	0.00007	0.00012	0.00027	2.83299
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00061	0.00054	0.00047	0.00577	0.00000	0.00000	0.00156	0.00156	0.00000	0.00036	0.00036	—	1.49772	1.49772	0.00003	0.00006	0.00238	1.51938
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00011	0.00010	0.00009	0.00105	0.00000	0.00000	0.00028	0.00028	0.00000	0.00007	0.00007	—	0.24796	0.24796	0.00001	0.00001	0.00039	0.25155
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	0.68654	0.68654	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13715	0.11335	0.83116	1.12539	0.00173	0.01905	—	0.01905	0.01752	—	0.01752	—	133.513	133.513	0.00542	0.00108	—	133.971
Architectural Coatings	0.68654	0.68654	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.07274	0.06011	0.44079	0.59683	0.00092	0.01010	—	0.01010	0.00929	—	0.00929	—	70.8062	70.8062	0.00287	0.00057	—	71.0492
Architectural Coatings	0.36409	0.36409	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01327	0.01097	0.08044	0.10892	0.00017	0.00184	—	0.00184	0.00170	—	0.00170	—	11.7228	11.7228	0.00048	0.00010	—	11.7630
Architectural Coatings	0.06645	0.06645	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.6.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00122	0.00110	0.00076	0.01323	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	3.05323	3.05323	0.00006	0.00012	0.01038	3.09977
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00115	0.00103	0.00091	0.01119	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	2.79380	2.79380	0.00007	0.00012	0.00027	2.83299
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00061	0.00054	0.00047	0.00577	0.00000	0.00000	0.00156	0.00156	0.00000	0.00036	0.00036	—	1.49772	1.49772	0.00003	0.00006	0.00238	1.51938
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00011	0.00010	0.00009	0.00105	0.00000	0.00000	0.00028	0.00028	0.00000	0.00007	0.00007	—	0.24796	0.24796	0.00001	0.00001	0.00039	0.25155
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7. Architectural Coating (2028)

3.7.1. Onsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975

Architectural	0.68654	0.68654	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00178	0.00147	0.01107	0.01532	0.00002	0.00021	—	0.00021	0.00019	—	0.00019	—	1.82900	1.82900	0.00007	0.00001	—	1.83528
Architectural Coatings	0.00940	0.00940	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00032	0.00027	0.00202	0.00280	< 0.000005	0.00004	—	0.00004	0.00004	—	0.00004	—	0.30281	0.30281	0.00001	< 0.000005	—	0.30385
Architectural Coatings	0.00172	0.00172	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7.2. Offsite - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00113	0.00101	0.00090	0.01052	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	2.74345	2.74345	0.00007	0.00012	0.00024	2.78262
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00002	0.00001	0.00001	0.00014	0.00000	0.00000	0.00004	0.00004	0.00000	0.00001	0.00001	—	0.03799	0.03799	< 0.000005	< 0.000005	0.00006	0.03854
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.000005	< 0.000005	< 0.000005	0.00003	0.00000	0.00000	0.00001	0.00001	0.00000	< 0.000005	< 0.000005	—	0.00629	0.00629	< 0.000005	< 0.000005	0.00001	0.00638
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7.3. Onsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12985	0.10731	0.80814	1.11833	0.00173	0.01536	—	0.01536	0.01413	—	0.01413	—	133.517	133.517	0.00542	0.00108	—	133.975

Architectural Coating	0.68654	0.68654	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00178	0.00147	0.01107	0.01532	0.00002	0.00021	—	0.00021	0.00019	—	0.00019	—	1.82900	1.82900	0.00007	0.00001	—	1.83528
Architectural Coatings	0.00940	0.00940	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00032	0.00027	0.00202	0.00280	< 0.000005	0.00004	—	0.00004	0.00004	—	0.00004	—	0.30281	0.30281	0.00001	< 0.000005	—	0.30385
Architectural Coatings	0.00172	0.00172	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

3.7.4. Offsite - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00113	0.00101	0.00090	0.01052	0.00000	0.00000	0.00298	0.00298	0.00000	0.00070	0.00070	—	2.74345	2.74345	0.00007	0.00012	0.00024	2.78262
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00002	0.00001	0.00001	0.00014	0.00000	0.00000	0.00004	0.00004	0.00000	0.00001	0.00001	—	0.03799	0.03799	< 0.000005	< 0.000005	0.00006	0.03854
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.000005	< 0.000005	< 0.000005	0.00003	0.00000	0.00000	0.00001	0.00001	0.00000	< 0.000005	< 0.000005	—	0.00629	0.00629	< 0.000005	< 0.000005	0.00001	0.00638
Vendor	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
Hauling	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.18369	0.16961	0.12924	1.47226	0.00374	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	380.432	380.432	0.01379	0.01409	1.11779	386.095

Total	0.18369	0.16961	0.12924	1.47226	0.00374	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	380.432	380.432	0.01379	0.01409	1.11779	386.095
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.17506	0.16028	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	354.409	354.409	0.01560	0.01555	0.02898	359.463
Total	0.17506	0.16028	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	354.409	354.409	0.01560	0.01555	0.02898	359.463
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.03092	0.02835	0.02543	0.23203	0.00063	0.00042	0.06197	0.06239	0.00039	0.01572	0.01611	—	57.8568	57.8568	0.00239	0.00242	0.07813	58.7152
Total	0.03092	0.02835	0.02543	0.23203	0.00063	0.00042	0.06197	0.06239	0.00039	0.01572	0.01611	—	57.8568	57.8568	0.00239	0.00242	0.07813	58.7152

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.18369	0.16961	0.12924	1.47226	0.00374	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	380.432	380.432	0.01379	0.01409	1.11779	386.095
Total	0.18369	0.16961	0.12924	1.47226	0.00374	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	380.432	380.432	0.01379	0.01409	1.11779	386.095
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.17506	0.16028	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	354.409	354.409	0.01560	0.01555	0.02898	359.463
Total	0.17506	0.16028	0.15196	1.34108	0.00348	0.00236	0.35196	0.35432	0.00221	0.08925	0.09146	—	354.409	354.409	0.01560	0.01555	0.02898	359.463
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	0.03092	0.02835	0.02543	0.23203	0.00063	0.00042	0.06197	0.06239	0.00039	0.01572	0.01611	—	57.8568	57.8568	0.00239	0.00242	0.07813	58.7152
Total	0.03092	0.02835	0.02543	0.23203	0.00063	0.00042	0.06197	0.06239	0.00039	0.01572	0.01611	—	57.8568	57.8568	0.00239	0.00242	0.07813	58.7152

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Total	—	—	—	—	—	—	—	—	—	—	—	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Total	—	—	—	—	—	—	—	—	—	—	—	—	17.2823	17.2823	0.00280	0.00034	—	17.4532
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	2.86128	2.86128	0.00046	0.00006	—	2.88957
Total	—	—	—	—	—	—	—	—	—	—	—	—	2.86128	2.86128	0.00046	0.00006	—	2.88957

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Total	—	—	—	—	—	—	—	—	—	—	—	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Total	—	—	—	—	—	—	—	—	—	—	—	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005
Total	—	—	—	—	—	—	—	—	—	—	—	—	< 0.000005	< 0.000005	< 0.000005	< 0.000005	—	< 0.000005

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000

Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Single Family Housing	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000
Total	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	—	0.00000	0.00000	0.00000	0.00000	—	0.00000

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Consumer Products	0.20865	0.20865	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03762	0.03762	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.02611	0.02472	0.00269	0.28417	0.00001	0.00013	—	0.00013	0.00010	—	0.00010	—	0.75844	0.75844	0.00003	0.00001	—	0.76110
Total	0.27238	0.27099	0.00269	0.28417	0.00001	0.00013	—	0.00013	0.00010	—	0.00010	0.00000	31.4511	31.4511	0.00500	0.00061	—	31.7572
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Consumer Products	0.20865	0.20865	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Architect Coatings	0.03762	0.03762	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.24627	0.24627	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.12530	0.12530	0.00002	< 0.000005	—	0.12654
Consumer Products	0.03808	0.03808	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00687	0.00687	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00235	0.00223	0.00024	0.02557	< 0.000005	0.00001	—	0.00001	0.00001	—	0.00001	—	0.06192	0.06192	< 0.000005	< 0.000005	—	0.06214
Total	0.04729	0.04717	0.00024	0.02557	< 0.000005	0.00001	—	0.00001	0.00001	—	0.00001	0.00000	0.18722	0.18722	0.00002	< 0.000005	—	0.18868

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Consumer Products	0.20865	0.20865	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03762	0.03762	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	0.02611	0.02472	0.00269	0.28417	0.00001	0.00013	—	0.00013	0.00010	—	0.00010	—	0.75844	0.75844	0.00003	0.00001	—	0.76110
Total	0.27238	0.27099	0.00269	0.28417	0.00001	0.00013	—	0.00013	0.00010	—	0.00010	0.00000	31.4511	31.4511	0.00500	0.00061	—	31.7572
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Consumer Products	0.20865	0.20865	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.03762	0.03762	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.24627	0.24627	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	30.6926	30.6926	0.00497	0.00060	—	30.9961
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	—	0.00000	0.00000	—	0.00000	0.00000	0.12530	0.12530	0.00002	< 0.000005	—	0.12654
Consumer Products	0.03808	0.03808	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.00687	0.00687	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.00235	0.00223	0.00024	0.02557	< 0.000005	0.00001	—	0.00001	0.00001	—	0.00001	—	0.06192	0.06192	< 0.000005	< 0.000005	—	0.06214
Total	0.04729	0.04717	0.00024	0.02557	< 0.000005	0.00001	—	0.00001	0.00001	—	0.00001	0.00000	0.18722	0.18722	0.00002	< 0.000005	—	0.18868

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Total	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Total	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.05773	0.49902	0.55675	0.00600	0.00015	—	0.75158
Total	—	—	—	—	—	—	—	—	—	—	—	0.05773	0.49902	0.55675	0.00600	0.00015	—	0.75158

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957

Total	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Total	—	—	—	—	—	—	—	—	—	—	—	0.34868	3.01411	3.36279	0.03624	0.00091	—	4.53957
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.05773	0.49902	0.55675	0.00600	0.00015	—	0.75158
Total	—	—	—	—	—	—	—	—	—	—	—	0.05773	0.49902	0.55675	0.00600	0.00015	—	0.75158

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Total	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Total	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.29915	0.00000	0.29915	0.02990	0.00000	—	1.04661
Total	—	—	—	—	—	—	—	—	—	—	—	0.29915	0.00000	0.29915	0.02990	0.00000	—	1.04661

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Total	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Total	—	—	—	—	—	—	—	—	—	—	—	1.80686	0.00000	1.80686	0.18059	0.00000	—	6.32158
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	0.29915	0.00000	0.29915	0.02990	0.00000	—	1.04661
Total	—	—	—	—	—	—	—	—	—	—	—	0.29915	0.00000	0.29915	0.02990	0.00000	—	1.04661

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01156	0.01156
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01156	0.01156

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.06983	0.06983
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01156	0.01156
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01156	0.01156

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipm Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2027	1/29/2027	5.00000	20.0000	—
Site Preparation	Site Preparation	2/1/2027	2/26/2027	5.00000	20.0000	—
Grading	Grading	3/1/2027	3/12/2027	5.00000	10.00000	—
Building Construction	Building Construction	3/22/2027	12/24/2027	5.00000	200.000	—
Paving	Paving	3/15/2027	3/19/2027	5.00000	5.00000	—
Architectural Coating	Architectural Coating	4/5/2027	1/7/2028	5.00000	200.000	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Excavators	Diesel	Average	3.00000	8.00000	36.0000	0.38000
Demolition	Rubber Tired Dozers	Diesel	Average	2.00000	8.00000	367.000	0.40000
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00000	8.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00000	8.00000	84.0000	0.37000
Grading	Excavators	Diesel	Average	1.000000	8.00000	36.0000	0.38000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	8.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	7.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	3.00000	8.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000

Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	7.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	1.000000	8.00000	46.0000	0.45000
Paving	Pavers	Diesel	Average	2.00000	8.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	2.00000	8.00000	89.0000	0.36000
Paving	Rollers	Diesel	Average	2.00000	8.00000	36.0000	0.38000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.000000	8.00000	33.0000	0.73000
Demolition	Excavators	Diesel	Average	3.00000	8.00000	36.0000	0.38000
Demolition	Rubber Tired Dozers	Diesel	Average	2.00000	8.00000	367.000	0.40000
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00000	8.00000	367.000	0.40000
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00000	8.00000	84.0000	0.37000
Grading	Excavators	Diesel	Average	1.000000	8.00000	36.0000	0.38000
Grading	Graders	Diesel	Average	1.000000	8.00000	148.000	0.41000
Grading	Rubber Tired Dozers	Diesel	Average	1.000000	8.00000	367.000	0.40000
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	8.00000	84.0000	0.37000
Building Construction	Cranes	Diesel	Average	1.000000	7.00000	367.000	0.29000
Building Construction	Forklifts	Diesel	Average	3.00000	8.00000	82.0000	0.20000
Building Construction	Generator Sets	Diesel	Average	1.000000	8.00000	14.0000	0.74000
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00000	7.00000	84.0000	0.37000
Building Construction	Welders	Diesel	Average	1.000000	8.00000	46.0000	0.45000
Paving	Pavers	Diesel	Average	2.00000	8.00000	81.0000	0.42000
Paving	Paving Equipment	Diesel	Average	2.00000	8.00000	89.0000	0.36000

Paving	Rollers	Diesel	Average	2.00000	8.00000	36.0000	0.38000
Architectural Coating	Air Compressors	Diesel	Average	1.000000	6.00000	37.0000	0.48000

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	15.0000	11.7000	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40000	HHDT,MHDT
Demolition	Hauling	1.50000	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	17.5000	11.7000	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	15.0000	11.7000	LDA,LDT1,LDT2
Grading	Vendor	—	8.40000	HHDT,MHDT
Grading	Hauling	0.00000	20.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	1.80000	11.7000	LDA,LDT1,LDT2
Building Construction	Vendor	0.53450	8.40000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15.0000	11.7000	LDA,LDT1,LDT2
Paving	Vendor	—	8.40000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	0.36000	11.7000	LDA,LDT1,LDT2

Architectural Coating	Vendor	—	8.40000	HHDT,MHDT
Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	Worker	15.0000	11.7000	LDA,LDT1,LDT2
Demolition	Vendor	—	8.40000	HHDT,MHDT
Demolition	Hauling	1.50000	20.0000	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	Worker	17.5000	11.7000	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40000	HHDT,MHDT
Site Preparation	Hauling	0.00000	20.0000	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	15.0000	11.7000	LDA,LDT1,LDT2
Grading	Vendor	—	8.40000	HHDT,MHDT
Grading	Hauling	0.00000	20.0000	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	1.80000	11.7000	LDA,LDT1,LDT2
Building Construction	Vendor	0.53450	8.40000	HHDT,MHDT
Building Construction	Hauling	0.00000	20.0000	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15.0000	11.7000	LDA,LDT1,LDT2
Paving	Vendor	—	8.40000	HHDT,MHDT
Paving	Hauling	0.00000	20.0000	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	0.36000	11.7000	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40000	HHDT,MHDT

Architectural Coating	Hauling	0.00000	20.0000	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	19,743.8	6,581.25	0.00000	0.00000	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00000	0.00000	0.00000	2,568.00	0.00000
Site Preparation	—	—	30.0000	0.00000	0.00000
Grading	—	—	10.00000	0.00000	0.00000
Paving	0.00000	0.00000	0.00000	0.00000	0.05510

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Single Family Housing	0.05510	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2027	0.00000	203.983	0.03300	0.00400
2028	0.00000	203.983	0.03300	0.00400

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	47.2000	47.7000	42.7500	17,022.0	493.357	498.583	446.844	177,922

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Single Family Housing	47.2000	47.7000	42.7500	17,022.0	493.357	498.583	446.844	177,922

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Single Family Housing	Wood Fireplaces	0	0
Single Family Housing	Gas Fireplaces	0	0
Single Family Housing	Propane Fireplaces	0	0
Single Family Housing	Electric Fireplaces	5	5
Single Family Housing	No Fireplaces	0	0
Single Family Housing	Conventional Wood Stoves	0	0

Single Family Housing	Catalytic Wood Stoves	0	0
Single Family Housing	Non-Catalytic Wood Stoves	0	0
Single Family Housing	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
19,743.8	6,581.25	0.00000	0.00000	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00000
Summer Days	day/yr	180.000

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	30,924.3	203.983	0.0330	0.0040	0.00000

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Single Family Housing	0.00451	203.983	0.0330	0.0040	0.00000

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	181,962	854,297

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Single Family Housing	181,962	854,297

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	3.35262	0.00000

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Single Family Housing	3.35262	0.00000

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

5.14.2. Mitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088.00	0.00225	2.50000	2.50000	10.00000
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430.00	0.11538	0.60000	0.00000	1.000000

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Lot acreage adjusted to represent overall acreage of the project site.
Construction: Construction Phases	Based on typical construction practices, architectural coating assumed to start two weeks after the start of building construction and last for the same number of days. Phase timing is based on the project-specific construction schedule provided by the applicant.
Operations: Hearths	According to the project applicant, all 5 units would have electric fireplaces.
Operations: Energy Use	The project applicant has confirmed that the proposed project would not use natural gas during operations.

8.3. Land Use

Model Parameter	Units	Default Value	New Value
Lot Area	acre	1.62338	5.40000
Landscape Area	sq. ft	58,564.0	191,000

8.4. Construction

8.4.1. Construction Phases

Phase Type	Phase Name	Model Parameter	Default Value	New Value
Site Preparation	Site Preparation	Start Date	1/30/2027	2/1/2027
Site Preparation	Site Preparation	End Date	2/13/2027	2/26/2027
Site Preparation	Site Preparation	Work Days per Phase	10.00000	20.0000
Grading	Grading	Start Date	2/14/2027	3/1/2027
Grading	Grading	End Date	3/14/2027	3/12/2027
Grading	Grading	Work Days per Phase	20.0000	10.00000
Building Construction	Building Construction	Start Date	3/15/2027	3/22/2027
Building Construction	Building Construction	End Date	1/31/2028	12/24/2027
Building Construction	Building Construction	Work Days per Phase	230.000	200.000

Paving	Paving	Start Date	2/1/2028	3/15/2027
Paving	Paving	End Date	2/29/2028	3/19/2027
Paving	Paving	Work Days per Phase	20.0000	5.00000
Architectural Coating	Architectural Coating	Start Date	3/1/2028	4/5/2027
Architectural Coating	Architectural Coating	End Date	3/29/2028	1/7/2028
Architectural Coating	Architectural Coating	Work Days per Phase	20.0000	200.000

8.5. Operations

8.5.2. Area Sources

8.5.2.1. Hearths

Land Use	Model Parameter	Default Value	New Value
Single Family Housing	Gas Fireplaces	1	0
Single Family Housing	Electric Fireplaces	0	5
Single Family Housing	No Fireplaces	4	0

8.5.3. Energy Usage

Land Use	Model Parameter	Units	Default Value	New Value
Single Family Housing	Natural Gas	kBTU/yr	231,110	0.00000
Single Family Housing	Natural Gas (Subject to Title 24)	kBTU/yr	217,644	0.00000
Single Family Housing	Natural Gas (Not Subject to Title 24)	kBTU/yr	13,465.9	0.00000

APPENDIX B

APPLICATION FORM AND PLANNING SURVEY REPORT

Application Form and Planning Survey Report

To Comply With and Receive Permit Coverage Under The East Contra Costa County Habitat Conservation Plan and Natural Community Conservation Plan

Please complete this application to apply for take authorization under the state and federal East Contra Costa County HCP/NCCP incidental take permits. The East Contra Costa County Habitat Conservancy ("Conservancy") or local jurisdiction (City of Brentwood, City of Clayton, City of Oakley, City of Pittsburg, and Contra Costa County) may request more information in order to deem the application complete.

I. PROJECT OVERVIEW

PROJECT INFORMATION	
PROJECT NAME: 5321 Sellers Avenue Subdivision Project	
PROJECT TYPE: ☒ Residential ☐ Commercial ☐ Transportation ☐ Utility ☐ Other	
PROJECT DESCRIPTION (BRIEF): The project applicant plans to construct the 5321 Sellers Avenue Subdivision Project (project) and divide the existing parcel into three parcels, in which five single-family homes, five Accessory Dwelling Units (ADUs), and an access roadway will be developed. The future site use will be for single-family residential purposes. The project site consists of an existing vacant parcel approximately 5.40 acres in size on which approximately 44,000 gross square feet of new impervious area would be constructed. Existing roadway materials on the site will be reused to reduce the amount of new impervious area. Remaining undeveloped areas of the site will be used for landscaped plantings. Soil disturbance and vegetation removal will occur with a maximum excavation depth of approximately 48 inches, depending on foundation and utility depth requirements. Construction is anticipated to start in March 2026 and finish in September 2027 and would involve three phases. Site preparation would occur first and include rough and fine grading, followed by trenching and utility infrastructure installations. Once site preparation is complete, the access roadway and building structures will be constructed. The final phase would involve completing the interior and exterior of the buildings.	
PROJECT ADDRESS/LOCATION: 5321 Sellers Ave, Oakley, CA	
PARCEL/PROJECT SIZE (ACRES): 5.40 acres	
PROJECT APN(S): 033-130-055	
APPLICATION SUBMITTAL DATE:	**FINAL PSR DATE:** (City/County/Conservancy use)
LEAD PLANNER:	
JURISDICTION: ☐ City of Brentwood ☐ City of Clayton ☒ City of Oakley ☐ City of Pittsburg ☐ Contra Costa County ☐ Participating Special Entity*	
*Participating Special Entities are organizations not subject to the authority of a local jurisdiction. Such organizations may include school districts, irrigation districts, transportation agencies, local park districts, geological hazard abatement districts, or other utilities or special districts that own land or provide public services.	
DEVELOPMENT FEE ZONE: ☒ Zone I ☐ Zone II ☐ Zone III ☐ Zone IV	
See figure 9-1 of the HCP/NCCP at www.cocohcp.org for a generalized development fee zone map. Detailed development fee zone maps by jurisdiction are available from the jurisdiction.	

PROJECT APPLICANT INFORMATION	
APPLICANT'S NAME: Mark A. de la O	
AUTHORIZED AGENT'S NAME AND TITLE: Mark A. de la O, Civil Engineer	
PHONE NO.: (925) 698-1909	**APPLICANT'S E-MAIL:** mochingon@aol.com
MAILING ADDRESS: 296 Heron Drive, Pittsburg, CA 94565	

BIOLOGIST INFORMATION[1]

[1] A USFWS/CDFW-approved biologist (project-specific) is required to conduct the surveys. Please submit biologist(s) approval request to the Conservancy.

BIOLOGICAL/ENVIRONMENTAL FIRM: Dudek	
CONTACT NAME AND TITLE: Emily Scricca, Biologist	
PHONE NO.: (510) 601-2512	**CONTACT'S E-MAIL:** escricca@dudek.com
MAILING ADDRESS: 1904 Franklin Street, Suite 600, Oakland, CA	

II. PROJECT DETAILS

Please complete and/or provide the following attachments:

1) **Project Description**
Attach as **Attachment A: Project Description**. Provide a detailed written description that concisely and completely describes the project and location. Include the following information:
   - All activities proposed for the site or project, including roads utilized, construction staging areas, and the installation of underground facilities, to ensure the entire project is covered by the HCP/NCCP permit
   - Proposed construction dates, including details on construction phases, if applicable
   - Reference a City/County application number for the project, if applicable
   - General Best Management Practices, if applicable
   - If the project will have temporary impacts, please provide a restoration plan describing how the site will be restored to pre-project conditions, including revegetation seed mixes or plantings and timing

2) **Project Vicinity Map**
Provide a project vicinity map. Attach as **Figure 1** in **Attachment B: Figures**.

3) **Project Site Plans**
Provide any project site plans for the project. Attach as **Figure 2** in **Attachment B: Figures**.

4) **CEQA Document**
Indicate the status of CEQA documents prepared for the project. Provide additional comments below table if necessary.

Type of Document	Status	Date Completed
☐ Initial Study		
☐ Notice of Preparation		
☐ Draft EIR		
☐ Final EIR		
☐ Notice of Categorical Exemption		
☐ Notice of Statutory Exemption		
☒ Other (describe)	Per the City of Oakley, CEQA does not apply to the project.	

III. EXISTING CONDITIONS AND IMPACTS

Please complete and/or provide the following attachments:

1) **Field-Verified Land Cover Map**[2]
Attach a field-verified land cover map in **Attachment B: Figures** and label as **Figure 3**. The map should contain all land cover types present on-site overlaid on aerial/satellite imagery. Map colors for the land cover types should conform to the HCP/NCCP (see *Figure 3-3: Landcover in the Inventory Area* for land cover type legend).

2) **Photographs of the Project Site**
Attach representative photos of the project site in **Attachment B: Figures** and label as **Figure 4**. Please provide captions for each photo.

[2] For PSEs and city or county public works projects, please also identify permanent and temporary impact areas by overlaying crosshatching (permanent impacts) and hatching (temporary impacts) on the land cover map.

3) Land Cover Types and Impacts and Supplemental Tables

- For all terrestrial land cover types please provide calculations to the nearest **hundredth of an acre (0.01)**. For aquatic land cover types please provide calculations to the nearest **thousandth of an acre (0.001)**.
- **Permanent Impacts** are broadly defined in the ECCC HCP/NCCP to include all areas removed from an undeveloped or habitat-providing state and includes land in the same parcel or project that is not developed, graded, physically altered, or directly affected in any way but is isolated from natural areas by the covered activity. Unless such undeveloped land is dedicated to the Preserve System or is a deed-restricted creek setback, the development mitigation fee will apply (if proposed, would require Conservancy approval).
- **Temporary Impacts** are broadly defined in the ECCC HCP/NCCP as any impact on vegetation or habitat that does not result in permanent habitat removal (i.e. vegetation can eventually recover).
- If **wetland (riparian woodland/scrub, wetland, or aquatic)** land cover types are present on the parcel but will not be impacted please discuss in the following section 4) Jurisdictional Wetlands and Waters. Wetland impact fees will only be charged if wetland features are impacted. However, development fees will apply to the entire parcel.
- **Stream** land cover type is considered a linear feature where impacts are calculated based on length impacted. The acreage within a stream, below Top of Bank (TOB), must be assigned to the adjacent land cover type(s). Insert area of impact to stream below TOB in parentheses after the Land Cover acreage number (e.g., Riparian Woodland/Scrub: 10 (0.036) – where 10 is the total impacted acreage including 0.036 acre, which is the acreage within stream TOB). Complete following supplemental **Stream Feature Detail** table to provide information for linear feet.
- **Total Impacts** acreage should be the total parcel acreage (development project) or project footprint acreage (rural infrastructure or utility project).

Table 1: Land Cover Types and Impacts

Land Cover Type	Permanent Impacts	Temporary Impacts	*Proposed for HCP/NCCP Dedication on the Parcel (Requires Conservancy Approval)* *Stream Setback*	*Preserve System Dedication*
Grassland				
Annual Grassland				
Alkali Grassland				
Ruderal				
Shrubland				
Chaparral and Scrub				
Woodland				
Oak Savannah				
Oak Woodland				
Riparian				
Riparian Woodland/Scrub				
Wetland				
Permanent Wetland				
Seasonal Wetland				
Alkali Wetland				
Aquatic				
Aquatic (Reservoir/Open Water)				
Slough/Channel				
Pond				
Stream (in linear feet)	-	-	-	-
Irrigated Agriculture				
Pasture				
Cropland	5.40			
Orchard				
Vineyard				
Other				
Nonnative woodland				
Wind turbines				
Developed (not counted toward Fees)				
Urban				
Aqueduct				
Turf				
Landfill				
TOTAL IMPACTS	5.40	0	0	0

Identify any uncommon vegetation and uncommon landscape features[3]:

Supplemental to Table 1: Uncommon Vegetation and Landscape Features

	Permanent Impacts	Temporary Impacts
Uncommon Grassland Alliances		
Purple Needlegrass Grassland		
Blue Wildrye Grassland		
Creeping Ryegrass Grassland		
Wildflower Fields		
Squirreltail Grassland		
One-sided Bluegrass Grassland		
Serpentine Bunchgrass Grassland		
Saltgrass Grassland		
Alkali Sacaton Bunchgrass Grassland		
☐ Other		
Uncommon Landscape Features		
Rock Outcrops		
Caves		
Springs and seeps		
Scalds		
Sand Deposits		
☐ Mines[4]		
☐ Buildings (bat roosts)[3]		
☐ Potential nest sites (trees or cliffs)[3]		

No uncommon vegetation or landscape features were documented in the project site.

Please provide details of impacts to stream features:

Stream Name: No stream features were documented in the project site.

Watershed:

Supplemental to Table 1: Stream Feature Detail[5]

Stream Width	Stream Type[6]	Permanent Impacts (linear feet)[7]	Temporary Impacts (linear feet)[7]
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		
☐ ≤ 25 feet wide ☐ > 25 feet wide	☐ Perennial ☐ Intermittent ☐ Ephemeral, 3rd or higher order ☐ Ephemeral, 1st or 2nd order		

[3] These acreages are for Conservancy tracking purposes. Impacts to these uncommon vegetation and landscape features should be accounted for within the land cover types in Table 1 (e.g., x acres of purple needlegrass in this supplemental table should be accounted for within annual grassland in Table 1).
[4] Insert amount/number, not acreage. Provide additional information on these features in Attachment A: Project Description.
[5] Use more than 1 row as necessary to describe impacts to streams on site.
[6] See glossary (Appendix A) for definition of stream type and order.
[7] Stream length is measured along stream centerline, based on length of impact to any part of the stream channel, TOB to TOB.

4) Summary of Land Cover Types

Please provide a written summary of descriptions for land cover types found on site including characteristic vegetation.

Dudek biologist, Emily Scricca, conducted a planning-level survey of the 5321 Sellers Avenue Subdivision project site on March 19, 2025 from 10:00 am to 12:30 pm. The entire site was surveyed on foot and adjacent properties were surveyed from the project site or public right-of-way, as access allowed. Weather conditions during the survey were cloudy with dense low fog, temperatures ranged from 50°F to 54°F with wind speeds of 3 to 5 miles per hour.

One ECCC HCP/NCCP land cover type was documented within the project site: cropland, and is further described below.

Cropland

The HCP/NCCP classifies cropland as one of four irrigated agriculture land cover types. Per the HCP/NCCP, cropland areas are those tilled and cultivated for agricultural crops such as corn, summer squash, pumpkin, and wheat. Cropland also includes hay production in both dryland settings and irrigated areas. Some fallow fields that are adjacent to active cropland were mapped as cropland by the HCP/NCCP. Some cropland may be considered ruderal if it had been left fallow for several growing seasons or if it appeared to be in the path of incipient development. Cropland is the most common of the agricultural land cover types in the low-lying areas of the HCP/NCCP inventory area.

Cropland is the primary land cover within the project site and covers all 5.40 acres of the project site (Figure 3). Based on a review of historical aerial imagery made available by Google Earth Pro (2025), the project site has been subject to routine agricultural activities, such as disking and mowing, for last 20 years, at a minimum. At the time of the planning survey, it was observed that the site consisted of loose soils with an even grade and overgrown vegetation. Agricultural activities such as mowing or discing had likely not yet occurred during the growing season due to the overgrowth of vegetation observed during the site visit. Evident and identifiable vegetation within the site consisted of mostly non-native and disturbance-adapted species, including black mustard (*Brassica nigra**), mouse barley (*Hordeum murinum**), blessed milkthistle (*Silybum marianum**), redstem stork's bill (*Erodium cicutarium**), and miner's lettuce *(Claytonia perfoliate*). A few cultivated black walnut (*Juglans hindsii*) were observed along the southern boundary of the project site. There were several clusters of California ground squirrel (*Otospermophilus beecheyi*) and Botta's pocket gopher (*Thomomys bottae*) burrows throughout the project site. At the time of the planning survey, the site was not being actively used for crop production.

**Indicates the species is not native to California*

5) Jurisdictional Wetlands and Waters

If wetlands and waters are present on the project site, project proponents must conduct a delineation of jurisdictional wetlands and waters. Jurisdictional wetlands and waters are defined on pages 1-18 and 1-19 of the ECCC HCP/NCCP as the following land cover types: permanent wetland, seasonal wetland, alkali wetland, aquatic, pond, slough/channel, and stream. It should be noted that these features differ for federal and state jurisdictions. If you have identified any of these land cover types in Table 1, complete the section below.

a) Attach the wetland delineation report as **Attachment E: Wetland Delineation.** If a wetland delineation has not been completed, please explain below in section 4c.

b) Please check the following permits the project may require. Please submit copies of these permits to the Conservancy prior to the start of construction:

☐ CWA Section 404 Permit[8] ☐ CWA Section 401 Water Quality Certification

☐ Waste Discharge Requirements ☐ Lake and Streambed Alteration Agreement

[8] The USACE Sacramento District issued a Regional General Permit 1 (RGP) related to ECCC HCP/NCCP covered activities. The RGP is designed to streamline wetland permitting in the entire ECCC HCP/NCCP Plan Area by coordinating the avoidance, minimization, and mitigation measures in the Plan with the Corps' wetland permitting requirement. Applicants seeking authorization under this RGP shall notify the Corps in accordance with RGP general condition number 18 (Notification).

c) Provide any additional information on impacts to jurisdictional wetland and waters below, including status of the permit(s):

No aquatic or wetland features were identified during the planning survey. The topography of the project site is relatively flat with no depressions or channels. No standing water, wetland or aquatic vegetation was documented during the planning survey.

6) Species-Specific Planning Survey Requirements

Based on the land cover types found on-site and identified in Table 1, check the applicable boxes in Table 2a.

Table 2a. Species –Specific Planning Survey Requirements

Land Cover Type in Project Area	Required Survey Species	Habitat Element in Project Area	Planning Survey Requirement[9]	Info in HCP
☒ Grasslands, oak savannah, agriculture, or ruderal	☐ San Joaquin kit fox The project site is not within modeled range of species and no suitable burrows/dens present.	Assumed if within modeled range of species	If within modeled range of species, identify and map potential breeding or denning habitat within the project site and a 250-ft radius around the project footprint.	pp. 6-37 to 6-38
	☒ Western burrowing owl	Assumed	Identify and map potential breeding habitat within the project site and a 500-ft radius around the project footprint. Please note the HCP requires buffers for occupied burrows. Surveys may need to encompass an area larger than the project footprint.	pp. 6-39 to 6-41
☐ Aquatic (ponds, wetlands, streams, sloughs, channels, and marshes)	☐ Giant garter snake No suitable habitat elements present.	Aquatic habitat accessible from the San Joaquin River	Identify and map potential habitat.	pp. 6-43 to 6-45
	☐ California tiger Salamander No suitable habitat elements present.	Ponds and wetlands Vernal pools Reservoirs Small lakes	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	pp. 6-45
	☐ California red-legged frog No suitable habitat elements present.	Slow-moving streams, ponds and wetlands	Identify and map potential breeding habitat. Document habitat quality and features. Provide the Conservancy with photo-documentation and report.	p. 6-46
	☐ Covered shrimp No suitable habitat elements present.	Seasonal wetlands Vernal pools Sandstone rock outcrops Sandstone depressions	Identify and map potential habitat. Please note the HCP requires a 50 foot non-disturbance buffer from seasonal wetlands that may be occupied by covered shrimp. Surveys may need to encompass an area larger than the project footprint.	pp. 6-46 to 6-48
☒ Any	☐ Townsend's big-eared bat No suitable habitat elements present.	Rock formations with caves Mines Abandoned buildings outside urban area	Map and document potential breeding or roosting habitat.	pp. 6-36 to 6-37
	☒ Swainson's hawk	Potential nest sites within 1,000 feet of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-41 to 6-43
	☒ Golden Eagle	Potential nest sites with ½ mile of project	Inspect large trees for presence of nest sites. Document and map.	pp. 6-38 to 6-39
Surveys for all covered species must be conducted by a qualified biologist (USFWS/CDFW project-specific approved). Please submit biologist approval request to the East Contra Costa County Habitat Conservancy. Surveys for all covered species must be conducted according to the respective USFWS or CDFW survey protocols, as identified in Chapter 6.4.3 in the HCP/NCCP.				

7) Planning Survey Species Habitat Maps

Provide Planning Survey Species Habitat Maps as required in Table 2a, attach as **Figure 5** in **Attachment B: Figures**.

[9] The planning survey requirements in this table are not comprehensive. Please refer to Chapter 6.4.3 in the ECCC HCP/NCCP for more detail.

8) Results of Species Specific Surveys

Provide a written summary describing the results of the planning surveys. Please discuss the location, quantity, and quality of suitable habitat for specified covered wildlife species on the project site.

A planning-level survey was conducted by Dudek biologist, Emily Scricca, for the 5321 Sellers Avenue Subdivision project site on March 19, 2025 from 10:00 am to 12:30 pm. The entire site was surveyed on foot and adjacent properties were surveyed from the project site or public right-of-way, as access allowed.

The project site was determined to lack suitable habitat and/or occur outside the modeled range for the following HCP/NCCP covered species: San Joaquin kit fox, giant garter snake, California tiger salamander, California red-legged frog, covered shrimp and Townsend's big-eared bat. No aquatic habitat, vernal pools, rock formations, caves or mines were documented within the project site. As a result of the lack of suitable habitat and/or the project's location outside the modeled range, these species are not discussed further.

Western burrowing owl

As described in the HCP/NCCP, a USFWS/CDFW-approved biologist will identify potential burrowing owl breeding habitat during the planning surveys. The HCP/NCCP considers annual grassland, alkali grassland, ruderal, seasonal wetland, and cultivated agriculture land covers as suitable for this species (Table 3-9). Cropland land cover within the project site is considered suitable habitat to support this species, and numerous California ground squirrel burrows are present on the western and northern sides of the project site. Several burrows of suitable diameter to support burrowing owl were observed, however, no individuals, or their sign, were observed during the planning survey. All potential habitat for this species within 500 feet of the project site is mapped and included in Figure 5a.

There are several California Natural Diversity Database (CNDDB) occurrences of this species near project site, with the closest being 0.30 miles southeast of the project site (Occ. No. 1871; CDFW 2025). However, this record is from 1993. An additional seven CNDDB occurrences of this species were documented within one mile of the project site (Occ. Nos. 765, 881, 1156, 1158, 1874, 1875, and 1876; CDFW 2025). Many of these occurrence areas are now densely developed and the species is likely extirpated or were reportedly passively relocated. No additional occurrences within the proximity of the project site have been recorded since 2006.

Swainson's hawk

As described in the HCP/NCCP, a USFWS/CDFW-approved biologist will inspect all large trees with binoculars to document whether Swainson's hawk (SWHA) nests occur on site during the planning surveys. The HCP/NCCP considers annual grassland, alkali grassland, ruderal, seasonal wetland, and cultivated agriculture land covers as suitable foraging habitat for SWHA, and riparian woodland as suitable breeding habitat for this species (Table 3-9).

Patches of suitable nesting trees were documented adjacent to, and within 1,000 feet of the project site, primarily north and south of the project site (Figure 5b). No active nests or nest starts were documented; however, Swainson's hawk nests are often inconspicuously constructed in trees and may not be visible from the project site or public roads. These nests are often best located by tracking Swainson's hawk individuals flying to and from nesting locations during protocol-level surveys. Trees situated within densely developed subdivisions or commercial areas are not considered suitable for SWHA, which typically prefer to nest away from human disturbance. The project site and surrounding agricultural lands provide suitable foraging habitat for SWHA, and suitable prey species such as California ground squirrel and gophers are present. Suitable nesting habitat for this species within 1,000 feet of the project site is mapped in Figure 5b.

There are documented CNDDB occurrences of Swainson's hawk near the project site, with the closest being an occurrence from 2006 approximately 1.05 miles west of the project site (Occ. No. 1714; CDFW 2025). Several other occurrences have been documented within 2 miles of the project site (Occ. Nos. 1312, 1600, 1712, and 1713; CDFW 2025), however many of these records are from 2006 or earlier.

Golden eagle

As described in the HCP/NCCP, a USFWS/CDFW-approved biologist will identify potential active nests of golden eagle during the planning surveys. The HCP/NCCP considers numerous land cover types as suitable foraging habitat

for this species, which forage over a wide variety of open habitats. The HCP/NCCP lists oak savannah and rock outcrop as suitable nesting land covers for this species (Table 3-9).

The project area and surrounding 0.5 mile were surveyed for suitable nesting habitat and nests of this species. No stick nests in trees were observed that were large enough to support this species, and no rock outcrops or oak savannah land cover types were present in the vicinity. Large mature trees within 0.5 mile of the project site were documented and may have potential to support nesting of this species. However, development surrounding the project site may preclude golden eagle from nesting within the vicinity of the site. Potential nesting habitat within 0.5 mile of the project is mapped in Figure 5c. Trees were considered potentially suitable if they were large, mature and were not completely surrounded by urban areas. The preferred nesting habitat of cliffs, rock outcrops, oak savannah and large isolated trees is not present within 0.5 mile of the project site and much of the area is likely too developed with too much human activity to support nesting by this species. There is a low potential for this species to forage within the project site. Suitable prey species are present, but the surrounding development and active disturbance is likely to deter golden eagle from foraging on the site.

There are no CNDDB occurrences of this species within 5 miles of the project site. Most occurrences of this species in Contra Costa County occur on the slopes and foothills of Mount Diablo and are not documented in the low elevation areas like the project site.

9) Covered and No-Take Plants

Please check the applicable boxes in Table 2b based on the land cover types found in the project area. If suitable land cover types are present on site, surveys must be conducted using approved CDFW/USFWS methods during the appropriate season for identification of covered and no-take species (see page 6-9 of the ECCC HCP/NCCP). Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted. In order to complete all the necessary covered and no-take plant surveys, spring, summer, and fall surveys may be required.

Table 2b. Covered and No-Take Plant Species

Plant Species	Covered (C) or No-Take (N)	Associated Land Cover Type	Typical Habitat or Physical Conditions, if Known	Typical Blooming Period	Suitable Land Cover Type Present
Adobe navarretia (*Navarretia nigelliformis* ssp. *radians*) [a]	C	Annual Grassland	Generally found on clay barrens in Annual Grassland [b]	Apr–Jun	☐ Yes ☒ No
Alkali milkvetch (*Astragalus tener* ssp. *tener*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernally moist habitat in soils with a slight to strongly elevated pH	Mar–Jun	☐ Yes ☒ No
Big tarplant (*Blepharizonia plumosa*)	C	Annual grassland	Elevation below 1500 feet [d] most often on Altamont Series or Complex soils	Jul–Oct	☐ Yes ☒ No
Brewer's dwarf flax (*Hesperolinon breweri*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Generally, restricted to grassland areas within a 500+ buffer from oak woodland and/or chaparral/scrub [d]	May–Jul	☐ Yes ☒ No
Brittlescale (*Atriplex depressa*)	C	Alkali grassland Alkali wetland	Restricted to soils of the Pescadero or Solano soil series; generally found in southeastern region of plan area [d]	May–Oct	☐ Yes ☒ No
Caper-fruited tropidocarpum (*Tropidocarpum capparideum)*	N	Alkali grassland		Mar–Apr	☐ Yes ☒ No
Contra Costa goldfields (*Lasthenia conjugens*)	N	Alkali grassland Alkali wetland Annual grassland Seasonal wetland	Generally found in vernal pools	Mar–Jun	☐ Yes ☒ No
Diablo Helianthella (*Helianthella castanea*)	C	Chaparral and scrub Oak savanna Oak woodland	Elevations generally above 650 feet [d]	Mar–Jun	☐ Yes ☒ No
Diamond-petaled poppy (*Eschscholzia rhombipetala*)	N	Annual grassland		Mar–Apr	☐ Yes ☒ No
Large-flowered fiddleneck (*Amsinckia grandiflora*)	N	Annual grassland	Generally on clay soil	Apr–May	☐ Yes ☒ No
Mount Diablo buckwheat (*Eriogonum truncatum*)	N	Annual grassland Chaparral and scrub	Ecotone of grassland and chaparral/scrub	Apr–Sep	☐ Yes ☒ No
Mount Diablo fairy-lantern (*Calochortus pulchellus*)	C	Annual grassland Chaparral and scrub Oak savanna Oak woodland	Elevations generally between 650 and 2,600[d]	Apr–Jun	☐ Yes ☒ No
Mount Diablo Manzanita (*Arctostaphylos auriculata*)	C	Chaparral and scrub	Elevations generally between 700 and 1,860 feet; restricted to the eastern and northern flanks of Mt. Diablo [d] and the vicinity of Black Diamond Mines	Jan–Mar	☐ Yes ☒ No
Recurved larkspur (*Delphinium recurvatum*)	C	Alkali grassland Alkali wetland		Mar–Jun	☐ Yes ☒ No
Round-leaved filaree (*California macrophylla*) [c]	C	Annual grassland		Mar–May	☐ Yes ☒ No
San Joaquin spearscale (*Extriplex joaquiniana*) [e]	C	Alkali grassland Alkali wetland		Apr–Oct	☐ Yes ☒ No
Showy madia (*Madia radiata*)	C	Annual grassland Oak savanna Oak woodland	Primarily occupies open grassland or grassland on edge of oak woodland	Mar–May	☐ Yes ☒ No

[a] The species *Navarretia nigelliformis* subsp. *nigelliformis* is no longer considered to occur within Contra Costa County based on specimen annotations at the UC and Jepson Herbaria at the University of California Berkeley as well as the opinions of experts in the genus. This taxon is now recognized as *Navarretia nigelliformis* subsp. *radians.* Any subspecies of *Navarretia nigelliformis* encountered as a part of botanical surveys in support of a PSR should be considered as covered under this HCP/NCCP.

[b] Habitat for the *Navarretia nigelliformis* subspecies that occurs within the inventory are is inaccurately described in the HCP/NCCP as vernal pools. The entity within the Inventory generally occupies clay barrens within Annual Grassland habitat, which is an upland habitat type.

[c] From California Native Plant Society. 2007. *Inventory of Rare and Endangered Plants* (online edition, v7-07d). Sacramento, CA. Species may be identifiable outside of the typical blooming period; a professional botanist shall determine if a covered or no take plant occurs on the project site. Reference population of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant is visible and detectable at the time surveys are conducted.

[d] See Species Profiles in Appendix D of the Final HCP/NCCP. Reference populations of covered and no-take plants should be visited, where possible, prior to conducting surveys to confirm that the plant species is visible and detectable at the time surveys are conducted.

[e] In the recent update to the Jepson eflora (JFP 2013) *Atriplex joaquinana* has been circumscribed and segregated into a new genus called *Extriplex* based on the work of Elizabeth Zacharias and Bruce Baldwin (2010). The etymology of the genus *Extriplex* means, "beyond or outside Atriplex".

10) Results of Covered and No-Take Plant Species

Provide a written summary describing the results of the planning surveys conducted as required in Table 2b. Describe the methods used to survey the site for all covered and no-take plants, including the dates and times of all surveys conducted (see Tables 3-8 and 6-5 of the ECCC HCP/NCCP for covered and no-take plants), including reference populations visited prior to conducting surveys.

If any covered or no-take plant species were found, include the following information in the results summary:

- Description and number of occurrences and their rough population size.
- Description of the "health" of each occurrence, as defined on pages 5-49 and 5-50 of the HCP/NCCP.
- A map of all the occurrences.
- Justification of surveying time window, if outside of the plant's blooming period.
- The CNDDB form(s) submitted to CDFW (if this is a new occurrence).
- A description of the anticipated impacts that the covered activity will have on the occurrence and how the project will avoid impacts to all covered and no-take plant species. If impacts to covered plant species cannot be avoided and plants will be removed by covered activity, the Conservancy must be notified and has the option to salvage the covered plants. All projects must demonstrate avoidance of all six no-take plants (see table 6-5 of the HCP/NCCP).

None of the covered or no-take plant species were determined to have a potential to occur on the project site due to lack of suitable land cover types. None of the covered and no-take plant species are associated with the cropland land cover type on the project site.

IV. SPECIES-SPECIFIC AVOIDANCE AND MINIMIZATION REQUIREMENTS

Please complete and/or provide the following attachments:

1) Species-Specific Avoidance and Minimization for Selected Covered Wildlife
Complete the following table and check the applicable box for covered species determined by the planning surveys.

Table 3. Summary of Applicable Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring Requirements[10]

Species	Preconstruction Survey Requirements	Avoidance and Minimization Requirements	Construction Monitoring Required	Info in HCP
☐ San Joaquin kit fox	• On project footprint and 250-ft radius, map all dens (>5 in. diameter) and determine status • Provide written survey results to USFWS within 5 working days after surveying	• Monitor dens • Destroy unoccupied dens • Discourage use of occupied (non-natal) dens	• Establish exclusion zones (>50 ft for potential dens, and >100 ft for known dens) • Notify USFWS of occupied natal dens	pp. 6-37 to 6-38
☒ Western burrowing owl	• On project footprint and 500-ft radius, identify and map all owls and burrows, and determine status • Document use of habitat (e.g. breeding, foraging) While no individual owls or their sign was observed during the planning-level survey, numerous suitable ground squirrel burrows were present throughout the project site. Additionally, there are multiple CNDDB occurrences near the project site. Therefore, preconstruction surveys for this species should be conducted.	• Avoid occupied nests during breeding season (Feb-Sep) • Avoid occupied burrows during nonbreeding season (Sep – Feb) • Install one-way doors in occupied burrow (if avoidance not possible) • Monitor burrows with doors installed	• Establish buffer zones (250 ft around nests) • Establish buffer zones (160 ft around burrows)	pp. 6-39 to 6-41
☐ Giant garter snake	• Delineate aquatic habitat up to 200 ft from water's edge on each side • Document any occurrences	• Limit construction to Oct-May • Dewater habitat April 15 – Sep 30 prior to construction • Minimize clearing for construction	• Delineate 200 ft buffer around potential habitat near construction • Provide field report on monitoring efforts • Stop construction activities if snake is encountered; allow snake to passively relocate • Remove temporary fill or debris from construction site • Mandatory training for construction personnel	pp. 6-43 to 6-45
☐ California tiger salamander	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-45
☐ California red-legged frog	• Provide written notification to USFWS and CDFW regarding timing of construction and likelihood of occurrence on site	• Allow agency staff to translocate species, if requested	• None	p. 6-46
☐ Covered shrimp	• Establish presence/absence • Document and evaluate use of all habitat features (e.g. vernal pools, rock outcrops)	• Establish buffer near construction activities • Prohibit incompatible activities	• Establish buffer around outer edge of all hydric vegetation associated with habitat (50 ft or immediate watershed, whichever is larger) • Mandatory training for construction personnel	pp. 6-46 to 6-48
☐ Townsend's big-eared bat	• Establish presence/absence • Determine if potential sites were recently occupied (guano)	• Seal hibernacula before Nov • Seal nursery sites before April	• None	pp. 6-36 to 6-37

[10] The requirements in this table are not comprehensive; they are detailed in the next section on the following page.

		• Delay construction near occupied sites until hibernation or nursery seasons are over		
☒ Swainson's Hawk Large trees within 1,000 feet of the project site provide potential nesting habitat for this species.	• Determine whether potential nests are occupied	• No construction within 1,000 ft of occupied nests within breeding season (March 15 - Sep 15) • If necessary, remove active nest tree after nesting season to prevent occupancy in second year.	• Establish 1,000 ft buffer around active nest and monitor compliance (no activity within established buffer)	pp. 6-41 to 6-43
☒ Golden Eagle Large trees within 0.5 miles of the project site provide potential nesting habitat for this species.	• Establish presence/absence of nesting eagles	• No construction within ½ mile near active nests (most activity late Jan – Aug)	• Establish ½ mile buffer around active nest and monitor compliance with buffer	pp. 6-38 to 6-39

2) Required Preconstruction Surveys, Avoidance and Minimization, and Construction Monitoring

All preconstruction surveys shall be conducted in accordance with the requirements set forth in Section 6.4.3, Species-Level Measures, and Table 6-1 of the ECCC HCP/NCCP. Detailed descriptions of preconstruction surveys, avoidance and minimization, and construction monitoring applicable to each of the wildlife species in Table 3 are located below. Please remove the species-specific measures that do not apply to your project (highlight entire section and delete).

WESTERN BURROWING OWL

Preconstruction Surveys

Prior to any ground disturbance related to covered activities, a USFWS/CDFW- approved biologist will conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys will establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist will survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership will not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls will be identified and mapped. Surveys will take place no more than 30 days prior to construction. During the breeding season (February 1– August 31), surveys will document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results will be valid only for the season (breeding or nonbreeding) during which the survey is conducted.

Avoidance and Minimization and Construction Monitoring

This measure incorporates avoidance and minimization guidelines from CDFW's *Staff Report on Burrowing Owl Mitigation* (California Department of Fish and Game 1995).

If burrowing owls are found during the breeding season (February 1 – August 31), the project proponent will avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance will include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1 – January 31), the project proponent should avoid the owls and the burrows they are using, if possible. Avoidance will include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur will be established around each occupied burrow (nest site). Buffer zones of 160 feet will be established around each burrow being used during the nonbreeding season. The buffers will be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation will be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for 1 week to confirm that the owl has abandoned the burrow. Whenever possible, burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

SWAINSON'S HAWK

Preconstruction Survey

Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson's hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson's hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required (see below).

Avoidance and Minimization and Construction Monitoring

During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the Implementing Entity for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

Mitigation for Loss of Nest Trees

The loss of non-riparian Swainson's hawk nest trees will be mitigated by the project proponent by:

- If feasible on-site, planting 15 saplings for every tree lost with the objective of having at least 5 mature trees established for every tree lost according to the requirements listed below.

  AND either

  1) Pay the Implementing Entity an additional fee to purchase, plant, maintain, and monitor 15 saplings on the HCP/NCCP Preserve System for every tree lost according to the requirements listed below, OR

  2) The project proponent will plant, maintain, and monitor 15 saplings for every tree lost at a site to be approved by the Implementing Entity (e.g., within an HCP/NCCP Preserve or existing open space linked to HCP/NCCP preserves), according to the requirements listed below.

The following requirements will be met for all planting options:

- Tree survival shall be monitored at least annually for 5 years, then every other year until year 12. All trees lost during the first 5 years will be replaced. Success will be reached at the end of 12 years if at least 5 trees per tree lost survive without supplemental irrigation or protection from herbivory. Trees must also survive for at least three years without irrigation.
- Irrigation and fencing to protect from deer and other herbivores may be needed for the first several years to ensure maximum tree survival.
- Native trees suitable for this site should be planted. When site conditions permit, a variety of native trees will be planted for each tree lost to provide trees with different growth rates, maturation, and life span, and to provide a variety of tree canopy structures for Swainson's hawk. This variety will help to ensure that nest trees will be available in the short term (5-10 years for cottonwoods and willows) and in the long term (e.g., Valley oak, sycamore). This will also minimize the temporal loss of nest trees.
- Riparian woodland restoration conducted as a result of covered activities (i.e., loss of riparian woodland) can be used to offset the nest tree planting requirement above, if the nest trees are riparian species.
- Whenever feasible and when site conditions permit, trees should be planted in clumps together or with existing trees to provide larger areas of suitable nesting habitat and to create a natural buffer between nest trees and adjacent development (if plantings occur on the development site).
- Whenever feasible, plantings on the site should occur closest to suitable foraging habitat outside the UDA.
- Trees planted in the HCP/NCCP preserves or other approved offsite location will occur within the known range of Swainson's hawk in the inventory area and as close as possible to high-quality foraging habitat.

GOLDEN EAGLE

Preconstruction Survey

Prior to implementation of covered activities, a qualified biologist will conduct a preconstruction survey to establish whether nests of golden eagles are occupied (see Section 6.3.1, *Planning Surveys*). If nests are occupied, minimization requirements and construction monitoring will be required.

Avoidance and Minimization

Covered activities will be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the Implementing Entity will coordinate with CDFW/USFWS to determine the appropriate buffer size.

Construction Monitoring

Construction monitoring will focus on ensuring that no covered activities occur within the buffer zone established around an active nest. Although no known golden eagle nest sites occur within or near the ULL, covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring will ensure that direct effects to golden eagles are minimized.

3) Construction Monitoring Plan

Before implementing a covered activity, the applicant will develop and submit a construction monitoring plan to the planning department of the local land use jurisdiction and the East Contra Costa County Habitat Conservancy for review and approval. Elements of a brief construction monitoring plan will include the following:

- Results of planning and preconstruction surveys.[11]
- Description of avoidance and minimization measures to be implemented, including a description of project-specific refinements to the measures or additional measures not included in the HCP/NCCP.
- Description of monitoring activities, including monitoring frequency and duration, and specific activities to be monitored.
- Description of the onsite authority of the construction monitor to modify implementation of the activity.

☒ Check box to acknowledge this requirement.

[11] If the preconstruction surveys do not trigger construction monitoring, results of preconstruction surveys should still be submitted to the local jurisdiction and the East Contra Costa County Habitat Conservancy.

V. SPECIFIC CONDITIONS ON COVERED ACTIVITIES

1) Check off the HCP conservation measures that apply to the project.

APPLIES TO ALL PROJECTS

☒ **Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Migratory Birds.** This conservation measure applies to all projects. All projects will avoid all impacts on extremely rare plants and fully protected species listed in Table 6-5 of the ECCC HCP/NCCP. See HCP pp. 6-23 to 6-25, and Table 6-5.

APPLIES TO PROJECTS THAT IMPACT COVERED PLANT SPECIES

☐ **Conservation Measure 3.10. Plant Salvage when Impacts are Unavoidable.** This condition applies to projects that cannot avoid impacts on covered plants and help protect covered plants by prescribing salvage whenever avoidance of impacts is not feasible. Project proponents wishing to remove populations of covered plants must notify the Conservancy of their construction schedule to allow the Conservancy the option of salvaging the populations. See HCP pp. 6-48 to 6-50.

APPLIES TO PROJECTS THAT INCLUDE ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☐ **Conservation Measure 2.12. Wetland, Pond, and Stream Avoidance and Minimization.** All projects will implement measures described in the HCP to avoid and minimize impacts on wetlands, ponds, streams, and riparian woodland/scrub. See HCP pp. 6-33 to 6-35.

APPLIES TO NEW DEVELOPMENT PROJECTS

☒ **Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion.** All new development must avoid or minimize direct and indirect impacts on local hydrological conditions and erosion by incorporating the applicable Provision C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) amended NPDES Permit (order no. R2-2003-0022; permit no. CAS002912). The overall goal of this measure is to ensure that new development covered under the HCP has no or minimal adverse effects on downstream fisheries to avoid take of fish listed under ESA or CESA. See HCP pp. 6-21 to 6-22.

APPLIES TO NEW DEVELOPMENT PROJECTS THAT INCLUDE OR ARE ADJACENT TO STREAMS, PONDS, OR WETLANDS

☐ **Conservation Measure 1.7. Establish Stream Setbacks.** A stream setback will be applied to all development projects covered by the HCP according to the stream types listed in Table 6-2 of the HCP. See HCP pp. 6-15 to 6-18 and Table 6-2.

APPLIES TO NEW DEVELOPMENT PROJECTS ADJACENT TO EXISTING PUBLIC OPEN SPACE, HCP PRESERVES, OR LIKELY HCP ACQUISITION SITES

☐ **Conservation Measure 1.6. Minimize Development Footprint Adjacent to Open Space.** Project applicants are encouraged to minimize their development footprint and set aside portions of their land to contribute to the HCP Preserve System. Land set aside that contributes to the HCP biological goals and objectives may be credited against development fees. See HCP pages 6-14 to 6-15.

☐ **Conservation Measure 1.8. Establish Fuel Management Buffer to Protect Preserves and Property.** Buffer zones will provide a buffer between development and wildlands that allows adequate fuel management to minimize the risk of wildlife damage to property or to the preserve. The minimum buffer zone for new development is 100 feet. See HCP pages 6-18 to 6-19.

☐ **Conservation Measure 1.9. Incorporate Urban-Wildlife Interface Design Elements.** These projects will incorporate design elements at the urban-wildlife interface to minimize the indirect impacts of development on the adjacent preserve. See HCP pp. 6-20 to 6-21.

APPLIES TO ROAD MAINTENANCE PROJECTS OUTSIDE THE UDA

☐ **Conservation Measure 1.12. Implement Best Management Practices for Rural Road Maintenance.** Road maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways, spreading invasive weeds, and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-25 to 6-26.

APPLIES TO NEW ROADS OR ROAD IMPROVEMENTS OUTSIDE THE UDA

☐ **Conservation Measure 1.14. Design Requirements for Covered Roads Outside the Urban Development Area (UDA).** New roads or road improvements outside the UDA have impacts on many covered species far beyond the direct impacts of their project footprints. To minimize the impacts of new, expanded, and improved roads in agricultural and natural areas of the inventory area, road and bridge construction projects will adopt siting, design, and construction requirements described in the HCP and listed in Table 6-6. See HCP pp. 6-27 to 6-33 and Table 6-6.

APPLIES TO FLOOD CONTROL MAINTENANCE ACTIVITIES

☐ **Conservation Measure 1.13. Implement Best Management Practices for Flood Control Facility Maintenance.** Flood control maintenance activities have the potential to affect covered species by introducing sediment and other pollutants into downstream waterways and disturbing breeding wildlife. In order to avoid and minimize these impacts, BMPs described in the HCP will be used where appropriate and feasible. See HCP pp. 6-26 to 6-27.

2) **For all checked conservation measures, describe how the project will comply with each measure. Attach as Attachment C: Project Compliance to HCP Conditions.**

VI. MITIGATION MEASURES

1) **Mitigation Fee Calculator(s)**
Complete and attach the fee calculator (use permanent and/or temporary impact fee calculator as appropriate), and attach as **Attachment D: Fee Calculator(s)**.

2) **Briefly describe the amount of fees to be paid <u>and</u> when applicant plans to submit payment.**

The entire 5.4-acre site contains cropland, and is within Fee Zone 1. Construction is expected to commence in early 2026.

Using the current fee schedule, fees would be paid on 5.4 acres of development in Fee Zone 1 at $21,090.90 per acre, for a total mitigation fee of $113,890.86. Fees will be paid pursuant to the fee schedule that is in place at the time construction commences.

ATTACHMENT A: PROJECT DESCRIPTION

Project Description

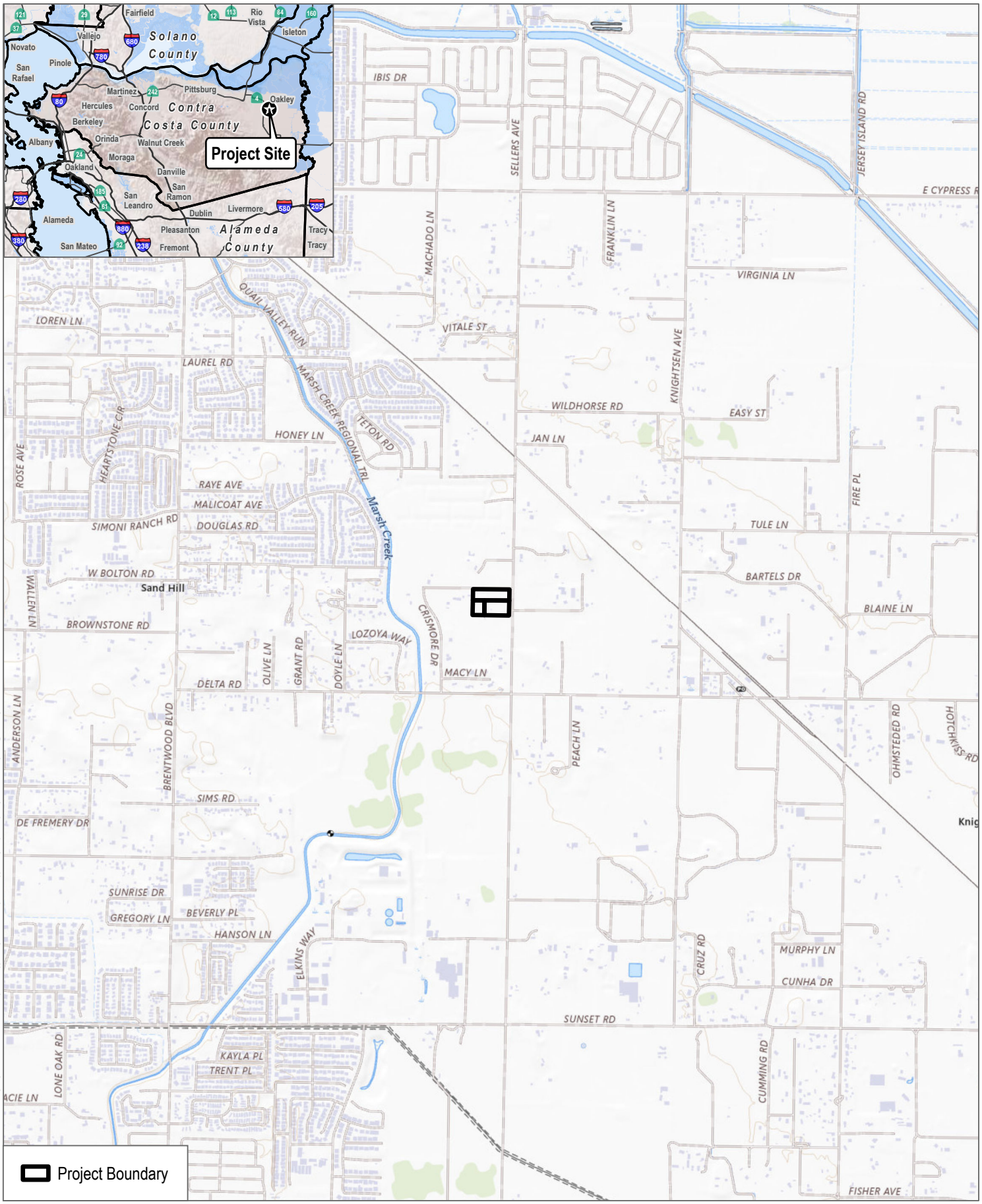
5321 Sellers Avenue Subdivision Project

The project will divide the existing 5.40-acre parcel located at 5321 Sellers Avenue in Oakley, California into three parcels. The three parcels will be constructed into five single-family homes, five Accessory Dwelling Units, and an associated access roadway. The project site currently consists of an existing vacant parcel that is approximately 5.40-acres in size and would construct approximately 44,000 gross square feet of new impervious area.

Reduction in impervious area will be accomplished by using existing roadway materials on the site (remnants of gravel roadway). Remaining undeveloped areas of the site will be used for landscaped plantings. Soil disturbance and vegetation removal will occur with a maximum depth of excavation of approximately 48 inches, depending on foundation and utility depth requirements.

The construction of this project is anticipated to start in March 2026 and finish in September 2027. It anticipated to be constructed in three phases starting with site preparation, which will include rough and fine grading, with trenching and utility infrastructure installations. Once site preparation is complete the access roadway and building structures will be constructed, with the final phase of construction completing the interior and exterior of the buildings.

ATTACHMENT B: FIGURES



SOURCE: USGS National Map 2025

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Vicinity

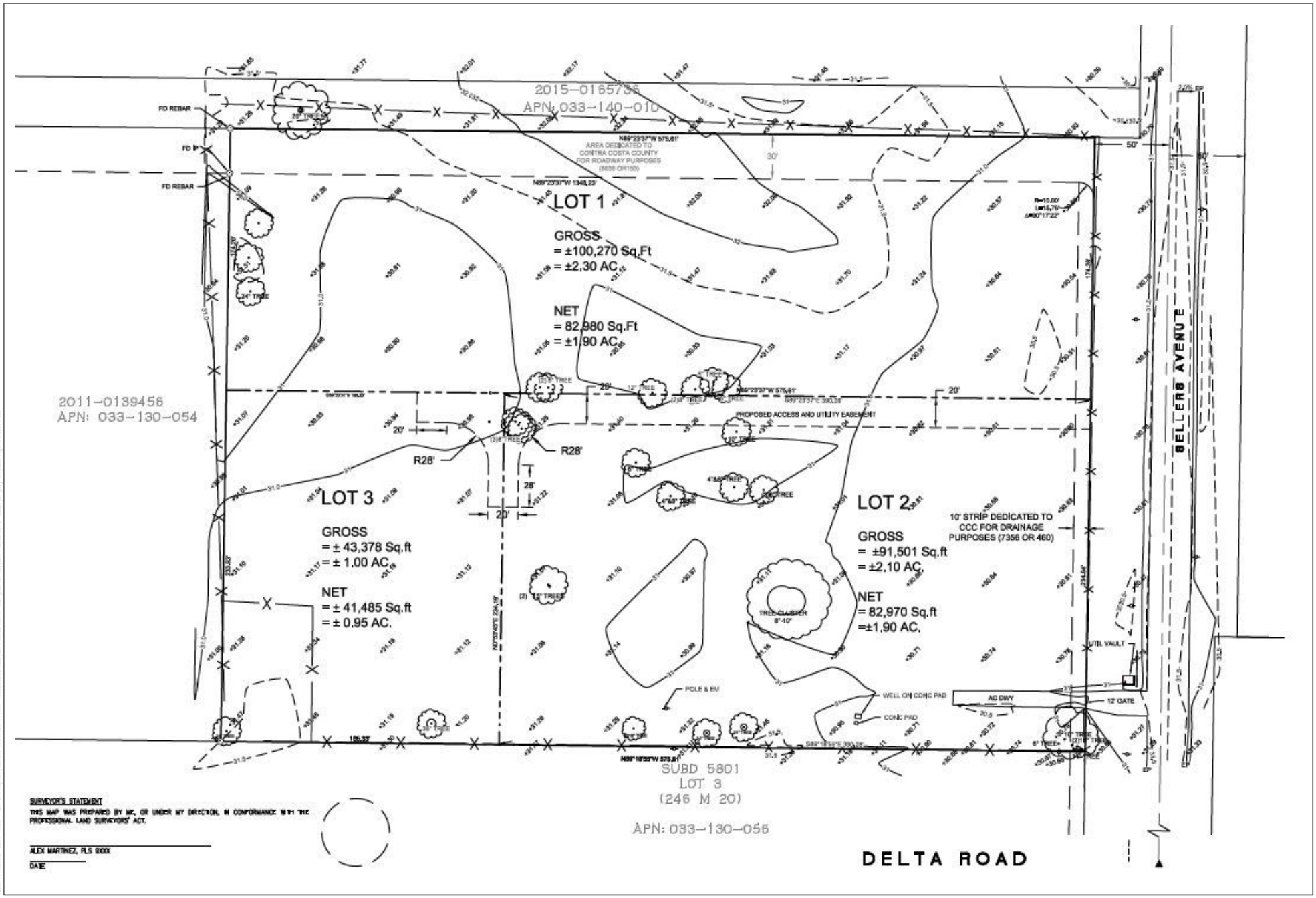
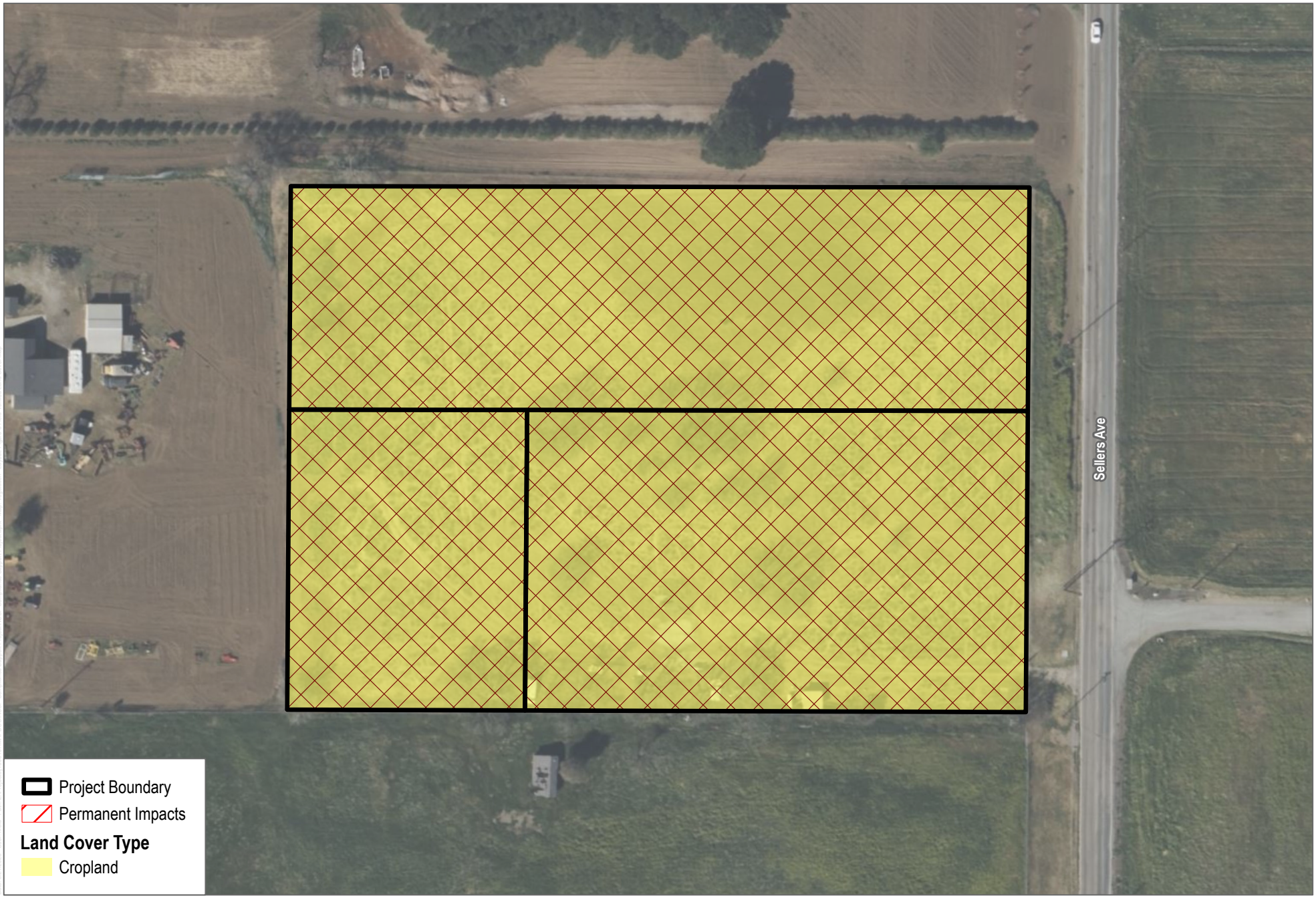


FIGURE 2
Site Plan



SOURCE: Bing Imagery 2024; OpenStreetMaps 2019; Contra Costa County 2006

DUDEK

0 50 100 Feet

FIGURE 3

Field-Verified Land Cover Map

5321 Sellers Avenue Subdivision Pro



SOURCE: Bing Imagery 2024; OpenStreetMaps 2019; Contra Costa County 2006

DUDEK

0 50 100 Feet

FIGURE 4a

Photo Point Location Map

5321 Sellers Avenue Subdivision Pro



Photo 1. Overview of southeast edge of the project site facing north.

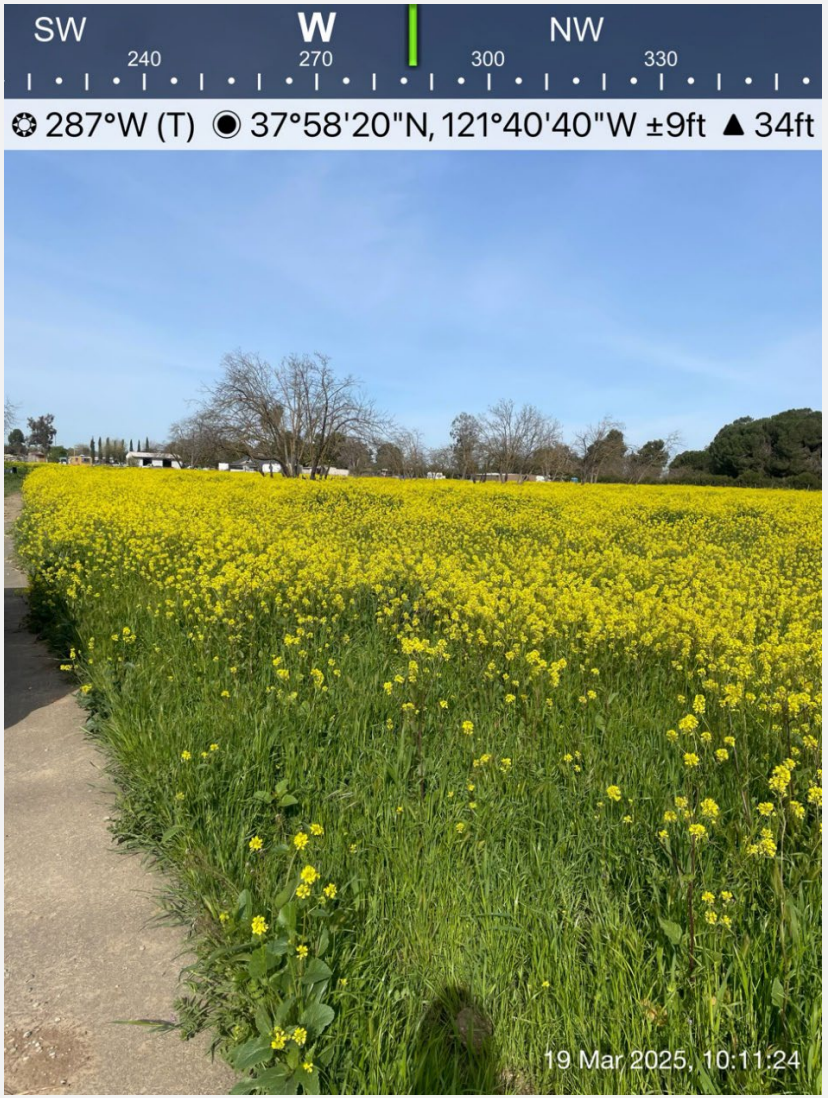


Photo 2. Overview of southeast edge of the project site facing northwest.



Photo 3. California ground squirrel burrow along southern boundary of the project site.

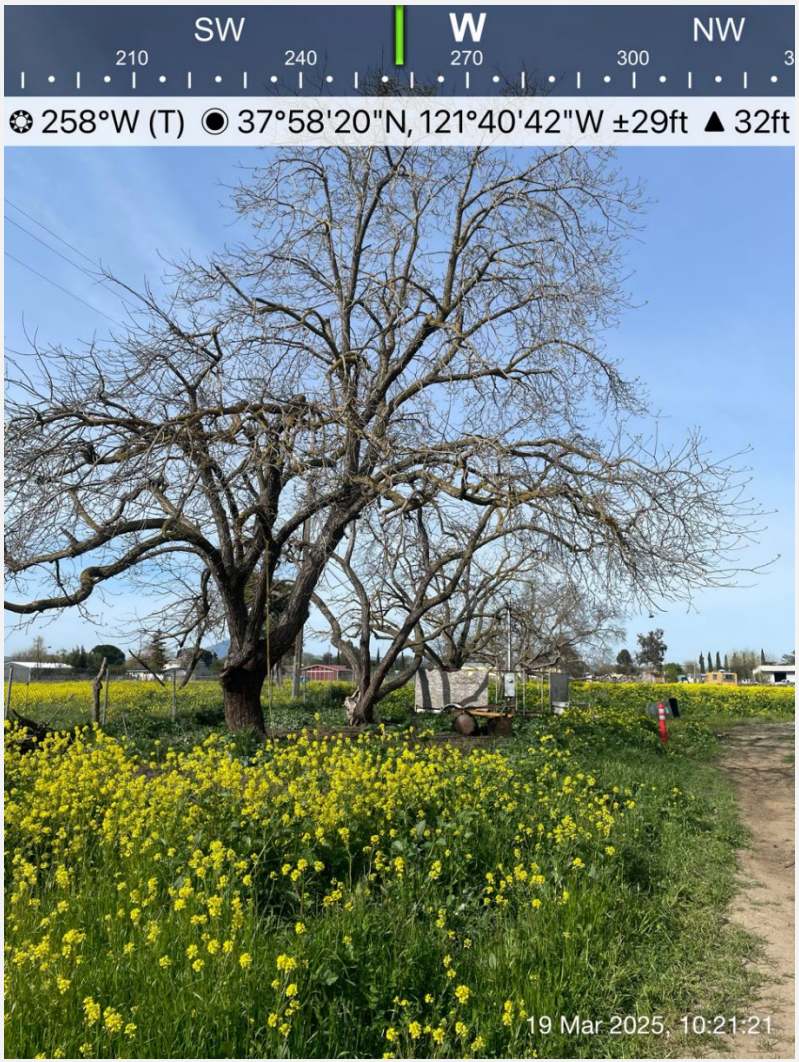


Photo 4. Overview of southern edge of project site facing southwest.

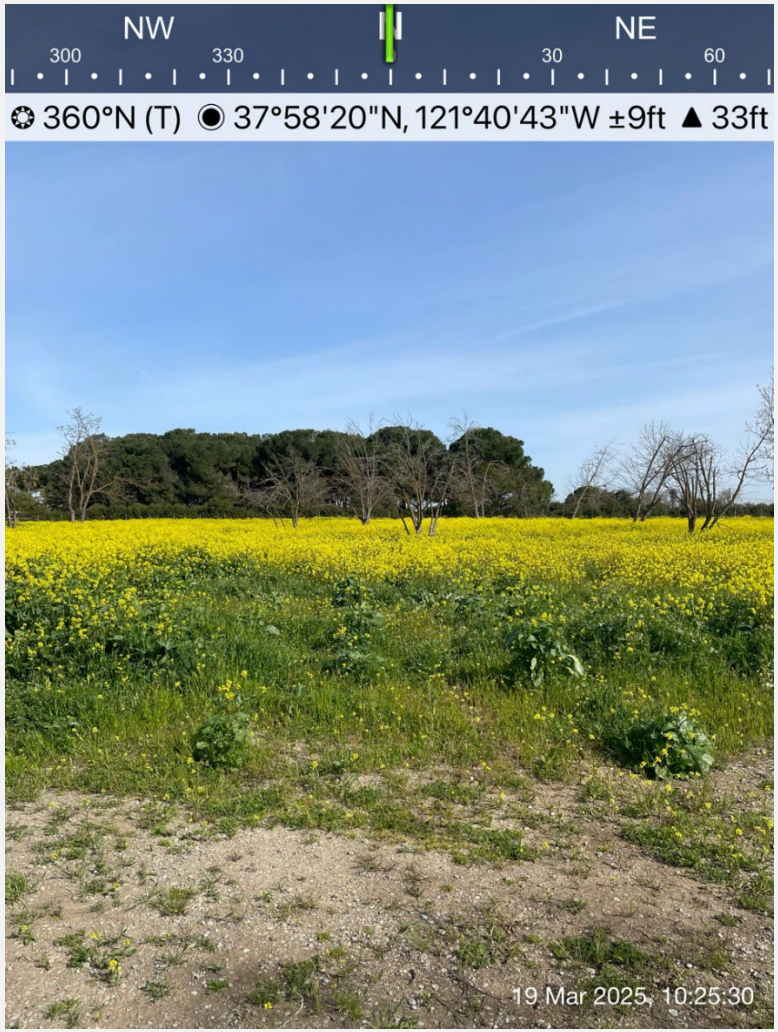


Photo 5. Overview of the southern edge of the project site facing north.



Photo 6. California ground squirrel burrow within the center of the project site.



Photo 7. Overview of western edge of project site facing southwest.



Photo 8. California ground squirrel burrow cluster within the southwestern section of the project site.

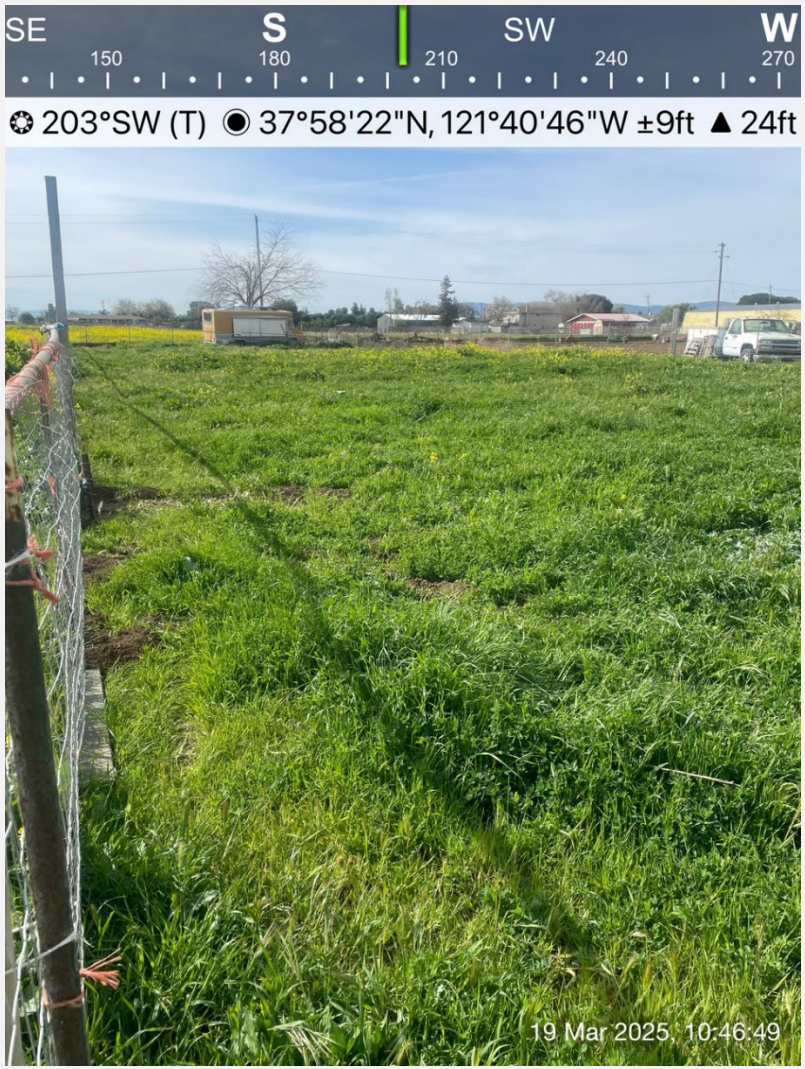


Photo 9. Overview of the northwestern edge of the project site facing northwest.

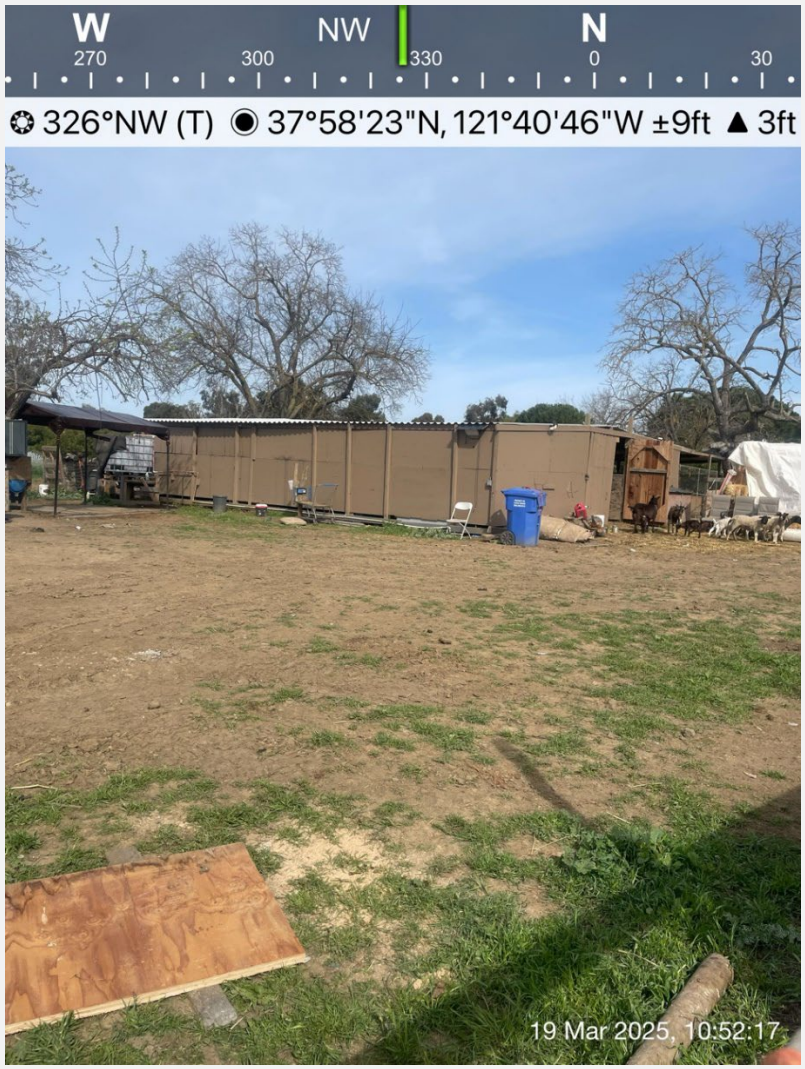


Photo 10. Livestock area in the northeastern corner of the project site facing northwest.



Photo 11. Overview of the main project site from the western edge facing east.



Photo 12. Potential Swainson's hawk and golden eagle nesting habitat to the north of the site.



Photo 13. Overview of the northern boundary of the project site facing east.



Photo 14. Overview of the project site from the northern boundary facing southeast.



Photo 15. Overview of the northern boundary of the project site facing east.



Photo 16. Overview of the project site from the northern boundary facing southeast.

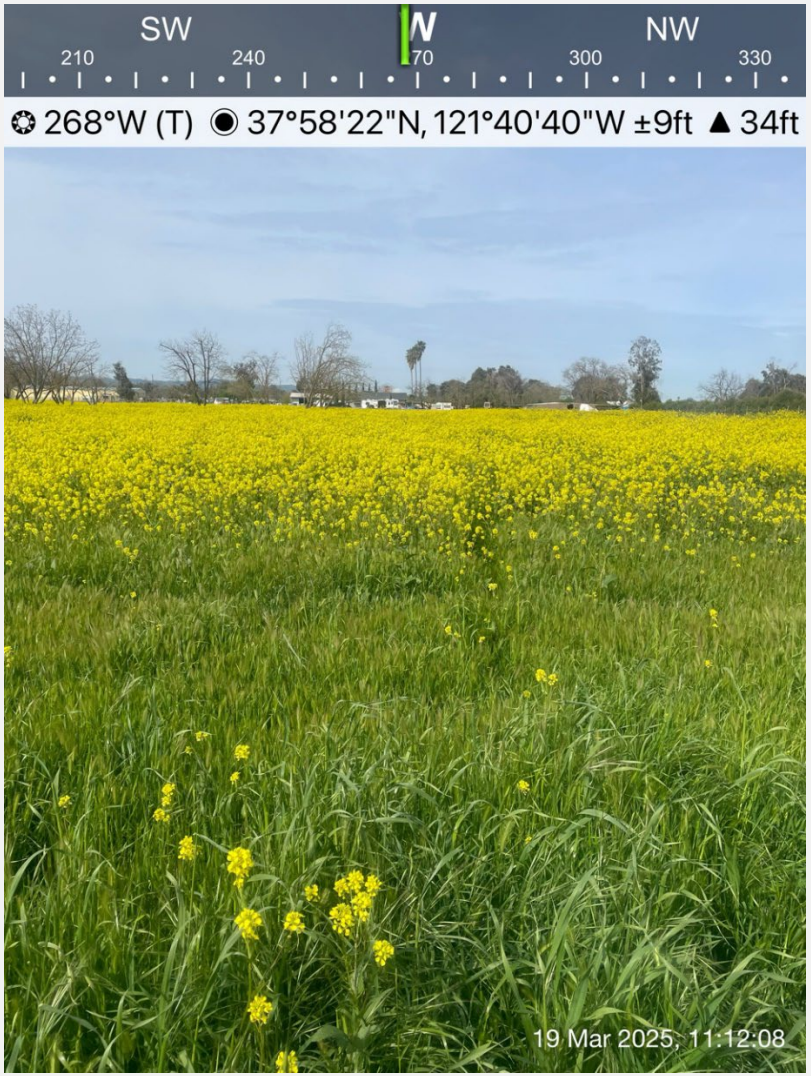
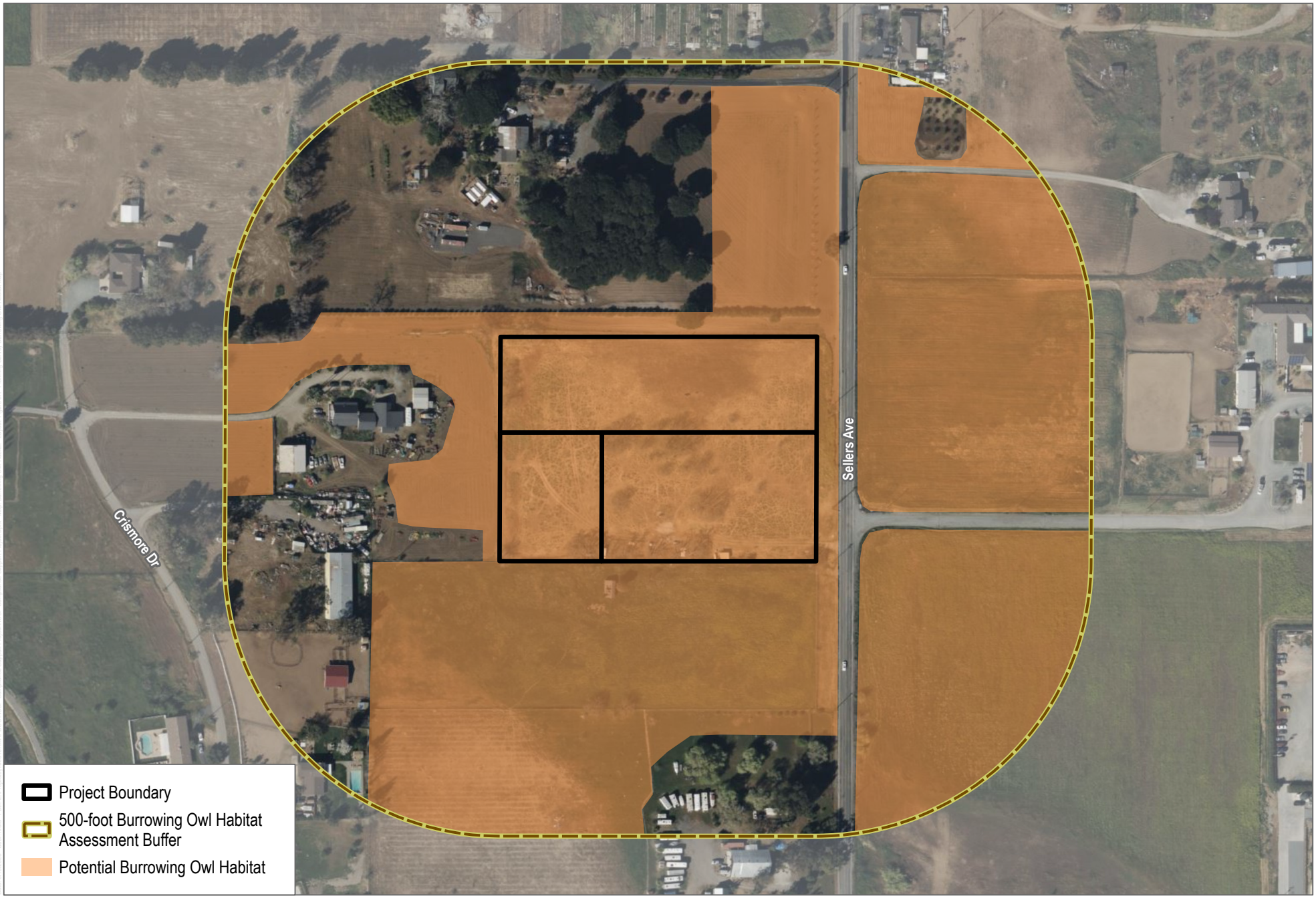


Photo 17. Overview of the project site from the eastern boundary facing west.



SOURCE: Bing Aerial Imagery 2024; OpenStreetMaps 2019

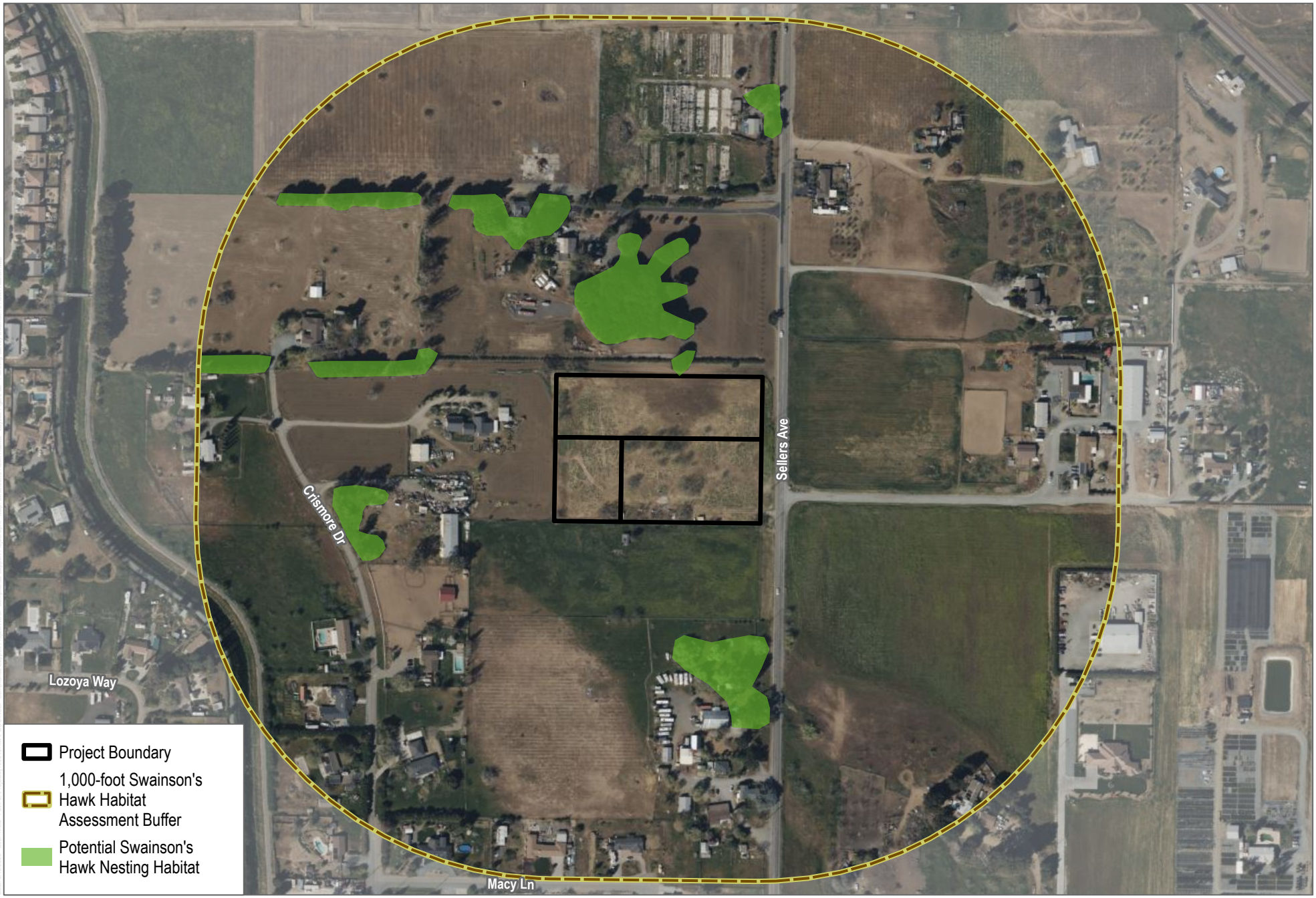
DUDEK

0 115 230 Feet

FIGURE 5A

Planning Survey Burrowing Owl Habitat Map

5321 Sellers Avenue Subdivision Pro



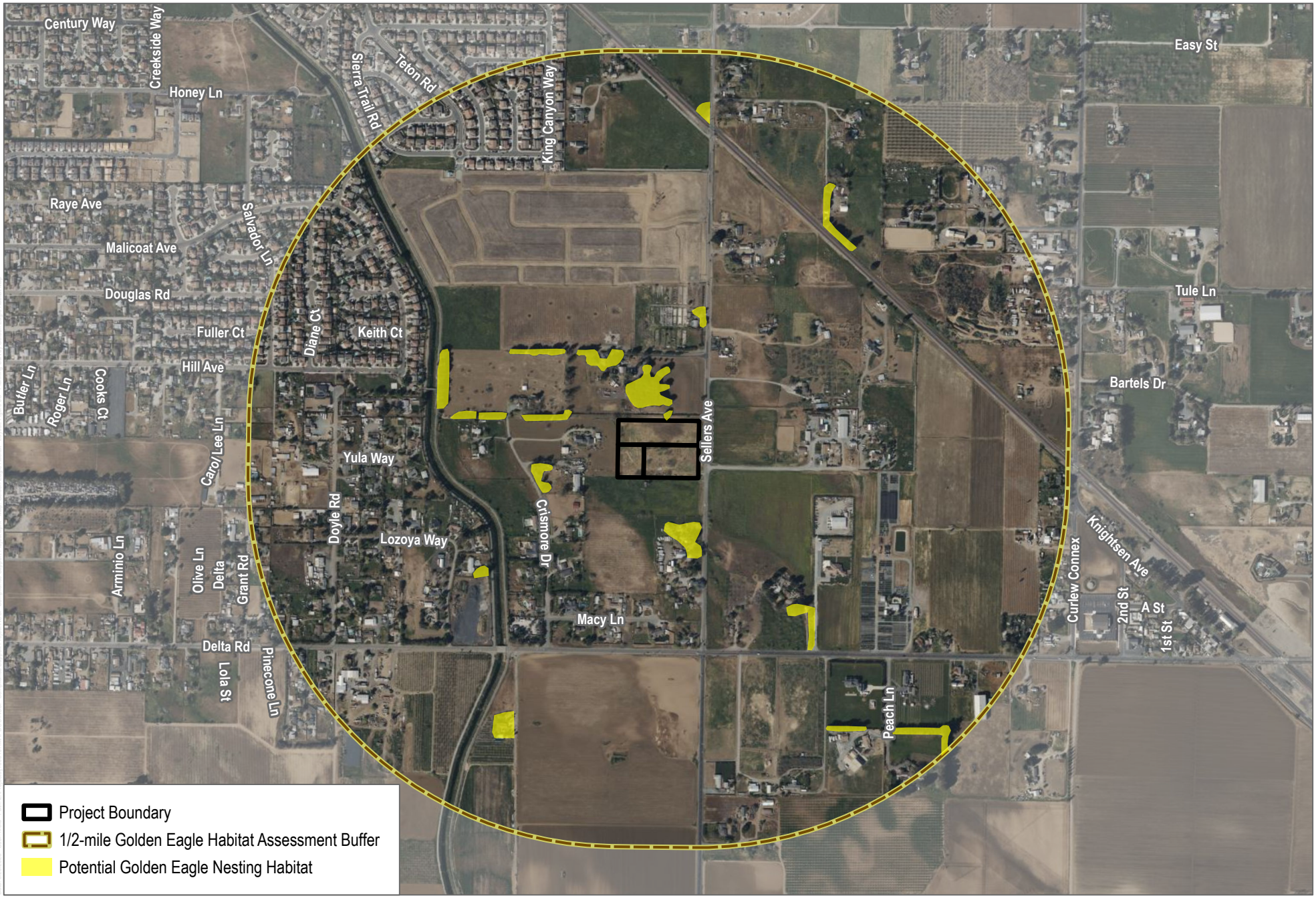
SOURCE: Bing Aerial Imagery 2024; OpenStreetMaps 2019

DUDEK

0 180 360 Feet

FIGURE 5B

Planning Survey Swainson's Hawk Nesting Habitat Map



SOURCE: Bing Aerial Imagery 2024; OpenStreetMaps 2019

DUDEK

0 460 920 Feet

FIGURE 5C

Planning Survey Golden Eagle Nesting Habitat Map

5321 Sellers Avenue Subdivision Pro

ATTACHMENT C: PROJECT COMPLIANCE TO HCP CONDITIONS

Conservation Measure 1.11. Avoid Direct Impacts on Extremely Rare Plants, Fully Protected Wildlife Species, or Covered Migratory Birds

The project will avoid direct impacts on extremely rare plants, fully protected wildlife species and covered migratory birds.

Extremely Rare Plants

Results of the planning survey have identified no extremely rare plant species that would be expected to occur on the project site.

Fully Protected Wildlife

The HCP/NCCP lists four no-take, fully protected wildlife species in Table 6-5: white-tailed kite (*Elanus leucurus*), peregrine falcon (*Falco peregrinus),* golden eagle *(Aquila chrysaetos)*, and ringtail *(Bassariscus astutus).* Planning surveys have determined that two of these species are not expected to occur on the project site: peregrine falcon and ringtail. Peregrine falcons nesting habitat includes cliffs and human-made structures such as bridges and tall buildings. No suitable peregrine falcon nesting habitat was documented within or in the vicinity of the project site during the planning survey. Ringtails are not expected to occur within the project site due to lack of continuous woodland, forest or riparian areas. This planning survey report includes the results of the habitat assessment for golden eagle and associated avoidance measures.

White-Tailed Kite

White-tailed kites forage over open habitats. Potential foraging habitat for white-tailed kite occurs throughout the project site where the cropland land cover type occurs and where rodent prey species are abundant. This species typically nests in riparian areas adjacent to open spaces, often in dense deciduous trees or in isolated trees. Trees adjacent to the project site are suitable for nesting by this species. Avoidance of direct impacts on this species can be achieved through preconstruction surveys. Preconstruction surveys for Swainson's hawk and golden eagle will simultaneously determine if white-tailed kite are nesting in the project vicinity. Avoidance measures for any active nests will follow the avoidance measures detailed in the below section "Nesting Birds".

Nesting Birds

Nesting bird activity typically occurs from February through August. Disturbing or destroying active nests is a violation of the federal Migratory Bird Treaty Act. In addition, nests and eggs are protected under California Fish and Game Code Section 3503. To avoid direct impacts to nesting birds, the following measures shall be implemented:

- Tree and vegetation removal and initial ground disturbance at the project site will be conducted outside of the nesting season (February through September) as feasible. If not feasible, the following measures will be implemented to avoid or minimize impacts to nesting birds:

- A qualified biologist shall conduct a preconstruction survey for nesting birds no more than 7 days prior to vegetation or structure removal or ground-disturbing activities conducted during the nesting season (February through September). The survey shall cover the limits of construction and suitable nesting habitat within 1,000 feet for raptors and 100 feet for other nesting birds, as feasible and accessible.
- If any active nests are observed during surveys, a qualified biologist shall establish a suitable avoidance buffer from the active nest. The buffer distance shall typically range from 50 to 500 feet and shall be determined based on factors such as the species of bird, topographic features, intensity and extent of the disturbance, timing relative to the nesting cycle, and anticipated ground-disturbance schedule. Limits of construction to avoid active nests shall be established in the field with flagging, fencing, or other appropriate barriers, and shall be maintained until the chicks have fledged and the nests are no longer active, as determined by the qualified biologist.
- If vegetation removal activities are delayed, additional nest surveys shall be conducted such that no more than 7 days elapse between the survey and vegetation removal activities.
- If an active nest is identified in or adjacent to the construction zone after construction has started, work in the vicinity of the nest shall be halted until the qualified biologist can provide appropriate avoidance and minimization measures to ensure that the nest is not disturbed by construction. Appropriate measures may include a no-disturbance buffer until the birds have fledged and/or full-time monitoring by a qualified biologist during construction activities conducted near the nest.

Conservation Measure 1.10. Maintain Hydrologic Conditions and Minimize Erosion

The project will maintain hydrologic conditions and minimize erosion to achieve the HCP/NCCP goal of limiting project impacts on downstream fisheries and avoid take of threatened and/or endangered fish species.

The following provisions from the C.3 Amendments of the Contra Costa County Clean Water Program's (CCCCWP's) were highlighted in the HCP/NCCP as applicable and relevant to projects covered under the HCP/NCCP. The project shall implement all relevant and feasible measures to ensure compliance with the HCP.

- Develop stormwater treatment controls such as detention basins sized, at a minimum, to treat runoff in accordance with the criteria provided in the Provisions.
- Implement a verification program for treatment controls to ensure that all installed controls are being appropriately operated and maintained.
  Control peak runoff flows and volumes by means of creation and implementation of a Hydrograph Modification Management Plan subject to Provision requirements.
- Provide compensatory mitigation to the appropriate jurisdiction (i.e., city or County) for projects where meeting Provision requirements are physically impractical.
- Limit the use of stormwater controls that function primarily as infiltration devices in order to protect groundwater quality and local stream hydrograph.

ATTACHMENT D: FEE CALCULATOR(S)

ECCC HCP/NCCP 2025 Fee Calculator Worksheet

Permanent Impacts

PROJECT APPLICANT: Mark A. de la O

PROJECT NAME: 5321 Sellers Avenue Subdivision Project

APN(s): 033-130-055

JURISDICTION: Contra Costa County

DATE PREPARED: May 29, 2025

		PERMANENT IMPACTS (AC)		2025 FEE / ACRE [1]		TOTAL
DEVELOPMENT FEE						
See appropriate city/county ordinance or HCP/NCCP Figure 9-1 to determine Fee Zone.	Fee Zone 1	5.40	x	$21,090.90	=	$113,890.86
	Fee Zone 2	0.00	x	$42,181.80	=	$0.00
	Fee Zone 3	0.00	x	$10,545.45	=	$0.00
	Fee Zone 4[2]	0.00	x	$31,636.35	=	$0.00
				Development Fee Total	=	***$113,890.86***
WETLAND MITIGATION FEE	Riparian woodland/scrub	0.000	x	$116,686.48	=	$0.00
These impacts are charged both a wetland mitigation fee and a development fee.[3]	Perennial Wetland	0.000	x	$179,565.89	=	$0.00
	Seasonal Wetland	0.000	x	$421,817.26	=	$0.00
	Alkali Wetland	0.000	x	$426,432.22	=	$0.00
	Ponds	0.000	x	$232,637.96	=	$0.00
	Aquatic/Open Water	0.000	x	$116,319.53	=	$0.00
	Slough/Channel	0.000	x	$164,759.00	=	$0.00
	Streams ≤ 25 ft (in linear ft)	0	x	$609.38	=	$0.00
	Streams > 25 ft (in linear ft)	0	x	$913.52	=	$0.00
				Wetland Mitigation Fee Total	=	***$0.00***
STREAM SETBACK ENCROACHMENT	Encroachment	0.000	x	$58,343.24	=	$0.00
See HCP/NCCP Chapter 6 (p. 6-15 to 6-18) for more info.				***Stream Setback Encroachment Fee Total***	=	***$0.00***

FEE REDUCTION	Development Fee reduction for land in lieu of fee	=	
Fee reductions must be approved by the Habitat Conservancy. See HCP/NCCP Chapter 9 for more info.	Development Fee reduction for permanent assessments	=	
	Wetland Mitigation Fee reduction for restoration/creation	=	
	Reduction Total	=	***$0.00***

FINAL FEE CALCULATION	Development Fee Total		$113,890.86
	Wetland Mitigation Fee Total	+	$0.00
	Encroachment in Stream Setback Fee Total	+	$0.00
	Mitigation Fee Total	=	**$113,890.86**
	Contribution to Recovery[4]	+	
	TOTAL AMOUNT DUE	=	**$113,890.86**

[1] The Fee Schedule is adjusted annually (no later than March 15 of each year). Development Fees are adjusted according to a formula that includes both a Home Price Index (HPI) and a Consumer Price Index (CPI). The Wetland Mitigation Fees are adjusted according to a CPI. Every five years, a fee audit is conducted which also adjusts the fees.

[2] Fee Zone 4 is not shown on Figure 9-1 of the HCP/NCCP but refers to the fee applicable to those few covered acitivities located in northeastern Antioch (p. 9-21).

[3] For every acre of impact on wetlands, streams, ponds, and riparian woodland/scrub, applicants will pay the appropriate development fee (according to fee zone) towards land acquisition and the conservation program as a whole, as well as a wetland mitigation fee to cover the costs of successful restoration or creation (ECCC HCP/NCCP Chapter 9.3.1).

[4] Participating Special Entities (PSEs) are required to pay fees over and above permanent and temporary impact mitigation fees to cover indirect costs of extending permit coverage, including a portion of the costs of the initial preparation of the Plan, and a portion of the costs of conservation actions designed to contribute to species recovery. This amount will be determined by the Conservancy in accordance with the Contribution to Recovery Implementation Policy adopted by the Conservancy Governing Board on December 8, 2014.

ATTACHMENT E: WETLAND DELINEATION (if applicable)

(Not Applicable)

APPENDIX C

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment

5321 Sellers Avenue
Oakley, California 94561

MAY 2026

Prepared for:

MARK A. DE LA O
296 Heron Drive
Pittsburg, California 94565

Prepared by:

DUDEK
Corporate Office:
687 S Coast Highway 101, Suite 110
Encinitas, California 92024

Glenna McMahon, PE
Principal Engineer

Stephanie Chao
Environmental Engineer

Table of Contents

SECTION **PAGE NO.**

Acronyms and Abbreviations iii

1 Executive Summary 1

2 Introduction 3
2.1 Assessment Procedure and Scope of Investigation 3
2.2 Qualifications of Environmental Professionals 3

3 Site Location 5

4 Environmental Setting 6
4.1 Topography and Geology 6
4.2 Groundwater 6
4.3 Agricultural Use 6

5 Public Agency Records Search 8
5.1 Subject Property 9
5.2 Adjoining Properties 9
5.3 Nearby Properties 10
5.4 Unmapped Sites 11

6 Interviews 12
6.1 Site Representative Interview 12
6.2 User-Provided Information 12
6.3 Local Agency Records 12
6.3.1 City of Oakley 12
6.3.2 Contra Costa County 13
6.3.3 Ironhouse Sanitary District 14
6.3.4 CalRecycle Solid Waste Information System 14
6.3.5 State Water Resources Control Board 14
6.3.6 Department of Toxic Substances Control 16
6.3.7 California Environmental Protection Agency Regulated Site Portal 16
6.3.8 California Geologic Energy Management Division 17
6.3.9 National Pipeline Mapping System 17

7 Site Reconnaissance 18
7.1 Description of Subject Property and Surroundings 18
7.2 Summary of Observations 18

8 Site History 21
8.1 Historical Aerial Photographs 21

8.2 Historical Topographic Maps 24
8.3 Fire Insurance Maps 25
8.4 City Directory 26
9 Previous Environmental Site Assessments 27
10 Vapor Encroachment 28
11 Other Considerations 29
12 Findings and Conclusions 30
13 Limitations 31
13.1 Data Gaps and Data Failures 31
13.2 Report Limitations 31
14 References 33

APPENDICES

A Qualifications of Environmental Professionals
B Historical Topographic Maps
C EDR Radius Map Report
D Owner- and User-Provided Information
E Local Agency Records
F Site Reconnaissance Photographs
G Historical Aerial Photographs
H Certified Sanborn Map Report
I City Directory Report

FIGURE

1 Subject Property Location 2

TABLES

1 Regulatory Database Search Summary 8
2 Summary of Aerial Photographs 21
3 Summary of Topographic Maps 24
4 Summary of City Directory Listings 26

Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AST	aboveground storage tank
CalEPA	California Environmental Protection Agency
CalRecycle	California Department of Resources Recycling and Recovery
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
City	City of Oakley
CREC	controlled recognized environmental condition
EDR	Environmental Data Resources
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
HFPO-DA	hexafluoropropylene oxide dimer acid
HREC	historical recognized environmental condition
MCL	maximum contaminant level
PCB	polychlorinated biphenyl
pCi/L	picocuries per liter
PFAS	per- and polyfluoroalkyl substances
PFBS	perfluorobutanesulfonic acid
PFHxS	perfluorohexanesulfonic acid
PFNA	perfluorononanoic acid
PFOA	perfluorooctanoic acid
PFOS	perfluorooctanesulfonic acid
REC	recognized environmental condition
SWRCB	State Water Resources Control Board
TPH	total petroleum hydrocarbons
UST	underground storage tank
VEC	vapor encroachment condition

1 Executive Summary

Dudek conducted a Phase I Environmental Site Assessment (ESA) for 5321 Sellers Avenue, Oakley, California (subject property) on behalf of the property owner, Mark A. de la O; see Figure 1, Subject Property Location. The subject property consists of 5.39 acres of land on a single parcel (Assessor's Parcel Number 033-130-055).

The findings of this investigation are based on historical sources, information contained in regulatory agency databases, interviews, and a site reconnaissance.

Information gathered for this report indicated the following:

- Row crops and orchards were observed on the subject property from the 1930s to the 1980s.
- The subject property is currently used for livestock grazing and consists of tilled land and uncultivated grasses with multiple vehicles parked throughout.
- Structures observed on the subject property include a well and well pump housing located in the southeastern region and an animal shed located in the northwestern corner.
- Adjoining properties to the subject property include a plowed field and a stand of trees to the north, plowed fields and residential properties to the west, Sellers Avenue followed by uncultivated agricultural fields to the east, and a sheep pasture to the south.
- Solid debris storage, multiple drums, an empty water tote, and chemical containers of contents such as motor oil were observed throughout the subject property during the site reconnaissance. An aboveground storage tank (AST) of unidentified contents, a car battery, and a portable generator affixed to a parked trailer were also observed on the subject property. No spills, leaks, or stained surface soils were observed on the subject property at the time of the site reconnaissance.
- ASTs were also observed on the eastern- and western-adjoining properties and multiple drums were observed on the southern-adjoining property. No evidence of a spill or leak of hazardous substances was observed at the time of the site reconnaissance.

Dudek performed this Phase I ESA of the subject property in conformance with the scope and limitations of ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 2021). This report summarizes the research and findings of the Phase I ESA. This assessment did not reveal evidence of historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or vapor encroachment conditions (VECs) in connection with the subject property. The recognized environmental condition (REC) identified for the subject property is as follows:

- As with all agricultural properties, pesticides and herbicides are likely used. The chemicals of concern associated with these compounds, such as organochlorinated compounds and metals, accumulate and persist in shallow soils. Considering the length of time the subject property was used for agricultural purposes (between the 1930s and 1980s), concentrations of chemicals of concern may be above regulatory screening levels. Therefore, the historical agricultural use is considered a REC.

Additional data gaps, which were determined not to be significant, are discussed in Section 13, Limitations.



SOURCE: ESRI Imagery

DUDEK

0 100 200 Feet

FIGURE 1

Subject Property Location

5321 Sellers Avenue, Oakley, California - Phase I Environmental Site Assessm

2 Introduction

This Phase I ESA was performed according to the guidelines stipulated in ASTM E1527-21 (ASTM 2021). This Phase I ESA was conducted on behalf of Mark A. de la O (user) as part of environmental due diligence for development of the subject property. As defined in Section 3.2.94 of ASTM E1527-21, the "user" is defined as the party seeking to complete the Phase I ESA on the subject property. User obligations, as defined in ASTM E1527-21, are discussed further in Section 6.2, User-Provided Information.

2.1 Assessment Procedure and Scope of Investigation

Phase I ESAs assist in identifying past and present land use, including identification of possible releases or disposal of manufacturing or other wastes if such information is contained within regulatory reports or files and/or is currently visible on site. The assessment reviews federal (U.S. Environmental Protection Agency [EPA]), state, county, and local lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations that may be of concern to a site.

The scope of this environmental investigation consisted of (1) a reconnaissance of the subject property; (2) a search of regulatory agency records; (3) a review of available historical aerial photographs, topographic maps, Sanborn fire insurance maps, city directory listings, and building department records; (4) interviews with the owner of the subject property and user of this report; (5) an evaluation of the potential for vapor intrusion risk; and (6) preparation of this Phase I ESA report detailing the findings of the investigation.

These activities were conducted to identify RECs. The term *recognized environmental condition* (REC) means the presence or likely presence of any hazardous substances or petroleum products in, on, or at the subject property due to a release, likely release, past release, or material threat of a future release to the environment.

The term *controlled recognized environmental condition* (CREC) is an environmental condition that would have been considered a REC in the past but that has been remediated and received risk-based closure by a regulatory agency (i.e., received a "No Further Action" letter) where residual contamination remains in place. Furthermore, the term *CREC* is used if the property is subject to a control or use restriction (i.e., property use restrictions, activity and use limitations, institutional controls, or engineering controls) due to residual on-site contamination.

The term *historical recognized environmental condition* (HREC) is an environmental condition that would have been considered a REC in the past but that has been remediated and received unrestricted residential use closure by the regulatory agency. Therefore, no controls or use restrictions have been applied to the property.

The term *REC* is not intended to include de minimis conditions. De minimis conditions are conditions that generally do not present a material risk of harm to public health or the environment and thus would not be subject to an enforcement action if brought to the attention of governmental agencies.

2.2 Qualifications of Environmental Professionals

This Phase I ESA was prepared by Glenna McMahon, principal engineer; Stephanie Chao, environmental engineer; Talulah Patch, engineer; and Olivia Cowley, environmental compliance specialist. Qualifications for Glenna McMahon, Stephanie Chao, Talulah Patch, and Olivia Cowley are included in Appendix A. The following statement is made by the environmental professional, Glenna McMahon:

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

3 Site Location

The subject property consists of a single parcel of land comprising 5.39 acres located in the City of Oakley, Contra Costa County, California. The subject property is located at 5321 Sellers Avenue, approximately 3.25 miles east of California State Route 4 and approximately 1.63 miles south of the Contra Costa Canal. The subject property is currently utilized for livestock grazing. The subject property consists of tilled land and uncultivated grasses with multiple vehicles parked throughout.

The subject property is adjoined by rural residences to the west and north, mostly vacant land with a small rural residence to the south, and Sellers Avenue followed by a mix of vacant and agricultural land to the east. The surrounding properties consist of a mix of residential properties, agricultural land, and vacant land.

4 Environmental Setting

4.1 Topography and Geology

The subject property is located near the eastern border of the City of Oakley (City), on the east side of Main Street and north of Delta Road.

General topographic information for the subject property and the surrounding area was obtained from a review of topographic maps (Appendix B), the Environmental Data Resources (EDR) Radius Map Report (Appendix C), and a site visit. The natural topography of the subject property is flat with a slight downward gradient to the east-northeast. The subject property sits at an elevation of approximately 32 feet above mean sea level.

No subsurface geologic investigations were performed as part of this Phase I ESA. According to the EDR Radius Map Report (Appendix C), the subject property is almost entirely underlain by the Brentwood clay loam soil components. These soils are characterized as being well drained with moderately high runoff potential when thoroughly wet and have somewhat restricted water transmission through soil. A very small portion of the northern subject property is underlain by the Delhi sand soil components. These soils are characterized as being somewhat excessively drained with low runoff potential when thoroughly wet and free water transmission through soil.

4.2 Groundwater

According to the EDR Radius Map Report, there are 26 water wells located within 1 mile of the subject property. According to the EDR report, the nearest groundwater monitoring well is located approximately 0.14 miles west of subject property; depth to water as reported in January 1976 was 30.00 feet below ground surface. Dudek reviewed the State Water Resources Control Board (SWRCB) Groundwater Ambient Monitoring and Assessment Program Groundwater Information System (SWRCB 2026a) and did not identify any wells on the subject property. According to data from the California Department of Water Resources Water Data Library Station Map, groundwater was identified in 2014 at a depth of 8.05 feet below ground surface at a well located approximately 0.12 miles east of the subject property (DWR 2026). No groundwater gradient information was obtained during this Phase I ESA.

4.3 Agricultural Use

The subject property is currently used for agricultural purposes and livestock grazing. Historical resources (see Section 8, Site History) indicate the subject property was used for agricultural purposes from the 1930s to the 1980s, as observed by apparent row crops and orchards. No evidence was identified indicating pesticide storage or mixing, cattle operations or dairies, or other potential sources of elevated concentrations of contaminants of concern typically associated with farming operations. The property owner did not identify pesticide use on the property as part of current operations (see Section 6, Interviews).

As with all agricultural properties, pesticides and herbicides were likely used. The chemicals of concern associated with these compounds, such as organochlorinated compounds and metals, accumulate and persist in shallow soils. Therefore, the longer a property is used for agricultural purposes, the more likely there is an accumulation of these chemicals of concern. Considering the ongoing long-term agricultural use and lack of redevelopment of the property, there is a potential for elevated concentrations of pesticide- and herbicide-related compounds in surface soils.

There are no soil sampling data for the subject property; therefore, it is unknown if concentrations of potential contaminants of concern are above or below risk-based concentrations. As the site has never been redeveloped, potentially impacted soils may remain on the subject property. Therefore, this historical agricultural use is considered a REC.

5 Public Agency Records Search

Table 1 summarizes the environmental databases that were searched as required by ASTM E1527-21, as well as additional environmental databases providing information on hazardous materials and petroleum products on the subject property that were searched ("target property" is the term used by EDR). The comprehensive list of databases is included in the EDR Radius Map Report, which was prepared on April 22, 2026 (Appendix C).

Table 1 lists the databases that were searched, search distances from the subject property, whether the subject property was listed, and the number of sites identified.

Table 1. Regulatory Database Search Summary

Acronym	Database	Search Distance	Subject Property Listed?	Number of Surrounding Listings
NPL	National Priorities List (including proposed NPL sites and NPL Liens [target property only])	1 mile	No	0
Proposed NPL	Sites proposed for NPL	1 mile	No	0
Delisted NPL	NPL Deletions	1 mile	No	0
NPL Liens	Federal Superfund Liens	1 mile	No	0
CERCLIS – Federal Facility	Comprehensive Environmental Response, Compensation, and Liability Information System for the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) with U.S. Environmental Protection Agency Federal Restoration and Reuse Office involvement	0.5 miles	No	0
CERCLIS – SEMS	CERCLA Superfund Enterprise Management System	0.5 miles	No	0
CERCLIS NFRAP (SEMS ARCHIVE)	No Further Remedial Action Planned – CERCLA SEMS Archive	0.5 miles	No	0
CORRACTS	Resource Conservation and Recovery Act (RCRA) Corrective Action	1 mile	No	0
RCRA TSDF	RCRA – Transportation, Storage, and Disposal Facilities	0.5 miles	No	0
RCRA-LQG	RCRA Large Quantity Generators	0.25 miles	No	0
RCRA-SQG	RCRA Small Quantity Generators	0.25 miles	No	0
RCRA-VSQG	RCRA Very Small Quantity Generators	0.25 miles	No	0
ERNS	Emergency Response Notification System	Target property	No	0
LUCIS	Land Use Control Information System – Institutional Control/Engineering Control	0.5 miles	No	0
US ENG CONTROLS	Federal sites with Engineering Controls	0.5 miles	No	0

Table 1. Regulatory Database Search Summary

Acronym	Database	Search Distance	Subject Property Listed?	Number of Surrounding Listings
US INST CONTROLS	Federal sites with Institutional Controls	0.5 miles	No	0
RESPONSE	State- and Tribal-Equivalent CERCLIS – Confirmed Release List	1 mile	No	1
ENVIROSTOR	EnviroStor Databases	1 mile	No	3
SWF/LF	State and Tribal Landfill and/or Solid Waste Disposal Site	0.5 miles	No	0
LUST	State Leaking Underground Storage Tank	0.5 miles	No	0
Indian LUST	Tribal LUST	0.5 miles	No	0
CPS-SLIC	State Cleanup Program Sites	0.5 miles	No	0
AST	State and Tribal Registered Aboveground Storage Tank	0.25 miles	No	0
UST	State and Tribal Registered Underground Storage Tank	0.25 miles	No	0
Indian UST	Registered Underground Storage Tank on Tribal Land	0.25 miles	No	0
FEMA UST	Federal Emergency Management Agency (FEMA) owned Registered UST	0.25 miles	No	0
Indian VCP	Voluntary Cleanup on Tribal Land	0.5 miles	No	0
VCP	State and Tribal Voluntary Cleanup	0.5 miles	No	0
Brownfields	State and Tribal Brownfields	0.5 miles	No	0
Additional environmental records, including local lists		*Varies*	*No*	*12*

Note: The search distances in the EDR report and listed in this table are equal to or greater than the search distances required by ASTM E1527-21.

5.1 Subject Property

The subject property was not identified in any of the databases searched by EDR.

5.2 Adjoining Properties

One site was identified adjoining to the east of the subject property: “Sandy Carasis.” The Sandy Carasis site is located on the eastern side of Sellers Avenue and was identified in the RCRA NonGen/NLR and E MANIFEST databases. The site’s E MANIFEST identified a total of 12.6 tons of asbestos waste, in addition to burlap, cloth, paper, or plastic bags that were transported from the site to a landfill. These database listings are administrative in nature and are not indicative of a spill or release of hazardous materials to the environment; therefore, it is unlikely that this site has impacted the environmental conditions of the subject property.

5.3 Nearby Properties

A total of nine listings were identified at six unique addresses within the applicable search radii surrounding the subject property.

Four of the nine listings were release cases that were identified at three sites with unique addresses.

76-Acre Fourth High School. This site was identified as being located at the intersection of Sellers Avenue and Delta Road. A more precise location identified by longitude and latitude coordinates located the site approximately 0.36 miles south of the subject property. The site was identified in the EnviroStor and SCH databases for potential soil and soil vapor contamination of dioxin, metals, organochlorine pesticides, total petroleum hydrocarbons – gas (TPH-g), volatile organic compounds, and others as a result of the site's past agricultural uses as an orchard with row crops, as part of an oil field, and as being in a residential area. The site received a No Further Action determination in December 2009. Based on the regulatory status of the site, the distance from the subject property, and that the impacts were limited to soil and soil vapor, it is unlikely that this site has impacted the environmental conditions of the subject property.

Cooks Battery (Oakley Battery)/Cooks Battery Reclamation (Oakley Battery). This site was identified at 129 Hill Avenue, located approximately 0.68 miles west of the subject property. The site was identified in the RESPONSE, EnviroStor, CPS-SLIC, HIST Cal-Sites, LIENS, Cortese, HIST CORTESE, CERS, and CA BOND EXP. PLAN databases for lead contamination in soil as a result of the site's past use as a battery reclamation site. A lien was placed on the site in April 2006 as a result of the lead impacts. Remedial actions at the site and on adjoining and nearby properties included sampling, removal of impacted soil, and installation of an asphalt cap at the site. According to the GeoTracker database, the site has been considered a closed Cleanup Program Site as of June 2006 (SWRCB 2026b). According to the EnviroStor database, the site has been considered Certified/ Operation and Maintenance as of June 2006 (DTSC 2026). According to an Operation and Maintenance Report from May 2002 (ERRG 2002), lead was not detected in groundwater above the laboratory detection limit of 0.005 milligrams per liter in any of the six groundwater samples that were collected during a February 2002 sampling event. Based on the regulatory status of the site, the distance from the subject property, and the affected media limited to soil, it is unlikely that this site has impacted the environmental conditions of the subject property.

Thompson Property. This site was identified at 1499/1621 Delta Road. A more precise location identified by longitude and latitude coordinates located the site approximately 0.72 miles southeast of the subject property. The site was identified in the EnviroStor and SCH databases for potential contamination from the site's past agricultural use for row crops. The site has been considered Inactive – Withdrawn as of October 2024, with no noted documentation of a spill or release of hazardous materials to the environment and no requests from the NorCal Schools since 2003. Given that there is no information indicating a spill or release of hazardous materials to the environment, the distance from the subject property, and the regulatory status of the site, it is unlikely that this site has impacted the environmental conditions of the subject property.

Multiple sites are also listed as hazardous waste generators (RCRA NonGen/NLR, E MANIFEST, HWTS, HAZNET), sites with toxics and criteria pollutant emissions data (EMI), have an enforcement and compliance history (ECHO), are on the California Environmental Protection Agency (CalEPA) Regulated Site Portal (CERS), and/or listed by the Contra Costa County as being a part of the Underground Tank Program, Hazardous Waste Generator Program & Business Plan Program (CONTRA COSTA SITES). These listings are administrative in nature and do not necessarily indicate a release of hazardous materials to the environment; therefore, it is unlikely that any of these sites have impacted the environmental conditions of the subject property.

5.4 Unmapped Sites

Unmapped sites are flagged by EDR but not mapped due to insufficient address information. They may be included in the database search report because they are in the same zip code as the subject property. The EDR report listed one unmapped site; the site was listed in a database that documents a release (CPS-SLIC) and was identified as a spill site with TPH contamination of gasoline, diesel, and motor oil (TPH-g, TPH-d, and TPH-o), as well as ethyl benzene and xylene. A preliminary assessment was ordered for the site in 2003. Dudek conducted additional research and determined that the unmapped site was located more than 5 miles southwest of the subject property. Based on the distance from the subject property (more than 5 miles), it is unlikely this unmapped site has impacted the environmental conditions of the subject property.

6 Interviews

6.1 Site Representative Interview

Dudek sent a site background questionnaire to the user of this report on March 20, 2026. A response was received from the property owner, Mark A. de la O, on March 20, 2026. A copy of the questionnaire is presented in Appendix D. Below is the summary of responses to the questionnaire.

- Mark A. de la O and his partners have owned the subject property for 5.5 years. They have used the subject property for livestock grazing for the entire time.
- A temporary livestock shelter located in the northwest corner of the subject property was erected approximately one year ago and a pump house shelter located in the southeast region of the subject property was erected approximately six months ago.
- The subject property was purchased from Nunn Family #2, and the previous owner contact was identified as Laura Houd.
- The subject property and adjoining properties have not been used for industrial uses. It is unknown whether the subject property has ever been used for agricultural purposes.
- A well is located on the southern end of the subject property; there is no known contamination associated with the well.
- Mark A. de la O was unaware of any previous hazardous materials use, storage, or other activities on the subject property that could indicate a release of hazardous materials or petroleum products.

6.2 User-Provided Information

In accordance with ASTM E1527-21, to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the tasks outlined in Section 6.2 through 6.8 of ASTM E1527-21 must be completed, including a search for environmental liens and activity and use limitations. To facilitate this requirement, Dudek sent the User Questionnaire (Appendix X3 of the ASTM Standard) to the user of this report. Answers to these questions fulfill the requirement of Sections 6.2 through 6.8 of the ASTM Standard. Mark A. de la O, owner, responded on April 20, 2026; responses are included in Appendix D. The user did not request that Dudek complete a search for environmental liens and activity and use limitations as part of this Phase I ESA. This represents a data gap and is further discussed in Section 13.1, Data Gaps and Data Failures.

6.3 Local Agency Records

6.3.1 City of Oakley

Dudek contacted the City of Oakley's Public Information/Press Inquiries on April 22, 2026, to obtain records pertaining to building permits, septic systems, on-site wastewater treatment systems, individual sewage systems, agricultural use (pesticide/herbicide/insecticide usage and/or storage), hazardous materials storage/usage, aboveground and underground storage tanks (ASTs/USTs), and releases or investigations associated with the subject property. A response was received on May 4, 2026, that recommended water and sewage–related records be requested from the Diablo Water District and/or the Ironhouse Sanitary District. Dudek contacted the Diablo Water District on May 8, 2026, and received a response on May 11, 2026, recommending a records search through Ironhouse Sanitary District as they handle all wastewater for the City of Oakley (Appendix E).

Additionally, the City's response returned a Building Permit that was issued in June 2007 for the installation of a power pole (Appendix E). This permit does not indicate hazardous materials usage, storage, or a spill, or release of hazardous materials to the environment; therefore, it is unlikely to have impacted the environmental conditions of the subject property.

Dudek also searched the City's online records portal on May 8, 2026, to review any available records pertaining to the subject property (City of Oakley 2026a). The following records were identified pertaining to the subject property:

- A Short Form Services Agreement for Hacienda Estates Environmental Analysis was identified for the subject property that outlines the services agreement of professional consulting services between the City of Oakley and Raney Planning & Management Inc., effective as of March 2026. The scope of work for the project covered by the agreement includes the subdivision of the subject property into five lots for the foreseeable development of single-family residences and associated utilities and access driveways (City of Oakley 2026b) (Appendix E).
- Resolution No. 41-23: A Resolution of the City Council of the City of Oakley Adopting a General Plan Amendment to Repeal the 2015-2023 City of Oakley Housing Element and Adopt the City of Oakley Housing Element of the General Plan for the Period of 2023-2031 in Compliance with State Housing Element Law. The subject property was identified as an underutilized parcel that is considered for future residential use in the General Plan.

Neither of these records indicates a spill or leak of hazardous materials to the environment; therefore, it is unlikely they have impacted the environmental conditions of the subject property.

6.3.1.1 Zoning and Land Use

Dudek accessed the City of Oakley's General Plan for information about zoning of the subject property and surrounding properties (City of Oakley 2022). The subject property and the western- and southern-adjoining properties are zoned as Rural Residential, the northern-adjoining properties are zoned as Residential Very Low, and the eastern-adjoining properties are identified as unincorporated areas outside of the City of Oakley boundaries.

6.3.2 Contra Costa County

6.3.2.1 Agriculture/Weights and Measures Department

Dudek contacted the Contra Costa County Department of Agriculture/Weights and Measures on April 22, 2026, to obtain information on agricultural use records that pertain to the subject property. A response was received on May 1, 2026, that no records were identified pertaining to the subject property (Appendix E).

6.3.2.2 Office of the Assessor

Dudek contacted the Contra Costa County Assessor's Office on April 22, 2026, to obtain information on building permits and records that pertain to the subject property. A response was received on April 23, 2026, that the Assessor's Office has no responsive public records pertaining to the subject property and referred to an additional search through the City of Oakley (Appendix E).

6.3.2.3 Department of Conservation and Development

Dudek contacted the Contra Costa County Department of Conservation and Development on April 22, 2026, to obtain information on building permits and records that pertain to the subject property. A response was received on April 23, 2026, that the Department of Conservation and Development have no responsive records as the subject property is located in the City of Oakley, and referred to an additional search through the City of Oakley (see Section 6.3.1) (Appendix E).

Dudek also searched the Contra Costa County Public Works Department's Department of Conservation and Development ePermits Center on May 1, 2026, to review available building, planning, and public words records (Contra Costa County 2026). No responsive building, planning, or public works records were identified pertaining to the subject property address or Assessor's Parcel Number.

6.3.2.4 Hazardous Materials Program

Dudek contacted the Contra Costa County Health Division on April 22, 2026, to obtain information on hazardous materials storage/usage, ASTs/USTs, and releases or investigations associated with the subject property. A response was received on April 29, 2026, from the County's Hazardous Materials Program that did not identify any records pertaining to the subject property dating back to 1986 (Appendix E).

6.3.3 Ironhouse Sanitary District

Dudek contacted the Ironhouse Sanitary District on May 8, 2026, to obtain records pertaining to septic systems, on-site wastewater treatment systems, and individual sewage systems associated with the subject property. As of the date of this report, a response has not been received (Appendix E).

6.3.4 CalRecycle Solid Waste Information System

Dudek reviewed the California Department of Resources Recycling and Recovery (CalRecycle) Solid Waste Information System online database on May 8, 2026 (CalRecycle 2026). The database has information for all solid waste facilities, operation, and disposal sites in California.

No sites were identified on the subject property. One site, Brentwood Transfer Station, was mapped approximately 1 mile south of the subject property. This site is an active permitted Large Volume Transfer/Processing Facility. This site has been inspected quarterly since 2014. Violations were noted in 2017 and 2022 pertaining to Litter Control and Records and Reporting violations. Neither of these violations is indicative of an uncontrolled spill or release of hazardous materials to the environment and no enforcement actions were noted.

Based on the distance from the subject property, it is unlikely that this site has impacted the environmental conditions of the subject property.

6.3.5 State Water Resources Control Board

6.3.5.1 GeoTracker Database

Dudek searched GeoTracker, the SWRCB's data management system, for sites that impact, or have the potential to impact, water quality in California. Records include sites that require cleanup, various unregulated projects, and

permitted facilities (SWRCB 2026b). One site was identified within 0.5 miles of the subject property. This site, Cooks Battery Reclamation Site, was also identified in the EDR Radius Map and is discussed in Section 5, Public Agency Records Search.

6.3.5.2 GeoTracker PFAS Database

Per- and polyfluoroalkyl substances (PFAS) constitute a large family of fluorinated chemicals (exceeding several thousand compounds) that vary widely in their chemical and physical properties. They have been used for commercial and industrial purposes and as a result have been found in the environment (i.e., water, soil, and air). The persistence and mobility of some PFAS, combined with decades of widespread use in industrial processes, certain types of firefighting foams, and consumer products, have resulted in their presence in the environment at trace levels across the globe (ITRC 2023).

As of April 2024, and confirmed in May 2025, EPA finalized National Primary Drinking Water Regulations for six PFAS chemicals, including perfluorooctanoic acid (PFOA), perfluorooctanesulfonic acid (PFOS), perfluorononanoic acid (PFNA), perfluorohexanesulfonic acid (PFHxS), hexafluoropropylene oxide dimer acid (HFPO-DA), and mixtures of two or more of PFHxS, PFNA, HFPO-DA, and perfluorobutanesulfonic acid (PFBS). EPA set maximum contaminant levels (MCLs) for these six chemicals (or chemical mixtures), which are enforceable health-based limits, and a hazard index (ratio of the measured concentration to the health-based concentration) for mixtures of two or more of PFHxS, PFNA, HFPO-DA, and PFBS (EPA 2026). Additionally, under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), PFOA, PFOS, and their salts and structural isomers were designated hazardous substances by EPA (EPA 2025). EPA also established Regional Screening Levels for PFOA and PFOS in soil (EPA 2024). As such, the presence of PFOA, PFOS, PFNA, PFHxS, and/or HFPO-DA, in any combination above their MCLs and/or reportable quantities, could be identified as a REC under ASTM E1527-21.

SWRCB has created a GeoTracker PFAS Map, which is a data management system for sites with PFAS investigative orders[1], other sites with PFAS data, and water well systems with PFAS data (SWRCB 2026c). One location with PFAS data was identified within 1 mile of the subject property: a GAMA – Priority Basin Project (U.S. Geological Survey) water supply well. The water supply well was identified as S17-SacV26 and is located approximately 0.89 miles north of the subject property. When last measured in July 2023, PFHxS and PFBS were detected at 3.6 and 1.1 nanograms per liter, respectively. No concentrations of PFOA, PFOS, PFNA, PFHxS, HFPO-DA, and/or PFBS were detected in excess of their respective MCLs. Based on this information, there are no known data suggesting PFAS above action levels in the local water supply at the subject property.

Based on review of the GeoTracker PFAS database on May 8, 2026, there are no records to confirm or deny that PFAS is present at the subject property. Research and studies indicate that PFAS is present in most environments; thus, it is possible that it is present on or near the subject property. As there are no data available to confirm or deny the presence of PFAS at the subject property, this is considered a data gap. However, because the site and adjacent properties have not been used for industrial or commercial uses typically associated with PFAS (e.g., landfill, firefighting, plating, etc.), it is unlikely that PFAS would constitute a REC. Therefore, the data gap is considered not significant.

[1] The SWRCB Division of Drinking Water issued multiple General Orders for investigation and monitoring of PFAS in public water systems (SWRCB 2025), along with a series of Investigative Orders issued for airports, chrome plating facilities, landfills, bulk fuel terminals, and public water treatment facilities. The various orders, issuance of which first began in 2019, targeted public water systems and facilities likely to have PFAS, such as airports, landfills, and chrome plating facilities.

6.3.6 Department of Toxic Substances Control

Dudek searched the EnviroStor database management system used for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination (DTSC 2026). The subject property was not identified in the database; however, three sites were identified within 1 mile of the subject property. These sites, Cooks Battery (Oakley Battery), 76-Acre Fourth High School, and Thompson Property, were also identified in the EDR Radius Map Report; sites that may have impacted the subject property are discussed in Section 5.

6.3.7 California Environmental Protection Agency Regulated Site Portal

Dudek reviewed the CalEPA Regulated Site Portal, which contains information about environmentally regulated sites and facilities in California (CalEPA 2026). Data sources for the portal include California Environmental Reporting System, the Department of Toxic Substances Control EnviroStor, the SWRCB GeoTracker, the California Integrated Water Quality System, and the Federal Toxics Release Inventory.

CalEPA sites are generally administrative in nature, identifying sites that have environmental permits or that handle hazardous materials or generate hazardous waste, but that do not necessarily have an uncontrolled release of hazardous substances to the environment.

The subject property was not identified in the database. Five sites were identified within 0.50 miles of the subject property and are discussed below.

- Comcast Cable. This site was identified at 5111 Sellers Avenue, approximately 0.13 miles south of the subject property. The site was listed as a chemical storage facility that stores 120–599 gallons of diesel fuel No. 2 on site. Two violations, that have since returned to compliance, were identified in relation to Hazardous Materials Release Response Plans. These violations are administrative in nature and do not indicate an uncontrolled release of hazardous materials to the environment; therefore, it is unlikely that this site has impacted the environmental conditions of the subject property.
- Verizon Wireless. This site was identified at 5480 Sellers Avenue, approximately 0.19 miles northeast of the subject property. The site was identified in the EPA Air Emission Inventory System as a source of air point pollution emissions. This listing is administrative in nature and does not indicate an uncontrolled release of hazardous materials to the environment; therefore, it is unlikely that this site has impacted the environmental conditions of the subject property.
- Verizon Wireless Oakley East. This was identified at 5480 Sellers Avenue, approximately 0.19 miles northeast of the subject property. The site was listed as a chemical storage facility that stores 60–119 gallons of electrolyte/sulfuric acid and 120–599 gallons of diesel fuel No. 2 on site. No violations were identified for this site. This listing is administrative in nature and does not indicate an uncontrolled release of hazardous materials to the environment; therefore, it is unlikely that this site has impacted the environmental conditions of the subject property.
- 76-Acre Fourth High. This site was also identified in the EnviroStor database and the EDR Radius Map Report and is discussed further in Section 5.
- Cooks Battery Reclamation Site. This site was also identified in the GeoTracker database and the EDR Radius Map Report and discussed further in Section 5.

6.3.8 California Geologic Energy Management Division

Dudek reviewed the California Geologic Energy Management Division database on May 4, 2026 (CalGEM 2026). No oil and gas wells were identified on the subject property. The subject property was identified within 1 mile of three oil and gas fields: Oakley Gas (abandoned) and Dutch Slough Gas, approximately 0.19 miles north, and Knightsen Gas (abandoned), adjoining to the east of the subject property. Twenty-nine oil and gas wells were mapped within 1 mile of the subject property. Fifteen wells were identified as plugged gas wells, 1 well was identified as a canceled gas well, and 13 wells were identified as plugged dry holes. None of these wells were identified within 0.25 miles of the subject property. Each of the oil and gas wells identified in the EDR Radius Map Report (Appendix C) were also verified in the California Geologic Energy Management Division database.

6.3.9 National Pipeline Mapping System

Dudek searched the National Pipeline Mapping System online database on May 4, 2026, which provides a public map viewer application that displays data related to gas transmission and hazardous liquid pipelines, liquefied natural gas plants, and breakout tanks under the Department of Transportation Pipeline and Hazardous Material Safety Administration jurisdiction (PHMSA 2026).

No pipelines were identified on or within 1 mile of the subject property. No accidents or incidents were reported within 1 mile of the subject property.

7 Site Reconnaissance

A site reconnaissance was conducted on April 27, 2026, by Talulah Patch and Olivia Cowley of Dudek. The site reconnaissance consisted of walking the subject property, taking notes on observations, and taking photographs. Photographs are presented in Appendix F. Talulah Patch and Olivia Cowley were unaccompanied during the site reconnaissance.

7.1 Description of Subject Property and Surroundings

The subject property consists of an approximately 5.39-acre rectangular-shaped parcel of land that makes up the subject property. Access to the subject property is from Sellers Avenue to the east (Photograph 1). During the site reconnaissance, the subject property included tilled land and uncultivated grasses (Photographs 2 and 3). A well and well pump housing were located in the southeast portion of the subject property, in an area with various debris and parked vehicles (Photographs 4–6). The subject property was split into two areas separated by a grouping of trees in the center. The areas consisted of tilled dirt without plants and tilled dirt with weeds. A small area with irrigation and flowering plants was located on the western property boundary. At the time of the site reconnaissance there was no visible flowing water on site, but the muddy appearance of the road and visible plywood indicated that there is occasional flooding on the access road (Photographs 7 and 8).

The northwest corner of the property contained a dirt courtyard and an animal shed. At the time of the site reconnaissance, horses were observed in the animal shed and goats were observed in the courtyard.

Wooden transmission line poles were observed along the southern border of the subject property. There was one smaller wooden pole located within the fenceline; at the time of the site reconnaissance, the base of the pole was supported by a cloth tied to a nearby tree (Photograph 9).

As observed during the site reconnaissance, the subject property is bordered by the following:

- To the north by a plowed field and stand of trees (Photograph 10)
- To the west by multiple plowed fields and residential areas along Crismore Drive (Photographs 11 and 12)
- To the east by uncultivated agricultural fields (Photograph 13)
- To the south by a sheep pasture (Photograph 14)

The main areas of interest noted during the site reconnaissance are described in the following section.

7.2 Summary of Observations

Potable Water Supply or Source

Potable water supply and evidence of water utilities or wells were observed on the subject property.

Sewage Disposal System

There was one portable toilet observed in the northwest corner of the property within the boundary of the animal shed courtyard (Photograph 15).

Wetlands and Natural Waterways

No naturally flowing water was observed on the subject property.

Surface Water Discharge

There is no significant grade to the property. Surface water that does not infiltrate into the tilled or vegetated areas of the subject property would likely flow south toward the property roadway as it is eroded at a lower grade than the surrounding area due to vehicle traffic. Small pools of standing water were observed in the roadway at the entrance of the subject property.

Distressed Vegetation

No distressed vegetation was observed on the subject property.

Indications of Solid Debris Storage

There were multiple areas where solid debris storage or evidence of dumping was observed on the subject property (Photographs 16–19).

Hazardous Material and Petroleum Product Use and Storage

Hazardous material and petroleum product storage or use were observed on the subject property.

Within the northwest corner of the property, there was evidence of petroleum product use. In the animal shed courtyard (Photograph 20), multiple small containers of motor oil were observed.

Hazardous material and petroleum product storage was observed on the southern border of the subject property, including a car battery and a portable generator on the front of a parked trailer (Photograph 21). Also observed along the southern border were various motor oil bottles, trash receptacles, an empty recycled water tote, and a diesel tractor (Photographs 22–24).

Unnaturally Discolored Ponds or Flowing Waters

No unnaturally discolored pools or flowing water were observed on the subject property.

Groundwater Wells, Cisterns, Cesspools, or Septic Tanks

A groundwater well was observed on the subject property.

Polychlorinated Biphenyl-Containing Items

Prior to 1978, polychlorinated biphenyls (PCBs) were often used in transformers and capacitors, specifically in cooling oils. PCBs were also used in hydraulic oils. Releases from these types of equipment may have resulted in PCB impacts to surrounding soil. The age of existing equipment may not necessarily indicate the presence of PCBs as the equipment may have been replaced over time.

Transformers were not observed on the subject property during the site reconnaissance. No other evidence of PCB-containing items, such as hydraulic equipment, was observed during the site reconnaissance.

Sumps or Ponds

No sumps or ponds were observed on the subject property.

Abnormal Odor

No abnormal odors were noted on the subject property.

Surface Staining, Corrosion, and Soil Disturbances

No staining or soil disturbances, including de minimis stains, were observed during the site reconnaissance.

Tanks, Drums, Totes, and Intermediate Bulk Containers

Multiple storage tanks, drums, totes, or other bulk containers were observed on the subject property. No oil staining was observed around the visible tanks. As the contents are unknown, these containers are discussed below under Unidentified Substance Containers. Large aboveground tanks were observed on both the eastern- and western-adjoining properties, as discussed above under Hazardous Material and Petroleum Product Use and Storage.

Agricultural Use

Based on a review of historical sources (see Section 8), the subject property has been used for agricultural purposes from as early as 1939 to the present. During the site reconnaissance, the subject property was partially tilled. Irrigation piping debris was scattered throughout the field.

Off-Site Sources

As discussed above, ASTs were observed on properties adjoining to both the east and west. There was no evidence of releases or other indications that these storage tanks have impacted the environmental condition of the subject property.

Fill Material

Fill material was not observed on the subject property.

Unidentified Substance Containers

Multiple unidentified substance containers were observed on the subject property. The animal shed courtyard in the northwest corner of the property (Photographs 19 and 20) contained an apparent water tote along the wall of the animal shed, and drums whose contents were unable to be identified. On the southern border of the property, multiple drums were observed next to the fenceline on the adjoining property (Photograph 25). A large metal drum of unknown contents was observed next to the well pump house (Photograph 26). No evidence of spills or leaks were observed in the areas around these containers.

Pipelines

No hazardous material pipelines were observed on the subject property.

8 Site History

Based on a review of the historical aerial photographs, historical topographic maps, agency records, and the city directory report, the subject property has not been commercially or residentially developed. The subject property was vacant and undeveloped land between at least 1914 and 1916, before it was used for agricultural purposes from at least 1939 to 1984. Between at least 1993 and 2006, the subject property was vacant land. Multiple structures were observed on the southern boundary of the subject property in 2009 through 2016. In 2020, the subject property was vacant land. Between 2020 and 2024, structures were constructed on the northwestern corner and on the southern boundary of the subject property. By 2025, the structure on the southern boundary of the subject property was removed and areas of apparent material storage were observed along the western and southern boundaries of the subject property.

There is a gap in site history between 1916 and 1939, 1943 and 1954, 1968 and 1978, 1984 and 1993, and 1998 and 2006. This constitutes a data failure and is discussed further in Section 13.

All of the adjoining properties were vacant and undeveloped land between at least 1914 and 1916. Between 1939 and 1968, all of the adjoining properties were primarily used for agricultural purposes. Structures were observed on the southeastern- and northern-adjoining properties starting in 1943 and 1954, with a water well was depicted on the northern-adjoining property in 1954. In 1979, the adjoining properties consisted of a mix of predominantly agricultural land and vacant land with a rural residence on the northern-adjoining property; conditions were similar until at least 1984. A residence was constructed on the western-adjoining property between 1979 and 1982. By 1993, the northern, eastern, and southern properties were no longer used for agricultural purposes. The western-adjoining property appears to have been used for agricultural purposes until at least 1998. In 1998, the eastern-, portions of the northern-, and a majority of the southern-adjoining properties were vacant land. Small structures were observed on the southern-adjoining property in 1998. One of the eastern-adjoining properties appeared to be tilled land in 2012. Apparent junk yards and material storage areas were observed on the western- and southern-adjoining properties in 2012 and 2009, respectively. The apparent junk yard on the southern-adjoining property was removed by 2016. Between 2006 and present-day, the adjoining properties consisted of a mix of residences and predominantly vacant land with small structures,

8.1 Historical Aerial Photographs

Dudek reviewed historical aerial photographs obtained from EDR for 1939, 1958, 1963, 1966, 1979, 1982, 1984, 1993, 1998, 2006, 2009, 2012, 2016, 2020, and 2024 (Appendix G). Dudek also reviewed aerial photographs from Google Earth for 2025 (Google Earth 2026). The photographs provided background information to assess the possibility of past activities that could present environmental concerns. The aerial photographs are described in Table 2.

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
1939	Row crops are observed throughout the subject property.	A line of trees followed by row crops and a rural residence adjoin the subject property to the north, The row crops observed on the subject property extend onto the southern- and western-adjoining properties. Portions of orchards can also be seen on the western- and southern-adjoining properties. The eastern-adjoining property consists of a

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
		narrow strip of vacant land, followed by a north–south-trending road where present-day Sellers Avenue can be found, as well as orchards. A railroad track is observed in the northeastern surrounding area. Surrounding properties consist of a mix of apparent row crops, orchards, rural residences, and fallowed land.
1958	Orchards are present throughout the subject property.	Portions of the northern-adjoining property appear to be fallowed land. The narrow strip of vacant land previously observed on the eastern-adjoining area is now observed as a row of trees. Areas of previously observed row crops now appear to be used as orchards on the northern-, western-, and southern-adjoining properties, The surrounding properties appear similar to the 1939 aerial photograph.
1963	The subject property appears similar to the 1958 aerial photograph.	Additional areas of fallowed land are observed on the northern- and eastern-adjoining properties. The surrounding properties appear similar to the 1958 aerial photograph.
1966	The subject property appears similar to the 1963 aerial photograph.	Additional areas of fallowed land are observed on the northern-adjoining property. The rest of the adjoining properties appear similar to the 1963 aerial photograph. Additional areas of fallowed land are observed on northern and southern surrounding properties. The rest of the surrounding properties appear similar to the 1963 aerial photograph.
1979	A majority of the subject property appears to be fallowed land with small areas of remnant orchards observed in the northern and southwestern regions of the subject property.	The majority of the southern- and western-adjoining properties appear to be fallowed land. Portions of the eastern-adjoining property appear to be orchards. Additional areas of fallowed and cleared land are observed on northern, eastern, and southern surrounding properties. Additional rural residences are observed on western and northeastern surrounding properties. An area of greenhouses is observed approximately 0.10 miles north of the subject property.
1982	The subject property appears similar to the 1979 aerial photograph.	Surface soil disturbances are observed on the southern-adjoining property. The rest of the adjoining properties appear similar to the 1979 aerial photograph. Additional areas of cleared land are observed on southern surrounding properties. Additional greenhouses are observed approximately 0.10 miles north of the subject property. The rest of the surrounding properties appear similar to the 1979 aerial photograph.
1984	The subject property appears similar to the 1982 aerial photograph.	An unidentified circular object is observed on the southern-adjoining property. The rest of the adjoining properties appear similar to the 1982 aerial photograph. Additional areas of cleared land are observed on eastern and southeastern properties. The rest of the surrounding properties appear similar to the 1982 aerial photograph.
1993	The remaining orchards previously observed on the subject property have been removed. The subject property consists of mostly vacant land with some scattered trees.	The line of trees previously observed adjoining to the east of the subject property has been removed. The previously observed unidentified circular object on the southern-adjoining property has been removed. The remaining orchards previously observed on the northern-adjoining property have been removed. Additional structures and areas of cleared land are observed in all of the greater surrounding areas.
1998	The subject property appears to be cleared land.	The southern-adjoining property appears to be mostly vacant land with some small structures along its northern boundary. The eastern-adjoining properties appear to be cleared land. Multiple structures

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
		previously observed on a northern surrounding property, approximately 0.10 miles north of the subject property, have been removed. The rest of the surrounding properties appear similar to the 1993 aerial photograph.
2006	The subject property appears similar to the 1998 aerial photograph.	The orchards previously observed on the western-adjoining property have been removed. A rural residence is observed on the western-adjoining property. Additional structures are observed on the southern-adjoining property. The rest of the adjoining properties appear similar to the 1998 aerial photograph. Residential developments are observed on western and northwestern surrounding properties approximately 0.25 miles from the subject property. Large areas where previous orchards were observed on northern and northwestern surrounding properties are now observed as cleared land. The rest of the surrounding properties appear similar to the 1998 aerial photograph.
2009	Multiple structures are observed on the southern boundary of the subject property. The rest of the subject property appears similar to the 2006 aerial photograph.	The region of the southern-adjoining property that adjoins to the southwest of the subject property appears to be used as a junk yard. The rest of the adjoining properties appear similar to the 2006 aerial photograph. Additional areas of cleared land are observed in the northern, eastern, and southern surrounding areas. The rest of the surrounding properties appear similar to the 2006 aerial photograph.
2012	An additional structure is observed on the southern end of the subject property. The rest of the subject property appears similar to the 2009 aerial photograph.	The southeastern-adjoining property appears to be tilled land. Portions of the western-adjoining property appear to be used as a junk yard. The rest of the adjoining properties appear similar to the 2009 aerial photograph. An additional area of cleared land is observed on a northeastern surrounding property. An area of discolored surface soil is observed approximately 0.25 miles southwest of the subject property. The rest of the surrounding properties appear similar to the 2009 aerial photograph.
2016	The subject property appears similar to the 2012 aerial photograph.	The apparent junk yard items previously observed on the southern-adjoining property have been cleared. Additional structures are observed on the western- and northern-adjoining properties. Continued residential development is observed on northwestern surrounding properties. The rest of the surrounding properties appear similar to the 2012 aerial photograph.
2020	The structures previously observed on the subject property have been removed. The subject property is depicted as vacant land with multiple scattered trees.	Most of the structures previously observed on the southern-adjoining property have been removed. Multiple structures previously observed on the western-adjoining property have been removed. The rest of the adjoining properties appear similar to the 2016 aerial photograph. Continued residential development is observed on northwestern surrounding properties. The rest of the surrounding properties appear similar to the 2016 aerial photograph.
2024	Multiple structures are observed on the subject property, one in the northwestern corner and one on the southern boundary of the subject property. The rest	An additional structure is observed on the southern-adjoining property. One of the eastern-adjoining properties is observed as tilled land. The rest of the adjoining properties appear similar to the 2020 aerial photograph. An eastern surrounding property approximately 0.25 miles east of the subject property appears to be used for

Table 2. Summary of Aerial Photographs

Date	Subject Property	Adjoining and Surrounding Properties
	of the subject property appears to be vacant land.	agricultural purposes. The rest of the surrounding properties appear similar to the 2020 aerial photograph.
2025	The structure previously observed in the southern region of the subject property has been removed. Areas of apparent material storage are observed along the western and southern boundaries of the subject property. The rest of the subject property appears similar to the 2024 aerial photograph.	One of the eastern-adjoining properties appears to be used for agricultural purposes. The rest of the adjoining and surrounding properties appear similar to the 2024 aerial photograph.

Note: See Appendix G for corresponding photographs for 1939 through 2024. The 2025 Google Earth photo is available online and therefore is not included in Appendix G.

8.2 Historical Topographic Maps

Dudek reviewed historical topographic maps from 1914, 1916, 1940, 1943, 1954, 1968, 1978, 2012, 2015, 2018, and 2021 (Appendix B). The topographic maps are a historical source that can be used to document the prior use of the subject property and surrounding area. The topographic maps are described in Table 3.

Table 3. Summary of Topographic Maps

Date	Subject Property	Adjoining and Surrounding Properties
1914	The subject property is depicted as vacant and undeveloped land.	A north–south-trending road is depicted adjoining to the east of the subject property where present-day Sellers Avenue can be found. All of the adjoining properties are depicted as vacant and undeveloped land. A southeast–northwest-trending railroad is depicted approximately 0.32 miles northeast of the subject property. Multiple creeks are depicted approximately 0.25 miles west and east of the subject property. The rest of the surrounding areas consist of a mix of vacant and undeveloped land, networks of roads, and scattered small structures.
1916	The subject property is depicted similarly to the 1914 topographic map.	The adjoining and surrounding properties are depicted similarly to the 1914 topographic map.
1940	The subject property is depicted as an orchard.	All of the adjoining properties are depicted as orchards. Much of the surrounding properties are depicted as orchards with an increased number of structures depicted in all of the surrounding areas.
1943	The subject property is depicted similarly to the 1940 topographic map.	The adjoining and surrounding properties are depicted similarly to the 1940 topographic map.
1954	The subject property is depicted similarly to the 1943 topographic map.	A structure previously depicted on the southeastern-adjoining property is no longer depicted. A water well is depicted on the northern-adjoining property. The rest of the adjoining properties are depicted similarly to the 1943 topographic map. The creek

Table 3. Summary of Topographic Maps

Date	Subject Property	Adjoining and Surrounding Properties
		previously depicted approximately 0.25 miles east of the subject property is no longer depicted. A sewage disposal site is depicted approximately 1 mile southwest of the subject property. Additional structures are observed in all of the greater surrounding areas. Additional water wells are depicted scattered throughout the surrounding properties.
1968	The subject property is depicted similarly to the 1954 topographic map.	The unimproved road previously depicted on the northern-adjoining property has been reconfigured. The rest of the adjoining properties are depicted similarly to the 1954 topographic map. Additional roads and structures are depicted in all of the surrounding areas.
1978	The subject property is no longer depicted as an orchard. The subject property is depicted as vacant and undeveloped land.	The orchards previously depicted in the adjoining and surrounding areas are no longer depicted. The rest of the adjoining properties are depicted similarly to the 1968 topographic map. Additional roads, reconfigured networks of roads, and small structures are depicted in all the greater surrounding areas.
2012	Individual structures and site features are no longer depicted on the 2012 topographic map. No site features are depicted on the subject property.	Individual structures and site features are no longer depicted on the 2012 topographic map. Roads are depicted on the northern-, eastern-, and southern-adjoining properties. No other site features are depicted on the adjoining properties. A gaging station is depicted approximately 0.78 miles southwest of the subject property. The rest of the surrounding areas are predominantly depicted as multiple networks of roads,
2015	The subject property is depicted similarly to the 2012 topographic map.	Multiple roads that were previously depicted on the 2012 topographic map on adjoining and surrounding properties are no longer depicted. The gaging station previously depicted approximately 0.78 miles southwest of the subject property is no longer depicted. The rest of the adjoining and surrounding properties are depicted similarly to the 2012 topographic map.
2018	The subject property is depicted similarly to the 2015 topographic map.	Roads are depicted along each of the adjoining properties. Additional roads are depicted in all of the surrounding areas.
2021	The subject property is depicted similarly to the 2018 topographic map.	One of the roads previously depicted on the eastern-adjoining property is no longer depicted. The rest of the adjoining and surrounding properties are depicted similarly to the 2018 topographic map.

Note: See Appendix B for corresponding maps.

8.3 Fire Insurance Maps

Historical Sanborn fire insurance maps were requested from EDR. Sanborn maps provide information regarding the historical uses of the subject property and surrounding properties. Sanborn maps typically exist for cities with populations of 2,000 or more; the coverage is dependent on the location of the subject site within the city limits. The Sanborn Map Report lists the subject property as an unmapped property; no additional information was included in the report. The Sanborn Map Report is provided in Appendix H.

8.4 City Directory

City directory listings were requested from EDR (Appendix I). Table 4 details the findings of the city directory abstract. Multiple listings were identified for the subject property address, 5321 Sellers Avenue. Findings for the subject property and for adjoining property addresses are summarized in Table 4.

Table 4. Summary of City Directory Listings

Address	Date	Listings
Subject Property		
5321 Sellers Avenue	2010–2022	Signature Electric
	2005–2010	Residential
Adjoining to the West		
3300 Crismore Drive	2000–2024	Residential
	2005	Science Research Laboratory
Adjoining to the North		
5381 Sellers Avenue	2024	Residential
	2005–2022	Furlong Electric Co., Furlong Electric & Integration
	1992–2000	Residential
Adjoining to the East		
5304 Sellers Avenue	2010–2024	Residential
5310 Sellers Avenue	2000–2024	Residential
5370 Sellers Avenue	1995–2024	Residential
Adjoining to the South		
5239 Sellers Avenue	2000–2005	Occupant Unknown

9 Previous Environmental Site Assessments

No previous environmental assessments were provided to Dudek during this Phase I ESA.

10 Vapor Encroachment

Dudek evaluated vapor encroachment to determine whether there is a potential for vapors originating from contaminated soil and/or groundwater to occur in the subsurface below the existing and potential future on-site structures. Information obtained from other sources (geologic and hydrogeological information, site reconnaissance, local regulatory agency responses), as discussed in this report, was also considered. The VEC assessment was conducted in accordance with ASTM E2600-22 guidance (ASTM 2022). The EDR Radius Map Report (Appendix C) was used to evaluate listed contaminated sites as identified in federal, state, and local databases.

No sites were identified as having groundwater contamination or soil vapor contamination that could impact the subject property; as such, no VEC was identified.

11 Other Considerations

This section discusses other considerations including non-ASTM scope considerations that were included in this Phase I ESA based on the conditions at the subject property. These items are not required to be evaluated per the ASTM Standard but may still pose environmental health and safety risks.

Asbestos

Asbestos has been specifically designated a hazardous substance pursuant to CERCLA Section 102, but abatement costs are generally not recoverable under CERCLA. Many building materials commonly contained asbestos until the late 1970s, and a smaller list of building materials contained asbestos in the 1980s, such as drywall, joint compounds, vinyl flooring, roofing, asbestos-cement products, and stucco. Under the Toxic Substances Control Act, EPA banned the use of asbestos in many products, with partial bans occurring in 1989 and 1993. However, a full ban of asbestos products did not occur until 2019. Therefore, if a building was constructed prior to 1989, it is likely it contains asbestos. If it was constructed between 1989 and 2019, it is less likely asbestos is present, but there is still a chance that asbestos was used.

No structures were observed on the subject property prior to 2006; therefore, asbestos is not of concern for the subject property. For sites that were used for agricultural purposes through the late 1970s, it is possible that asbestos-containing concrete water delivery appurtenances were in use. Concrete water delivery appurtenances were not observed on the subject property during the site reconnaissance; therefore, asbestos is not of concern for the subject property.

Lead-Based Paint

Paint manufacturers frequently used lead as a primary paint ingredient through the 1940s and gradually decreased its use in the 1950s and 1960s. The federal department of Housing and Urban Development estimates 30% of homes built in the United States before 1978 contain some lead-based paint (HUD 2011). The Consumer Product Safety Commission prohibited the use of lead-based paints in residential buildings in 1978; however, the use of lead-based paints in commercial and industrial buildings is not prohibited.

No structures were observed on the subject property prior to 2006 and no commercial or industrial structures were identified on the subject property during the site reconnaissance; therefore, lead-based paint is not of concern for the subject property.

Radon

Radon is a radioactive gas that is produced from the natural decay of uranium, radium, and thorium in soil, rock, and groundwater. When radon becomes trapped in buildings and concentrations accumulate, exposure to radon can be a concern.

The EDR Radius Map Report presents radon test results for the vicinity of the subject property. A total of 55 sites within Contra Costa County were evaluated. The radon concentration at these sites averaged 0.760 picocuries per liter (pCi/L) in the first-floor living area, 0.300 pCi/L in the second-floor living area, and 0.525 pCi/L in the basement. The EPA radon zone for Contra Costa County is 2, which corresponds with average expected indoor radon levels between 2 and 4 pCi/L. The federal radon action level is 4 pCi/L.

12 Findings and Conclusions

Information gathered for this report indicated the following:

- Row crops and orchards were observed on the subject property from the 1930s to the 1980s.
- The subject property is currently used for livestock grazing and consists of tilled land and uncultivated grasses with multiple vehicles parked throughout.
- Structures observed on the subject property include a well and well pump housing located in the southeastern region and an animal shed located in the northwestern corner.
- Adjoining properties to the subject property include a plowed field and a stand of trees to the north, plowed fields and residential properties to the west, Sellers Avenue followed by uncultivated agricultural fields to the east, and a sheep pasture to the south.
- Solid debris storage, multiple drums, an empty water tote, and chemical containers of contents such as motor oil were observed throughout the subject property during the site reconnaissance. An AST of unidentified contents, a car battery, and a portable generator affixed to a parked trailer were also observed on the subject property. No spills, leaks, or stained surface soils were observed on the subject property at the time of the site reconnaissance.
- ASTs were also observed on the eastern- and western-adjoining properties and multiple drums were observed on the southern-adjoining property. No evidence of a spill or leak of hazardous substances was observed at the time of the site reconnaissance.

Dudek performed this Phase I ESA of the subject property in conformance with the scope and limitations of ASTM E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM 2021). This report summarizes the research and findings of the Phase I ESA. This assessment did not reveal evidence of HRECs, CRECs, or VECs in connection with the subject property. The REC identified for the subject property is as follows:

- As with all agricultural properties, pesticides and herbicides are likely used. The chemicals of concern associated with these compounds, such as organochlorinated compounds and metals, accumulate and persist in shallow soils. Considering the length of time the subject property was used for agricultural purposes (between the 1930s and 1980s), concentrations of chemicals of concern may be above regulatory screening levels. Therefore, the historical agricultural use is considered a REC.

Additional data gaps, which were determined not to be significant, are discussed in Section 13.

13 Limitations

13.1 Data Gaps and Data Failures

As defined in ASTM E1527-21, a data failure is a failure to achieve the historical research objective required by the ASTM Standard even after reviewing the standard historical resources that are reasonably ascertainable and likely to be useful. A data failure is a type of data gap.

The following data failure was identified for this Phase I ESA:

- Historical resources were not available between 1916 and 1939, 1943 and 1954, 1968 and 1978, 1984 and 1993, and 1998 and 2006, which is greater than the 5-year interval required by the ASTM Standard. This constitutes a data failure.

As defined in ASTM E1527-21, a data gap is the lack of or inability to obtain information required by this practice despite good faith efforts. A data gap is considered significant when it affects the ability of the environmental professional to identify RECs.

The following data gaps were identified for this Phase I ESA:

- The data failure discussed above. This data gap does not limit the ability to determine RECs and is therefore considered not significant.
- The owner did not conduct an environmental lien or activity and use limitation search for the subject property. Based on the available historical and regulatory information, this data gap does not limit the ability to determine RECs and is therefore considered less than significant. However, the lack of a search may affect the user's ability to qualify for certain liability protections under CERCLA (see Section 6.2).
- Dudek did not receive a response from Ironhouse Sanitary District to the records request. Based on the site history, available historical and regulatory information, and present-day use, this did not limit the ability to identify RECs and is therefore not considered significant.
- Research and studies indicate that PFAS is present in most environments; thus, it is possible that it is present on or near the subject property. Because there are no data available to confirm or deny the presence of PFAS in groundwater at the subject property, this is considered a data gap. The subject property does not use groundwater as drinking water, there are no nearby industries or activities known to contribute to PFAS contamination, and no nearby drinking water studies have been performed that identified the presence of PFAS. As such, this data gap is not considered significant.

Should Dudek receive information following submission of this Phase I ESA report that completes one of these data gaps and changes the findings of the Phase I ESA report, Dudek will submit the findings to the user in an addendum.

13.2 Report Limitations

The findings and conclusions presented in this report are professional opinions based solely on the indicated data described in this report, as reflected in the discussion in this report of the visual observations of the subject property and vicinity and documentation reviewed and, based on the foregoing, our interpretation of this information and these

documents. Dudek makes no warranty, guarantee, or representation, express or implied, as to statements made by others or information included in documentation reviewed or otherwise provided to Dudek, as described in this report. This report does not purport to identify or describe all potential contamination or other issues related to the environment respecting the subject property and/or the vicinity. Likewise, it is understood that it is possible that conditions or contamination exist at the subject property or in the vicinity that are not identified in this Phase I ESA.

No warranties or guarantees or representations, expressed or implied, are made by Dudek, except for the representation that this report has been prepared in accordance with the current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professionals performing the same or similar services in the same or similar geographical locality. This report, including its conclusions and/or recommendations, is intended exclusively and solely for the purpose outlined herein and for the client identified hereunder. This report may not be relied upon by any other person or entity without the express advance written consent of Dudek specifically identifying such person or entity. Dudek reserves the right to further condition any such third-party use based on matters it deems appropriate under the circumstances, in its sole discretion.

This report is subject to the conditions and restrictions and limitations described in ASTM E1527-21.

In accordance with Section 4.6.1 of ASTM E1527-21, this Phase I ESA is valid as a general matter for not longer than 180 days from the date of the first interview, first review of government records, or first visual inspection. If this Phase I ESA has been prepared for the purposes of a transaction, the report must have been completed no more than 180 days prior to the transaction date to be considered viable. Otherwise, the report must be updated or revised in accordance with ASTM E1527-21.

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Appendix A

Qualifications of Environmental Professionals

Environmental Professional	Professional License	Degree(s)	Years' Relevant Experience	Task Performed
Glenna McMahon	Professional Engineer, State of California Certified Environmental Manager, State of Nevada	BS, Civil and Environmental Engineering, University of Vermont	26	Report Preparation/ Review, QA/QC
Stephanie Chao	–	BS, Environmental Engineering San Diego State University	5	Report Preparation
Talulah Patch	Engineer in Training, State of California	BS, Environmental Engineering, Rensselaer Polytechnic Institute	1	Site Reconnaissance, Report Preparation
Olivia Cowley	Certified Erosion, Sediment, and Stormwater Inspector (CESSWI), Qualified SWPPP Practitioner (QSP)	BA, Environmental Studies, Lewis and Clark College	1	Site Reconnaissance

Appendix B
Historical Topographic Maps

5321 Sellers Avenue Subdivision Project

5321 SELLERS AVE

OAKLEY, CA 94561

Inquiry Number: 8321160.4

April 22, 2026

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

04/22/26

Site Name:

5321 Sellers Avenue Subdivisi
5321 SELLERS AVE
OAKLEY, CA 94561
EDR Inquiry # 8321160.4

Client Name:

DUDEK
605 Third Street
Encinitas, CA 92024
Contact: Stephanie Chao

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by DUDEK were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 16064
Project: 5321 Sellers Avenue

Coordinates:

Latitude:	37.972805 37° 58' 22" North
Longitude:	-121.678797 -121° 40' 44" West
UTM Zone:	Zone 10 North
UTM X Meters:	616043.44
UTM Y Meters:	4203620.99
Elevation:	32.00' above sea level

Maps Provided:

2021	1940
2018	1916
2015	1914
2012	
1978	
1968	
1954	
1943	

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Topo Sheet Key

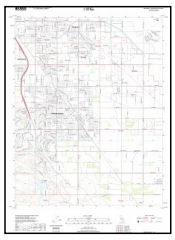
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Brentwood
2021
7.5-minute, 24000

2018 Source Sheets



Brentwood
2018
7.5-minute, 24000

2015 Source Sheets



Brentwood
2015
7.5-minute, 24000

2012 Source Sheets



Brentwood
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1978 Source Sheets



Brentwood
1978
7.5-minute, 24000
Aerial Photo Revised 1974

1968 Source Sheets



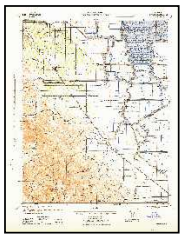
Brentwood
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1954 Source Sheets



Brentwood
1954
7.5-minute, 24000
Aerial Photo Revised 1949

1943 Source Sheets

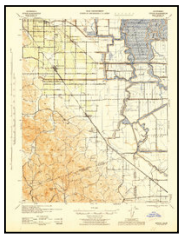


BYRON
1943
15-minute, 62500

Topo Sheet Key

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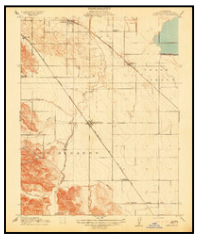
Byron
1940
15-minute, 62500
Aerial Photo Revised 1940

1916 Source Sheets



Byron
1916
15-minute, 62500

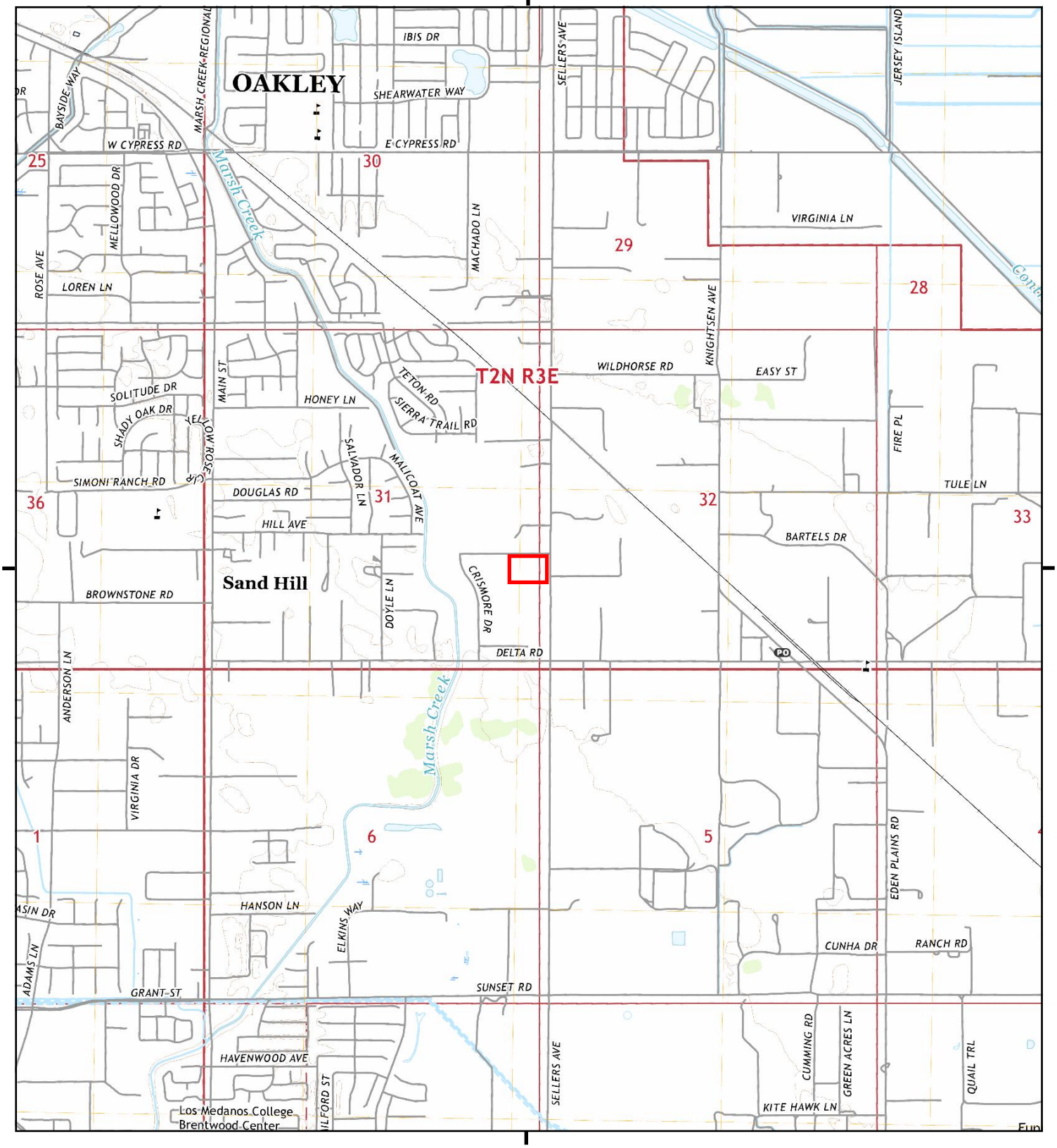
1914 Source Sheets



Brentwood
1914
7.5-minute, 31680

Historical Topo Map

2021



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W E
SW S SE

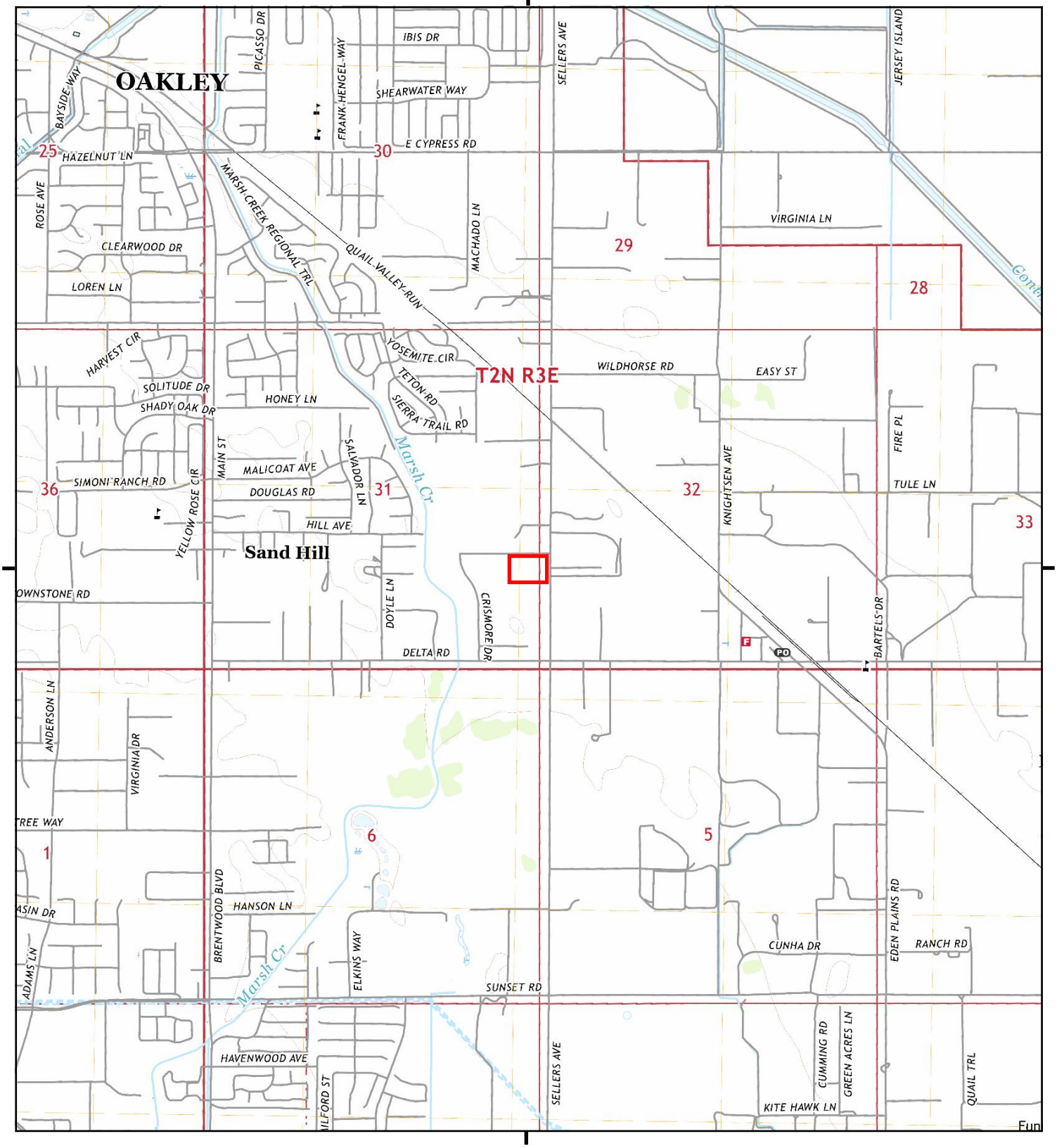
TP, Brentwood, 2021, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Historical Topo Map

2018



This report includes information from the following map sheet(s).

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W E
SW S SE

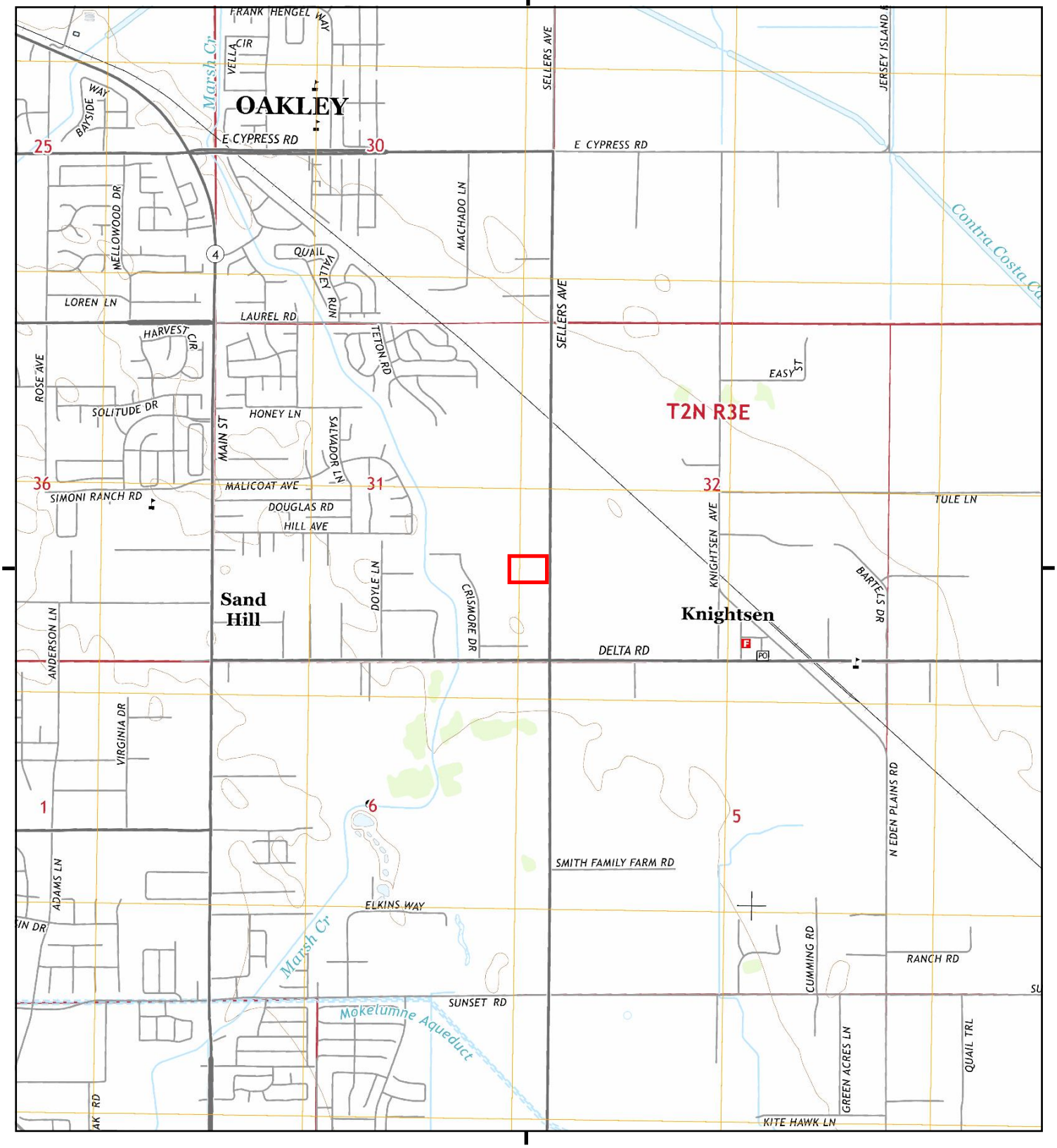
TP, Brentwood, 2018, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

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Historical Topo Map

2015



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W E
SW S SE

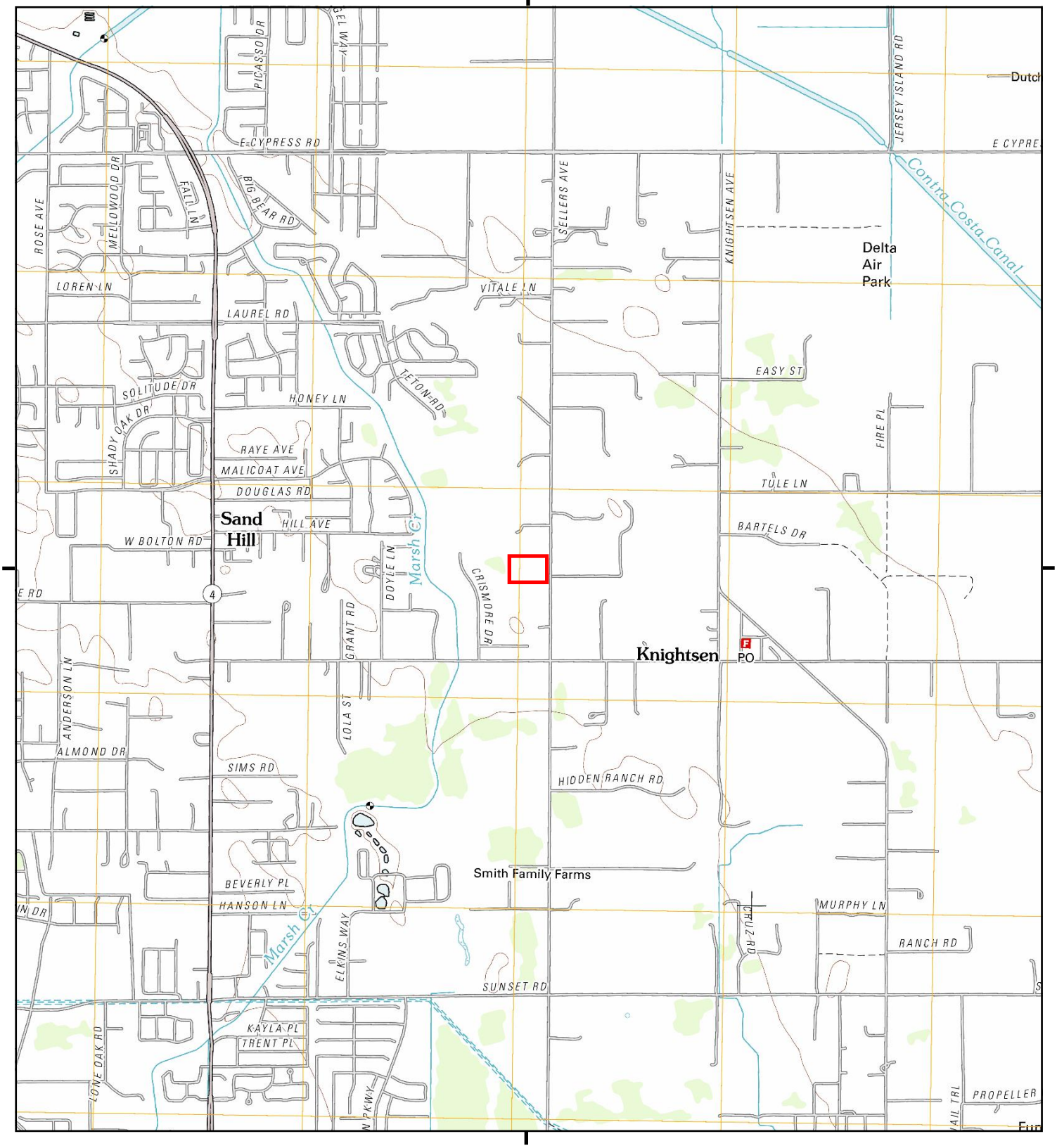
TP, Brentwood, 2015, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
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CLIENT: DUDEK

N

Historical Topo Map

2012



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W E
SW S SE

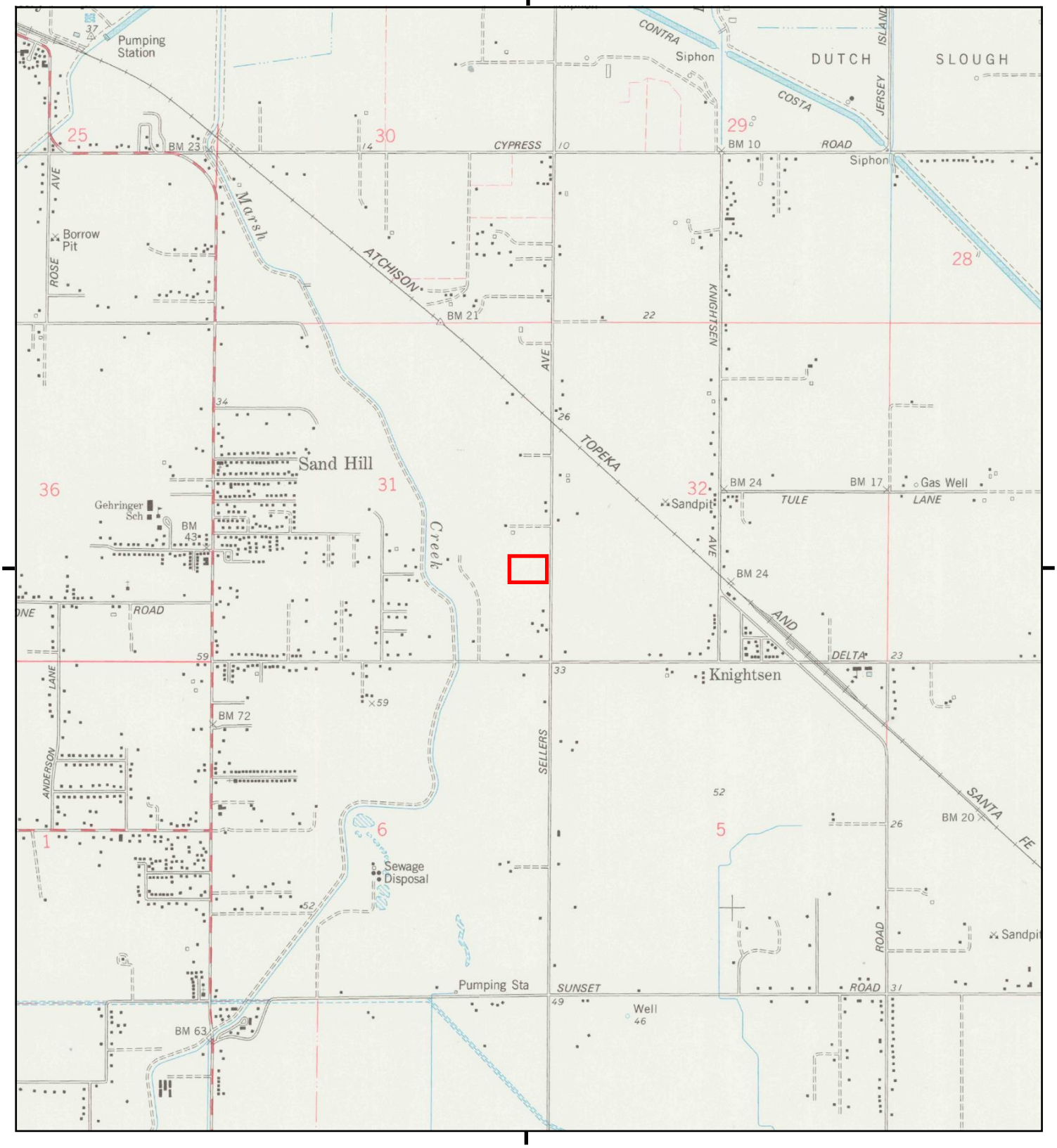
TP, Brentwood, 2012, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Historical Topo Map

1978



This report includes information from the following map sheet(s).

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SW S SE

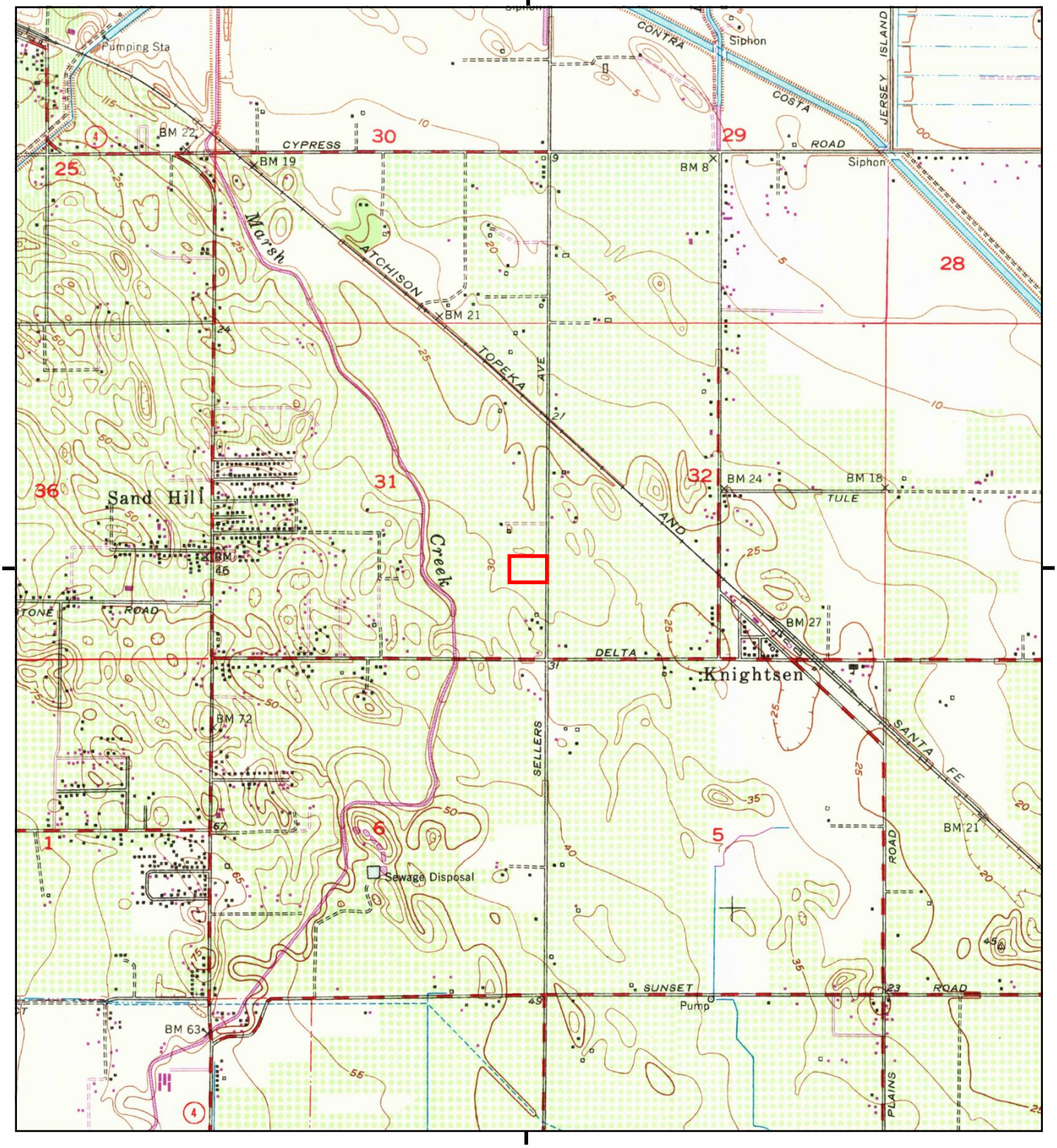
TP, Brentwood, 1978, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Historical Topo Map

1968



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SW S SE

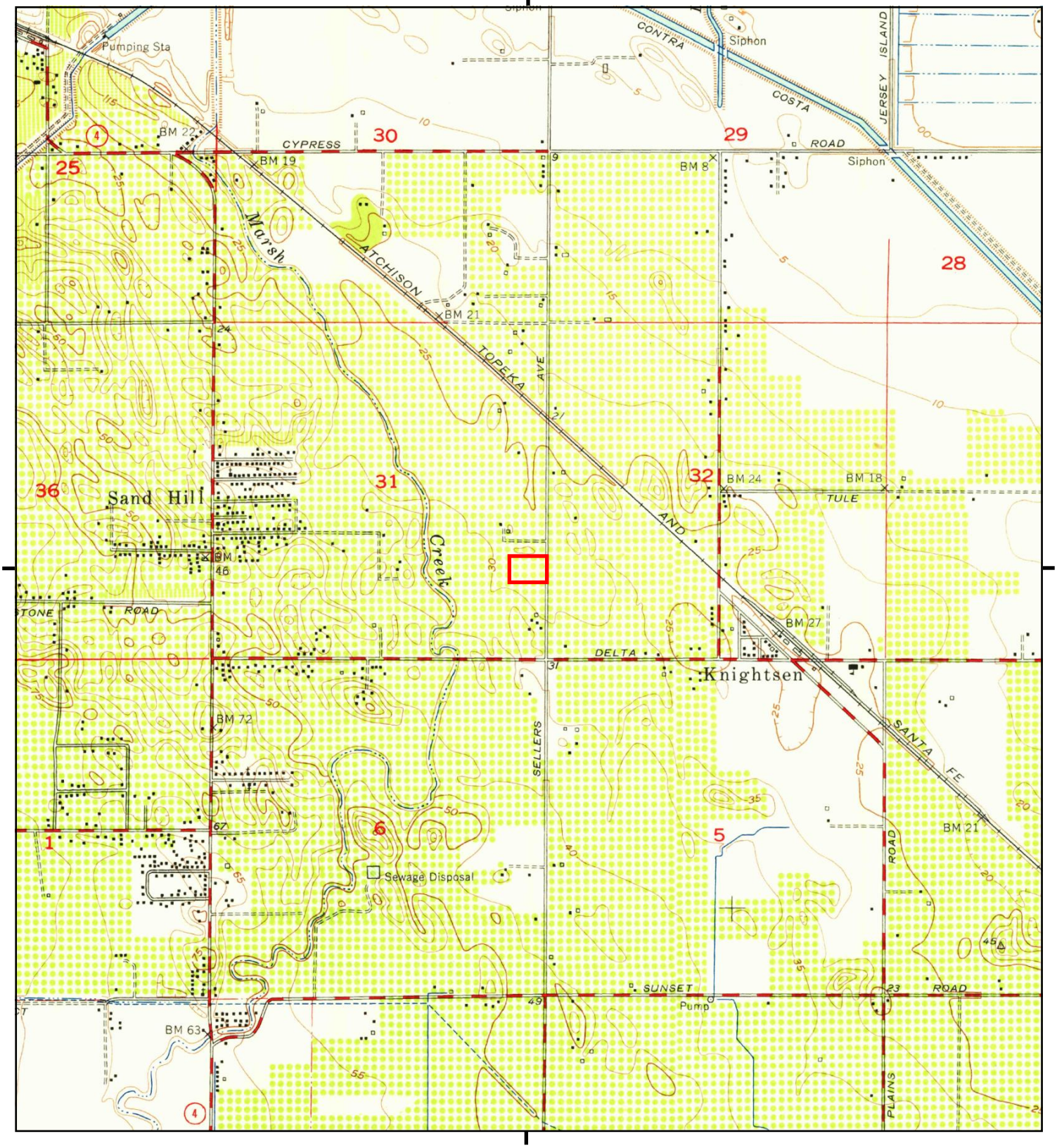
TP, Brentwood, 1968, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Historical Topo Map

1954



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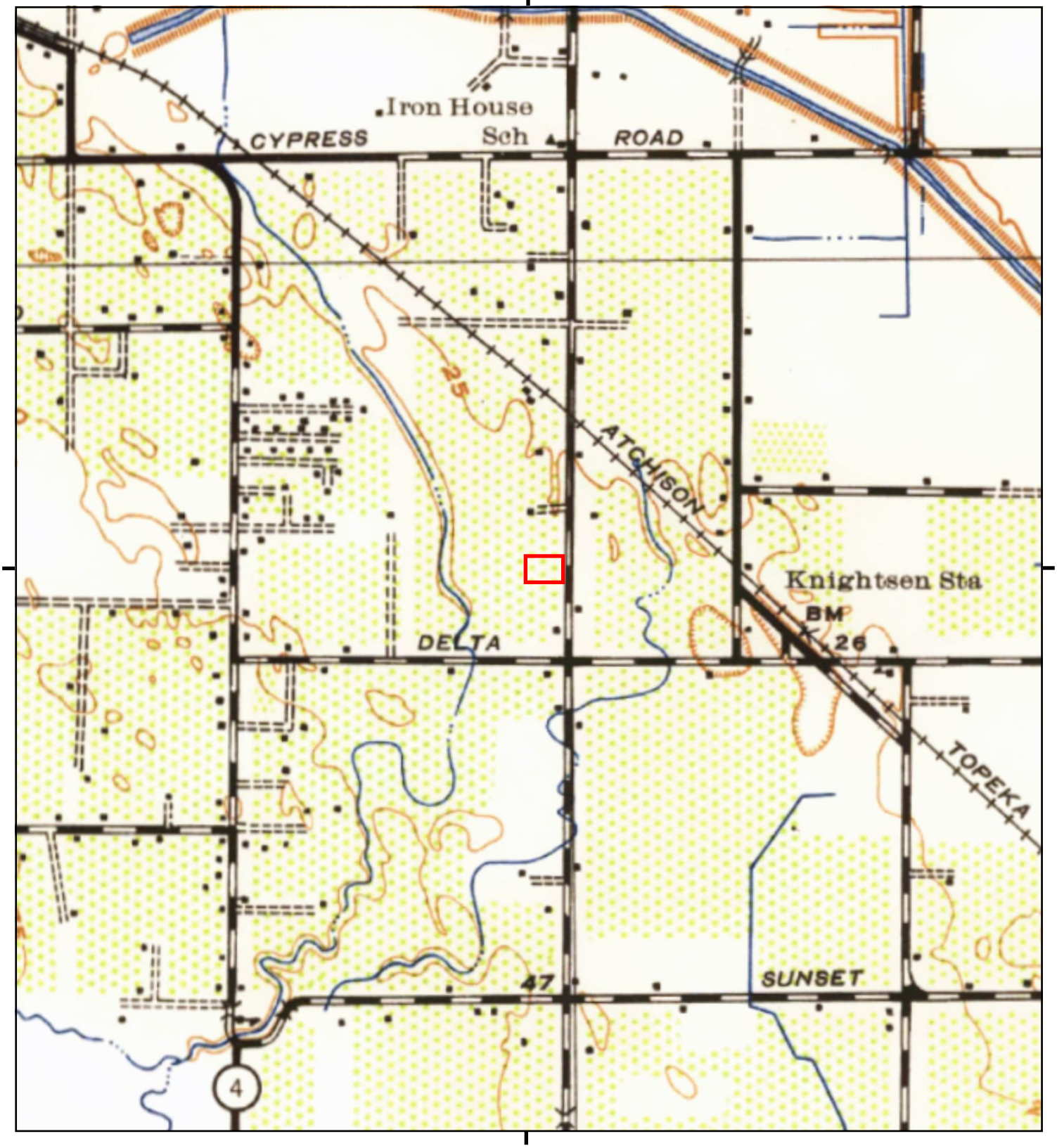
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NW N NE
W E
SW S SE

TP, Brentwood, 1954, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N



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NW N NE
W E
SW S SE

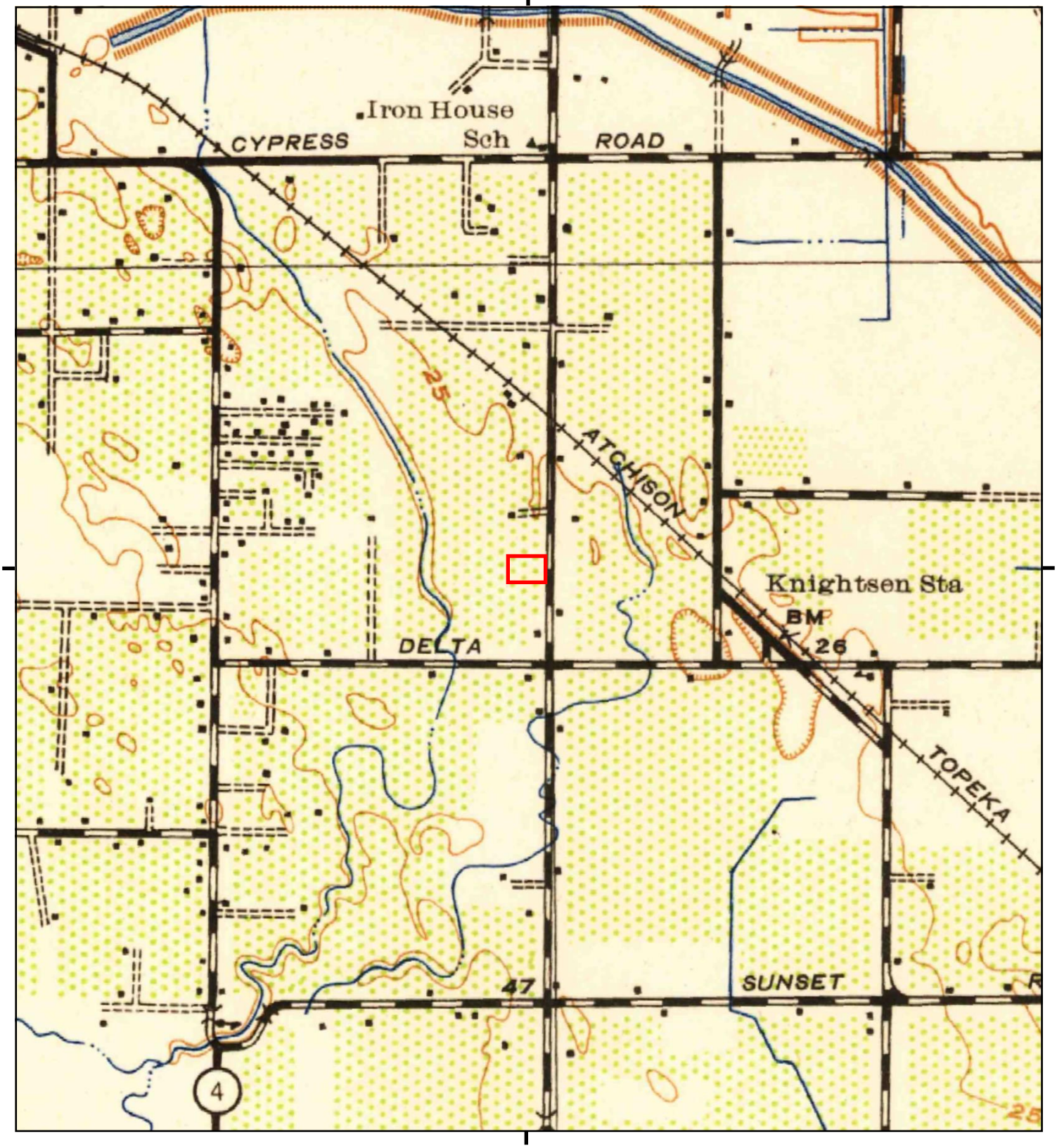
TP, BYRON, 1943, 15-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Historical Topo Map

1940



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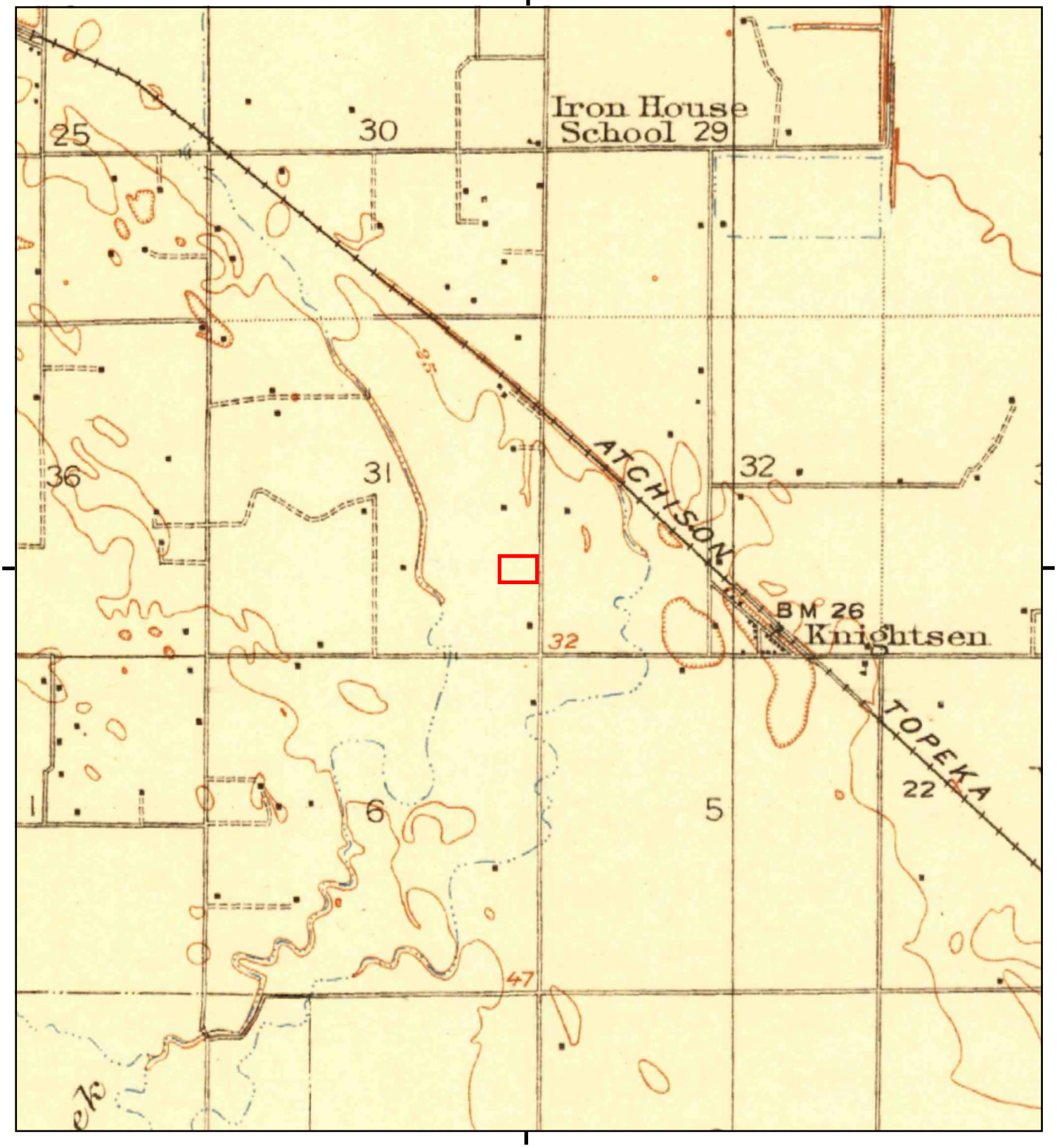
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NW N NE
W E
SW S SE

TP, Byron, 1940, 15-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

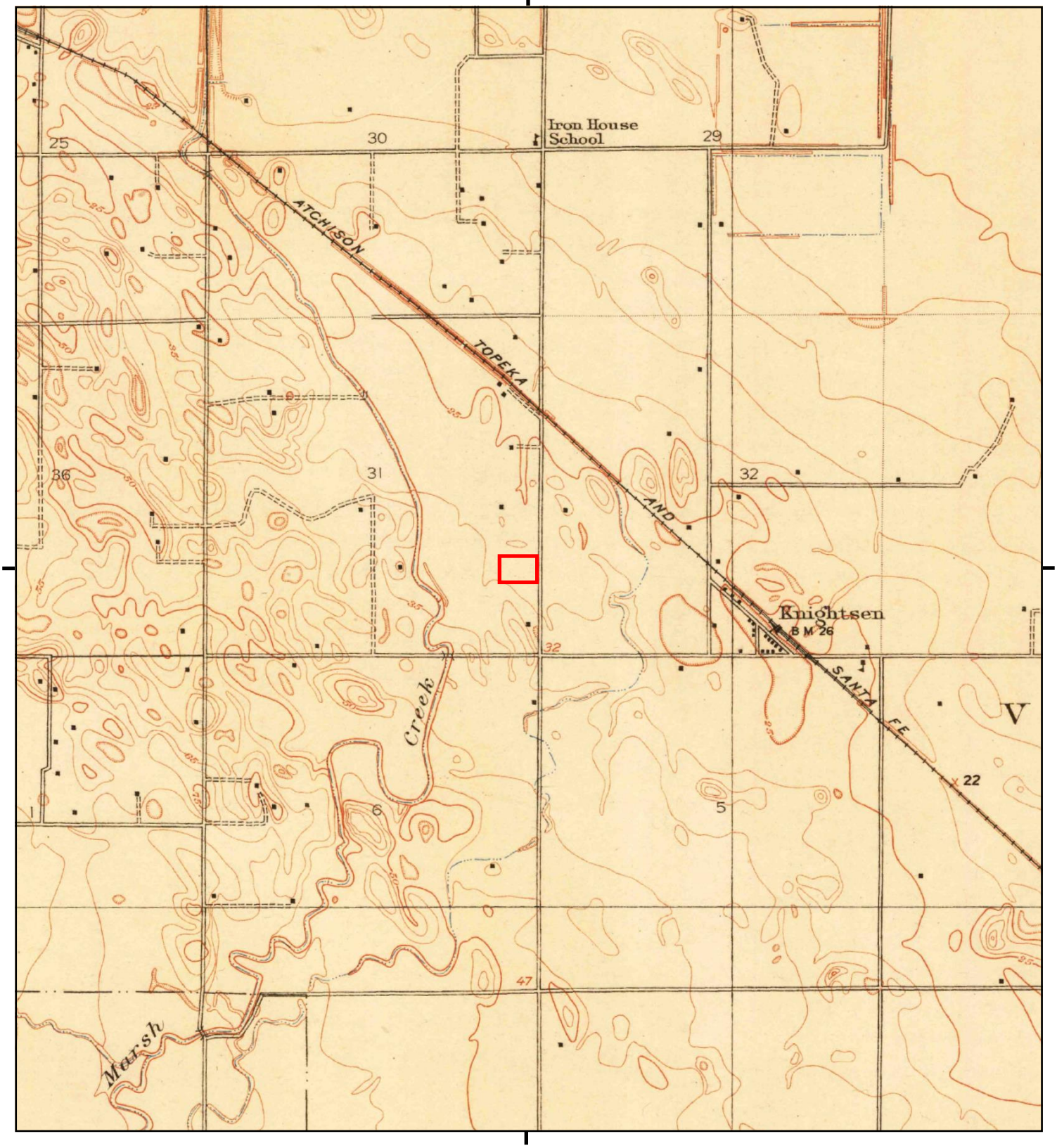
TP, Byron, 1916, 15-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Historical Topo Map

1914



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Brentwood, 1914, 7.5-minute

SITE NAME: 5321 Sellers Avenue Subdivision Project
ADDRESS: 5321 SELLERS AVE
OAKLEY, CA 94561
CLIENT: DUDEK

N

Appendix C
EDR Radius Map Report

5321 Sellers Avenue Subdivision Project
5321 SELLERS AVE
OAKLEY, CA 94561

Inquiry Number: 8321160.2s
April 22, 2026

The EDR Radius Map™ Report with GeoCheck®

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

TABLE OF CONTENTS

LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.

http://www.web.edrnet.com/ordering/switchboard/login.aspx?s=goto_lightbox&pguid=DE74F4FC-AF82-426D-A1E4-59B742A5F742

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	98
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-11
Physical Setting Source Map Findings	A-13
Physical Setting Source Records Searched	PSGR-1

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 23), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

5321 SELLERS AVE
OAKLEY, CA 94561

COORDINATES

Latitude (North):	37.9728050 - 37° 58' 22.09''
Longitude (West):	121.6787970 - 121° 40' 43.66''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	616046.3
UTM Y (Meters):	4203415.5
Elevation:	32 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	50003342 BRENTWOOD, CA
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2024
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
5321 SELLERS AVE
OAKLEY, CA 94561

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	SANDY CARASIS	5310 SELLERS AVENUE	RCRA NonGen / NLR, E MANIFEST	Higher	103, 0.020, East
2	ADVANCED PIPELINE SE	3200 CRISMORE DR	RCRA NonGen / NLR, E MANIFEST	Higher	294, 0.056, WSW
3	COMCAST OF CALIFORNI	5111 SELLERS AVE	EMI, HWTS, HAZNET, CONTRA COSTA SITES	Higher	355, 0.067, SW
4	COMCAST	5111 SELLERS RD	RCRA NonGen / NLR, ECHO, E MANIFEST	Higher	696, 0.132, South
5	VERIZON WIRELESS	5480 SELLERS AVE	EMI, CONTRA COSTA SITES, CERS	Lower	872, 0.165, NE
A6	QUINTANA PETROLEUM C	SELLERS & DELTA RD	CONTRA COSTA SITES	Higher	1230, 0.233, SSE
A7	76-ACRE FOURTH HIGH	DELTA AND SELLERS	ENVIROSTOR, SCH	Higher	1230, 0.233, SSE
B8	COOK BATTERY (OAKLEY	139 HILL AVENUE	RESPONSE, ENVIROSTOR, CPS-SLIC, HIST Cal-Sites,...	Higher	3624, 0.686, West
B9	COOK BATTERY RECLAMA	139 HILL AVENUE	CPS-SLIC, CA BOND EXP. PLAN	Higher	3624, 0.686, West
10	THOMPSON PROPERTY	1499/1621 DELTA ROAD	ENVIROSTOR, SCH	Higher	4225, 0.800, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

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

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

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

Lists of Federal CERCLA sites with NFRAP

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

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

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

Lists of Federal RCRA generators

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

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System

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

Federal ERNS list

ERNS..... Emergency Response Notification System

Lists of state and tribal landfills and solid waste disposal facilities

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

Lists of state and tribal leaking storage tanks

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

Lists of state and tribal registered storage tanks

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

Lists of state and tribal voluntary cleanup sites

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

Lists of state and tribal brownfield sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites

CERS HAZ WASTE - California Environmental Reporting System Hazardous Waste
US CDL - National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST - SWEEPS UST Listing
HIST UST - Hazardous Substance Storage Container Database
CERS TANKS - California Environmental Reporting System (CERS) Tanks
CA FID UST - Facility Inventory Database

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

FUDS - Formerly Used Defense Sites
DOD - Department of Defense Sites
SCRD DRYCLEANERS - State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR - Financial Assurance Information
EPA WATCH LIST - EPA WATCH LIST
2020 COR ACTION - 2020 Corrective Action Program List
TSCA - Toxic Substances Control Act
TRIS - Toxic Chemical Release Inventory System
SSTS - Section 7 Tracking Systems
ROD - Records Of Decision
RMP - Risk Management Plans
RAATS - RCRA Administrative Action Tracking System
PRP - Potentially Responsible Parties
PADS - PCB Activity Database System
ICIS - Integrated Compliance Information System
FTTS - FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS - Material Licensing Tracking System
COAL ASH DOE - Steam-Electric Plant Operation Data
COAL ASH EPA - Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER - PCB Transformer Registration Database
RADINFO - Radiation Information Database
HIST FTTS - FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS - Incident and Accident Data
CONSENT - Superfund (CERCLA) Consent Decrees
INDIAN RESERV - Indian Reservations
FUSRAP - Formerly Utilized Sites Remedial Action Program
UMTRA - Uranium Mill Tailings Sites
LEAD SMELTERS - Lead Smelter Sites

EXECUTIVE SUMMARY

US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
MINES MRDS	Mineral Resources Data System
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS PROJECT	NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN	Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
BIOSOLIDS	ICIS-NPDES Biosolids Facility Data
UST FINDER	UST Finder Database
UST FINDER RELEASE	UST Finder Releases Database
PFAS	PFAS Investigation Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CHROME PLATING	Chrome Plating Facilities Listing
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	Inspection, Compliance and Enforcement
HIST CORTESE	Hazardous Waste & Substance Site List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HWTS	Hazardous Waste Tracking System
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing

CIWQS ---------- California Integrated Water Quality System
CERS ---------- CERS
NON-CASE INFO ---------- NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS ---------- OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS ---------- PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT ---------- SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ ---------- Well Stimulation Project (GEOTRACKER)
ABAND AIRFIELDS ---------- Abandoned & Little-Known Airfields Listing
DRYCLEANERS ---------- Drycleaner Facility Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal (Superfund) equivalent sites

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

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COOK BATTERY (OAKLEY	***139 HILL AVENUE***	***W 1/2 - 1 (0.686 mi.)***	***B8***	***42***

Database: RESPONSE, Date of Government Version: 01/16/2026

AWP Facility Id: 07360035
Status: Certified / Operation & Maintenance
Facility Id: 07360035

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/16/2026 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
76-ACRE FOURTH HIGH Facility Id: 70000141 Status: No Further Action	***DELTA AND SELLERS***	***SSE 1/8 - 1/4 (0.233 mi.)***	***A7***	***36***
COOK BATTERY (OAKLEY Facility Id: 07360035 Status: Certified / Operation & Maintenance	***139 HILL AVENUE***	***W 1/2 - 1 (0.686 mi.)***	***B8***	***42***
THOMPSON PROPERTY Facility Id: 07010010 Status: Inactive - Withdrawn	***1499/1621 DELTA ROAD***	***SE 1/2 - 1 (0.800 mi.)***	***10***	***95***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COOK BATTERY (OAKLEY	***139 HILL AVENUE***	***W 1/2 - 1 (0.686 mi.)***	***B8***	***42***

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 01/16/2026 has revealed that there is 1 SCH site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
76-ACRE FOURTH HIGH	***DELTA AND SELLERS***	***SSE 1/8 - 1/4 (0.233 mi.)***	***A7***	***36***
Facility Id: 70000141				
Status: No Further Action				

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 11/30/2025 has revealed that there are 3 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SANDY CARASIS	***5310 SELLERS AVENUE***	***E 0 - 1/8 (0.020 mi.)***	***1***	***9***
EPA ID:: CAC003171699				
ADVANCED PIPELINE SE	***3200 CRISMORE DR***	***WSW 0 - 1/8 (0.056 mi.)***	***2***	***13***
EPA ID:: CAC003148035				
COMCAST	***5111 SELLERS RD***	***S 1/8 - 1/4 (0.132 mi.)***	***4***	***22***
EPA ID:: CAC003336394				

E MANIFEST: EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

A review of the E MANIFEST list, as provided by EDR, and dated 11/30/2025 has revealed that there are 3 E MANIFEST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SANDY CARASIS	***5310 SELLERS AVENUE***	***E 0 - 1/8 (0.020 mi.)***	***1***	***9***
ADVANCED PIPELINE SE	***3200 CRISMORE DR***	***WSW 0 - 1/8 (0.056 mi.)***	***2***	***13***
COMCAST	***5111 SELLERS RD***	***S 1/8 - 1/4 (0.132 mi.)***	***4***	***22***

CA BOND EXP. PLAN: Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COOK BATTERY RECLAMA	***139 HILL AVENUE***	***W 1/2 - 1 (0.686 mi.)***	***B9***	***94***

CONTRA COSTA SITES: Lists includes sites from the Underground Tank Program, Hazardous Waste Generator Program & Business Plan 12185 Program

A review of the CONTRA COSTA SITES list, as provided by EDR, and dated 01/21/2026 has revealed that there are 3 CONTRA COSTA SITES sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COMCAST OF CALIFORNI Facility Id: FA0034290	***5111 SELLERS AVE***	***SW 0 - 1/8 (0.067 mi.)***	***3***	***16***
QUINTANA PETROLEUM C Facility Id: FA0030956	SELLERS & DELTA RD	SSE 1/8 - 1/4 (0.233 mi.)	A6	36

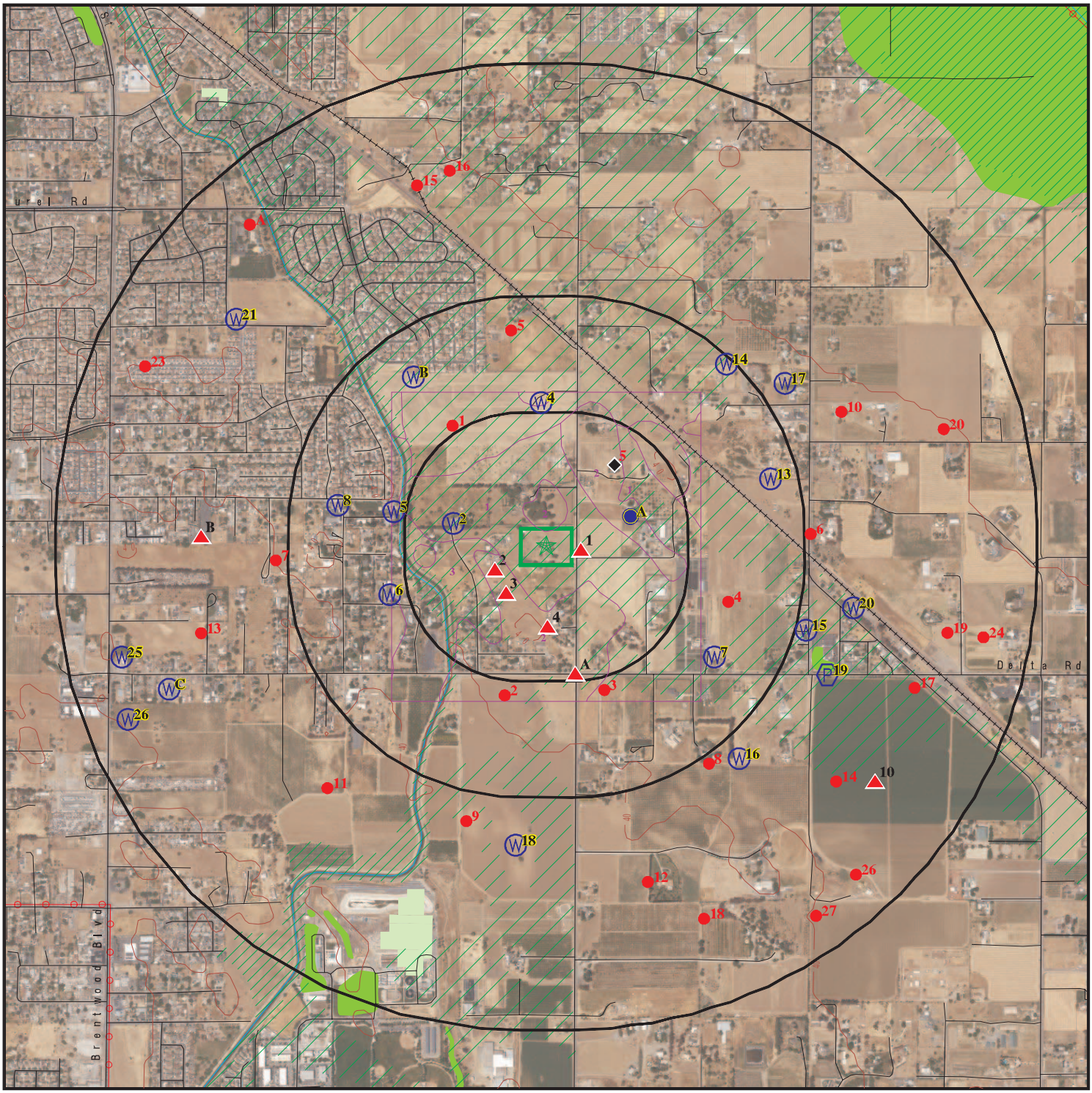
Lower Elevation	Address	Direction / Distance	Map ID	Page
VERIZON WIRELESS Facility Id: FA0030849	***5480 SELLERS AVE***	***NE 1/8 - 1/4 (0.165 mi.)***	***5***	***26***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
COWELL RANCH/VINEYARDS AT MARSH CR	CPS-SLIC

OVERVIEW MAP - 8321160.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

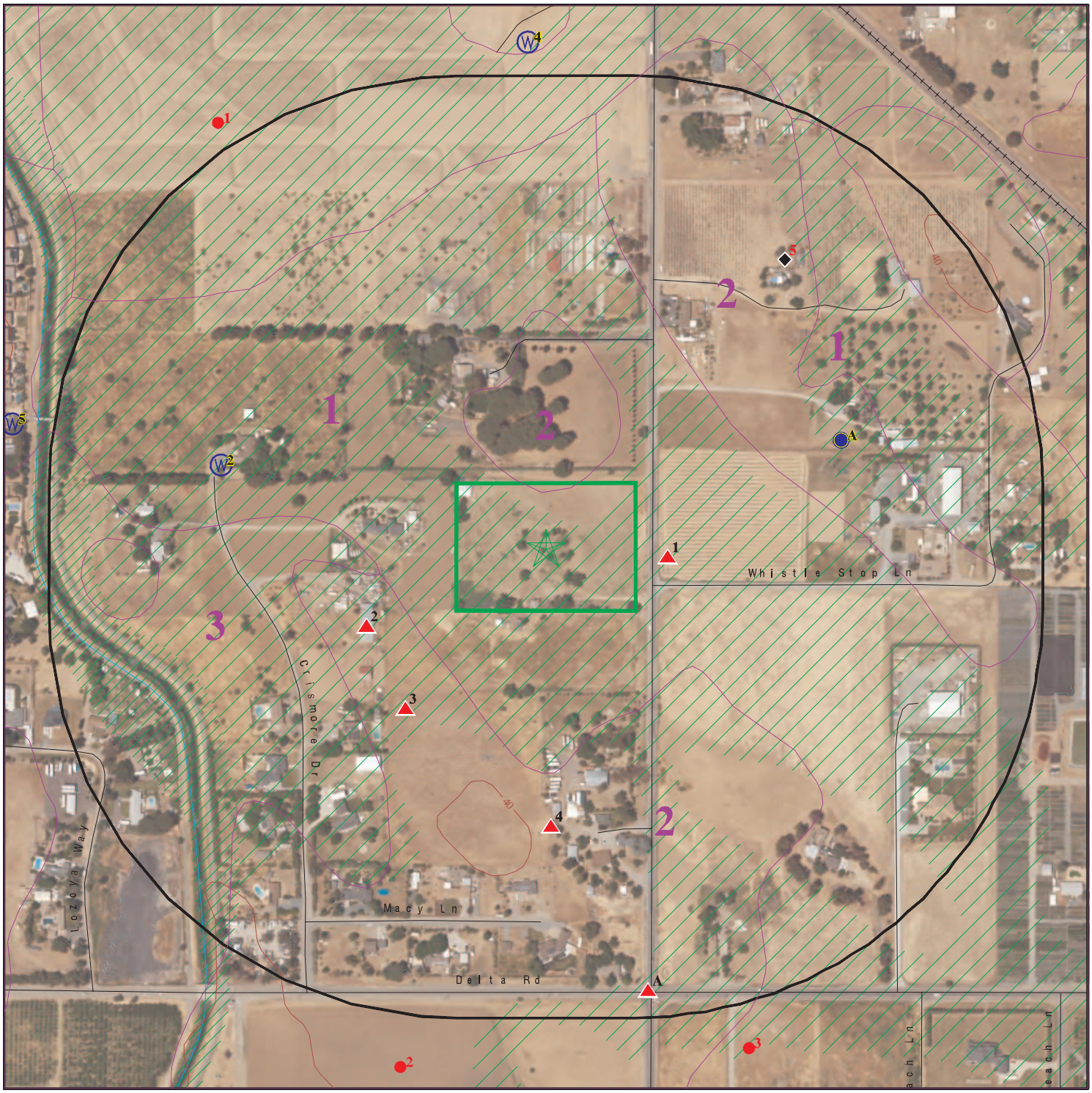
Areas of Concern

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

SITE NAME: 5321 Sellers Avenue Subdivision Project ADDRESS: 5321 SELLERS AVE OAKLEY CA 94561 LAT/LONG: 37.972805 / 121.678797	CLIENT: DUDEK CONTACT: Stephanie Chao INQUIRY #: 8321160.2s DATE: April 22, 2026 2:45 pm

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DETAIL MAP - 8321160.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

Areas of Concern

N

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

SITE NAME:	5321 Sellers Avenue Subdivision Project	CLIENT:	DUDEK
ADDRESS:	5321 SELLERS AVE OAKLEY CA 94561	CONTACT:	Stephanie Chao
LAT/LONG:	37.972805 / 121.678797	INQUIRY #:	8321160.2s
		DATE:	April 22, 2026 2:48 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	1	NR	1
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	1	0	2	NR	3
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	1	NR	1
SCH	0.250		0	1	NR	NR	NR	1
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		0	0	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		2	1	NR	NR	NR	3
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
UST FINDER	0.250		0	0	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	0	NR	NR	0
E MANIFEST	0.250		2	1	NR	NR	NR	3
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	1	NR	1
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
HAZMAT	0.250		0	0	NR	NR	NR	0
CONTRA COSTA SITES	0.250		1	2	NR	NR	NR	3
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
ABAND AIRFIELDS	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	5	6	0	5	0	16

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
East
< 1/8
0.020 mi.
103 ft.

SANDY CARASIS
5310 SELLERS AVENUE
OAKLEY, CA 94561

RCRA NonGen / NLR **1027207507**
E MANIFEST **CAC003171699**

Relative:
Higher

Actual:
32 ft.

RCRA Listings:

Date Form Received by Agency:		20220418
Handler Name:		5310 Sellers Avenue
Handler Address:		5310 Sellers Avenue
Handler City,State,Zip:		OAKLEY, CA 94561
EPA ID:		CAC003171699
Contact Name:		SANDY CARASIS
Contact Address:		5310 SELLERS AVENUE
Contact City,State,Zip:		OAKLEY, CA 94561
Contact Telephone:		925-382-8076
Contact Fax:		Not reported
Contact Email:		CARASIS@AOL.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		5310 SELLERS AVE
Mailing City,State,Zip:		OAKLEY, CA 94561
Owner Name:	Sandy Carasis	
Owner Type:		Other
Operator Name:	Sandy Carasis	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

SANDY CARASIS (Continued) **1027207507**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20241212
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: SANDY CARASIS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5310 SELLERS AVE
Owner/Operator City,State,Zip:	OAKLEY, CA 94561
Owner/Operator Telephone:	925-382-8076
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: SANDY CARASIS	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	5310 SELLERS AVENUE
Owner/Operator City,State,Zip:	OAKLEY, CA 94561
Owner/Operator Telephone:	925-382-8076
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20220418
Handler Name: 5310 SELLERS AVENUE	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

SANDY CARASIS (Continued) **1027207507**

List of NAICS Codes and Descriptions:
NAICS Code: 56299
NAICS Description: All Other Waste Management Services

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	016576754FLE
Last Updated Date:	20220719
Shipped Date:	20220617
Received Date:	20220629
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Web
Generator EPA ID:	CAC003171699
Generator Name:	Sandy Carasis
Generator Location Street Number:	Not reported
Generator Location Street 1:	5310 SELLERS AVENUE
Generator Location Street 2:	Not reported
Generator Location City:	OAKLEY
Generator Location State:	CA
Generator Location Zip:	94561
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	5310 SELLERS AVE
Generator Mail Street 2:	Not reported
Generator Mail City:	OAKLEY
Generator Mail Zip:	94561
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	AZR000520882
Designated Facility Name:	La Paz County Landfill
Designated Facility Mail Street Number:	Not reported
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	26999 HIGHWAY 95
Designated Facility Mail City:	PARKER
Designated Facility Mail Zip:	85344
Designated Facility Mail State:	AZ
Designated Facility Location Street Number:	Not reported
Designated Facility Location Street 1:	26999 HIGHWAY 95
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	PARKER
Designated Facility Location Zip:	85344
Designated Facility Location State:	AZ
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	016576754FLE
Transporter Line Number:	1

SANDY CARASIS (Continued) **1027207507**

Transporter EPA ID: CAL000317101
Transporter Name: All Clear Environmental Inc

Manifest Tracking Number: 016576754FLE
Transporter Line Number: 2
Transporter EPA ID: CAR000049064
Transporter Name: E C T I

Waste Line:
Manifest Tracking Number: 016576754FLE
Waste Line Number: 1
U.S. DOT Hazardous Indicator: Y
U.S. DOT ID Number: NA2212
U.S. DOT Description: R.Q. Na2212, Asbestos, 9, Pgiii
Non-Hazardous Waste Description: Not reported
Number of Containers: 154
Container Type Code: BA
Container Type Description: Burlap, cloth, paper, or plastic bags
Waste Quantity: 15
Quantity Unit of Measure Code: Y
Quantity Unit of Measure Description: Cubic Yards
Waste Quantity, in Tons: 12.599999
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 12.599999
Waste Quantity, in Kilograms: 11428.578
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 11428.578
Management Method Code: H132
Management Method Description: LANDFILL (WITH PRIOR TREATMENT AND/OR STABILIZATION)
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: N
Federal Waste Codes: Not reported
Quantity Haz Kg: 0
Quantity Haz Tons: 0
Quantity Non Haz Kg: 11428.578
Quantity Non Haz Tons: 12.599999
State Waste Codes: CA-151

2
WSW
< 1/8
0.056 mi.
294 ft.

ADVANCED PIPELINE SERVICES
3200 CRISMORE DR
OAKLEY, CA 94561

RCRA NonGen / NLR
E MANIFEST

1027076253
CAC003148035

Relative:
Higher

Actual:
32 ft.

RCRA Listings:

Date Form Received by Agency:		20211111
Handler Name:		Advanced Pipeline Services
Handler Address:		3200 Crismore Dr
Handler City,State,Zip:		OAKLEY, CA 94561
EPA ID:		CAC003148035
Contact Name:		ROBERT WHITMAN
Contact Address:		4840 BURGUNDY DR
Contact City,State,Zip:		OAKLEY, CA 94561
Contact Telephone:		209-815-3822
Contact Fax:		Not reported
Contact Email:		R.WHITMAN@YAHOO.COM
Contact Title:		Not reported
EPA Region:		09
Land Type:		Not reported
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		4840 BURGUNDY DR
Mailing City,State,Zip:		OAKLEY, CA 94561
Owner Name:	Robert Whitman	
Owner Type:		Other
Operator Name:	Robert Whitman	
Operator Type:		Other
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N
Sub-Part K Indicator:		Not reported
2018 GPRA Permit Baseline:		Not on the Baseline
2018 GPRA Renewals Baseline:		Not on the Baseline
202 GPRA Corrective Action Baseline:		No
Subject to Corrective Action Universe:		No
Non-TSDFs Where RCRA CA has Been Imposed Universe:		No
Corrective Action Priority Ranking:		No NCAPS ranking
Environmental Control Indicator:		No
Institutional Control Indicator:		No

ADVANCED PIPELINE SERVICES (Continued) **1027076253**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20211111
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: ROBERT WHITMAN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4840 BURGUNDY DR
Owner/Operator City,State,Zip:	OAKLEY, CA 94561
Owner/Operator Telephone:	209-815-3822
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: ROBERT WHITMAN	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	4840 BURGUNDY DR
Owner/Operator City,State,Zip:	OAKLEY, CA 94561
Owner/Operator Telephone:	209-815-3822
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20211111
Handler Name: ADVANCED PIPELINE SERVICES	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

ADVANCED PIPELINE SERVICES (Continued) **1027076253**

List of NAICS Codes and Descriptions:
NAICS Code: 33312
NAICS Description: Construction Machinery Manufacturing

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

E MANIFEST:

Manifest Tracking Number:	022830288JJK
Last Updated Date:	20211117
Shipped Date:	20211115
Received Date:	20211116
Manifest Status:	Signed
Submission Type:	DataImage5Copy
Origin Type:	Web
Generator EPA ID:	CAC003148035
Generator Name:	Advanced Pipeline Services
Generator Location Street Number:	Not reported
Generator Location Street 1:	3200 CRISMORE DR
Generator Location Street 2:	Not reported
Generator Location City:	OAKLEY
Generator Location State:	CA
Generator Location Zip:	94561
Generator Mail Street Number:	Not reported
Generator Mail Street 1:	4840 BURGUNDY DR
Generator Mail Street 2:	Not reported
Generator Mail City:	OAKLEY
Generator Mail Zip:	94561
Generator Mail State:	CA
Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD044003556
Designated Facility Name:	Ramos Environmental Services
Designated Facility Mail Street Number:	1515
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	S RIVER RD.
Designated Facility Mail City:	WEST SACRAMENTO
Designated Facility Mail Zip:	95691
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1515
Designated Facility Location Street 1:	S RIVER RD.
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	WEST SACRAMENTO
Designated Facility Location Zip:	95691-0000
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	022830288JJK
Transporter Line Number:	1

ADVANCED PIPELINE SERVICES (Continued) **1027076253**

Transporter EPA ID: CAD044003556
Transporter Name: Ramos Environmental Services

Waste Line:
Manifest Tracking Number: 022830288JJK
Waste Line Number: 1
U.S. DOT Hazardous Indicator: N
U.S. DOT ID Number: Not reported
U.S. DOT Description: Not reported
Non-Hazardous Waste Description: Non Rcra Hazardous Waste Liquid (Oily Water)
Number of Containers: 1
Container Type Code: TT
Container Type Description: Cargo tanks (tank trucks)
Waste Quantity: 425
Quantity Unit of Measure Code: G
Quantity Unit of Measure Description: Gallons
Waste Quantity, in Tons: 1.7723103
Acute Waste Quantity, in Tons: 0
Non-Acute Waste Quantity, in Tons: 1.7723103
Waste Quantity, in Kilograms: 1607.5386
Acute Waste Quantity, in Kilograms: 0
Non-Acute Waste Quantity, in Kilorgrams: 1607.5386
Management Method Code: H141
Management Method Description: STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator: N
Quantity Discrepancy Indicator: N
Waste Type Discrepancy Indicator: N
Waste Density: Not reported
Waste Density Unit of Measure Code: Not reported
Waste Density Unit of Measure Description: Not reported
Form Code: Not reported
Form Code Description: Not reported
Source Code: Not reported
Source Code Description: Not reported
Waste Minimization Code: Not reported
Waste Minimization Code Description: Not reported
Consent Number: Not reported
EPA Waste Indicator: N
Federal Waste Codes: Not reported
Quantity Haz Kg: 0
Quantity Haz Tons: 0
Quantity Non Haz Kg: 1607.5386
Quantity Non Haz Tons: 1.7723103
State Waste Codes: CA-223

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3 **COMCAST OF CALIFORNIA IV INC** **EMI** **S112940880**
SW **5111 SELLERS AVE** **HWTS** **N/A**
< 1/8 **OAKLEY, CA 94561** **HAZNET**
0.067 mi. **CONTRA COSTA SITES**
355 ft.

Relative:
Higher

Actual:
33 ft.

EMI:
Name: COMCAST OF CALIFORNIA IV INC
Address: 5111 SELLERS AVE
City,State,Zip: OAKLEY, CA 94561
Year: 2014
County Code: 7

COMCAST OF CALIFORNIA IV INC (Continued) **S112940880**

Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.000794994
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0.015509064
NOX - Oxides of Nitrogen Tons/Yr:	0.005084189
SOX - Oxides of Sulphur Tons/Yr:	1.6313e-005
Particulate Matter Tons/Yr:	1.7636e-005
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.7636e-005

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2015
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.000794994
Reactive Organic Gases Tons/Yr:	0.000785925
Carbon Monoxide Emissions Tons/Yr:	0.01550906
NOX - Oxides of Nitrogen Tons/Yr:	0.005084189
SOX - Oxides of Sulphur Tons/Yr:	1.6313e-005
Particulate Matter Tons/Yr:	1.7636e-005
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.7636e-005

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2016
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.000794994
Reactive Organic Gases Tons/Yr:	7.40139414e-005
Carbon Monoxide Emissions Tons/Yr:	0.015509064
NOX - Oxides of Nitrogen Tons/Yr:	0.005084189
SOX - Oxides of Sulphur Tons/Yr:	1.6313e-005
Particulate Matter Tons/Yr:	1.7636e-005
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.7636e-005

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE

COMCAST OF CALIFORNIA IV INC (Continued) **S112940880**

City,State,Zip:	OAKLEY, CA 94561
Year:	2017
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.000794994
Reactive Organic Gases Tons/Yr:	7.40139414e-005
Carbon Monoxide Emissions Tons/Yr:	0.015509064
NOX - Oxides of Nitrogen Tons/Yr:	0.005084189
SOX - Oxides of Sulphur Tons/Yr:	1.6313e-005
Particulate Matter Tons/Yr:	1.7636e-005
Part. Matter 10 Micrometers and Smllr Tons/Yr:	1.7636e-005

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2018
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.00038185
Reactive Organic Gases Tons/Yr:	3.5550235e-005
Carbon Monoxide Emissions Tons/Yr:	0.00744929
NOX - Oxides of Nitrogen Tons/Yr:	0.002442029
SOX - Oxides of Sulphur Tons/Yr:	7.835e-006
Particulate Matter Tons/Yr:	8.471e-006
Part. Matter 10 Micrometers and Smllr Tons/Yr:	8.471e-006

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2019
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.00038185
Reactive Organic Gases Tons/Yr:	3.5550235e-005
Carbon Monoxide Emissions Tons/Yr:	0.00744929
NOX - Oxides of Nitrogen Tons/Yr:	0.002442029
SOX - Oxides of Sulphur Tons/Yr:	7.835e-006
Particulate Matter Tons/Yr:	8.471e-006
Part. Matter 10 Micrometers and Smllr Tons/Yr:	8.471e-006

COMCAST OF CALIFORNIA IV INC (Continued) **S112940880**

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2020
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.00024396
Reactive Organic Gases Tons/Yr:	2.2712676e-005
Carbon Monoxide Emissions Tons/Yr:	0.004759268
NOX - Oxides of Nitrogen Tons/Yr:	0.001560186
SOX - Oxides of Sulphur Tons/Yr:	5.006e-006
Particulate Matter Tons/Yr:	5.412e-006
Part. Matter 10 Micrometers and Smllr Tons/Yr:	5.412e-006

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2021
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.31e-005
Reactive Organic Gases Tons/Yr:	4.664835e-005
Carbon Monoxide Emissions Tons/Yr:	0.000989712
NOX - Oxides of Nitrogen Tons/Yr:	0.001004832
SOX - Oxides of Sulphur Tons/Yr:	1.88e-006
Particulate Matter Tons/Yr:	4.2e-005
Part. Matter 10 Micrometers and Smllr Tons/Yr:	4.17e-005

Name:	COMCAST OF CALIFORNIA IV INC
Address:	5111 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2022
County Code:	7
Air Basin:	SF
Facility ID:	22185
Air District Name:	BA
SIC Code:	4841
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	5.31e-005
Reactive Organic Gases Tons/Yr:	5.31e-005
Carbon Monoxide Emissions Tons/Yr:	0.000989
NOX - Oxides of Nitrogen Tons/Yr:	0.00101
SOX - Oxides of Sulphur Tons/Yr:	2.08e-006

COMCAST OF CALIFORNIA IV INC (Continued) **S112940880**

Particulate Matter Tons/Yr: 4.17e-005
Part. Matter 10 Micrometers and Smllr Tons/Yr: 4.17e-005

Name: COMCAST OF CALIFORNIA IV INC
Address: 5111 SELLERS AVE
City,State,Zip: OAKLEY, CA 94561
Year: 2023
County Code: 7
Air Basin: SF
Facility ID: 22185
Air District Name: BA
SIC Code: 4841
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 6.1e-05
Reactive Organic Gases Tons/Yr: 5.31e-05
Carbon Monoxide Emissions Tons/Yr: 0.000989427
NOX - Oxides of Nitrogen Tons/Yr: 0.001004543
SOX - Oxides of Sulphur Tons/Yr: 2.08e-06
Particulate Matter Tons/Yr: 4.17e-05
Part. Matter 10 Micrometers and Smllr Tons/Yr: 4e-05

HWTS:
Name: JOHN ELLISON
Address: 5111 SELLERS AVE
Address 2: Not reported
City,State,Zip: OAKLEY, CA 94561
EPA ID: CAC002582866
Inactive Date: 04/25/2005
Create Date: 10/08/2004
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 5111 SELLERS AVE
Mailing Address 2: OA
Mailing City,State,Zip: CA 94561
Owner Name: JOHN ELLISON
Owner Address: 5111 SELLERS AVE
Owner Address 2: Not reported
Owner City,State,Zip: OAKLEY, CA 94561
Owner Phone: Not reported
Owner Fax: Not reported
Contact Name: JOHN ELLISON
Contact Address: 5111 SELLERS AVE
Contact Address 2: Not reported
City,State,Zip: OAKLEY, CA 94561
Contact Phone: Not reported
Contact Fax: Not reported
Facility Status: Inactive
Facility Type: TEMPORARY
Category: STATE
Latitude: 37.970454
Longitude: -121.677589

HAZNET:
Name: JOHN ELLISON

COMCAST OF CALIFORNIA IV INC (Continued) **S112940880**

Address:	5111 SELLERS AVE
Address 2:	Not reported
City,State,Zip:	OAKLEY, CA 94561
Contact:	JOHN ELLISON
Telephone:	9256251626
Mailing Name:	Not reported
Mailing Address:	5111 SELLERS AVE
Year:	2004
Gepaid:	CAC002582866
TSD EPA ID:	CAL000161743
CA Waste Code:	223 - Unspecified oil-containing waste
Disposal Method:	R01 - Recycler
Tons:	0.6255

Additional Information:

Year:	2004
Gen EPA ID:	CAC002582866
Shipment Date:	20041208
Creation Date:	2/17/2005 18:32:22
Receipt Date:	20041209
Manifest ID:	24062867
Trans EPA ID:	CAR000007013
Trans Name:	CLEARWATER ENVIRONMENTAL
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
TSDF EPA ID:	CAL000161743
Trans Name:	ALVISO INDEPENDENT OIL
TSDF Alt EPA ID:	CAL000161743
TSDF Alt Name:	Not reported
Waste Code Description:	223 - Unspecified oil-containing waste
RCRA Code:	NA
Meth Code:	R01 - Recycler
Quantity Tons:	0.6255
Waste Quantity:	150
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

CONTRA COSTA SITES:

Name:	COMCAST CABLE
Address:	5111 SELLERS AVE
City:	OAKLEY
Facility ID:	FA0034290
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA SITES
Program/Elements:	HMBP: 1K-10K LBS
Region:	CONTRA COSTA
Cupa Number:	774655
CERS ID:	10449130

4
South
1/8-1/4
0.132 mi.
696 ft.

COMCAST
5111 SELLERS RD
OAKLEY, CA 94561

RCRA NonGen / NLR
ECHO
E MANIFEST

1031775981
CAC003336394

Relative:
Higher

Actual:
37 ft.

RCRA Listings:

Date Form Received by Agency:	20250728
Handler Name:	Comcast
Handler Address:	5111 Sellers Rd
Handler City,State,Zip:	OAKLEY, CA 94561
EPA ID:	CAC003336394
Contact Name:	Not reported
Contact Address:	Not reported
Contact City,State,Zip:	Not reported
Contact Telephone:	Not reported
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	09
Land Type:	Not reported
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	Not reported
Mailing City,State,Zip:	Not reported
Owner Name:	Not reported
Owner Type:	Not reported
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	N
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

COMCAST (Continued) **1031775981**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20250807
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: COMCAST OF CA	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	3011 TRIAD PLACE
Owner/Operator City,State,Zip:	LIVERMORE, CA 94551
Owner/Operator Telephone:	916-701-3462
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Operator
Owner/Operator Name: CHRIS ORSOLINI	
Legal Status:	Other
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	1242 NATIONAL DRIVE
Owner/Operator City,State,Zip:	SACRAMENTO, CA 95834
Owner/Operator Telephone:	916-701-3462
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20250428
Handler Name: COMCAST	
Federal Waste Generator Description:	Not a generator, verified
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	No
Electronic Manifest Broker:	No

COMCAST (Continued) **1031775981**

Receive Date: 20250728
Handler Name: COMCAST
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 517111
NAICS Description: Wired Telecommunications Carriers

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

ECHO:
Envid: 1031775981
Registry ID: 110072020206

DFR URL:
Name: COMCAST
Address: 5111 Sellers Rd
City,State,Zip: OAKLEY, CA 94561

E MANIFEST:
Manifest Tracking Number: 026311840JJK
Last Updated Date: 20250606
Shipped Date: 20250523
Received Date: 20250530
Manifest Status: Signed
Submission Type: DataImage5Copy
Origin Type: Service
Generator EPA ID: CAC003336394
Generator Name: Comcast
Generator Location Street Number: Not reported
Generator Location Street 1: 5111 SELLERS RD
Generator Location Street 2: Not reported
Generator Location City: OAKLEY
Generator Location State: CA
Generator Location Zip: 94561
Generator Mail Street Number: Not reported
Generator Mail Street 1: 5111 SELLERS RD
Generator Mail Street 2: Not reported
Generator Mail City: OAKLEY
Generator Mail Zip: 94561
Generator Mail State: CA

COMCAST (Continued) **1031775981**

Generator Contact Company Name:	Not reported
Designated Facility EPA ID:	CAD028409019
Designated Facility Name:	Crosby & Overton
Designated Facility Mail Street Number:	1630
Designated Facility Mail Street 1:	Not reported
Designated Facility Mail Street 2:	W. 17TH STREET
Designated Facility Mail City:	LONG BEACH
Designated Facility Mail Zip:	90813
Designated Facility Mail State:	CA
Designated Facility Location Street Number:	1630
Designated Facility Location Street 1:	W. 17TH STREET
Designated Facility Location Street 2:	Not reported
Designated Facility Location City:	LONG BEACH
Designated Facility Location Zip:	90813
Designated Facility Location State:	CA
Designated Facility Contact Company Name:	Not reported
Manifest Residue Indicator:	N
Rejection Indicator:	N

Transporter:

Manifest Tracking Number:	026311840JJK
Transporter Line Number:	1
Transporter EPA ID:	CAR000185959
Transporter Name:	Res Environmental Services

Manifest Tracking Number:	026311840JJK
Transporter Line Number:	2
Transporter EPA ID:	CAR000372151
Transporter Name:	Universal Motor Oil Llc

Waste Line:

Manifest Tracking Number:	026311840JJK
Waste Line Number:	1
U.S. DOT Hazardous Indicator:	Y
U.S. DOT ID Number:	UN1202
U.S. DOT Description:	Un1202, Waste Diesel Fuel, 3 , Iii, Rq
Non-Hazardous Waste Description:	Not reported
Number of Containers:	5
Container Type Code:	DM
Container Type Description:	Metal drums, barrels, kegs
Waste Quantity:	275
Quantity Unit of Measure Code:	G
Quantity Unit of Measure Description:	Gallons
Waste Quantity, in Tons:	1.14679
Acute Waste Quantity, in Tons:	0
Non-Acute Waste Quantity, in Tons:	1.14679
Waste Quantity, in Kilograms:	1040.17202
Acute Waste Quantity, in Kilograms:	0
Non-Acute Waste Quantity, in Kilorgrams:	1040.1729337
Management Method Code:	H141
Management Method Description:	STORAGE, BULKING AND/OR TRANSFER OFF SITE
Waste Residue Indicator:	N
Quantity Discrepancy Indicator:	N
Waste Type Discrepancy Indicator:	N
Waste Density:	Not reported
Waste Density Unit of Measure Code:	Not reported

COMCAST (Continued) **1031775981**

Waste Density Unit of Measure Description:	Not reported
Form Code:	Not reported
Form Code Description:	Not reported
Source Code:	Not reported
Source Code Description:	Not reported
Waste Minimization Code:	Not reported
Waste Minimization Code Description:	Not reported
Consent Number:	Not reported
EPA Waste Indicator:	Y
Federal Waste Codes:	D001
Quantity Haz Kg:	1040.1729337
Quantity Haz Tons:	1.14679
Quantity Non Haz Kg:	0
Quantity Non Haz Tons:	0
State Waste Codes:	CA-331

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5 **VERIZON WIRELESS** **EMI** **S109283049**
NE **5480 SELLERS AVE** **CONTRA COSTA SITES** **N/A**
1/8-1/4 **OAKLEY, CA 94561** **CERS**
0.165 mi.
872 ft.

Relative: **Lower**

Actual: **30 ft.**

EMI:

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2006
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.014
Reactive Organic Gases Tons/Yr:	.0117138
Carbon Monoxide Emissions Tons/Yr:	.007
NOX - Oxides of Nitrogen Tons/Yr:	.014
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2007
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.015
Reactive Organic Gases Tons/Yr:	.0125505
Carbon Monoxide Emissions Tons/Yr:	.002

VERIZON WIRELESS (Continued) **S109283049**

NOX - Oxides of Nitrogen Tons/Yr: .014
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: VERIZON WIRELESS
Address: 5480 SELLERS AVE
City,State,Zip: OAKLEY, CA 94561
Year: 2008
County Code: 7
Air Basin: SF
Facility ID: 16977
Air District Name: BA
SIC Code: 4812
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .015
Reactive Organic Gases Tons/Yr: .0125505
Carbon Monoxide Emissions Tons/Yr: .002
NOX - Oxides of Nitrogen Tons/Yr: .014
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: VERIZON WIRELESS
Address: 5480 SELLERS AVE
City,State,Zip: OAKLEY, CA 94561
Year: 2009
County Code: 7
Air Basin: SF
Facility ID: 16977
Air District Name: BA
SIC Code: 4812
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5.0000000000000001E-3
Reactive Organic Gases Tons/Yr: 4.1834999999999997E-3
Carbon Monoxide Emissions Tons/Yr: 0.001
NOX - Oxides of Nitrogen Tons/Yr: 5.0000000000000001E-3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: VERIZON WIRELESS
Address: 5480 SELLERS AVE
City,State,Zip: OAKLEY, CA 94561
Year: 2010
County Code: 7
Air Basin: SF
Facility ID: 16977
Air District Name: BA
SIC Code: 4812
Air District Name: BAY AREA AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported

VERIZON WIRELESS (Continued) **S109283049**

Total Organic Hydrocarbon Gases Tons/Yr:	5.0000000000000001E-3
Reactive Organic Gases Tons/Yr:	4.1834999999999997E-3
Carbon Monoxide Emissions Tons/Yr:	0.001
NOX - Oxides of Nitrogen Tons/Yr:	5.0000000000000001E-3
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2011
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.004
Reactive Organic Gases Tons/Yr:	0.0033468
Carbon Monoxide Emissions Tons/Yr:	0.001
NOX - Oxides of Nitrogen Tons/Yr:	0.004
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2012
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.004
Reactive Organic Gases Tons/Yr:	0.0033468
Carbon Monoxide Emissions Tons/Yr:	0.001
NOX - Oxides of Nitrogen Tons/Yr:	0.004
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2013
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812

VERIZON WIRELESS (Continued) **S109283049**

Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.004
Reactive Organic Gases Tons/Yr:	0.0033468
Carbon Monoxide Emissions Tons/Yr:	0.001
NOX - Oxides of Nitrogen Tons/Yr:	0.004
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2014
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.016500523
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0.002321772
NOX - Oxides of Nitrogen Tons/Yr:	0.015332772
SOX - Oxides of Sulphur Tons/Yr:	1.6639e-005
Particulate Matter Tons/Yr:	0.000294484
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000282705

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2015
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.01650052
Reactive Organic Gases Tons/Yr:	0.01643228
Carbon Monoxide Emissions Tons/Yr:	0.002321772
NOX - Oxides of Nitrogen Tons/Yr:	0.01533277
SOX - Oxides of Sulphur Tons/Yr:	1.6639e-005
Particulate Matter Tons/Yr:	0.000294484
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000282705

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2016
County Code:	7
Air Basin:	SF

VERIZON WIRELESS (Continued) **S109283049**

Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.007441412
Reactive Organic Gases Tons/Yr:	0.006537280442
Carbon Monoxide Emissions Tons/Yr:	0.001047074
NOX - Oxides of Nitrogen Tons/Yr:	0.006914779
SOX - Oxides of Sulphur Tons/Yr:	7.504e-006
Particulate Matter Tons/Yr:	0.000132807
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000127494

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2017
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.007441412
Reactive Organic Gases Tons/Yr:	0.006537280442
Carbon Monoxide Emissions Tons/Yr:	0.001047074
NOX - Oxides of Nitrogen Tons/Yr:	0.006914779
SOX - Oxides of Sulphur Tons/Yr:	7.504e-006
Particulate Matter Tons/Yr:	0.000132807
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000127494

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2018
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.007662188
Reactive Organic Gases Tons/Yr:	0.006731232158
Carbon Monoxide Emissions Tons/Yr:	0.001078139
NOX - Oxides of Nitrogen Tons/Yr:	0.007119929
SOX - Oxides of Sulphur Tons/Yr:	7.726e-006
Particulate Matter Tons/Yr:	0.000136747
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000131277

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561

VERIZON WIRELESS (Continued) **S109283049**

Year:	2019
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.007662188
Reactive Organic Gases Tons/Yr:	0.006731232158
Carbon Monoxide Emissions Tons/Yr:	0.001078139
NOX - Oxides of Nitrogen Tons/Yr:	0.007119929
SOX - Oxides of Sulphur Tons/Yr:	7.726e-006
Particulate Matter Tons/Yr:	0.000136747
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000131277

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2020
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.008309697
Reactive Organic Gases Tons/Yr:	0.0073000688145
Carbon Monoxide Emissions Tons/Yr:	0.001169249
NOX - Oxides of Nitrogen Tons/Yr:	0.007721615
SOX - Oxides of Sulphur Tons/Yr:	8.379e-006
Particulate Matter Tons/Yr:	0.000148303
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000142371

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2021
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.00773284
Reactive Organic Gases Tons/Yr:	0.00679329994
Carbon Monoxide Emissions Tons/Yr:	0.001092599
NOX - Oxides of Nitrogen Tons/Yr:	0.007215423
SOX - Oxides of Sulphur Tons/Yr:	7.83e-006
Particulate Matter Tons/Yr:	0.000133038
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000131868

VERIZON WIRELESS (Continued) **S109283049**

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2022
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.0077
Reactive Organic Gases Tons/Yr:	0.0077
Carbon Monoxide Emissions Tons/Yr:	0.00109
NOX - Oxides of Nitrogen Tons/Yr:	0.00721
SOX - Oxides of Sulphur Tons/Yr:	8.04e-006
Particulate Matter Tons/Yr:	0.000132
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000132

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561
Year:	2023
County Code:	7
Air Basin:	SF
Facility ID:	16977
Air District Name:	BA
SIC Code:	4812
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.007735424
Reactive Organic Gases Tons/Yr:	0.007704663
Carbon Monoxide Emissions Tons/Yr:	0.001092309
NOX - Oxides of Nitrogen Tons/Yr:	0.007206926
SOX - Oxides of Sulphur Tons/Yr:	8.04e-06
Particulate Matter Tons/Yr:	0.00013183
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000126557

CONTRA COSTA SITES:

Name:	VERIZON WIRELESS OAKLEY EAST
Address:	5480 SELLERS AVE
City:	OAKLEY
Facility ID:	FA0030849
Billing Status:	ACTIVE, BILLABLE
Program Status:	CONTRA COSTA SITES
Program/Elements:	HMBP: 1K-10K LBS
Region:	CONTRA COSTA
Cupa Number:	774070
CERS ID:	10144569

CERS:

Name:	VERIZON WIRELESS
Address:	5480 SELLERS AVE
City,State,Zip:	OAKLEY, CA 94561

VERIZON WIRELESS (Continued) **S109283049**

Site ID: 502840
CERS ID: 110054321667
CERS Description: US EPA Air Emission Inventory System (EIS)

Affiliation:
Affiliation Type Desc: Facility Owner
Entity Name: VERIZON WIRELESS
Entity Title: OWNER
Affiliation Address: 255 PARKSHORE DRIVE
Affiliation City: FOLSOM
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: ENVIR COMPLIANCE
Entity Title: ENVIRONMENTAL CONTACT
Affiliation Address: 255 PARKSHORE DRIVE
Affiliation City: FOLSOM
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: NETWORK OPR CONTRL CTR
Entity Title: NOCC
Affiliation Address: 255 PARKSHORE DRIVE
Affiliation City: FOLSOM
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Environmental Contact
Entity Name: NOCC
Entity Title: Network Operations Control Center
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: VERIZON WIRELESS
Entity Title: OPERATOR
Affiliation Address: 255 PARKSHORE DRIVE
Affiliation City: FOLSOM
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Name: VERIZON WIRELESS OAKLEY EAST
Address: 5480 SELLERS AVE

VERIZON WIRELESS (Continued) **S109283049**

City,State,Zip: OAKLEY, CA 94561
Site ID: 406274
CERS ID: 10144569
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-05-2023
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 07-22-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-09-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-11-2019
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Not reported
Eval Division: Contra Costa County Health Services Department
Eval Program: HMRRP
Eval Source: CERS,

Coordinates:
Site ID: 406274
Facility Name: Verizon Wireless Oakley East
Env Int Type Code: HMBP
Program ID: 10144569
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 37.975490
Longitude: -121.675600

Affiliation:
Affiliation Type Desc: Operator
Entity Name: Verizon Wireless
Entity Title: Not reported
Affiliation Address: Not reported

VERIZON WIRELESS (Continued) **S109283049**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(866) 694-2415,
Affiliation Type Desc:	CUPA District
Entity Name:	Contra Costa County Health Services Department
Entity Title:	Not reported
Affiliation Address:	4585 Pacheco BlvdSuite 100
Affiliation City:	Martinez
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	94553
Affiliation Phone:	(925) 655-3200,
Affiliation Type Desc:	Legal Owner
Entity Name:	Verizon Wireless
Entity Title:	Not reported
Affiliation Address:	295 Parkshore Drive
Affiliation City:	Folsom
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95630
Affiliation Phone:	(866) 694-2415,
Affiliation Type Desc:	Parent Corporation
Entity Name:	Verizon Wireless [Northern California]
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Document Preparer
Entity Name:	Steve Skanderson
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Environmental Contact
Entity Name:	Environmental Compliance
Entity Title:	Not reported
Affiliation Address:	295 Parkshore Drive
Affiliation City:	Folsom
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95630
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address

VERIZON WIRELESS (Continued) **S109283049**

Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	295 Parkshore Drive
Affiliation City:	Folsom
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95630
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	armand delgado
Entity Title:	environmental compliance mgr
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

A6 **QUINTANA PETROLEUM CORP** **CONTRA COSTA SITES** **S102261021**
SSE **SELLERS & DELTA RD** **N/A**
1/8-1/4 **KNIGHTSEN, CA 94548**
0.233 mi.
1230 ft. **Site 1 of 2 in cluster A**

Relative:
Higher

Actual:
36 ft.

CONTRA COSTA SITES:

Name:	QUINTANA PETROLEUM CORP
Address:	SELLERS & DELTA RD
City:	KNIGHTSEN
Facility ID:	FA0030956
Billing Status:	INACTIVE, NON-BILLABLE
Program Status:	CONTRA COSTA SITES
Program/Elements:	HMBP GENERAL
Region:	CONTRA COSTA
Cupa Number:	707552
CERS ID:	10004740

A7 **76-ACRE FOURTH HIGH SCHOOL** **ENVIROSTOR** **S107735777**
SSE **DELTA AND SELLERS** **SCH** **N/A**
1/8-1/4 **BRENTWOOD, CA 94561**
0.233 mi.
1230 ft. **Site 2 of 2 in cluster A**

Relative:
Higher

Actual:
36 ft.

ENVIROSTOR:

Name:	76-ACRE FOURTH HIGH SCHOOL
Address:	DELTA AND SELLERS
City,State,Zip:	BRENTWOOD, CA 94561
Facility ID:	70000141
Status:	No Further Action
Status Date:	12/30/2009
Site Code:	204168
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	76
NPL:	NO

76-ACRE FOURTH HIGH SCHOOL (Continued) **S107735777**

Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Mellan Songco
Supervisor:	* Mark Malinowski
Division Branch:	Santa Susana Field Laboratory Branch
Assembly:	11
Senate:	03
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	37.96699
Longitude:	-121.6799
APN:	018-310-011, 018-310-012, 018-310-013, 018310011, 018310012, 018310013
	Not reported
Past Use:	AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS, OIL FIELD, RESIDENTIAL AREA
Potential COC:	Arsenic Benzene Chlordane DDD DDE DDT Dioxin (as 2,3,7,8-TCDD TEQ Lead Methane TPH-gas Ethylbenzene Hydrogen sulfide Toluene Xylenes
Confirmed COC:	30001-NO 30003-NO 30004-NO 30025-NO 30272-NO 30330-NO 30550-NO 30593-NO 30013-NO 30015-NO 30006-NO 30007-NO 30008-NO 30009-NO No Contaminants found
Potential Description:	SOIL, SV
Alias Name:	58 ACRE FOURTH HIGH SCHOOL SITE
Alias Type:	Alternate Name
Alias Name:	018-310-011
Alias Type:	APN
Alias Name:	018-310-012
Alias Type:	APN
Alias Name:	018-310-013
Alias Type:	APN
Alias Name:	018310011
Alias Type:	APN
Alias Name:	018310012
Alias Type:	APN
Alias Name:	018310013
Alias Type:	APN
Alias Name:	204168
Alias Type:	Project Code (Site Code)
Alias Name:	70000141
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	09/25/2008
Comments:	DTSC approved the PEA Addendum Tech Memo for additional residual ag chemical sampling.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement Application
Completed Date:	11/28/2005
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

76-ACRE FOURTH HIGH SCHOOL (Continued) **S107735777**

Completed Document Type: Other Report
Completed Date: 01/17/2006
Comments: No determination required. Review of document for PEA scoping background only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/26/2009
Comments: Approved PEA Report with further action determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 12/30/2009
Comments: DTSC approved the SSI Report that no further investigation is required.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 12/21/2009
Comments: DTSC approved the SSI Tech Memo

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 05/26/2009
Comments: DTSC Approved the SSI Workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/01/2008
Comments: Updated EOA cost estimate worksheet (Exhibit D) mailed to district with cover letter. Cost estimate revised based on redo of PEA, additional acreage, project delays, and site complexity

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/10/2009
Comments: PRoject Manager changed from Mike Hall to Mellan Songco

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo (Confidential)
Completed Date: 01/28/2010
Comments: DTSC sent a CRU to the accounting unit to summarize costs associated with the SSI.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 12/13/2005
Comments: Not reported

76-ACRE FOURTH HIGH SCHOOL (Continued) **S107735777**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	08/14/2006
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Workplan
Completed Date:	06/27/2006
Comments:	DTSC approved the PEA Workplan as Final.

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

SCH:

Name:	76-ACRE FOURTH HIGH SCHOOL
Address:	DELTA AND SELLERS
City,State,Zip:	BRENTWOOD, CA 94561
Facility ID:	70000141
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	76
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Mellan Songco
Supervisor:	* Mark Malinowski
Division Branch:	Santa Susana Field Laboratory Branch
Site Code:	204168
Assembly:	11
Senate:	03
Special Program Status:	Not reported
Status:	No Further Action
Status Date:	12/30/2009
Restricted Use:	NO
Funding:	School District
Latitude:	37.96699
Longitude:	-121.6799
APN:	018-310-011, 018-310-012, 018-310-013, 018310011, 018310012, 018310013 Not reported
Past Use:	AGRICULTURAL - ORCHARD, AGRICULTURAL - ROW CROPS, OIL FIELD, RESIDENTIAL AREA
Potential COC:	Arsenic, Arsenic, Benzene, Chlordane, DDD, DDE, DDT, Dioxin (as 2,3,7,8-TCDD TEQ, Lead, Methane, TPH-gas, Ethylbenzene, Hydrogen sulfide, Toluene, Xylenes
Confirmed COC:	30001-NO, 30003-NO, 30004-NO, 30025-NO, 30272-NO, 30330-NO,

76-ACRE FOURTH HIGH SCHOOL (Continued) **S107735777**

30550-NO, 30593-NO, 30013-NO, 30015-NO, 30006-NO, 30007-NO, 30008-NO, 30009-NO, No Contaminants found
Potential Description: SOIL, SV
Alias Name: 58 ACRE FOURTH HIGH SCHOOL SITE
Alias Type: Alternate Name
Alias Name: 018-310-011
Alias Type: APN
Alias Name: 018-310-012
Alias Type: APN
Alias Name: 018-310-013
Alias Type: APN
Alias Name: 018310011
Alias Type: APN
Alias Name: 018310012
Alias Type: APN
Alias Name: 018310013
Alias Type: APN
Alias Name: 204168
Alias Type: Project Code (Site Code)
Alias Name: 70000141
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 09/25/2008
Comments: DTSC approved the PEA Addendum Tech Memo for additional residual ag chemical sampling.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement Application
Completed Date: 11/28/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 01/17/2006
Comments: No determination required. Review of document for PEA scoping background only

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 03/26/2009
Comments: Approved PEA Report with further action determination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Report
Completed Date: 12/30/2009
Comments: DTSC approved the SSI Report that no further investigation is required.

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

76-ACRE FOURTH HIGH SCHOOL (Continued) **S107735777**

Completed Document Type: Supplemental Site Investigation Tech Memo
Completed Date: 12/21/2009
Comments: DTSC approved the SSI Tech Memo

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Supplemental Site Investigation Workplan
Completed Date: 05/26/2009
Comments: DTSC Approved the SSI Workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/01/2008
Comments: Updated EOA cost estimate worksheet (Exhibit D) mailed to district with cover letter. Cost estimate revised based on redo of PEA, additional acreage, project delays, and site complexity

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 09/10/2009
Comments: PRoject Manager changed from Mike Hall to Mellan Songco

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo (Confidential)
Completed Date: 01/28/2010
Comments: DTSC sent a CRU to the accounting unit to summarize costs associated with the SSI.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 12/13/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/14/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Workplan
Completed Date: 06/27/2006
Comments: DTSC approved the PEA Workplan as Final.

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

76-ACRE FOURTH HIGH SCHOOL (Continued) **S107735777**

Schedule Revised Date: Not reported

B8
West
1/2-1
0.686 mi.
3624 ft.

Relative: Higher

Actual: 42 ft.

COOK BATTERY (OAKLEY BATTERY)
139 HILL AVENUE
OAKLEY, CA 94561

Site 1 of 2 in cluster B

RESPONSE **S101272690**
ENVIROSTOR **N/A**
CPS-SLIC
HIST Cal-Sites
LIENS
Cortese
HIST CORTESE
CERS

RESPONSE:

Name:	COOK BATTERY (OAKLEY BATTERY)
Address:	139 HILL AVENUE
City,State,Zip:	OAKLEY, CA 94561
Facility ID:	07360035
Site Type:	State Response
Site Type Detail:	State Response or NPL
Acres:	1.5
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Chinh Vu
Supervisor:	Ruth Cayabyab
Division Branch:	Cleanup Sacramento
Site Code:	200072
Site Mgmt. Req.:	NONE SPECIFIED
Assembly:	11
Senate:	03
Special Program Status:	SRA Orphan
Status:	Certified / Operation & Maintenance
Status Date:	06/28/2006
Restricted Use:	NO
Funding:	Orphan Funds
Latitude:	37.97391
Longitude:	-121.6921
APN:	033-090-028-3, 033090028
Past Use:	BATTERY RECLAMATION
Potential COC :	Lead
Confirmed COC:	Lead
Potential Description:	SOIL
Alias Name:	BATTERY RECLAMATION BUSINESS
Alias Type:	Alternate Name
Alias Name:	COOK BATTERY RECLAMATION
Alias Type:	Alternate Name
Alias Name:	COOKS BATTERY SITE
Alias Type:	Alternate Name
Alias Name:	OAKLEY BATTERY YARD
Alias Type:	Alternate Name
Alias Name:	033-090-028-3
Alias Type:	APN
Alias Name:	033090028
Alias Type:	APN
Alias Name:	CAD983613910
Alias Type:	EPA Identification Number
Alias Name:	110030985682
Alias Type:	EPA (FRS #)
Alias Name:	SLT5S1103150

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Alias Type: GeoTracker Global ID
Alias Name: P23001
Alias Type: PCode
Alias Name: 200072
Alias Type: Project Code (Site Code)
Alias Name: 07360035
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/15/2022
Comments: Site Visit and Report have been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/16/2022
Comments: Site visit has been conducted on 9/16/2022

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2023
Comments: Project Management for FY22/23 is complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2024
Comments: PM duties complete for FY 23/24.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2025
Comments: PM task completed for FY24/25

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 06/06/2022
Comments: Pre-HARP form reviewed and signed by HSP Staff IH and signed and approved by SERU Chief.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 01/08/2024
Comments: 24-01-08 - RFF completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 09/30/2024
Comments: Completed the annual site inspection on September 19, 2024.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 04/19/2024
Comments: 24-04-19 - A-5 executed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 09/25/2024
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 12/04/2023
Comments: 2023-12-04 WO A-4 Executed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 05/24/2024
Comments: 5/24/2024 emails for DTSC PM change notification

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 09/18/2024
Comments: Uploaded signed Pre-HARP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/20/2024
Comments: Sent PM change notification to contractor and internally within DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 10/31/2025
Comments: Site inspection conducted on October 13, 2025 with contractor ERRG

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 09/30/2025
Comments: Signed pre-HARP uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 12/18/2025
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Update (Fact Sheets)

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Date: 07/01/1991
Comments: Fact sheet provides an update of the current activities at the site and announces a community meeting on July 25.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 06/30/2016
Comments: DTSC prepared the 2016 Five Year Review. The Five Year Review evaluates the approved remedy and ensures that it remains protective of human health and the environment. This review recommends resurfacing the asphalt cap and removing trees from the Cook Battery property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 07/01/2011
Comments: Notice published 7/1/2011

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/03/2018
Comments: In November 2017, DTSC contractor ERRG completed cap maintenance activities which included vegetation removal, fence repair, and asphalt repair at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 08/29/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 08/29/2017
Comments: The Health and Safety Plan defines the protocols necessary for protecting onsite personnel from hazards associated with the cap maintenance activities to be performed, such as vegetation clearance, asphalt sealing, and fence repairs at the Cook Battery site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/20/2017
Comments: Operation and maintenance activities consisting of vegetation clearing, tree removal, fence repair, cap repair began on 10/9/17 and completed on 10/20/17.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 11/26/2024
Comments: Cap maintenances were performed as planned. Vegetation was removed and cracks sealed.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/08/2022
Comments: Final Cap Maintenance report has been received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 08/16/1995
Comments: Approved RAW for onsite neutralization, consolidation and encapsulation of lead contaminated soil. Negative Declaration approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 09/08/1989
Comments: Amendment to Remedial Action Order, Docket No. HSA 88/89-031, to add John Thomas as a responsible party.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 09/30/1989
Comments: Amended RAO to add additional respondent. Final Determination of non-compliance with the Remedial Action Order issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 05/01/1989
Comments: Issued Remedial Action Order HSA 88/89-031 requiring investigation and remediation of the site due to high levels of lead in soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Subst. Endangerment Determination
Completed Date: 12/15/1988
Comments: Issued I&SE Determination due to high levels of lead in soil (Docket No. not used).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 12/08/1980
Comments: Site Discovery. County Health Services first notified of potential contamination. County and DHS (predecessor to DTSC) test soil and groundwater. High levels of lead detected in soil and groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/14/2006
Comments: Site certified. Contaminated soils capped in place. A lien acts as a Deed Notice regarding the contamination.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/24/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/30/2008
Comments: the cap is in good condition; however, weeds were overgrown and in the southeast corner the fence was damaged.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 10/08/2020
Comments: The RFF 20-0171 requests funding for contractor to perform additional tasks at Cook Battery. Additional tasks include vegetation clearing on asphalt cap, crack repair, and reporting.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 12/21/2020
Comments: The Work Order Number 003 for Contract No. 18-T4526 A-2 adds new funds to complete asphalt cap maintenance tasks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2021
Comments: From July 1, 2020 through June 30 2021, DTSC performed various project management tasks for the subject project site such as EnviroStor update, Terradex Alert response and coordination, weekly/periodic update, project tracking, management briefing, management inquiry response, project history research, public inquiry response, public record act compliance and coordination, and other unspecified activities that are not associated with any document types or activities specified on the Multi Project Code list.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/03/2024
Comments: Signed WO# 1-526-1.6-200072 sent to contractor on September 3, 2024

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Field Order
Completed Date: 11/23/2020
Comments: The Field Order authorizes ERRG to use the $1,000 contingency.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/15/2022

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments: The Work Order is fully approved and has been executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 03/18/2022
Comments: Funding Request Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/28/2022
Comments: End of the FY. Switching to FY22/23 activity.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 07/21/2022
Comments: The document has been fully executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 05/09/2002
Comments: Report documenting groundwater monitoring and site/cap maintenance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 09/30/2003
Comments: Abandoned all six remaining monitoring wells and performed site maintenance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/22/2005
Comments: Cap Inspection Report signed off 6/22/05.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 06/14/2006
Comments: The report noted that the final remedy is still protective of public health and the environment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 05/27/2011
Comments: The overgrown weeds need to be trimmed and the debris/trash removed.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

A sign should be posted that states that the Site poses a public health threat and should include a DTSC contact number.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/31/1995
Comments: Responses to public comments on Draft Removal Action Workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/18/2009
Comments: Work completed on June 18th, fence repaired and vegetation removed. Contractor used 3 people and 1 Bin to contain the cuttings and debris. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/24/2009
Comments: Completion comment - The report documents the repair to the cap and fence as required by the LUC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/14/2021
Comments: The Cap Maintenance Summary Report documents (a) completion of vegetation removal along the perimeter fence and within the asphalt cap area and (b) repair of cracks on the asphalt cap surface performed in October 2020.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 07/08/2010
Comments: Upon observing the current site conditions, DTSC concludes that the remedies remain protective of human health and the environment. Impacted soil remains under the asphalt surface, which remains undisturbed. However, the overgrown weeds need to be trimmed and the debris removed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/01/2009
Comments: The asphalt surface was observed to be in good condition, with no signs of significant cracking. However, it was observed that weeds were overgrown and in the southeast corner the fence was damaged. Fence repair and weed removal are scheduled to begin in June 2009 by DTSC constructor.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 04/10/2009

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments: Work order for the maintenance and repair of the Cap and Fence

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 06/30/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/05/2012
Comments: DTSC prepared the 2016 Five Year Review. The Five Year Review evaluates the approved remedy and ensures that it remains protective of human health and the environment. This review recommends resurfacing the asphalt cap and removing trees from the Cook Battery property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/12/2013
Comments: Cap in good condition; still protective to surrounding environment

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/29/2014
Comments: Cap in good condition and still provides protectiveness to environment and human health. Recommend weed abatement.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/11/2024
Comments: The Caltran spec sealer used in the 2023 crack repair did not provide benefit with regard to long term crack sealing and prevention of vegetation growth. Therefore, the Latexite Airport Grade Asphalt Sealer, previously used at the site, was chosen for this year crack repair. In addition, an herbicide was included in the scope of work to limit vegetation through repaired cracks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/22/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Date: 03/26/2007
Comments: No problems noted during inspection.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Lien
Completed Date: 04/27/2006
Comments: Lien recorded for $2,249,419.35. Lien also serves as a deed notice regarding the hazardous substances which remain on the property above unrestricted standards.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fence & Post Order
Completed Date: 04/12/1991
Comments: Order to Fence and Post the Cooks Court Property (115/125 Hill Avenue) adjacent to the Cook Battery site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fence & Post Order
Completed Date: 10/21/1988
Comments: Order to fence and post site issued to John Thomas (Docket No. not used).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 01/07/2016
Comments: The HARP is effective from 1/13/2016 through 1/12/2017.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 06/06/2017
Comments: Contract 15-T4109 Amendment 2 specifies additional tasks, increase the budget to a total maximum of $110,000.00, and extends contract expiration to 3/31/18, and increase. All other terms remain the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 06/13/2017
Comments: DTSC issued the Work Order 001 to ERRG for vegetation removal and cap repair activities as described in Tasks 1, 2, and 3 of Contract 15-T4109 and Tasks 4, 5, 6, and 7 of Contract 15-T4109 A2.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 01/08/2018
Comments: The HARP covers the period from 1/1/18 through 12/31/18.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 07/15/2016

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments: Contract 15-T4109, 6/30/16 - 12/31/16, $10,000.00

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 12/13/2016
Comments: Contract 15-T4109 Amendment 1 extends contract expiration to 9/30/17. All other terms remain the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 03/07/2017
Comments: Amendment 2 to Contract 15-T4109 to add $100,000.00 and additional scope of work

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 10/12/2018
Comments: Contract 18-T4526 covers asphalt cap maintenance activities for the period from 11/1/18 through 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 02/06/2019
Comments: DTSC issued the Work Order for asphalt cap maintenance activities pursuant to Contract 18-T4526, which covers for the period from 11/1/18 through 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 04/02/2018
Comments: DTSC issued a Stop Work Order requesting ERRG to cease work under Contract No. 15-T4109 A2 because the contracted tasks had been completed and the subject contract was expired on 3/31/18.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 09/07/2018
Comments: Request for Funding (RFF) #18.0060 has a contract term from 11/1/18 to 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 12/09/2020
Comments: DTSC issued Contract 18-T4526 A-2 to add funds to continue asphalt cap maintenance tasks at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 03/19/2020

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments:	Work Order Number 002 is for Contract 18-T4526 A-1 covering asphalt cap maintenance activities for the period from 11/1/18 through 12/31/20.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Contract
Completed Date:	03/12/2020
Comments:	Contract 18-T4526 A-1 covers asphalt cap maintenance activities for the period from 11/1/18 through 12/31/20.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Assessment Report
Completed Date:	06/01/1987
Comments:	Completed Preliminary Assessment recommending further investigation.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Other Report
Completed Date:	09/28/2022
Comments:	Annual Site Visit Inspection was conducted on 9/16/2022 and report has been completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	12/07/2022
Comments:	Cap Maintenance work has been completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operation and Maintenance Report
Completed Date:	02/17/2022
Comments:	The Report documents (a) completion of vegetation removal along the perimeter fence and within the asphalt cap area and (b) repair of cracks on the asphalt cap surface performed in October 2021.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date:	01/09/2009
Comments:	CFA Signed by Budgets for repair and maintenance on the cap.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Contract
Completed Date:	03/23/2009
Comments:	The fully executed agreement between Engineering/Remediation Resources Group and the Department of Toxic Substances Control for maintenance repair of the cap and fence.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date:	03/02/2023
Comments:	The RFF 22-0307 - Additional Funding and time for contractor to

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

perform asphalt cap maintenance activities at the Cook Battery Site (if needed, through 6/30/2024). Additional tasks would include vegetation clearing on and around the asphalt cap, crack repair (utilizing authorized materials as detailed in Caltrans specification 37-6), and a summary report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 04/22/2011
Comments: Contract 10-T1122 is for vegetation removal and cap maintenance. The term is from 5/1/11 through 6/30/11 and the budget is $5,500.00.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 05/17/2011
Comments: to conduct maintenance (veg removal) of the cap

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 04/04/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PRP Identification Memorandum (Confidential)
Completed Date: 08/26/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/15/2016
Comments: The inspection report covers site visits conducted on January 15, 2016, February 9, 2016, and April 18, 2016.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 01/21/2016
Comments: The Post HARP is for the 1/15/16 site visit.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Orphan Site Designation
Completed Date: 12/16/2016
Comments: Final OSDM signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 02/09/2016
Comments: The Post HARP is for the 2/9/16 site visit.

Completed Area Name: PROJECT WIDE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 08/05/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 06/29/2001
Comments: Completed Five-Year Review. The review found that the remedy continues to be protective of human health and the environment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/08/1991
Comments: Fenced and capped adjacent Cooks Court property located at 115/125 Hill Avenue.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 06/08/2005
Comments: Cap Upgrade Completion Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 08/16/1995
Comments: Final Removal Action Workplan (RAW) approved. RAW requirements include onsite neutralization of acidic soil, onsite consolidation of lead contaminated soil, encapsulation of site with asphalt, and operation and maintenance of the asphalt cap.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/29/1992
Comments: Completed RA. Removed 11 55-gallon drums of lead-contaminated soil cuttings from soil investigation borings, 2 drums of contaminated clothing and debris, and 13 drums of purged groundwater and rinsate.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/11/2019
Comments: The Cap Maintenance Summary Report documents (a) completion of vegetation removal along the perimeter fence and within the asphalt cap area and (b) repair of cracks on the asphalt cap surface performed in February and October 2019.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/15/2023
Comments: 23-12-15 Cap maintenance work completed.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 08/22/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/11/2024
Comments: The Caltrans spec sealer used in the 2023 crack repair did not provide benefit with regard to long term crack sealing and prevention of vegetation growth. Therefore, the Latexite Airport Grade Asphalt Sealer, previously used at the site, was chosen for this year crack repair. In addition, an herbicide was included in the scope of work to limit vegetation through repaired cracks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/30/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 08/28/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 08/25/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 05/14/1999
Comments: Completed Preliminary Assessment for US EPA which confirmed that the site is capped and EPA will not take further action on the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/06/1991
Comments: Completed RA. Soil sampling of bordering properties and groundwater sampling of neighborhood wells.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Plan
Completed Date: 06/24/1996
Comments: Approved O&M Plan for operation and maintenance of groundwater monitoring wells and cap.

Completed Area Name: PROJECT WIDE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/25/1996
Comments: Completed RA. Completion of neutralization, consolidation and encapsulation of contaminated soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Design
Completed Date: 11/30/1995
Comments: Approved Remedial Design for implementation of RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/23/1994
Comments: Completed RA. The house located onsite (139 Hill Avenue) was demolished and disposed offsite.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/23/1994
Comments: Completed RA. Tobar House, #21 Cook's Court: concrete pad placed over buried battery casings which had to be left in place as removal would have undermined house foundation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/05/1993
Comments: Completed RA. Stabilization of property at 41 Roger Lane: battery casings and contaminated soil were removed (40-50 cubic yards). Sidewall confirmation samples were taken, and excavation was backfilled with clean fill.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Engineering Evaluation / Cost Analysis - Non-Time Critical
Completed Date: 07/19/1991
Comments: Completed FRIFS (Soil). Performed soil sampling investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Engineering Evaluation / Cost Analysis - Non-Time Critical
Completed Date: 05/31/1991
Comments: Completed FRIFS (Groundwater). Installed four groundwater monitoring wells to investigate groundwater contamination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/05/1989
Comments: Completed RA. Removed approximately 315 cubic yards of contaminated soil and battery casings. Imported approximately 140 cubic yards of clean fill; installed temporary chip-seal cap.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/30/1989
Comments: Completed Expedited Response Action. Fenced and posted site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 03/24/1987
Comments: Completed Site Screening which recommended a Preliminary Assessment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/15/2011
Comments: Fieldwork was conducted on 6/14/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/29/2011
Comments: Vegetation and debris cleared from site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 03/14/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/22/2024
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Five-Year Review Reports
Schedule Due Date: 06/30/2026
Schedule Revised Date: Not reported

ENVIROSTOR:
Name: COOK BATTERY (OAKLEY BATTERY)
Address: 139 HILL AVENUE
City,State,Zip: OAKLEY, CA 94561
Facility ID: 07360035
Status: Certified / Operation & Maintenance
Status Date: 06/28/2006
Site Code: 200072
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 1.5

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Chinh Vu
Supervisor: Ruth Cayabyab
Division Branch: Cleanup Sacramento
Assembly: 11
Senate: 03
Special Program: SRA Orphan
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Orphan Funds
Latitude: 37.97391
Longitude: -121.6921
APN: 033-090-028-3, 033090028
Past Use: BATTERY RECLAMATION
Potential COC: Lead
Confirmed COC: Lead
Potential Description: SOIL
Alias Name: BATTERY RECLAMATION BUSINESS
Alias Type: Alternate Name
Alias Name: COOK BATTERY RECLAMATION
Alias Type: Alternate Name
Alias Name: COOKS BATTERY SITE
Alias Type: Alternate Name
Alias Name: OAKLEY BATTERY YARD
Alias Type: Alternate Name
Alias Name: 033-090-028-3
Alias Type: APN
Alias Name: 033090028
Alias Type: APN
Alias Name: CAD983613910
Alias Type: EPA Identification Number
Alias Name: 110030985682
Alias Type: EPA (FRS #)
Alias Name: SLT5S1103150
Alias Type: GeoTracker Global ID
Alias Name: P23001
Alias Type: PCode
Alias Name: 200072
Alias Type: Project Code (Site Code)
Alias Name: 07360035
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/15/2022
Comments: Site Visit and Report have been completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 09/16/2022
Comments: Site visit has been conducted on 9/16/2022

Completed Area Name: PROJECT WIDE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2023
Comments: Project Management for FY22/23 is complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2024
Comments: PM duties complete for FY 23/24.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2025
Comments: PM task completed for FY24/25

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 06/06/2022
Comments: Pre-HARP form reviewed and signed by HSP Staff IH and signed and approved by SERU Chief.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 01/08/2024
Comments: 24-01-08 - RFF completed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 09/30/2024
Comments: Completed the annual site inspection on September 19, 2024.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 04/19/2024
Comments: 24-04-19 - A-5 executed

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 09/25/2024
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 12/04/2023
Comments: 2023-12-04 WO A-4 Executed

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

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Date: 05/24/2024
Comments: 5/24/2024 emails for DTSC PM change notification

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 09/18/2024
Comments: Uploaded signed Pre-HARP

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 08/20/2024
Comments: Sent PM change notification to contractor and internally within DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Land Use Restriction - Site Inspection/Visit
Completed Date: 10/31/2025
Comments: Site inspection conducted on October 13, 2025 with contractor ERRG

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 09/30/2025
Comments: Signed pre-HARP uploaded

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 12/18/2025
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Update (Fact Sheets)
Completed Date: 07/01/1991
Comments: Fact sheet provides an update of the current activities at the site and announces a community meeting on July 25.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 06/30/2016
Comments: DTSC prepared the 2016 Five Year Review. The Five Year Review evaluates the approved remedy and ensures that it remains protective of human health and the environment. This review recommends resurfacing the asphalt cap and removing trees from the Cook Battery property.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 07/01/2011
Comments: Notice published 7/1/2011

Completed Area Name: PROJECT WIDE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/03/2018
Comments: In November 2017, DTSC contractor ERRG completed cap maintenance activities which included vegetation removal, fence repair, and asphalt repair at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 08/29/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 08/29/2017
Comments: The Health and Safety Plan defines the protocols necessary for protecting onsite personnel from hazards associated with the cap maintenance activities to be performed, such as vegetation clearance, asphalt sealing, and fence repairs at the Cook Battery site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/20/2017
Comments: Operation and maintenance activities consisting of vegetation clearing, tree removal, fence repair, cap repair began on 10/9/17 and completed on 10/20/17.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 11/26/2024
Comments: Cap maintenances were performed as planned. Vegetation was removed and cracks sealed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/08/2022
Comments: Final Cap Maintenance report has been received.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 08/16/1995
Comments: Approved RAW for onsite neutralization, consolidation and encapsulation of lead contaminated soil. Negative Declaration approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 09/08/1989
Comments: Amendment to Remedial Action Order, Docket No. HSA 88/89-031, to add John Thomas as a responsible party.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Final Determination of Non-Compliance
Completed Date: 09/30/1989
Comments: Amended RAO to add additional respondent. Final Determination of non-compliance with the Remedial Action Order issued.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Unilateral Order (I/SE, RAO, CAO, EPA AO)
Completed Date: 05/01/1989
Comments: Issued Remedial Action Order HSA 88/89-031 requiring investigation and remediation of the site due to high levels of lead in soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Imminent and/or Subst. Endangerment Determination
Completed Date: 12/15/1988
Comments: Issued I&SE Determination due to high levels of lead in soil (Docket No. not used).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 12/08/1980
Comments: Site Discovery. County Health Services first notified of potential contamination. County and DHS (predecessor to DTSC) test soil and groundwater. High levels of lead detected in soil and groundwater.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 06/14/2006
Comments: Site certified. Contaminated soils capped in place. A lien acts as a Deed Notice regarding the contamination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/24/2005
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/30/2008
Comments: the cap is in good condition; however, weeds were overgrown and in the southeast corner the fence was damaged.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 10/08/2020
Comments: The RFF 20-0171 requests funding for contractor to perform additional tasks at Cook Battery. Additional tasks include vegetation clearing on asphalt cap, crack repair, and reporting.

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 12/21/2020
Comments: The Work Order Number 003 for Contract No. 18-T4526 A-2 adds new funds to complete asphalt cap maintenance tasks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/30/2021
Comments: From July 1, 2020 through June 30 2021, DTSC performed various project management tasks for the subject project site such as EnviroStor update, Terradex Alert response and coordination, weekly/periodic update, project tracking, management briefing, management inquiry response, project history research, public inquiry response, public record act compliance and coordination, and other unspecified activities that are not associated with any document types or activities specified on the Multi Project Code list.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/03/2024
Comments: Signed WO# 1-526-1.6-200072 sent to contractor on September 3, 2024

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Field Order
Completed Date: 11/23/2020
Comments: The Field Order authorizes ERRG to use the $1,000 contingency.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 09/15/2022
Comments: The Work Order is fully approved and has been executed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 03/18/2022
Comments: Funding Request Approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Project Management (Confidential)
Completed Date: 06/28/2022
Comments: End of the FY. Switching to FY22/23 activity.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 07/21/2022
Comments: The document has been fully executed.

Completed Area Name: PROJECT WIDE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 05/09/2002
Comments: Report documenting groundwater monitoring and site/cap maintenance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Decommissioning Report
Completed Date: 09/30/2003
Comments: Abandoned all six remaining monitoring wells and performed site maintenance.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 06/22/2005
Comments: Cap Inspection Report signed off 6/22/05.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 06/14/2006
Comments: The report noted that the final remedy is still protective of public health and the environment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 03/29/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 05/27/2011
Comments: The overgrown weeds need to be trimmed and the debris/trash removed. A sign should be posted that states that the Site poses a public health threat and should include a DTSC contact number.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 05/31/1995
Comments: Responses to public comments on Draft Removal Action Workplan

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/18/2009
Comments: Work completed on June 18th, fence repaired and vegetation removed. Contractor used 3 people and 1 Bin to contain the cuttings and debris. Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 09/24/2009

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments:	Completion comment - The report documents the repair to the cap and fence as required by the LUC.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operation and Maintenance Report
Completed Date:	01/14/2021
Comments:	The Cap Maintenance Summary Report documents (a) completion of vegetation removal along the perimeter fence and within the asphalt cap area and (b) repair of cracks on the asphalt cap surface performed in October 2020.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	07/08/2010
Comments:	Upon observing the current site conditions, DTSC concludes that the remedies remain protective of human health and the environment. Impacted soil remains under the asphalt surface, which remains undisturbed. However, the overgrown weeds need to be trimmed and the debris removed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	06/01/2009
Comments:	The asphalt surface was observed to be in good condition, with no signs of significant cracking. However, it was observed that weeds were overgrown and in the southeast corner the fence was damaged. Fence repair and weed removal are scheduled to begin in June 2009 by DTSC constructor.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Work Order
Completed Date:	04/10/2009
Comments:	Work order for the maintenance and repair of the Cap and Fence
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	06/30/2011
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	06/05/2012
Comments:	DTSC prepared the 2016 Five Year Review. The Five Year Review evaluates the approved remedy and ensures that it remains protective of human health and the environment. This review recommends resurfacing the asphalt cap and removing trees from the Cook Battery property.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Date: 06/12/2013
Comments: Cap in good condition; still protective to surrounding environment

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/29/2014
Comments: Cap in good condition and still provides protectiveness to environment and human health. Recommend weed abatement.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/11/2024
Comments: The Caltran spec sealer used in the 2023 crack repair did not provide benefit with regard to long term crack sealing and prevention of vegetation growth. Therefore, the Latexite Airport Grade Asphalt Sealer, previously used at the site, was chosen for this year crack repair. In addition, an herbicide was included in the scope of work to limit vegetation through repaired cracks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/24/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/22/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 03/26/2007
Comments: No problems noted during inspection.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Lien
Completed Date: 04/27/2006
Comments: Lien recorded for $2,249,419.35. Lien also serves as a deed notice regarding the hazardous substances which remain on the property above unrestricted standards.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fence & Post Order
Completed Date: 04/12/1991
Comments: Order to Fence and Post the Cooks Court Property (115/125 Hill Avenue) adjacent to the Cook Battery site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fence & Post Order

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Date: 10/21/1988
Comments: Order to fence and post site issued to John Thomas (Docket No. not used).

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 01/07/2016
Comments: The HARP is effective from 1/13/2016 through 1/12/2017.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 06/06/2017
Comments: Contract 15-T4109 Amendment 2 specifies additional tasks, increase the budget to a total maximum of $110,000.00, and extends contract expiration to 3/31/18, and increase. All other terms remain the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 06/13/2017
Comments: DTSC issued the Work Order 001 to ERRG for vegetation removal and cap repair activities as described in Tasks 1, 2, and 3 of Contract 15-T4109 and Tasks 4, 5, 6, and 7 of Contract 15-T4109 A2.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 01/08/2018
Comments: The HARP covers the period from 1/1/18 through 12/31/18.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 07/15/2016
Comments: Contract 15-T4109, 6/30/16 - 12/31/16, $10,000.00

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 12/13/2016
Comments: Contract 15-T4109 Amendment 1 extends contract expiration to 9/30/17. All other terms remain the same.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 03/07/2017
Comments: Amendment 2 to Contract 15-T4109 to add $100,000.00 and additional scope of work

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 10/12/2018
Comments: Contract 18-T4526 covers asphalt cap maintenance activities for the

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

period from 11/1/18 through 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 02/06/2019
Comments: DTSC issued the Work Order for asphalt cap maintenance activities pursuant to Contract 18-T4526, which covers for the period from 11/1/18 through 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 04/02/2018
Comments: DTSC issued a Stop Work Order requesting ERRG to cease work under Contract No. 15-T4109 A2 because the contracted tasks had been completed and the subject contract was expired on 3/31/18.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 09/07/2018
Comments: Request for Funding (RFF) #18.0060 has a contract term from 11/1/18 to 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 12/09/2020
Comments: DTSC issued Contract 18-T4526 A-2 to add funds to continue asphalt cap maintenance tasks at the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Work Order
Completed Date: 03/19/2020
Comments: Work Order Number 002 is for Contract 18-T4526 A-1 covering asphalt cap maintenance activities for the period from 11/1/18 through 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 03/12/2020
Comments: Contract 18-T4526 A-1 covers asphalt cap maintenance activities for the period from 11/1/18 through 12/31/20.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 06/01/1987
Comments: Completed Preliminary Assessment recommending further investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Other Report
Completed Date: 09/28/2022

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments:	Annual Site Visit Inspection was conducted on 9/16/2022 and report has been completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	12/07/2022
Comments:	Cap Maintenance work has been completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operation and Maintenance Report
Completed Date:	02/17/2022
Comments:	The Report documents (a) completion of vegetation removal along the perimeter fence and within the asphalt cap area and (b) repair of cracks on the asphalt cap surface performed in October 2021.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date:	01/09/2009
Comments:	CFA Signed by Budgets for repair and maintenance on the cap.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Contract
Completed Date:	03/23/2009
Comments:	The fully executed agreement between Engineering/Remediation Resources Group and the Department of Toxic Substances Control for maintenance repair of the cap and fence.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date:	03/02/2023
Comments:	The RFF 22-0307 - Additional Funding and time for contractor to perform asphalt cap maintenance activities at the Cook Battery Site (if needed, through 6/30/2024). Additional tasks would include vegetation clearing on and around the asphalt cap, crack repair (utilizing authorized materials as detailed in Caltrans specification 37-6), and a summary report.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Contract
Completed Date:	04/22/2011
Comments:	Contract 10-T1122 is for vegetation removal and cap maintenance. The term is from 5/1/11 through 6/30/11 and the budget is $5,500.00.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	State/Federal Funded Site Work Order
Completed Date:	05/17/2011
Comments:	to conduct maintenance (veg removal) of the cap
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Document Type: State/Federal Funding Site Contract Fiscal Approval (RFF)
Completed Date: 04/04/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: PRP Identification Memorandum (Confidential)
Completed Date: 08/26/2016
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 06/15/2016
Comments: The inspection report covers site visits conducted on January 15, 2016, February 9, 2016, and April 18, 2016.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 01/21/2016
Comments: The Post HARP is for the 1/15/16 site visit.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Orphan Site Designation
Completed Date: 12/16/2016
Comments: Final OSDM signed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 02/09/2016
Comments: The Post HARP is for the 2/9/16 site visit.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 08/05/1993
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Five-Year Review Reports
Completed Date: 06/29/2001
Comments: Completed Five-Year Review. The review found that the remedy continues to be protective of human health and the environment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 07/08/1991
Comments: Fenced and capped adjacent Cooks Court property located at 115/125 Hill Avenue.

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

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Document Type: Remedial Action Completion Report
Completed Date: 06/08/2005
Comments: Cap Upgrade Completion Report approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Workplan
Completed Date: 08/16/1995
Comments: Final Removal Action Workplan (RAW) approved. RAW requirements include onsite neutralization of acidic soil, onsite consolidation of lead contaminated soil, encapsulation of site with asphalt, and operation and maintenance of the asphalt cap.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/29/1992
Comments: Completed RA. Removed 11 55-gallon drums of lead-contaminated soil cuttings from soil investigation borings, 2 drums of contaminated clothing and debris, and 13 drums of purged groundwater and rinsate.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 12/11/2019
Comments: The Cap Maintenance Summary Report documents (a) completion of vegetation removal along the perimeter fence and within the asphalt cap area and (b) repair of cracks on the asphalt cap surface performed in February and October 2019.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 12/15/2023
Comments: 23-12-15 Cap maintenance work completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: State/Federal Funded Site Contract
Completed Date: 08/22/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/11/2024
Comments: The Caltrans spec sealer used in the 2023 crack repair did not provide benefit with regard to long term crack sealing and prevention of vegetation growth. Therefore, the Latexite Airport Grade Asphalt Sealer, previously used at the site, was chosen for this year crack repair. In addition, an herbicide was included in the scope of work to limit vegetation through repaired cracks.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 08/30/2023

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Post HARP Form (Confidential)
Completed Date: 08/28/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pre-HARP Form (Confidential)
Completed Date: 08/25/2023
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 05/14/1999
Comments: Completed Preliminary Assessment for US EPA which confirmed that the site is capped and EPA will not take further action on the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 02/06/1991
Comments: Completed RA. Soil sampling of bordering properties and groundwater sampling of neighborhood wells.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Plan
Completed Date: 06/24/1996
Comments: Approved O&M Plan for operation and maintenance of groundwater monitoring wells and cap.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 06/25/1996
Comments: Completed RA. Completion of neutralization, consolidation and encapsulation of contaminated soil.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Design
Completed Date: 11/30/1995
Comments: Approved Remedial Design for implementation of RAW.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 11/23/1994
Comments: Completed RA. The house located onsite (139 Hill Avenue) was demolished and disposed offsite.

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

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Document Type: Removal Action Completion Report
Completed Date: 02/23/1994
Comments: Completed RA. Tobar House, #21 Cook's Court: concrete pad placed over buried battery casings which had to be left in place as removal would have undermined house foundation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 08/05/1993
Comments: Completed RA. Stabilization of property at 41 Roger Lane: battery casings and contaminated soil were removed (40-50 cubic yards). Sidewall confirmation samples were taken, and excavation was backfilled with clean fill.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Engineering Evaluation / Cost Analysis - Non-Time Critical
Completed Date: 07/19/1991
Comments: Completed FRIFS (Soil). Performed soil sampling investigation.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Engineering Evaluation / Cost Analysis - Non-Time Critical
Completed Date: 05/31/1991
Comments: Completed FRIFS (Groundwater). Installed four groundwater monitoring wells to investigate groundwater contamination.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 10/05/1989
Comments: Completed RA. Removed approximately 315 cubic yards of contaminated soil and battery casings. Imported approximately 140 cubic yards of clean fill; installed temporary chip-seal cap.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report
Completed Date: 01/30/1989
Comments: Completed Expedited Response Action. Fenced and posted site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 03/24/1987
Comments: Completed Site Screening which recommended a Preliminary Assessment.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 06/15/2011
Comments: Fieldwork was conducted on 6/14/2011.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Removal Action Completion Report

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Completed Date: 06/29/2011
Comments: Vegetation and debris cleared from site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment/Site Inspection Report (PA/SI)
Completed Date: 03/14/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operation and Maintenance Report
Completed Date: 01/22/2024
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Five-Year Review Reports
Schedule Due Date: 06/30/2026
Schedule Revised Date: Not reported

CPS-SLIC:
Name: COOKS BATTERY RECLAMATION SITE
Address: 139 HILL AVENUE
City,State,Zip: OAKLEY, CA
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 06/14/2006
Global Id: SLT5S1103150
Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
Lead Agency Case Number: Not reported
Latitude: 37.97429
Longitude: -121.688641
Case Type: Cleanup Program Site
Case Worker: Not reported
Local Agency: Not reported
RB Case Number: SLT5S110
File Location: DTSC
Potential Media Affected: Under Investigation
Potential Contaminants of Concern: Lead
EPA Region: 9
Coordinate Source: Not reported
Cuf Case: Not reported
Quantity Released Gallons: Not reported
Begin Date: 03/30/1995
Leak Reported Date: 01/02/1965
How Discovered: Not reported
How Discovered Description: Not reported
Discharge Source: Not reported
Discharge Cause: Not reported
Stop Method: Not reported
Stop Description: Not reported
No Further Action Date: 06/14/2006

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

CA Water Watershed Name:	San Joaquin Delta (544.00)
Dwr Groundwater Subbasin Name:	San Joaquin Valley - East Contra Costa (5-022.19)
Disadvantaged Community:	Not reported
CA Enviroscreen 3 Score:	51-55%
CA Enviroscreen 4 Score:	45-50%
Military DOD Site:	No
Facility Project Subtype:	Not reported
RWQCB Region:	CENTRAL VALLEY RWQCB (REGION 5S)
Site History:	DTSC Lead - See Envirostor for more information. Site is capped - final remedy implemented in 2006.

Click here to access the California GeoTracker records for this facility:

Calsite:

Name:	COOK BATTERY (OAKLEY BATTERY)
Address:	139 HILL AVENUE
City:	OAKLEY
Region:	BERKELEY
Facility ID:	07360035
Facility Type:	STATE
Type:	STATE FUNDED SITE
Branch:	NC
Branch Name:	NORTH COAST
File Name:	Not reported
State Senate District:	05011986
Status:	ANNUAL WORKPLAN (AWP) - ACTIVE SITE
Status Name:	ANNUAL WORKPLAN - ACTIVE SITE
Lead Agency:	DEPT OF TOXIC SUBSTANCES CONTROL
NPL:	Not Listed
SIC Code:	36
SIC Name:	MANU - ELECTRONIC & OTHER ELECTRIC EQUIP
Access:	Controlled
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported
Groundwater Contamination:	Suspected
Staff Member Responsible for Site:	BBROWN
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	CV
Region Water Control Board Name:	CENTRAL VALLEY
Lat/Long Direction:	Not reported
Lat/Long (dms):	0 0 0 / 0 0 0
Lat/long Method:	Not reported
Lat/Long Description:	Not reported
State Assembly District Code:	15
State Senate District Code:	07
Facility ID:	07360035
Activity:	DISC
Activity Name:	DISCOVERY
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	12081980
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	SS
Activity Name:	SITE SCREENING
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	03241987
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	ISE
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	12301988
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	ERA
Activity Name:	EXPEDITED RESPONSE ACTION
AWP Code:	F&P
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	01301989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	05301989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	FDNC
Activity Name:	FINAL DETERMINATION OF NON-COMPLIANCE
AWP Code:	Not reported
Proposed Budget:	0

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	09301989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	ORDER
Activity Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	09301989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	BTTRY
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	10051989
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	315

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Liquids Treated (Gals):	0
Action Included Capping:	X
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	REMOVAL AND REDISPOSAL OF APPROXIMATELY 315 CU YDS OF HIGHLY CONTAMIN-ATED SOIL INCLUDING LARGE PIECES OF BATTERY CASINGS.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	FENCE
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	07081991
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	X
Removal Action Certification:	N
Activity Comments:	THIS RA CONSISTED OF FENCING AND POSTING AN ADJACENT PROPERTY CALLEDCOOKS COURT. BULK OF WORK DONE APRIL 1991, WITH SOME RESIDUAL WORKDONE JULY 1991.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	FRIFS
Activity Name:	FOCUSED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
AWP Code:	GW
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	05311991
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	FRIFS
Activity Name:	FOCUSED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
AWP Code:	SOIL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	07191991
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	SOIL
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06291992
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	26 55-GALLON DRUMS WERE REMOVED. OF THESE, 13 CONTAINED NON-HAZARDOUSWASTE.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	PRP
Activity Name:	POTENTIAL RESPONSIBLE PARTY SEARCH
AWP Code:	BASE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	01271993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	41ROG
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	08051993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	45
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	X
Removal Action Certification:	N
Activity Comments:	AN ESTIMATE OF 40 TO 50 CU YDS WERE EXCAVATED AND DEPOSITED IN THREECLOSED TOP STORAGE BINS.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	STAB
Activity Name:	LONG-TERM SITE STABILIZATION CERTIFICATION
AWP Code:	41ROG
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	08051993
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	TOBAR
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	02231994
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	X
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	CONCRETE PAD PLACED TO REMOVE THE THREAT OF CONTACT WITH LEADCONTAMINATED SOIL.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	PRP
Activity Name:	POTENTIAL RESPONSIBLE PARTY SEARCH
AWP Code:	ENHAN
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	09301994
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	HOUSE
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	11231994
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	75
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	APPROXIMATELY 75 TONS OF DEBRIS AND 30 GALLONS OF HOUSEHOLD WASTE WEREHAULED AWAY FOR DISPOSAL.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	CEQA
Activity Name:	CEQA INCLUDING NEGATIVE DECS
AWP Code:	NEG D
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	08161995
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RAW
Activity Name:	REMOVAL ACTION WORKPLAN
AWP Code:	Not reported

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	08161995
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	DES
Activity Name:	DESIGN
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	11301995
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	ACID
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06251996
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Liquids Removed (Gals):	1449
Liquids Treated (Gals):	797
Action Included Capping:	X
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	N
Activity Comments:	ONSITE NEUTRALIZATION, CONSOLIDATION AND ENCAPSULATION OFCONTAMINATED SOIL.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	07012005
Revised Due Date:	07012006
Comments Date:	Not reported
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	OM
Activity Name:	OPERATION & MAINTENANCE
AWP Code:	PLAN
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06241996
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	5YEAR
Activity Name:	FIVE-YEAR REVIEW REQUIRED BY CERCLA
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	06292001
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	RA
Activity Name:	REMOVAL ACTION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	02061991
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	523
Liquids Treated (Gals):	0
Action Included Capping:	X
Well Decommissioned:	Not reported
Action Included Fencing:	X
Removal Action Certification:	N
Activity Comments:	SITE FENCED AND POSTED; 523 TONS OF LEAD CONTAMINATED SOIL EXCAVATED;SITE GRADED AND CAPPED WITH CHIP SEAL.
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	PEA
Activity Name:	PRELIMINARY ENDANGERMENT ASSESSMENT
AWP Code:	EPA
Proposed Budget:	0

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	05141999
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	07360035
Activity:	5YEAR
Activity Name:	FIVE-YEAR REVIEW REQUIRED BY CERCLA
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	09302005
Revised Due Date:	Not reported
Comments Date:	Not reported
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	AWP
Definition of Status:	ANNUAL WORKPLAN - ACTIVE SITE
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Alternate Address:	139 HILL AVENUE
Alternate City,St,Zip:	OAKLEY, CA 94561
Background Info:	The Cook Battery Reclamation site, a residential property, was used for a battery reclamation business in the 1950s and 1960s. Salvageable lead was removed from discarded automobile batteries. High concentrations of lead were present in surface soils. Buried battery casings were found on and near the site. Since the removal action, groundwater monitoring results have consistently been non-detect. In Spring 2003, DTSC closed all of the wells. The cap will continue to be inspected periodically for deterioration.
Comments Date:	01271993
Comments:	Conducted Potential Responsible Party search.
Comments Date:	01301989

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments:	Completed Expedited Response Action. Fenced and posted site.
Comments Date:	02061991
Comments:	Completed RA. Soil sampling of bordering properties and
Comments Date:	02061991
Comments:	groundwater sampling of neighborhood wells.
Comments Date:	02231994
Comments:	Completed RA. Tobar House, #21 Cook's Court: concrete pad
Comments Date:	02231994
Comments:	placed over buried battery casings which had to be left in place
Comments Date:	02231994
Comments:	as removal would have undermined house foundation.
Comments Date:	03241987
Comments:	Completed Site Screening which recommended a Preliminary
Comments Date:	03241987
Comments:	Assessment.
Comments Date:	05141999
Comments:	Completed PEA for US EPA.
Comments Date:	05301989
Comments:	Issued Remedial Action Order HSA 88/89-031 requiring
Comments Date:	05301989
Comments:	investigation and remediation of the site due to high levels of
Comments Date:	05301989
Comments:	lead in soil.
Comments Date:	05311991
Comments:	Completed FRIFS (Groundwater). Installed four groundwater
Comments Date:	05311991
Comments:	monitoring wells to investigate groundwater contamination.
Comments Date:	06011987
Comments:	Completed Preliminary Assessment recommending further
Comments Date:	06011987
Comments:	investigation.
Comments Date:	06241996
Comments:	Approved O&M Plan for operation and maintenance of groundwater
Comments Date:	06241996
Comments:	monitoring wells and cap.
Comments Date:	06251996
Comments:	Completed RA. Completion of neutralization, consolidation and
Comments Date:	06251996
Comments:	encapsulation of contaminated soil.
Comments Date:	06291992
Comments:	Completed RA. Removed 11 55-gallon drums of lead-contaminated
Comments Date:	06291992
Comments:	soil cuttings from soil investigation borings, 2 drums of
Comments Date:	06291992
Comments:	contaminated clothing and debris, and 13 drums of purged
Comments Date:	06291992
Comments:	groundwater and rinsate.
Comments Date:	06292001
Comments:	Completed Five-Year Review. The review found that the remedy
Comments Date:	06292001
Comments:	continues to be protective of human health and the environment.
Comments Date:	07081991
Comments:	Completed RA. Fenced and posted adjacent Cooks Court property.
Comments Date:	07191991
Comments:	Completed FRIFS (Soil). Performed soil sampling investigation.
Comments Date:	08051993
Comments:	Completed RA. Stabilization of property at 41 Rogers Lane:

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Comments Date: 08051993
Comments: battery casings and contaminated soil were removed (40-50 cubic
Comments Date: 08051993
Comments: yards). Sidewall confirmation samples were taken, and
Comments Date: 08051993
Comments: excavation was backfilled with clean fill.
Comments Date: 08161995
Comments: Approved RAW for onsite neutralization, consolidation and
Comments Date: 08161995
Comments: encapsulation of lead contaminated soil. Negative Declaration
Comments Date: 08161995
Comments: approved.
Comments Date: 09301989
Comments: Amended RAO to add additional respondent. Final Determination
Comments Date: 09301989
Comments: of non-compliance with the Remedial Action Order issued.
Comments Date: 09301994
Comments: Conducted enhanced search for potentially responsible parties.
Comments Date: 10051989
Comments: Completed RA. Removed approximately 315 cubic yards of
Comments Date: 10051989
Comments: contaminated soil and battery casings. Imported approximately
Comments Date: 10051989
Comments: 140 cubic yards of clean fill; installed temporary chip-seal cap.
Comments Date: 11231994
Comments: Completed RA. The house located onsite (139 Hill Avenue) was
Comments Date: 11231994
Comments: demolished and disposed offsite.
Comments Date: 11301995
Comments: Approved Remedial Design for implementation of RAW.
Comments Date: 12081980
Comments: Site Discovery. County Health Services first notified of
Comments Date: 12081980
Comments: potential contamination. County and DHS (predecessor to DTSC)
Comments Date: 12081980
Comments: test soil and groundwater. High levels of lead detected in soil
Comments Date: 12081980
Comments: and groundwater.
Comments Date: 12301988
Comments: Issued I&SE Order & Determination due to high levels of lead in
Comments Date: 12301988
Comments: soil.
ID Name: CALSTARS CODE
ID Value: 200072
ID Name: BEP DATABASE PCODE
ID Value: P23001
Alternate Name: BATTERY RECLAMATION BUSINESS
Alternate Name: OAKLEY BATTERY YARD
Alternate Name: COOK BATTERY RECLAMATION
Alternate Name: COOK BATTERY (OAKLEY BATTERY)
Alternate Name: Not reported
Special Programs Code: Not reported
Special Programs Name: Not reported

LIENS:
Name: COOK BATTERY (OAKLEY BATTERY)
City,State,Zip: OAKLEY, CA 94561

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Envirostor Id:	07360035
Latitude:	37.973910
Longitude:	-121.69219
Project Mgr:	CHINH VU
Project Code:	200072
If Satisfied:	NO
Date Satisfied:	Not reported
Site Status:	CERTIFIED / OPERATION & MAINTENANCE
Site Type:	STATE RESPONSE OR NPL
Completed:	04/27/2006
Lien Amount:	$2,249,419.35
Amount Remaining:	Not reported
APNS:	033-090-028-3, 033090028
Description:	The Cook Battery Site is a 1.5 acre residential property parcel in Oakley, California, located approximately 6 miles southeast of the city of Antioch on Highway 4 in a semi-rural area with many orchards and other agricultural activities. The Site was comprised of 2 residential properties situated in an area with occupied residences on both east and west sides of the Site and across Hill Avenue. The south side of the property (the rear of the property) is bound by an open field. The Site was used as a battery salvage and reclamation business through the 1950s and 1960s where lead terminals were removed from old batteries and sold as scrap metal. Sulfuric acid was also stored in drums and/or dumped on the property grounds. Any and all remaining battery casings were either sent to the Antioch landfill, buried onsite (buried battery casings were found onsite), or were given to neighbors for use in their leach fields. These activities resulted in the contamination of soil on the Site. Properties adjacent to the Cook Battery Site were sold or otherwise exchanged hands between the years of 1974 and 1977. In June 1985, the Contra Costa County Health Services Department (CCCHSD) was first made aware of the contamination at the property when a citizen complaint was received. CCCHSD tested the surface soil and groundwater in the domestic wells onsite. The chemical sample analysis indicated that soil onsite contained high levels of lead at concentrations above those considered to be hazardous under state law. In January 1986, the Site was added to the State Superfund List. In September 1988, The Department of Toxic Substances Control (known then as the California Department of Health Services, Toxic Substances Control Program), took the lead from CCCHSD for investigating and cleanup of the property. A Fence and Post Order (FPO) was prepared and presented to the property owner at this time. In December 1988, DTSC issued an Imminent and Substantial Endangerment Order to the property owner. In January 1989, DTSC issued a Determination of Non-Compliance and got the Site Fenced and Posted after it discovered that the property owner was non-compliant with the previous FPO that was issued in September 1988. Then, in May 1989, a Remedial Action Order (RAO) was issued for the property (Docket No. HAS 88/89-031). DTSC has conducted extensive investigations at the Site and its vicinity since September 1988 in order to determine the nature and extent of the contamination at the Site. The highest levels of lead on the property, 300,000 ppm, were found in surface soil located behind the garage in areas near where most of the battery salvaging and reclamation operations took place. Significant contamination was also uncovered on adjacent properties such as the MacArthur property to the west and the Soto and Provencio properties to the east. All known contaminated soil from the nearby

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

properties containing lead above the cleanup level (300 ppm) was removed and consolidated in the Cook Property and capped with chip seal on site. This included approximately 1500 cubic yards (cy) of contaminated soil. Confirmation sampling results indicated that the conditions at nearby properties did not pose a threat to human health and the environment. In 1993, approximately 40cy of contaminated soil and battery casings were removed and disposed from a nearby property In February 1994, DTSC demolished an abandoned house that was located at the Site. Fencing was removed from around the house, the garage was cleaned, and a water tank was removed from the area east of the garage. A number of abandoned 55-gallon drums were left in the garage. In total, approximately 45 tons of wood debris, and 30 tons of concrete and metal debris were removed from the Site. On August 16, 1995, A Removal Action Workplan (RAW) was prepared for the Site. The remedy selected for the project was Onsite Neutralization, Consolidation, and Encapsulation through the placement of an asphalt cap. The asphalt cap that was installed consisted of 6-inches of Class II aggregate base material and a 2-inch asphalt concrete layer. Remedy implementation took place at the Site between October 30, 1995 and April 18, 1996 and was conducted in 4 phases to accommodate weather conditions at the time. The asphalt cap covers the entire property with a majority of the property at a slight grade (0.4% to 2.5%) toward Hill Avenue. The Removal Action at the Cook Battery Site included the following activities: * Site prep including domestic well decommissioning, setup of facilities, maintenance, and site security, pre-work site survey, site clearing, and grubbing, garage/shed demolition, and debris disposal. * Earthwork, which included soil excavation in 5 areas and pH adjustments in 2 areas, confirmation soil sampling and analysis for lead and pH, backfilling, compaction, and grading. * Asphalt cap installation which included placement, compaction and grading of 6-inch Class II aggregate base materials, and a 2-inch asphalt concrete cap. * Site Controls included measures taken to monitor and control dust and decontamination of equipment. DTSC has been conducting Operation & Maintenance activities at the property since January 1997. Groundwater monitoring events took place at the Site in February 1997, January 1998, December 1998, and May 2001. The results of the monitoring events revealed no lead concentrations above detection limits. On February 13, 2002, vegetation removal, cap and fence inspection and groundwater monitoring were conducted at the Site. All 6 groundwater monitoring wells at the property were sampled and the sample analysis revealed no detectable concentrations of lead. The pH of the samples ranged from 6.7 to 7.1. As a result, On 17/18 APR 2003, the monitoring wells were abandoned. In March 2005 (Report dated May 2005), DTSC contractor ERRG commenced work on the repair and upgrade of the asphalt cap on the Site. Work included modifications to the asphalt cap grade in order to improve drainage-reduce surface water runoff toward surrounding properties, and the construction of a 3ft retaining wall around the perimeter of the asphalt cap to elevate the grade. On April 27, 2006, a lien in the amount of $2,249,419.35 was recorded and serves as a deed notice regarding the hazardous substances which remain on the property above unrestricted standards. The property is currently a fully paved asphalt lot surrounded by a chain link fence. Ongoing activities at the Site include Annual and 5-Year Review Inspections/Reports, vegetation removal activities, fence repairs, Site Security, and the disposal of trash found onsite. As of June 6, 2022, a new Pre-HARP

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

form was completed and a Site Visit is scheduled for August. In August 2022, a Site Visit was conducted to document the current condition of the Site. DTSC was unable to access the Site at first due to the presence of an unknown lock on the access gate. Contractors have since replaced the lock and provided the combination to DTSC. PM has gained access and completed a Five-Year Review (FYR) inspection at the Site. In December 2022, DTSC contractor ERRG has completed cap maintenance (overgrown weeds/vegetation removal, asphalt crack repairs and sealing) effort at the Site. As of July 24, 2023, DTSC's Lead-Acid Battery Recycling Facility Investigation and Cleanup (LABRIC) Program is preparing to conduct sampling at the Site. A draft Site-Specific Sampling Plan is being finalized at this time. The information provided above is current as of 24JUL23 by T.A.

CORTESE:

Name:	COOK BATTERY (OAKLEY BATTERY)
Address:	139 HILL AVENUE
City,State,Zip:	OAKLEY, CA 94561
Region:	CORTESE
Envirostor Id:	7360035
Global ID:	Not reported
Site/Facility Type:	STATE RESPONSE
Cleanup Status:	CERTIFIED / OPERATION & MAINTENANCE
Status Date:	06/28/2006
Site Code:	200072
Latitude:	37.973910
Longitude:	-121.69219
Owner:	Not reported
Enf Type:	Not reported
Swat R:	Not reported
Flag:	envirostor
Order No:	Not reported
Waste Discharge System No:	Not reported
Effective Date:	Not reported
Region 2:	Not reported
WID Id:	Not reported
Solid Waste Id No:	Not reported
Waste Management Uit Name:	Not reported
File Name:	Haz Waste & Substances Sites

HIST CORTESE:

edr_fname:	COOK BATTERY (OAKLEY BATT
edr_fadd1:	139 HILL
City,State,Zip:	OAKLEY, CA 94561
Region:	CORTESE
Facility County Code:	7
Reg By:	CALSI
Reg Id:	07360035

CERS:

Name:	COOKS BATTERY RECLAMATION SITE
Address:	139 HILL AVENUE
City,State,Zip:	OAKLEY, CA
Site ID:	876681
CERS ID:	SLT5S1103150
CERS Description:	Cleanup Program Site

COOK BATTERY (OAKLEY BATTERY) (Continued) **S101272690**

Affiliation:
- Affiliation Type Desc: Regional Board Caseworker
- Entity Name: zzz - CENTRAL VALLEY RWQCB (REGION 5S)
- Entity Title: Not reported
- Affiliation Address: 11020 SUN CENTER DRIVE #200
- Affiliation City: RANCHO CORDOVA
- Affiliation State: CA
- Affiliation Country: Not reported
- Affiliation Zip: Not reported
- Affiliation Phone: ,

B9 **COOK BATTERY RECLAMATION (OAKLEY BATTERY)** **CPS-SLIC** **S100833369**
West **139 HILL AVENUE** **CA BOND EXP. PLAN** **N/A**
1/2-1 **OAKLEY, CA 94561**
0.686 mi.
3624 ft. **Site 2 of 2 in cluster B**

Relative: Higher
Actual: 42 ft.

SLIC REG 5:
- Name: Cooks Battery Reclamation Site**
- Address: 139 Hill Ave
- City: Oakley
- Region: 5
- Facility Status: Preliminary Assessment
- Unit: Facility is a Spill or site
- Pollutant: Pb
- Lead Agency: DTSC
- Date Filed: 08/30/95
- Report Date: / /
- Date Added: Not reported
- Date Closed: Not reported

CA BOND EXP. PLAN:
- Reponsible Party: DETAILED SITE EXPENDITURE PLAN
- Project Revenue Source Company: Not reported
- Project Revenue Source Addr: Not reported
- Project Revenue Source City,St,Zip: Not reported
- Project Revenue Source Desc: At this time it appears that Bond funds will be necessary to remediate this site. If Bond funds are used to investigate and remediate the site, DHS will undertake appropriate cost recovery action.
- Site Description: The Cook Battery Reclamation site is a residential property which was the location of a battery reclamation operation in the 1950s and 1960s. Salvageable lead was removed from discarded automobile batteries. Battery casings and possibly other wasteswere buried onsite.
- Hazardous Waste Desc: High concentrations of lead are present in surface soils. Battery casings and possibly other wastes are buried onsite.
- Threat To Public Health & Env: The site is a residential property located in a neighborhood with many families. Sampling data indicates contamination of offsite properties. Potential exposure may result from ingestion of contaminated soil, drinking lead-contaminated water or inhalation of wind-blown dust.
- Site Activity Status: In June of 1987, a preliminary assessment was completed. DHS will order the responsible parties to fence and post the site and perform site remediation activities. At this time, it appears that the responsible parties will be unable to comply with the order. If the RPs are unable or unwilling to perform remediation activities, DHS will find them in noncompliance with the order and perform the site remediation activities. DHS is working with the Contra Costa County Environmental Health Department to assess health risks and conduct

COOK BATTERY RECLAMATION (OAKLEY BATTERY) (Continued) **S100833369**

community relations activities.

10
SE
1/2-1
0.800 mi.
4225 ft.

THOMPSON PROPERTY
1499/1621 DELTA ROAD
KNIGHTSEN, CA 94513

ENVIROSTOR SCH **S116165378 N/A**

Relative:
Higher

Actual:
32 ft.

ENVIROSTOR:

Name:	THOMPSON PROPERTY
Address:	1499/1621 DELTA ROAD
City,State,Zip:	KNIGHTSEN, CA 94513
Facility ID:	07010010
Status:	Inactive - Withdrawn
Status Date:	10/08/2024
Site Code:	204115
Site Type:	School Cleanup
Site Type Detailed:	School
Acres:	90
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	* Mark Malinowski
Division Branch:	Santa Susana Field Laboratory Branch
Assembly:	11
Senate:	03
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	37.9676
Longitude:	-121.6659
APN:	NONE SPECIFIED
Past Use:	AGRICULTURAL - ROW CROPS
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	KNICHTSEN ELEMENTARY SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	KNIGHTSEN ELEM SD-THOMPSON PROPERTY
Alias Type:	Alternate Name
Alias Name:	THOMPSON PROPERTY
Alias Type:	Alternate Name
Alias Name:	204115
Alias Type:	Project Code (Site Code)
Alias Name:	07010010
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/20/2000
Comments:	Site Screening Completed. Provided as background info. Document uploaded on 4/29/08.
Completed Area Name:	PROJECT WIDE

THOMPSON PROPERTY (Continued) **S116165378**

Completed Sub Area Name: Not reported
Completed Document Type: Environmental Oversight Agreement
Completed Date: 03/03/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Inspections/Visit (Non LUR)
Completed Date: 04/03/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo (Confidential)
Completed Date: 11/21/2003
Comments: Not reported

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

SCH:

Name: THOMPSON PROPERTY
Address: 1499/1621 DELTA ROAD
City,State,Zip: KNIGHTSEN, CA 94513
Facility ID: 07010010
Site Type: School Cleanup
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 90
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: * Mark Malinowski
Division Branch: Santa Susana Field Laboratory Branch
Site Code: 204115
Assembly: 11
Senate: 03
Special Program Status: Not reported
Status: Inactive - Withdrawn
Status Date: 10/08/2024
Restricted Use: NO
Funding: School District
Latitude: 37.9676
Longitude: -121.6659
APN: NONE SPECIFIED
Past Use: AGRICULTURAL - ROW CROPS
Potential COC: NONE SPECIFIED

THOMPSON PROPERTY (Continued) **S116165378**

Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	KNICHTSEN ELEMENTARY SCHOOL DISTRICT
Alias Type:	Alternate Name
Alias Name:	KNIGHTSEN ELEM SD-THOMPSON PROPERTY
Alias Type:	Alternate Name
Alias Name:	THOMPSON PROPERTY
Alias Type:	Alternate Name
Alias Name:	204115
Alias Type:	Project Code (Site Code)
Alias Name:	07010010
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/20/2000
Comments:	Site Screening Completed. Provided as background info. Document uploaded on 4/29/08.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Environmental Oversight Agreement
Completed Date:	03/03/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Inspections/Visit (Non LUR)
Completed Date:	04/03/2003
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo (Confidential)
Completed Date:	11/21/2003
Comments:	Not reported

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

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
BRENTWOOD	S106842886	COWELL RANCH/VINEYARDS AT MARSH CR	MARSH CREEK RD/CONCORD AVE		CPS-SLIC

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: N/A
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2025
Date Data Arrived at EDR: 12/10/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/24/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 03/11/2025
Date Data Arrived at EDR: 04/02/2025
Date Made Active in Reports: 06/24/2025
Number of Days to Update: 83

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/17/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/30/2025
Date Data Arrived at EDR: 11/11/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 1

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/17/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

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

Date of Government Version: 01/16/2026
Date Data Arrived at EDR: 01/16/2026
Date Made Active in Reports: 04/02/2026
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/16/2026
Date Data Arrived at EDR: 01/16/2026
Date Made Active in Reports: 04/02/2026
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/02/2026
Date Data Arrived at EDR: 02/03/2026
Date Made Active in Reports: 04/20/2026
Number of Days to Update: 76

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/03/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 69

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35
Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36
Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11
Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17
Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 06/06/2025
Date Data Arrived at EDR: 08/26/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 78
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Semi-Annually

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 11/20/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R2: Underground Storage Tanks on Indian Land
A listing of underground storage tanks located on Indian Land in Region 2

Date of Government Version: 04/06/2016
Date Data Arrived at EDR: 03/02/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 36

Source: Environmental Protection Agency,
Telephone: 212-637-3668
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 11/21/2025
Date Data Arrived at EDR: 12/11/2025
Date Made Active in Reports: 02/19/2026
Number of Days to Update: 70

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142
Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/03/2025
Next Scheduled EDR Contact: 03/30/2026
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/16/2026
Date Data Arrived at EDR: 01/16/2026
Date Made Active in Reports: 04/02/2026
Number of Days to Update: 76
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Quarterly

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27
Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 12/08/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/26/2026
Number of Days to Update: 80
Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/10/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/13/2025
Date Data Arrived at EDR: 11/17/2025
Date Made Active in Reports: 11/19/2025
Number of Days to Update: 2

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024
Date Data Arrived at EDR: 11/13/2024
Date Made Active in Reports: 11/19/2024
Number of Days to Update: 6

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/20/2025
Next Scheduled EDR Contact: 03/02/2026
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/16/2026
Date Data Arrived at EDR: 01/16/2026
Date Made Active in Reports: 04/02/2026
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 04/14/2026
Number of Days to Update: 77

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

CERS HAZ WASTE: California Environmental Reporting System Hazardous Waste
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/12/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/19/2026
Number of Days to Update: 65

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/16/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/04/2025
Date Data Arrived at EDR: 06/02/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 01/27/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/26/2026
Number of Days to Update: 30

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/12/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/19/2026
Number of Days to Update: 65

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/16/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 11/20/2025
Date Data Arrived at EDR: 11/20/2025
Date Made Active in Reports: 02/09/2026
Number of Days to Update: 81

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/19/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/04/2026
Number of Days to Update: 77

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 02/24/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 66
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 01/08/2026
Date Made Active in Reports: 01/09/2026
Number of Days to Update: 1
Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/10/2026
Number of Days to Update: 78
Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 80
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50
Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/03/2025
Date Made Active in Reports: 12/10/2025
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/22/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 67

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/09/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/07/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88
Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73
Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283
Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/12/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/10/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 80
Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/12/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 51
Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2026
Date Data Arrived at EDR: 02/02/2026
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 10

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/14/2026
Date Made Active in Reports: 01/22/2026
Number of Days to Update: 8

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 06/26/2025
Date Data Arrived at EDR: 07/01/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 28

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 08/12/2025
Date Data Arrived at EDR: 09/30/2025
Date Made Active in Reports: 11/24/2025
Number of Days to Update: 55

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 09/23/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/26/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 29

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 71

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 01/29/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/18/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 12/31/2025
Date Data Arrived at EDR: 01/20/2026
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 44
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2025
Date Data Arrived at EDR: 12/12/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 75

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/19/2025
Date Made Active in Reports: 03/07/2025
Number of Days to Update: 16

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 05/15/2025
Date Data Arrived at EDR: 05/15/2025
Date Made Active in Reports: 07/29/2025
Number of Days to Update: 75

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/12/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 03/26/2026
Date Data Arrived at EDR: 04/01/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/08/2025
Date Data Arrived at EDR: 08/18/2025
Date Made Active in Reports: 11/12/2025
Number of Days to Update: 86

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/13/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/01/2026
Date Data Arrived at EDR: 01/06/2026
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 04/08/2025
Date Data Arrived at EDR: 05/20/2025
Date Made Active in Reports: 08/12/2025
Number of Days to Update: 84

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/19/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/04/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 69

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024
Date Data Arrived at EDR: 11/22/2024
Date Made Active in Reports: 02/18/2025
Number of Days to Update: 88

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/07/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 78

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 02/20/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 07/31/2025
Date Data Arrived at EDR: 08/14/2025
Date Made Active in Reports: 11/04/2025
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/13/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/06/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/12/2026
Number of Days to Update: 67

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 11/12/2024
Date Data Arrived at EDR: 07/21/2025
Date Made Active in Reports: 10/13/2025
Number of Days to Update: 84

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/14/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 20

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 08/21/2025
Date Data Arrived at EDR: 12/04/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 70

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 03/05/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/19/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 5

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 09/24/2025
Next Scheduled EDR Contact: 01/12/2026
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 01/10/2026
Date Data Arrived at EDR: 01/15/2026
Date Made Active in Reports: 03/05/2026
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 03/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 11/30/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 12/19/2025
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS sites included in the Envirostor and GeoTracker databases. Locations of potential sources of per - and polyfluoroalkyl substances (PFAS). This does not mean that PFAS has been produced, used, or discharged at these sites.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/17/2026
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHROME PLATING: Chrome Plating Facilities Listing

This listing represents chrome plating facilities the California State Water Resources Control Board staff identified as possibly being a source of Per- and polyfluoroalkyl substance (PFAS) contamination. Sites and locations were identified by staff with the Division of Water Quality in the California State Water Board. Data was collected from the CA Air Resources Board 2013 and 2018 - Cr VI emission survey, CA Emission Inventory, CA HAZ Waste discharge database and by reviewing storm water permits. Former chrome plating sites are also included that are open site investigation or remediation cases with the Regional Water Quality Control Boards and the Department of Toxic Substances Control.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/17/2026
Number of Days to Update: 84

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 12/08/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 79

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

CUPA LIV-PLE: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 09/19/2024
Date Data Arrived at EDR: 11/05/2024
Date Made Active in Reports: 01/31/2025
Number of Days to Update: 87

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

DRYCLEAN N SIERRA: Northern Sierra Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sierra Air Quality Management District,

Date of Government Version: 08/22/2024
Date Data Arrived at EDR: 08/22/2024
Date Made Active in Reports: 11/05/2024
Number of Days to Update: 75

Source: Northern Sierra Air Quality Management District
Telephone: 530-274-9350
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN EAST KERN: Eastern Kern Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Eastern Kern Air Pollution Control District.

Date of Government Version: 01/21/2026
Date Data Arrived at EDR: 01/21/2026
Date Made Active in Reports: 04/08/2026
Number of Days to Update: 77

Source: Eastern Kern Air Pollution Control District
Telephone: 661-862-9684
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN AMADOR: Amador Air District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Amador Air Quality Management District

Date of Government Version: 04/26/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador Air Quality Management District
Telephone: 209-257-0112
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BAY AREA: Bay Area Air Quality Management District Drycleaner Facility Listing
Bay Area Air Quality Management District Drycleaner Facility Listing.

Date of Government Version: 01/21/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 04/14/2026
Number of Days to Update: 77

Source: Bay Area Air Quality Management District
Telephone: 415-516-1916
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MONTERY BAY: Monterey Bay Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Monterey Bay Air Quality Management District.

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/07/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 64

Source: Monterey Bay Air Quality Management District
Telephone: 831-647-9411
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN N SONOMA: Norther Sonoma County County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Northern Sonoma County Air Pollution Control District.,

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/07/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 64

Source: Santa Barbara County Air Pollution Control District
Telephone: 707-433-5911
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN PLACER: Placer County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Placer County Air Quality Management District.

Date of Government Version: 06/05/2025
Date Data Arrived at EDR: 01/07/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 64

Source: Placer County Air Quality Management District
Telephone: 530-745-2335
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN LUIS OB: San Luis Obispo County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Luis Obispo County Air Pollution Control District.

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/07/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 64

Source: San Luis Obispo County Air Pollution Control District
Telephone: 805-781-5756
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN VENTURA: Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Ventura County Air Pollution Control District.

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/08/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 63

Source: Ventura County Air Pollution Control District
Telephone: 805-645-1421
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MENDOCINO: Mendocino County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mendocino County Air Quality Management District.

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/07/2026
Date Made Active in Reports: 03/13/2026
Number of Days to Update: 65

Source: Mendocino County Air Quality Management District
Telephone: 707-463-4354
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN FEATHER RVR: Feather River Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Feather River Air Quality Management District.

Date of Government Version: 03/08/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 06/05/2023
Number of Days to Update: 88

Source: Feather River Air Quality Management District
Telephone: 530-634-7659
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/12/2025
Date Data Arrived at EDR: 11/14/2025
Date Made Active in Reports: 02/03/2026
Number of Days to Update: 81

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

DRYCLEAN SAN DIEGO: San Diego County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Diego County Air Pollution Control District.

Date of Government Version: 05/02/2025
Date Data Arrived at EDR: 05/08/2025
Date Made Active in Reports: 07/28/2025
Number of Days to Update: 81

Source: San Diego County Air Pollution Control District
Telephone: 858-586-2616
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SAN JOAQUIN: San Joaquin Valley Air Pollution Control District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the San Joaquin Valley Air Pollution Control District.

Date of Government Version: 01/08/2026
Date Data Arrived at EDR: 01/09/2026
Date Made Active in Reports: 03/18/2026
Number of Days to Update: 68

Source: San Joaquin Valley Air Pollution Control District
Telephone: 559-230-6001
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GRANT: Grant Recipients List
Assembly Bill 998 (AB 998) established the Non-Toxic Dry Cleaning Incentive Program to provide financial assistance to the dry cleaning industry to switch from systems using perchloroethylene (Perc), an identified toxic air contaminant and potential human carcinogen, to non-toxic and non-smog forming alternatives.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 01/26/2024
Date Made Active in Reports: 04/16/2024
Number of Days to Update: 81

Source: California Air Resources Board
Telephone: 916-323-0006
Last EDR Contact: 01/22/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/17/2026
Number of Days to Update: 84

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/18/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 11/20/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/17/2026
Number of Days to Update: 84

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 02/18/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Annually

DRYCLEAN LAKE: Lake County Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Lake County Air Quality Management District,

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 05/02/2024
Number of Days to Update: 76

Source: Lake County Air Quality Management District
Telephone: 707-263-7000
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN GLENN: Glenn County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Glenn County Air Pollution Control District.

Date of Government Version: 01/09/2026
Date Data Arrived at EDR: 01/12/2026
Date Made Active in Reports: 03/18/2026
Number of Days to Update: 65

Source: Glenn County Air Pollution Control District
Telephone: 530-934-6500
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN IMPERIAL: Imperial County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Imperial County Air Pollution Control District

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/09/2026
Date Made Active in Reports: 03/18/2026
Number of Days to Update: 68

Source: Imperial County Air Pollution Control District
Telephone: 442-265-1800
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN YOLO-SOLANO: Yolo-Solano Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Yolo-Solano Air Quality Management District.

Date of Government Version: 01/14/2026
Date Data Arrived at EDR: 01/15/2026
Date Made Active in Reports: 03/20/2026
Number of Days to Update: 64

Source: Yolo-Solano Air Quality Management District
Telephone: 530-757-3650
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SACRAMENTO: Sacramento Metropolitan Air Quality Management DistrictDrycleaner Facility Listing
A listing of drycleaner facility locations, for the Sacramento Metropolitan Air Quality Management District.

Date of Government Version: 09/03/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69

Source: Sacramento Metropolitan Air Quality Management District
Telephone: 916-874-3958
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN CALAVERAS: Calaveras County Environmental Management Agency Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Calaveras County Environmental Management Agency.

Date of Government Version: 06/17/2019
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1412

Source: Calaveras County Environmental Management Agency
Telephone: 209-754-6399
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/16/2019
Data Release Frequency: Varies

DRYCLEAN N COAST: North Coast Unified Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the North Coast Unified Air Quality Management District.

Date of Government Version: 11/30/2016
Date Data Arrived at EDR: 04/19/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1473

Source: North Coast Unified Air Quality Management District
Telephone: 707-443-3093
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SANTA BARB: Santa Barbara County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Santa Barbara County Air Pollution Control District.

Date of Government Version: 02/19/2019
Date Data Arrived at EDR: 04/17/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1475
Source: Santa Barbara County Air Pollution Control District
Telephone: 805-961-8867
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN TEHAMA: Tehama County Air Pollution Control District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Tehama County Air Pollution Control District.

Date of Government Version: 04/24/2019
Date Data Arrived at EDR: 04/24/2019
Date Made Active in Reports: 05/01/2023
Number of Days to Update: 1468
Source: Tehama County Air Pollution Control District
Telephone: 530-527-3717
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN BUTTE: Butte County Air Quality Management DistrictDrycleaner Facility Listing
Butte County Air Quality Management DistrictDrycleaner Facility Listing.

Date of Government Version: 01/08/2026
Date Data Arrived at EDR: 01/09/2026
Date Made Active in Reports: 03/18/2026
Number of Days to Update: 68
Source: Butte County Air Quality Management District
Telephone: 530-332-9400
Last EDR Contact: 01/06/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN SHASTA: Shasta County Air Quality Management District District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Shasta County Air Quality Management District.

Date of Government Version: 08/29/2024
Date Data Arrived at EDR: 09/05/2024
Date Made Active in Reports: 11/13/2024
Number of Days to Update: 69
Source: Shasta County Air Quality Management District
Telephone: 530-225-5674
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

DRYCLEAN MOJAVE: Mojave Desert Air Quality Management District Drycleaner Facility Listing
A listing of drycleaner facility locations, for the Mojave Desert Air Quality Management District.

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/07/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 64
Source: Mojave Desert Air Quality Management District
Telephone: 760-245-1661
Last EDR Contact: 01/07/2026
Next Scheduled EDR Contact: 09/11/2023
Data Release Frequency: Varies

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 03/11/2025
Date Made Active in Reports: 05/23/2025
Number of Days to Update: 73
Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/12/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/07/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/20/2026
Number of Days to Update: 66
Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FIN ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 01/08/2026
Date Data Arrived at EDR: 01/12/2026
Date Made Active in Reports: 03/18/2026
Number of Days to Update: 65

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

FIN ASSURANCE 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/07/2025
Date Data Arrived at EDR: 11/13/2025
Date Made Active in Reports: 02/03/2026
Number of Days to Update: 82

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Varies

ICE: Inspection, Compliance and Enforcement
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/06/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/27/2026
Number of Days to Update: 82

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/06/2025
Date Data Arrived at EDR: 11/06/2025
Date Made Active in Reports: 01/27/2026
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/10/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 12/16/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 12/22/2025
Number of Days to Update: 5

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Quarterly

HWTS: Hazardous Waste Tracking System

DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 12/17/2025
Date Data Arrived at EDR: 12/23/2025
Date Made Active in Reports: 01/07/2026
Number of Days to Update: 15

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2024
Date Data Arrived at EDR: 09/30/2025
Date Made Active in Reports: 12/22/2025
Number of Days to Update: 83

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 79

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 11/05/2025
Date Data Arrived at EDR: 11/26/2025
Date Made Active in Reports: 02/12/2026
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 02/24/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 02/02/2026
Date Data Arrived at EDR: 02/03/2026
Date Made Active in Reports: 04/21/2026
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/03/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/19/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/09/2026
Number of Days to Update: 82

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 02/24/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80
Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/02/2025
Date Made Active in Reports: 12/05/2025
Number of Days to Update: 3
Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/01/2025
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82
Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Annually

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80
Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79
Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90
Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/02/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 11/25/2025
Date Data Arrived at EDR: 11/25/2025
Date Made Active in Reports: 02/13/2026
Number of Days to Update: 80

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/19/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/04/2026
Number of Days to Update: 77

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/12/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/24/2026
Number of Days to Update: 70

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/16/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 11/24/2025
Date Data Arrived at EDR: 11/24/2025
Date Made Active in Reports: 02/11/2026
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

ABAND AIRFIELDS: Abandoned & Little-Known Airfields Listing
Abandoned and little known airfield locations, in the United States.

Date of Government Version: 03/04/2026
Date Data Arrived at EDR: 03/05/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 7

Source: Airfields-Freeman
Telephone: N/A
Last EDR Contact: 03/05/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facility Listing
A listing of list of ALL Dry cleaner facilities from the Integrated Compliance Information System (ICIS).

Date of Government Version: 12/13/2025
Date Data Arrived at EDR: 12/17/2025
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 202-254-2501
Last EDR Contact: 03/31/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 12/26/2023
Date Data Arrived at EDR: 12/26/2023
Date Made Active in Reports: 03/19/2024
Number of Days to Update: 84

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List

Cupa Facility List

Date of Government Version: 04/27/2023
Date Data Arrived at EDR: 04/27/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 77

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/04/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 82

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 01/21/2026
Date Data Arrived at EDR: 01/22/2026
Date Made Active in Reports: 04/16/2026
Number of Days to Update: 84

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 02/05/2025
Date Data Arrived at EDR: 02/12/2025
Date Made Active in Reports: 05/02/2025
Number of Days to Update: 79

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 05/04/2026
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/18/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/08/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 12/23/2025
Number of Days to Update: 76

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 03/19/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/22/2025
Date Data Arrived at EDR: 10/23/2025
Date Made Active in Reports: 01/16/2026
Number of Days to Update: 85

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 01/27/2026
Date Data Arrived at EDR: 01/28/2026
Date Made Active in Reports: 04/20/2026
Number of Days to Update: 82

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 01/28/2025
Date Data Arrived at EDR: 01/29/2025
Date Made Active in Reports: 04/15/2025
Number of Days to Update: 76

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 12/18/2025
Date Data Arrived at EDR: 12/18/2025
Date Made Active in Reports: 12/22/2025
Number of Days to Update: 4

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 01/05/2026
Date Data Arrived at EDR: 01/06/2026
Date Made Active in Reports: 03/12/2026
Number of Days to Update: 65

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/07/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 10/03/2024
Date Made Active in Reports: 12/17/2024
Number of Days to Update: 75

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills

This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 05/14/2024
Date Data Arrived at EDR: 07/09/2024
Date Made Active in Reports: 09/27/2024
Number of Days to Update: 80

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 04/09/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory

A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/26/2026
Number of Days to Update: 80

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory

A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 12/01/2025
Date Data Arrived at EDR: 12/08/2025
Date Made Active in Reports: 02/26/2026
Number of Days to Update: 80

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 03/17/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation LA County List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/29/2025
Date Data Arrived at EDR: 07/10/2025
Date Made Active in Reports: 10/03/2025
Number of Days to Update: 85

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/16/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/16/2025
Date Data Arrived at EDR: 07/17/2025
Date Made Active in Reports: 10/09/2025
Number of Days to Update: 84

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 11/10/2025
Date Data Arrived at EDR: 11/14/2025
Date Made Active in Reports: 02/03/2026
Number of Days to Update: 81

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/25/2025
Date Data Arrived at EDR: 09/26/2025
Date Made Active in Reports: 10/08/2025
Number of Days to Update: 12

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/22/2025
Date Data Arrived at EDR: 10/23/2025
Date Made Active in Reports: 01/14/2026
Number of Days to Update: 83

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/13/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups Orange County
Petroleum and non-petroleum spills.

Date of Government Version: 01/21/2026
Date Data Arrived at EDR: 01/22/2026
Date Made Active in Reports: 04/08/2026
Number of Days to Update: 76

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 01/21/2026
Date Data Arrived at EDR: 01/22/2026
Date Made Active in Reports: 04/09/2026
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 10/22/2025
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 04/29/2025
Date Data Arrived at EDR: 04/30/2025
Date Made Active in Reports: 07/17/2025
Number of Days to Update: 78

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: No Update Planned

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 11/19/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/09/2026
Number of Days to Update: 82

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/18/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 06/11/2024
Date Data Arrived at EDR: 06/12/2024
Date Made Active in Reports: 06/27/2024
Number of Days to Update: 15

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 12/05/2025
Date Data Arrived at EDR: 12/05/2025
Date Made Active in Reports: 12/09/2025
Number of Days to Update: 4

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/16/2023
Number of Days to Update: 85

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/18/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 12/09/2022
Date Made Active in Reports: 03/01/2023
Number of Days to Update: 82

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 03/18/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 02/03/2026
Date Data Arrived at EDR: 02/04/2026
Date Made Active in Reports: 04/20/2026
Number of Days to Update: 75

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/18/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/09/2026
Number of Days to Update: 82

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/19/2025
Date Data Arrived at EDR: 11/19/2025
Date Made Active in Reports: 02/05/2026
Number of Days to Update: 78

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 02/24/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2025
Date Data Arrived at EDR: 01/20/2026
Date Made Active in Reports: 04/08/2026
Number of Days to Update: 78

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/18/2026
Next Scheduled EDR Contact: 06/08/2026
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 01/27/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/26/2026
Number of Days to Update: 30

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 01/27/2026
Date Data Arrived at EDR: 01/27/2026
Date Made Active in Reports: 02/26/2026
Number of Days to Update: 30

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
A listing of properties that fall within a Maher Ordinance, for all of San Francisco. The Maher Ordinance requires San Francisco Department of Public Health (DPH) oversight for the characterization and mitigation of hazardous substances found in soil, soil vapor, and groundwater in areas designated within the Maher map. The Maher map includes areas with current or historical industrial use or zoning; areas within 100 feet of current or historical underground tanks; filled former Bay, marsh, or creek areas; or areas within 150 feet of a current or former elevated highway. City of San Francisco Planning.

Date of Government Version: 01/11/2026
Date Data Arrived at EDR: 01/13/2026
Date Made Active in Reports: 03/23/2026
Number of Days to Update: 69

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 03/04/2026
Next Scheduled EDR Contact: 06/22/2026
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/04/2025
Date Data Arrived at EDR: 11/05/2025
Date Made Active in Reports: 11/14/2025
Number of Days to Update: 9

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 11/07/2025
Date Data Arrived at EDR: 11/10/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 80

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: No Update Planned

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

SITE MIT SANTA CRUZ: Site Mitigation Santa Cruz County List
Sites may become contaminated with toxic chemicals through illegal dumping or disposal, from leaking underground storage tanks, or through industrial or commercial activities.The goal of the site mitigation program is to protect the public health and the environment while facilitating completion of contaminated site clean-up projects in a timely manner.

Date of Government Version: 12/03/2018
Date Data Arrived at EDR: 06/23/2023
Date Made Active in Reports: 07/13/2023
Number of Days to Update: 20

Source: Santa Cruz Environmental Health Services
Telephone: 831-454-2761
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/04/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/11/2026
Next Scheduled EDR Contact: 06/29/2026
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 07/23/2025
Date Data Arrived at EDR: 10/08/2025
Date Made Active in Reports: 12/24/2025
Number of Days to Update: 77

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/11/2026
Next Scheduled EDR Contact: 06/01/2026
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 11/12/2025
Date Data Arrived at EDR: 11/12/2025
Date Made Active in Reports: 01/29/2026
Number of Days to Update: 78

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 04/09/2025
Date Data Arrived at EDR: 04/10/2025
Date Made Active in Reports: 06/27/2025
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/21/2026
Next Scheduled EDR Contact: 05/11/2026
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/08/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/20/2026
Date Made Active in Reports: 04/06/2026
Number of Days to Update: 76

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/09/2025
Next Scheduled EDR Contact: 04/06/2026
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/28/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/26/2025
Date Data Arrived at EDR: 01/20/2026
Date Made Active in Reports: 04/08/2026
Number of Days to Update: 78

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/14/2026
Next Scheduled EDR Contact: 07/27/2026
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/26/2025
Date Data Arrived at EDR: 12/04/2025
Date Made Active in Reports: 02/25/2026
Number of Days to Update: 83
Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/03/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 12/09/2025
Date Data Arrived at EDR: 12/10/2025
Date Made Active in Reports: 03/03/2026
Number of Days to Update: 83
Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/18/2026
Next Scheduled EDR Contact: 07/06/2026
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 01/15/2026
Date Data Arrived at EDR: 01/16/2026
Date Made Active in Reports: 04/01/2026
Number of Days to Update: 75
Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/15/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/02/2025
Date Data Arrived at EDR: 11/03/2025
Date Made Active in Reports: 01/23/2026
Number of Days to Update: 81
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/03/2026
Next Scheduled EDR Contact: 05/18/2026
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36
Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/25/2026
Next Scheduled EDR Contact: 07/13/2026
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1
Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/21/2026
Next Scheduled EDR Contact: 08/03/2026
Data Release Frequency: No Update Planned

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53
Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/01/2026
Next Scheduled EDR Contact: 07/20/2026
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80
Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/05/2026
Next Scheduled EDR Contact: 05/25/2026
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76
Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 02/25/2026
Next Scheduled EDR Contact: 06/15/2026
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

5321 SELLERS AVENUE SUBDIVISION PROJECT
5321 SELLERS AVE
OAKLEY, CA 94561

TARGET PROPERTY COORDINATES

Latitude (North):	37.972805 - 37˚ 58’ 22.10’’
Longitude (West):	121.678797 - 121˚ 40’ 43.67’’
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	616046.3
UTM Y (Meters):	4203415.5
Elevation:	32 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	50003342 BRENTWOOD, CA
Version Date:	2021

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

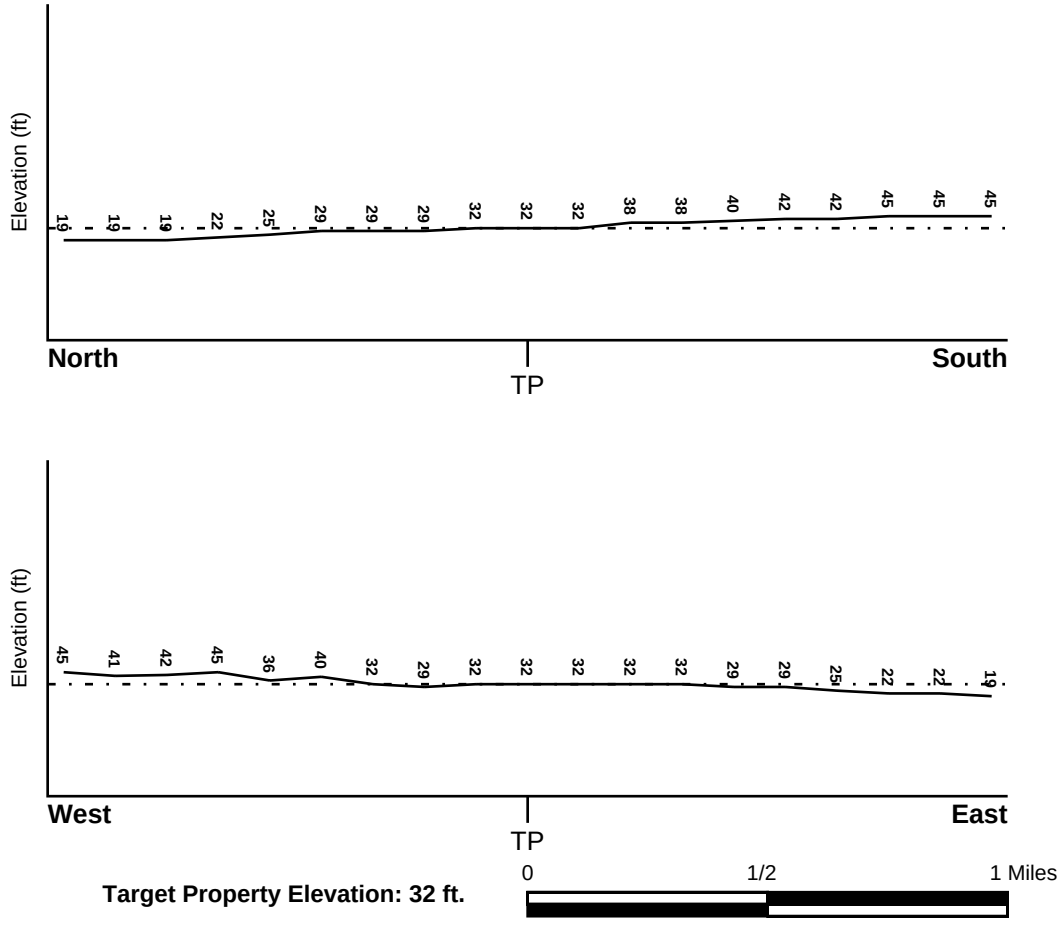
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 32 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06013C0360F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06013C0355F	FEMA FIRM Flood data
06013C0354F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
BRENTWOOD	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

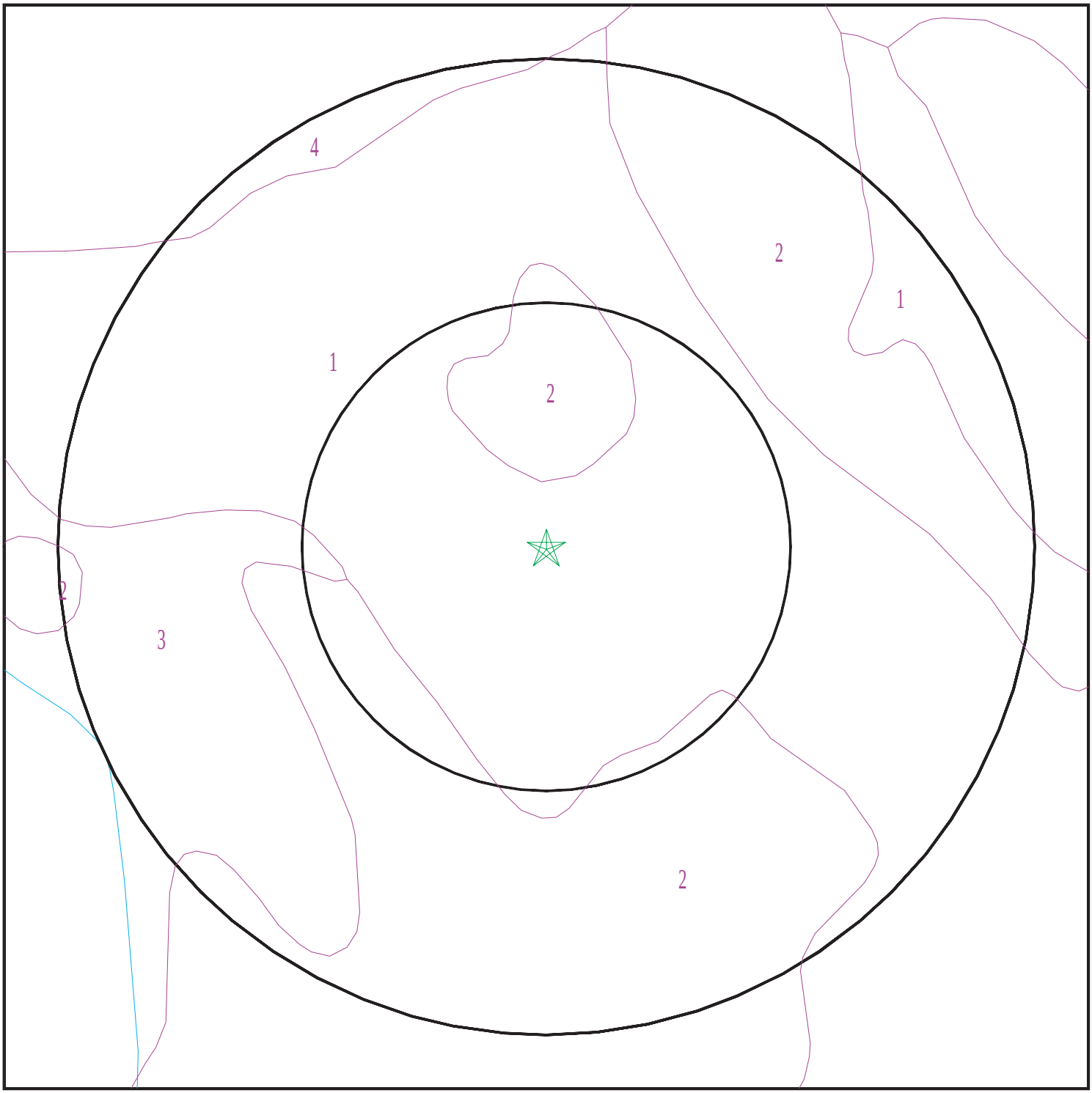
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratifed Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 8321160.2s



SITE NAME:	5321 Sellers Avenue Subdivision Project	CLIENT:	DUDEK
ADDRESS:	5321 SELLERS AVE OAKLEY CA 94561	CONTACT:	Stephanie Chao
		INQUIRY #:	8321160.2s
LAT/LONG:	37.972805 / 121.678797	DATE:	April 22, 2026 2:49 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: BRENTWOOD

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	18 inches	50 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	50 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

Soil Map ID: 2

Soil Component Name: DELHI

Soil Surface Texture: sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.6
2	5 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Fine Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Well-graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 42	Max: 7.8 Min: 6.6

Soil Map ID: 3

Soil Component Name: SORRENTO

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.4
2	18 inches	40 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.4
3	40 inches	59 inches	sand	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141 Min: 141	Max: 8.4 Min: 7.4

Soil Map ID: 4

Soil Component Name: SORRENTO

Soil Surface Texture: silty clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	18 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	USGS40000186347	1/8 - 1/4 Mile WNW
A3	USGS40000186349	1/8 - 1/4 Mile ENE
6	USGS40000186336	1/4 - 1/2 Mile WSW
7	USGS40000186321	1/4 - 1/2 Mile ESE
25	USGS40000186322	1/2 - 1 Mile WSW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
19	CA0706028	1/2 - 1 Mile ESE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CADWR9000038060	1/8 - 1/4 Mile ENE
4	CADWR9000038070	1/4 - 1/2 Mile North
5	CADDW2000020626	1/4 - 1/2 Mile WNW
8	CADWR9000038062	1/4 - 1/2 Mile WNW
B9	CADWR9000038071	1/4 - 1/2 Mile NW
B10	CADWR9000038073	1/4 - 1/2 Mile NW
B11	CADWR9000038072	1/4 - 1/2 Mile NW
B12	CADDW2000012127	1/4 - 1/2 Mile NW
13	1787	1/2 - 1 Mile ENE
14	CADPR0000002585	1/2 - 1 Mile NE
15	1788	1/2 - 1 Mile ESE
16	CADPR0000005214	1/2 - 1 Mile SE
17	CADPR0000002074	1/2 - 1 Mile NE
18	CADWR9000038035	1/2 - 1 Mile South
20	CADDW2000013402	1/2 - 1 Mile East
21	CADWR9000038078	1/2 - 1 Mile NW
C22	CADDW2000011178	1/2 - 1 Mile WSW
C23	1786	1/2 - 1 Mile WSW
C24	75	1/2 - 1 Mile WSW
26	76	1/2 - 1 Mile WSW

OTHER STATE DATABASE INFORMATION

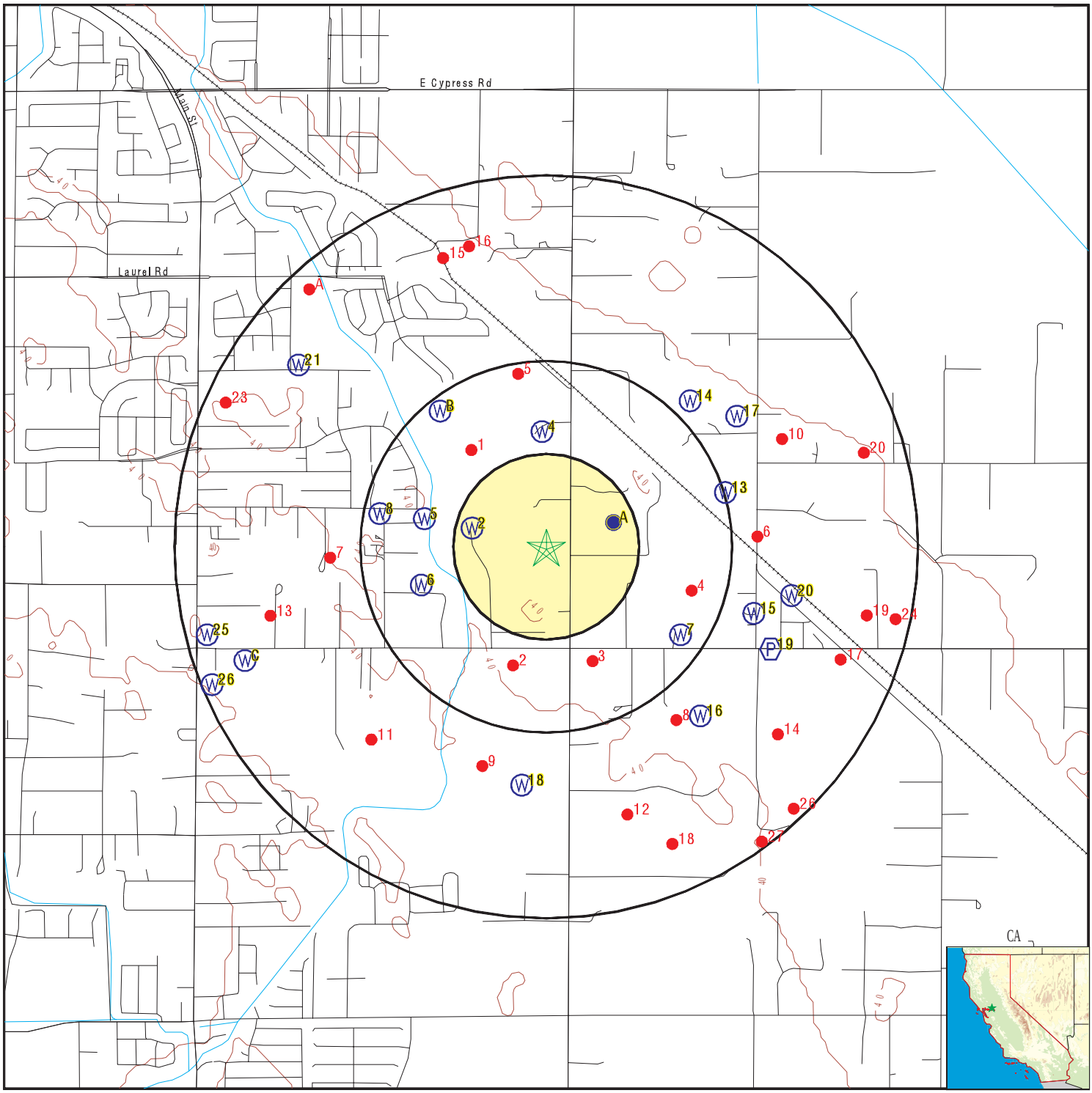
STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG17000198852	1/4 - 1/2 Mile NW
2	CAOG17000003037	1/4 - 1/2 Mile SSW
3	CAOG17000133775	1/4 - 1/2 Mile SSE
4	CAOG17000133773	1/4 - 1/2 Mile ESE
5	CAOG17000198851	1/4 - 1/2 Mile North
6	CAOG17000001087	1/2 - 1 Mile East
7	CAOG17000007905	1/2 - 1 Mile West
8	CAOG17000133766	1/2 - 1 Mile SE
9	CAOG17000007824	1/2 - 1 Mile SSW
10	CAOG17000003052	1/2 - 1 Mile ENE
11	CAOG17000010256	1/2 - 1 Mile SW
12	CAOG17000133768	1/2 - 1 Mile SSE
13	CAOG17000002265	1/2 - 1 Mile WSW
14	CAOG17000133770	1/2 - 1 Mile SE
15	CAOG17000198853	1/2 - 1 Mile NNW
16	CAOG17000198855	1/2 - 1 Mile NNW
17	CAOG17000133772	1/2 - 1 Mile ESE
18	CAOG17000133774	1/2 - 1 Mile SSE

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
19	CAOG17000010066	1/2 - 1 Mile ESE
20	CAOG17000087198	1/2 - 1 Mile ENE
A21	CAOG17000198858	1/2 - 1 Mile NW
A22	CAOG17000198854	1/2 - 1 Mile NW
23	CAOG17000198850	1/2 - 1 Mile WNW
24	CAOG17000010065	1/2 - 1 Mile ESE
A25	CAOG17000198857	1/2 - 1 Mile NW
26	CAOG17000133767	1/2 - 1 Mile SE
27	CAOG17000133769	1/2 - 1 Mile SE

PHYSICAL SETTING SOURCE MAP - 8321160.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	5321 Sellers Avenue Subdivision Project	CLIENT:	DUDEK
ADDRESS:	5321 SELLERS AVE OAKLEY CA 94561	CONTACT:	Stephanie Chao
LAT/LONG:	37.972805 / 121.678797	INQUIRY #:	8321160.2s
		DATE:	April 22, 2026 2:48 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
ENE
1/8 - 1/4 Mile
Higher

CA WELLS **CADWR9000038060**

State Well #:	02N03E32M999M	Station ID:	48683
Well Name:	MW 5-36	Basin Name:	East Contra Costa
Well Use:	Observation	Well Type:	Single Well
Well Depth:	20	Well Completion Rpt #:	Not Reported

2
WNW
1/8 - 1/4 Mile
Higher

FED USGS **USGS40000186347**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002N003E31K001M	Type:	Well
Description:	Not Reported	HUC:	18040003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19760116	Well Depth:	150
Well Depth Units:	ft	Well Hole Depth:	155
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1976-01-16
Feet below surface:	30.00	Feet to sea level:	Not Reported
Note:	Not Reported		

A3
ENE
1/8 - 1/4 Mile
Higher

FED USGS **USGS40000186349**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002N003E32M001M	Type:	Well
Description:	Not Reported	HUC:	18040003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19780510	Well Depth:	105
Well Depth Units:	ft	Well Hole Depth:	125
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1978-05-10
Feet below surface:	21.00	Feet to sea level:	Not Reported
Note:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

4
North
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000038070**

State Well #:	02N03E31H999M	Station ID:	48682
Well Name:	MW 5-35	Basin Name:	East Contra Costa
Well Use:	Observation	Well Type:	Single Well
Well Depth:	20	Well Completion Rpt #:	Not Reported

5
WNW
1/4 - 1/2 Mile
Higher

CA WELLS **CADDW2000020626**

GAMA:

Well ID:	CA0710007_005_005	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0710007-005
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0710007_005_005&store_num=		
GeoTracker Data:	Not Reported		

6
WSW
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000186336**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002N003E31Q001M	Type:	Well
Description:	Not Reported	HUC:	18040003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19740625	Well Depth:	67
Well Depth Units:	ft	Well Hole Depth:	93
Well Hole Depth Units:	ft		

7
ESE
1/4 - 1/2 Mile
Higher

FED USGS **USGS40000186321**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002N003E32P001M	Type:	Well
Description:	Not Reported	HUC:	18040003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19761004	Well Depth:	113

Well Depth Units:	ft	Well Hole Depth:	126
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1976-10-04
Feet below surface:	27.00	Feet to sea level:	Not Reported
Note:	Not Reported		

8
WNW
1/4 - 1/2 Mile
Higher

CA WELLS **CADWR9000038062**

State Well #:	02N03E31L999M	Station ID:	48676
Well Name:	Glen Park-GPMW	Basin Name:	East Contra Costa
Well Use:	Observation	Well Type:	Single Well
Well Depth:	300	Well Completion Rpt #:	Not Reported

B9
NW
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000038071**

State Well #:	02N03E31G999M	Station ID:	48677
Well Name:	Stonecreek-SCMW-160	Basin Name:	East Contra Costa
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	160	Well Completion Rpt #:	Not Reported

B10
NW
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000038073**

State Well #:	02N03E31G997M	Station ID:	48679
Well Name:	Stonecreek-SCMW-360	Basin Name:	East Contra Costa
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	360	Well Completion Rpt #:	Not Reported

B11
NW
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000038072**

State Well #:	02N03E31G998M	Station ID:	48678
Well Name:	Stonecreek-SCMW-300	Basin Name:	East Contra Costa
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	300	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B12
NW
1/4 - 1/2 Mile
Lower

CA WELLS **CADDW2000012127**

GAMA:

Well ID:	CA0710007_009_009	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0710007-009
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0710007_009_009&store_num=		
GeoTracker Data:	Not Reported		

13
ENE
1/2 - 1 Mile
Lower

CA WELLS **1787**

Seq:	1787	Prim sta c:	02N/03E-32L01 M
Frds no:	0707514001	County:	07
District:	37	User id:	07C
System no:	0707514	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	375830.0	Longitude:	1214008.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	0707514	System nam:	Monarch Enterprises Sws
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

14
NE
1/2 - 1 Mile
Lower

CA WELLS **CADPR0000002585**

Well ID:	90608	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	90608	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=90608&store_num=		
GeoTracker Data:	Not Reported		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

15
ESE
1/2 - 1 Mile
Higher

CA WELLS **1788**

Seq:	1788	Prim sta c:	02N/03E-32P02 M
Frds no:	0707571001	County:	07
District:	37	User id:	07C
System no:	0707571	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	375813.0	Longitude:	1214003.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	0707571	System nam:	Gary Larsen Sws
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

16
SE
1/2 - 1 Mile
Higher

CA WELLS **CADPR0000005214**

Well ID:	91812	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	91812	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=91812&store_num=		
GeoTracker Data:	Not Reported		

17
NE
1/2 - 1 Mile
Lower

CA WELLS **CADPR0000002074**

Well ID:	90606	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	90606	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=90606&store_num=		
GeoTracker Data:	Not Reported		

18
South
1/2 - 1 Mile
Higher

CA WELLS **CADWR9000038035**

State Well #:	01N03E06H999M	Station ID:	48684
Well Name:	MW 5-37	Basin Name:	East Contra Costa

Well Use:	Observation	Well Type:	Single Well
Well Depth:	20	Well Completion Rpt #:	Not Reported

19
ESE
1/2 - 1 Mile
Higher

FRDS PWS CA0706028

Epa region:	09	State:	CA
Pwsid:	CA0706028	Pwsname:	KNIGHTSEN ELEMENTARY SCHOOL
Cityserved:	Not Reported	Stateserved:	CA
Zipserved:	Not Reported	Fipscounty:	06013
Status:	Active	Retpopsrvd:	600
Pwssvcconn:	3	Psource longname:	Groundwater
Pwstype:	NTNCWS	Owner:	Local_Govt
Contact:	VICKY RINEHART	Contactorgname:	KNIGHTSEN ELEMENTARY SCHOOL
Contactphone:	9256250073	Contactaddress1:	P O BOX 265
Contactaddress2:	Not Reported	Contactcity:	KNIGHTSEN
Contactstate:	CA	Contactzip:	94548
Pwsactivitycode:	A		

PWS ID:	CA0706028	PWS type:	System Owner/Responsible Party
PWS name:	KNIGHTSEN ELEMENTARY SCHOOL		
PWS address:	Not Reported	PWS city:	KNIGHTSEN
PWS state:	CA	PWS zip:	94548
PWS name:	KNIGHTSEN ELEMENTARY SCHOOL		
PWS type code:	NTNC	Retail population served:	700
Contact:	VICKY RINEHART	Contact address:	P O BOX 265
Contact address:	KNIGHTSEN	Contact city:	CA
Contact state:	94	Contact zip:	9256250073
Contact telephone:	Not Reported		

PWS ID:	CA0706028	Activity status:	Active
Date system activated:	7706	Date system deactivated:	Not Reported
Retail population:	00000324	System name:	KNIGHTSEN ELEMENTARY SCHOOL
System address:	KNIGHTSEN ELEMENTARY SCHOOL		
System address:	DELTA RD	System city:	KNIGHTSEN
System state:	CA	System zip:	94548

Population served:	101 - 500 Persons	Treatment:	Untreated

Latitude:	375808	Longitude:	1214000

Violation id:	0000031	Orig code:	S
State:	CA	Violation Year:	2000
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	26	Violation name:	Monitoring, Repeat Minor (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	06/01/2000
Cmp edt:	06/30/2000		

PWS currently has or had major violation(s) or enforcement:Yes

Violation ID:	94V0001	Violation source ID:	Not Reported
PWS telephone:	Not Reported	Contaminant:	Lead & Copper Rule
Violation type:	Initial Tap Sampling for Pb and Cu		
Violation start date:	070193	Violation end date:	123193
Violation period (months):	006	Violation awareness date:	Not Reported
Major violator:	Not Reported	Maximum contaminant level:	Not Reported

Number of required samples:	Not Reported	Number of samples taken:	Not Reported
Analysis method:	Not Reported	Analysis result:	Not Reported
Violation ID:	0000031	Orig Code:	S
Enforcemnt FY:	2000	Enforcement Action:	07/13/2000
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	0000031	Orig Code:	S
Enforcemnt FY:	2000	Enforcement Action:	07/13/2000
Enforcement Detail:	St Public Notif issued	Enforcement Category:	Informal
Violation ID:	Not Reported	Orig Code:	F
Enforcemnt FY:	2000	Enforcement Action:	04/04/2000
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Not Reported
PWS name:	KNIGHTSEN ELEMENTARY SCHOOL		
Population served:	700	PWS type code:	NTNC
Violation ID:	0000031	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Repeat Minor (TCR)		
Compliance start date:	6/1/2000 0:00:00	Compliance end date:	6/30/2000 0:00:00
Enforcement date:	7/13/2000 0:00:00	Enforcement action:	State Public Notif Issued
Violation measurement:	Not Reported		
PWS name:	KNIGHTSEN ELEMENTARY SCHOOL		
Population served:	700	PWS type code:	NTNC
Violation ID:	0000031	Contaminant:	Coliform (Tcr)
Violation type:	Monitoring, Repeat Minor (TCR)		
Compliance start date:	6/1/2000 0:00:00	Compliance end date:	6/30/2000 0:00:00
Enforcement date:	7/13/2000 0:00:00	Enforcement action:	State Formal NOV Issued
Violation measurement:	Not Reported		

20
East
1/2 - 1 Mile
Lower

CA WELLS **CADDW2000013402**

GAMA:

Well ID:	CA0707547_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0707547-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0707547_001_001&store_num=		
GeoTracker Data:	Not Reported		

21
NW
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000038078**

State Well #:	02N03E31C999M	Station ID:	48675
Well Name:	Creekside-CSMW	Basin Name:	East Contra Costa
Well Use:	Observation	Well Type:	Single Well
Well Depth:	380	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C22
WSW
1/2 - 1 Mile
Higher

CA WELLS **CADDW2000011178**

GAMA:

Well ID:	CA0707591_001_001	Well Type:	MUNICIPAL
Source:	DDW	Other Names:	0707591-001
GAMA Pfas testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DHS&samp_date=&global_id=&assigned_name=CA0707591_001_001&store_num=		
GeoTracker Data:	Not Reported		

C23
WSW
1/2 - 1 Mile
Higher

CA WELLS **1786**

Seq:	1786	Prim sta c:	02N/03E-31N02 M
Frds no:	0707552001	County:	07
District:	37	User id:	07C
System no:	0707552	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	375808.0	Longitude:	1214134.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	0707552	System nam:	Smith & Hager Water System
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

C24
WSW
1/2 - 1 Mile
Higher

CA WELLS **75**

Seq:	75	Prim sta c:	01N/03E-06D02 M
Frds no:	0707591001	County:	07
District:	37	User id:	07C
System no:	0707591	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	375805.0	Longitude:	1214133.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		
System no:	0707591	System nam:	Blue Tip Trailer Park
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported

Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

25
WSW
1/2 - 1 Mile
Higher

FED USGS **USGS40000186322**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	002N003E31N001M	Type:	Well
Description:	Not Reported	HUC:	18040003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19780309	Well Depth:	93
Well Depth Units:	ft	Well Hole Depth:	132
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1978-03-09
Feet below surface:	42.00	Feet to sea level:	Not Reported
Note:	Not Reported		

26
WSW
1/2 - 1 Mile
Higher

CA WELLS **76**

Seq:	76	Prim sta c:	01N/03E-06D03 M
Frds no:	0707513001	County:	07
District:	37	User id:	07C
System no:	0707513	Water type:	G
Source nam:	WELL 01	Station ty:	WELL/AMBNT/MUN/INTAKE
Latitude:	375803.0	Longitude:	1214139.0
Precision:	3	Status:	AR
Comment 1:	Not Reported	Comment 2:	Not Reported
Comment 3:	Not Reported	Comment 4:	Not Reported
Comment 5:	Not Reported	Comment 6:	Not Reported
Comment 7:	Not Reported		

System no:	0707513	System nam:	Maeda Apts.
Hqname:	Not Reported	Address:	Not Reported
City:	Not Reported	State:	Not Reported
Zip:	Not Reported	Zip ext:	Not Reported
Pop serv:	0	Connection:	0
Area serve:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1
NW
1/4 - 1/2 Mile

OIL_GAS **CAOG17000198852**

OIL_GAS:

API #:	0401320245	Well #:	1
Well Type:	Dry Gas	Well Status:	Plugged
Lease Name:	Bacchini	Well Design:	Bacchini 1
Operator ID:	C4850	Operator Name:	Channel Exploration Company
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	04/03/1985		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320245		

2
SSW
1/4 - 1/2 Mile

OIL_GAS **CAOG17000003037**

OIL_GAS:

API #:	0401320262	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Geddes	Well Design:	Geddes 1
Operator ID:	A4400	Operator Name:	Atlantic Oil Company
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	05/15/1986		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320262		

3
SSE
1/4 - 1/2 Mile

OIL_GAS **CAOG17000133775**

OIL_GAS:

API #:	0401320267	Well #:	1-5
Well Type:	Gas	Well Status:	Plugged
Lease Name:	NGC-Harris	Well Design:	NGC-Harris 1-5
Operator ID:	W1700		
Operator Name:	Western Continental Operating Company		
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	12/21/1986		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320267		

Map ID
Direction
Distance

Database EDR ID Number

4
ESE
1/4 - 1/2 Mile

OIL_GAS **CAOG17000133773**

OIL_GAS:

API #:	0401320314	Well #:	1-32
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Cecchini	Well Design:	Cecchini 1-32
Operator ID:	N2130	Operator Name:	North Valley Oil & Gas Co.
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	03/10/1993		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320314		

5
North
1/4 - 1/2 Mile

OIL_GAS **CAOG17000198851**

OIL_GAS:

API #:	0401300150	Well #:	1
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Oakley Unit B	Well Design:	Oakley Unit B 1
Operator ID:	O0500	Operator Name:	Occidental Petroleum Corporation
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	09/19/1962		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01300150		

6
East
1/2 - 1 Mile

OIL_GAS **CAOG17000001087**

OIL_GAS:

API #:	0401320355	Well #:	2
Well Type:	Gas	Well Status:	Canceled
Lease Name:	Slowinski	Well Design:	Slowinski 2
Operator ID:	T3260	Operator Name:	Tonka Energy, Inc.
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	Not Reported		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320355		

7
West
1/2 - 1 Mile

OIL_GAS **CAOG17000007905**

OIL_GAS:

API #:	0401320216	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Unit Six	Well Design:	Unit Six 1
Operator ID:	A4400	Operator Name:	Atlantic Oil Company
Field Name:	Any Field	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	10/08/1983		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320216		

8
SE **OIL_GAS** **CAOG17000133766**
1/2 - 1 Mile

OIL_GAS:

API #:	0401320095	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	C-H-K Unit	Well Design:	C-H-K Unit 1
Operator ID:	S2600	Operator Name:	Seaboard Oil & Gas Co.
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	12/22/1973		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320095		

9
SSW **OIL_GAS** **CAOG17000007824**
1/2 - 1 Mile

OIL_GAS:

API #:	0401320301	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Geddes-Knightsen	Well Design:	Geddes-Knightsen 1
Operator ID:	H5545	Operator Name:	Horizon Operating Co.
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	08/29/1990		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320301		

10
ENE **OIL_GAS** **CAOG17000003052**
1/2 - 1 Mile

OIL_GAS:

API #:	0401320354	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Slowinski	Well Design:	Slowinski 1
Operator ID:	T3260	Operator Name:	Tonka Energy, Inc.
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	08/09/1999		

Well Record Request URL: https://filerequest.conservation.ca.gov/WellRecord?api=01320354

11
SW
1/2 - 1 Mile

OIL_GAS **CAOG17000010256**

OIL_GAS:

API #:	0401320379	Well #:	1-6
Well Type:	Dry Gas	Well Status:	Plugged
Lease Name:	Burcio-Mori	Well Design:	Burcio-Mori 1-6
Operator ID:	S7425	Operator Name:	Sunset Exploration, Inc.
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	03/30/2009		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320379		

12
SSE
1/2 - 1 Mile

OIL_GAS **CAOG17000133768**

OIL_GAS:

API #:	0401320084	Well #:	1
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Felmont Oil Corp.	Well Design:	Felmont Oil Corp. 1
Operator ID:	G3200	Operator Name:	Great Yellowstone Corp.
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	04/15/1972		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320084		

13
WSW
1/2 - 1 Mile

OIL_GAS **CAOG17000002265**

OIL_GAS:

API #:	0401320149	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Regester	Well Design:	Regester 1
Operator ID:	A4400	Operator Name:	Atlantic Oil Company
Field Name:	Any Field	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	09/23/1979		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320149		

Map ID
Direction
Distance

Database EDR ID Number

14
SE
1/2 - 1 Mile

OIL_GAS **CAOG17000133770**

OIL_GAS:

API #:	0401300266	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Murphy	Well Design:	Murphy 1
Operator ID:	O0500	Operator Name:	Occidental Petroleum Corporation
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	03/08/1963		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01300266		

15
NNW
1/2 - 1 Mile

OIL_GAS **CAOG17000198853**

OIL_GAS:

API #:	0401300149	Well #:	1
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Machado	Well Design:	Machado 1
Operator ID:	O0500	Operator Name:	Occidental Petroleum Corporation
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	08/19/1962		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01300149		

16
NNW
1/2 - 1 Mile

OIL_GAS **CAOG17000198855**

OIL_GAS:

API #:	0401320059	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Machado	Well Design:	Machado 1
Operator ID:	06955		
Operator Name:	Prudential Minerals Exploration Corp.		
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	12/19/1969		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320059		

Map ID
Direction
Distance

Database EDR ID Number

17
ESE
1/2 - 1 Mile

OIL_GAS **CAOG17000133772**

OIL_GAS:

API #:	0401300265	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Oakley Unit Five	Well Design:	Oakley Unit Five 1
Operator ID:	O0500	Operator Name:	Occidental Petroleum Corporation
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	09/23/1965		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01300265		

18
SSE
1/2 - 1 Mile

OIL_GAS **CAOG17000133774**

OIL_GAS:

API #:	0401320284	Well #:	1-5
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Knightsen	Well Design:	Knightsen 1-5
Operator ID:	F1260	Operator Name:	Fleet Oil Co.
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	09/09/1988		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320284		

19
ESE
1/2 - 1 Mile

OIL_GAS **CAOG17000010066**

OIL_GAS:

API #:	0401320225	Well #:	1-32
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Bartels	Well Design:	Bartels 1-32
Operator ID:	M2815	Operator Name:	May Petroleum Inc.
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	03/02/1984		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320225		

20
ENE
1/2 - 1 Mile

OIL_GAS **CAOG17000087198**

OIL_GAS:

API #:	0401300109	Well #:	2
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Oakley Unit Four	Well Design:	Oakley Unit Four 2
Operator ID:	O0500	Operator Name:	Occidental Petroleum Corporation
Field Name:	Dutch Slough Gas	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	10/12/1964		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01300109		

A21
NW
1/2 - 1 Mile

OIL_GAS **CAOG17000198858**

OIL_GAS:

API #:	0401320257	Well #:	3
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Loo	Well Design:	Loo 3
Operator ID:	A4400	Operator Name:	Atlantic Oil Company
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	Y
Spud Date:	11/22/1985		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320257		

A22
NW
1/2 - 1 Mile

OIL_GAS **CAOG17000198854**

OIL_GAS:

API #:	0401320169	Well #:	1
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Loo	Well Design:	Loo 1
Operator ID:	A4400	Operator Name:	Atlantic Oil Company
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	02/19/1981		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320169		

23
WNW
1/2 - 1 Mile

OIL_GAS **CAOG17000198850**

OIL_GAS:

API #:	0401320190	Well #:	1
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Nunnally	Well Design:	Nunnally 1
Operator ID:	S3280	Operator Name:	Shoshone Oil Corp.
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	01/04/1983		

Well Record Request URL: https://filerequest.conservation.ca.gov/WellRecord?api=01320190

24
ESE **OIL_GAS** **CAOG17000010065**
1/2 - 1 Mile

OIL_GAS:

API #:	0401320185	Well #:	1-32
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Whitevale Co. Inc	Well Design:	Whitevale Co. Inc 1-32
Operator ID:	A3500	Operator Name:	Argo Petroleum Corp.
Field Name:	Any Field	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	01/27/1982		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320185		

A25
NW **OIL_GAS** **CAOG17000198857**
1/2 - 1 Mile

OIL_GAS:

API #:	0401320210	Well #:	2
Well Type:	Gas	Well Status:	Plugged
Lease Name:	Loo	Well Design:	Loo 2
Operator ID:	A4400	Operator Name:	Atlantic Oil Company
Field Name:	Oakley Gas (ABD)	Area Name:	Any Area
Place:	Oakley	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	07/22/1983		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320210		

26
SE **OIL_GAS** **CAOG17000133767**
1/2 - 1 Mile

OIL_GAS:

API #:	0401320157	Well #:	1
Well Type:	Dry Gas	Well Status:	Plugged
Lease Name:	Western-Murphy-et al	Well Design:	Western-Murphy-et al 1
Operator ID:	N0600	Operator Name:	Natural Gas Corp. of Calif.
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	hud
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	02/26/1980		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320157		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

27
SE
1/2 - 1 Mile

OIL_GAS **CAOG17000133769**

OIL_GAS:

API #:	0401320353	Well #:	1
Well Type:	Dry Hole	Well Status:	Plugged
Lease Name:	Stayin Alive	Well Design:	Stayin Alive 1
Operator ID:	P4733	Operator Name:	Production Specialties Company
Field Name:	Knightsen Gas (ABD)	Area Name:	Any Area
Place:	Contra Costa County	GIS Source:	GPS
Confidential Well:	N	Directionally Drilled:	N
Spud Date:	07/08/1999		
Well Record Request URL:	https://filerequest.conservation.ca.gov/WellRecord?api=01320353		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94561	3	0

Federal EPA Radon Zone for CONTRA COSTA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for CONTRA COSTA COUNTY, CA

Number of sites tested: 55

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.760 pCi/L	100%	0%	0%
Living Area - 2nd Floor	0.300 pCi/L	100%	0%	0%
Basement	0.525 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

Orphan Well Prioritization Listing
California Department of Conservation
Telephone: 916-445-9686
Includes locations of wells included in the California State Well Plugging and Sealing Project, managed by CalGEM (California Geologic Energy Management Division).

Geothermal Wells Listing
Department of Conservation
Telephone: 916-445-9686
Geothermal well means a well constructed to extract or return water to the ground after it has been used for heating or cooling purposes. Geothermal wells in California (except for wells on federal leases which are administered by the Bureau of Land Management) are permitted, drilled, operated, and permanently sealed and closed (plugged and abandoned) under requirements and procedures administered by the Geothermal Section of the Department of Conservations Geologic Energy Management Division (CalGEM, formerly DOGGR).

PHYSICAL SETTING SOURCE RECORDS SEARCHED

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix D
Owner- and User-Provided Information

The ASTM Standard (E 1527-21, Section 10) for Phase I Environmental Site Assessments requires interviews with past and present owners and occupants of the property in order to obtain information on the history and uses of the property. Please answer the questions below to the best of your knowledge. Please provide additional information for all YES answers.

1. **Current Property Uses and Buildings:**
   How long have you owned or occupied the property?

Me and my partners have owned the property for 5 1/2 years.

Describe the current uses of the property.

The land is used for livestock grazing.

How long has the property been used for these purposes?

Livestock have grazed on the property for over five years.

Describe any buildings on the property and indicate the years they were constructed.

There is a temporary livestock shelter located on the northwest corner of the property erected about a year ago. There is also a pump house shelter located on the southeast area of the property that was erected about six months ago.

2. **Past Uses:** Describe the past use(s) of the property and indicate the time period for each use, if known.

I do not know how the land was used prior to our purchasing the property over 5.5 years ago.

3. **Previous Owners/Operators:** Please identify previous owners and operators and provide their contact information (if available).

The property was purchased from Nunn Family #2, Laura Houd, laurahoud@yahoo.com

4. **Industrial Uses:** Please indicate whether the property or adjoining properties have been used for the following industrial uses. **Adjoining properties** include properties that are across the street from yours.

Industrial Use	Yes (Property)	Yes (Adjoining Property)	No
Gasoline Station	☐	☐	☒
Printing Facility	☐	☐	☒
Metal Plating Manufacturing	☐	☐	☒
Landfill	☐	☐	☒
Auto Repair/Service Facility	☐	☐	☒
Dry Cleaners	☐	☐	☒
Junkyard/Auto Dismantling	☐	☐	☒
Waste Treatment	☐	☐	☒
Other Industrial Use (please describe below):	☐	☐	☒

5. **Agricultural Uses:** Has the subject property ever been used for agricultural purposes?
☐ Yes ☐ No ☒ Unknown

If yes, please indicate whether any of the following have been present on the subject property.

Agricultural Use	Yes	No	Location
Cattle Hoof Wash	☐	☐	
Wheel Wash, Copper Solution or Other	☐	☐	
Orchards	☐	☐	Location, type, duration:
Orchard Heaters/Smudge Pots	☐	☐	
Pesticide/Herbicide/Fungicide Storage	☐	☐	Location, type, duration:
Pesticide/Herbicide/Fungicide Application	☐	☐	Location, type, duration:

6. **Dump/Burn Areas:** Have any hazardous substances, petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or other waste materials been dumped above ground, buried, or burned on the property?
☐ Yes ☐ No ☒ Unknown

If yes, please describe:

7. **Hazardous Substances Storage:** Have any of the following items been stored on the property in containers *greater than 5 gallons*? If yes, please describe.

Substance	Yes	No	Substance and Container Size (e.g., waste oil in 55-gallon drum)
Paint	☐	☒	
Chemicals	☐	☒	
Solvents	☐	☒	
Pesticides	☐	☒	
Fuel	☐	☒	
Oil	☐	☒	
Other (please identify):	☐	☒	

8. **Hazardous Substances Spills:** Have there been spills of the substances in Question 6?

☐ Yes ☒ No ☐ Unknown

If yes, please describe:

9. **Pipelines:** Have hazardous substances or petroleum products been transferred across the property in pipelines, either above or below ground?

☐ Yes ☒ No ☐ Unknown

If yes, please provide the type of hazardous substance:

Have any spills occurred?

☐ Yes ☒ No ☐ Unknown

If yes, please describe:

10. Fill Dirt: Has fill dirt been brought onto the property from an off-site source?

☐ Yes ☒ No ☐ Unknown

If yes, what was the source of fill dirt?

If yes, was/is there evidence that the fill dirt in may be contaminated?

☐ Yes ☐ No ☐ Unknown

If yes, please provide soil sampling data, if available, or describe other evidence:

11. Pits, Ponds, and Lagoons: Are there currently any pits, ponds, or lagoons on the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe:

Have any pits, ponds, or lagoons previously existed on the property?

☐ Yes ☐ No ☒ Unknown

If yes, please describe:

12. Stained Soil: Are there currently any areas on the property with stained soil?

☐ Yes ☒ No ☐ Unknown

If yes, please describe where, the size of stain, if there were odors, etc.:

Has stained soil previously existed on the property?

☐ Yes ☐ No ☒ Unknown

If yes, please describe where, size of stain, if there were odors, etc.:

13. **Storage Tanks:** Do underground or aboveground storage tanks exist or have they existed previously on the property?

☐ Yes ☒ No ☐ Unknown

If yes, please provide details below. If tanks previously existed on the property, please describe how they were closed (e.g., removed, abandoned in place).

Tank Size	Year Installed	Contents	Closure Method (if applicable)	Year Closed (if applicable)

14. **Fill Pipes/Vent Pipes/Access Ways:** Do fill pipes, vent pipes, or access ways indicating the presence of underground storage tanks currently exist on the property?

☐ Yes ☒ No ☐ Unknown

Have fill pipes or vent pipes, which may indicate the presence of an underground storage tank, been removed from the property?

☐ Yes ☒ No ☐ Unknown

15. **Floor Drains:** Are floor drains stained with anything other than water or do they emit foul odors on the property?

☐ Yes ☒ No ☐ Unknown

16. **Private Well/Non-Public Water Source:** Is the property served by a private well or other non-public water source?

☒ Yes ☐ No ☐ Unknown

If yes, please describe source

WELL LOCATED ON SOUTH END OF PROPERTY.

Are contaminants known to exist in any private well or non-public water system serving the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe

17. Wastewater: Does the property discharge wastewater, other than domestic wastewater or stormwater, into the sewer?

☐ Yes ☒ No ☐ Unknown

If yes, please describe

Does a neighboring property discharge wastewater, other than stormwater, onto the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe

Other than permission for domestic hookup, has any type of permit(s) for wastewater discharge been issued to the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe

18. Septic Tank: Does a septic tank exist, or has one existed previously at the property?

☐ Yes (currently exists) ☐ Yes (previously existed, was removed) ☒ No ☐ Unknown

19. Cesspools/Cisterns: Do cesspools or cisterns currently exist on the property?

☐ Yes (cesspool) ☐ Yes (cistern) ☒ No ☐ Unknown

Have cesspools or cisterns previously existed on the property?

☐ Yes (cesspool) ☐ Yes (cistern) ☐ No ☒ Unknown

20. Transformer/Capacitor: Is there a transformer or capacitor on the property?

☐ Yes ☒ No ☐ Unknown

If yes, is it known to contain PCBs?

☐ Yes ☐ No ☐ Unknown _____

21. Hydraulic Equipment: Is there any hydraulic equipment such as automobile lifts or elevators on the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe type and number of equipment:

If yes, is the hydraulic oil known to contain PCBs?

☐ Yes ☐ No ☐ Unknown

22. Surveys: Has an asbestos and/or lead based paint survey been conducted at the property?

☐ Yes ☒ No ☐ Unknown

If yes, when was the survey(s) conducted? Please provide copies of the reports if available.

23. Pesticides: Have pesticides, herbicides, or insecticides been applied on the property?

☐ Yes ☒ No ☐ Unknown

If yes, describe type and when they were used:

24. Environmental Cleanups: Are you aware of any environmental cleanups/remediation that have occurred on the property?

☐ Yes ☒ No ☐ Unknown

25. Notice of Violation: Have notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products associated with activities conducted on the property been issued?

☐ Yes ☒ No ☐ Unknown

26. Documents: Has the property been included in any of the following documents? (Please provide any of the available documents.)

Document	Yes	No	Unknown
Phase I or II Environmental Assessment Reports	☐	☒	☐
Environmental Compliance Audits	☐	☒	☐
Environmental Permits	☐	☒	☐
Underground or Aboveground Tank Registrations	☐	☒	☐
Underground Injection System Registrations	☐	☒	☐
Health & Safety Plan / Safety Data Sheets	☐	☒	☐
Community Right-to-Know Plan	☐	☒	☐
Spill Prevention, Control, and Countermeasure Plan	☐	☒	☐
Hazardous Materials Business Plan	☐	☒	☐
Sampling, Remediation, or Risk Assessment Reports	☐	☒	☐
Hazardous Waste Generator Manifests	☐	☒	☐
Geotechnical Reports	☐	☒	☐

27. **Environmental** Assessments: Are there any other environmental assessments that identified hazardous substances or petroleum products on the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe:

28. **Litigation/Administrative Proceedings:** Is there any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products associated with the property?

☐ Yes ☒ No ☐ Unknown

If yes, please describe:

29. **Additional Knowledge:** Are you aware of any other information (not provided above) about the property related to a releases or potential release of hazardous substances or petroleum products?

☐ Yes ☒ No ☐ Unknown

If yes, please describe:

Signature

04/20/2026
Date

Mark A. de la O
Name (Printed)

☒ Owner ☐ Occupant ☐ Owner Representative

Property Address: 5321 Sellers Avenue, Oakley, CA

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the *user* (the person or entity on whose behalf the Phase I Environmental Site Assessment is being conducted) must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete. The questions are as follows:

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

No.

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

No.

3. As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No.

4. Does the purchase price being paid for this subject property reasonably reflect the fair market value (FMV) of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the subject property?

Yes.

5. Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

No.

a. Do you know the past uses of the subject property?

No.

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

No.

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

No.

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

No.

6. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?

No.

Signature

04/20/2026
Date

MARK A. de la O, OWNER
Printed Name and Title

Appendix E
Local Agency Records

Request Visibility: Unpublished

Request 26-122 Closed

Dates

Received

April 22, 2026 via web

Requester

Stephanie Chao

schao@dudek.com

760 479 4849

Request

Hi there,

My name is Stephanie Chao and I am conducting a Phase I Environmental Site Assessment for a property located at 5321 Sellers Avenue, Oakley, CA 94561 on Assessor's Parcel Number 033-130-055. I'd like to request records pertaining to building permits/records, septic systems, on-site wastewater treatment systems, individual sewage systems, agricultural use (pesticide/herbicide/insecticide usage and/or storage), hazardous materials storage/usage, underground and aboveground storage tanks (ASTs/USTs), and releases or investigations associated with the previously mentioned property. If there is any additional information I can help to provide to facilitate this ...

Show more

Additional information

Date Range

No data entered

Email Records- To/From, Date Range and Key Word Search

No data entered

Invoices

No invoices due

Staff assigned

Departments

No departments available

Point of contact

Kim Snodgrass

Timeline | Documents

Request closed

Anyone with access to this request

After a thorough review of the City's records, we have found and published each record responsive to your request. If any records were not included, it is because they are not in the possession of the City. This may be because the records you have requested are not in the custody of the City or have passed the required retention period. If you have any questions, please email cityclerk@ci.oakley.ca.us

May 4, 2026, 9:25am by Staff

Document(s) released to requester

Requester + Staff

5321 SELLES AVE.pdf-redacted.pdf

May 4, 2026, 9:15am by Staff

Message to requester

Requester + Staff

Hi Stephanie,

Thank you for your recent records request made to the City of Oakley. Records responsive to your request have been identified and are available for review through the record request portal. If we did not produce a record included in your request it is because the public record does not currently exist or is no longer held in accordance with the City's record retention schedule.

Refer records related to water and sewage to the Diablo Water District, and/or the Ironhouse Sanitary District.

Public Records Request – Diablo Water District

Public Records Policy - Ironhouse Sanitary District

Please contact our office at (925) 625-7000 if you should have any questions.

Thank you,

City Clerk's Office

May 4, 2026, 9:15am by Staff

Request opened

Anyone with access to this request

Request received via web

April 22, 2026, 5:13pm by Staff

Stephanie Chao

From: Kait Knight <kknight@diablowater.gov>
Sent: Monday, May 11, 2026 9:27 AM
To: Stephanie Chao
Subject: Public Records Request

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,
We have received your Public Records Request for "*I am conducting a Phase I Environmental Site Assessment for a property located at 5321 Sellers Avenue, Oakley, CA 94561 on Assessor's Parcel Number 033-130-055. I'd like to request records pertaining to septic systems, on-site wastewater treatment systems, and individual sewage systems associated with the previously mentioned property*."
Ironhouse Sanitary District handles all wastewater for the city of Oakley. If you need any records of facilities for potable water, please let me know. You may also fill out a request any time on our site at https://portal.laserfiche.com/u6737/forms/utilityrecords.
Please let me know if you need anything else.
Best,
Kait

DIABLO WATER DISTRICT

Kait Knight
District & Community Relations Manager
P.O. Box 127
3990 Main Street
Oakley, CA 94561
Direct: (925) 625-6587
Office/24 hrs.: (925) 625-3798
diablowater.gov

@diablowaterdistrict

OAKLEY
CALIFORNIA

3231 Main Street
Oakley, CA 94561

Inspection Request Line: (925) 625-7005
Fax Number: (925) 679-1707

BUILDING PERMIT

Permit Number: BLD-2007-0894

Project Desc: POWER POLE

Applied: 6/5/2007
Issued: 6/5/2007
Expires: 12/16/2007

Job Address: 5321 SELLERS AVE
OAKLEY, CA 94561-3624

Tract No: 3020.02 **Lot No:** 2 **APN:** 033-130-055

Owner's Name:

Applicant: Personal Contact Information **Phone:** Personal Contact

Contractor: **Phone:**
Address: **State Lic No:** **Exp. Date:**
City Lic No: **Exp. Date:**
Worker's Comp Policy #:

Arch/Engineer: **Phone:**
License No.:

Description: T-POLE

Haz. Mat.: YES ___ NO ___ **Septic System:** YES ___ NO ___

Construction	Sq. Ft.	Rate Amt	Amount	Construction Description

Fee Description	Amount	Fee Description	Amount
Power Pole	69.25	City Administration Fees	18.70
Microfilm fees	1.00		

Total Fees Due:	88.95
Fees Paid:	88.95
Total Balance Due:	0.00

Redaction Log

Reason	Page (# of occurrences)	Description
Personal Contact Information	**1** (2)	Records responsive to this request are exempt from disclosure as the public interest in nondisclosure clearly outweighs the public interest in disclosure. (Government Code §7922.000) This determination was made by the Custodian of Records of the City of Oakley in conjunction with the City Attorney.

SHORT FORM
SERVICES AGREEMENT BETWEEN
THE CITY OF OAKLEY AND RANEY PLANNING & MANAGEMENT, INC. FOR HACIENDA ESTATES ENVIRONMENTAL ANALYSIS

THIS SERVICES AGREEMENT for professional consulting services is entered into by and between the City of Oakley, a municipal corporation in the State of California (hereinafter referred to as "City") and Raney Planning & Management Inc., a professional planning services consultant (hereinafter referred to as "Contractor") effective as of 3/16/2026 ("Effective Date").

Section I. SERVICES. Subject to the terms and conditions set forth in this Agreement, Contractor shall provide to City the services described in the Scope of Work attached hereto an incorporated herein as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

1.1 Term of Services. The term of this Agreement shall begin on the date first noted above and shall continue until terminated by either party.

1.2 Standard of Performance. Contractor shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Contractor is engaged in the general geographical area of the City. Contractor shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Contractor's profession.

1.3 Assignment of Personnel. Contractor shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Contractor shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.

1.4 Time. Contractor shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.1 above and to satisfy Contractor's obligations hereunder.

Section 2. COMPENSATION. City hereby agree to pay Contractor a sum not to exceed the amount described in Exhibit A, attached hereto and incorporated herein. City shall pay Contractor for services rendered pursuant to this Agreement

at the time and in the manner set forth herein. These payments shall be the only payments from City to Contractor for services rendered pursuant to this Agreement. Contractor shall submit invoices to City each month for services provided.

Contractor and City acknowledge and agree that compensation paid by City to Contractor under this Agreement is based upon Contractor's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Contractor. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Contractor and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 **Invoices.** Contractor shall submit monthly invoices during the term of this Agreement. Invoices shall be on Contractor's Letterhead (or formal invoice form) and contain the following information:

- The beginning and ending dates of the billing period;
- A description of services for which payment is requested;
- Amount due;
- The Contractor's signature.

2.2 **Payment of Taxes.** Contractor is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

2.3 **Payment upon Termination.** In the event that the City or Contractor terminates this Agreement pursuant to Section 9, the City shall compensate the Contractor for all amounts due for work satisfactorily completed as of the date of written notice of termination.

2.4 **Authorization to Perform Services.** The Contractor is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. **FACILITIES AND EQUIPMENT.** Except as set forth herein, Contractor shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement.

Section 4. **RECYCLING REQUIREMENTS.** Contractor agrees to comply with all City recycling requirements, and as set forth in the Oakley Municipal Code, including, but not limited to:

a. Construction and Demolition. Contractor must contact a customer service representative (CSR) at Oakley Disposal Service, Inc. to arrange for service for any and all construction and demolition work to be performed as part of this project unless Contractor has been approved by the City as a "self-hauler" as defined in Oakley Municipal Code §4.20.308. The CSR will ask if the drop box contains recycle material and will direct the Contractor to drop the construction and demolition debris, including dirt and cement, to a permitted processing facility. The Contractor must indicate on their order form, by checking the applicable box, that they need documentation to comply with the Oakley Municipal Code. This documentation must be provided to the City within ten (10) days of receipt of said documentation by Contractor.

b. Commercial Self-Haul. Business self-haul materials are accepted at various Oakley Disposal Service, Inc. local facilities for recycling and include, but are not limited to, wood, inerts, metals, tires, greenwaste, plastics, cardboard, mattresses, foam padding, propane tanks, e-waste and appliances. Contractor agrees to drop any and all business self-haul materials at a site designated on the website www.cccounty.us/depart/cd/recycle/.

c. Road Maintenance and Construction Projects. Contractor agrees to recycle greenwaste, asphalt, concrete and metal from any and all road maintenance and construction projects at Oakley Disposal Service, Inc. designated locations.

d. Office Recyclables. If Contractor has an office, temporary office, or trailer within the City of Oakley, Contractor agrees to recycle all paper, cardboard, bottles, cans, and toner cartridges at Oakley Disposal Service, Inc. designated locations.

e. Special Waste Materials. Contractor shall dispose of inert materials, including, but not limited to, concrete, asphalt and rubber, at Oakley Disposal Service, Inc. designated locations. Shingles and wood waste shall be diverted to the Recycling Center and Transfer Station (RCTS) located at 3700 Loveridge Road, Pittsburg, CA 94565. Scrap metal shall be dropped off at a large-scale scrap metal recycle facility operating within Contra Costa County which may be found at www.cccrecycle.org.

f. Universal Waste. Contractor shall dispose of batteries, mercury containing devices and lamps, and certain consumer electronics at a recycling center designated by Oakley Disposal Service, Inc.

Section 5. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Contractor, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property

that may arise from or in connection with the performance of the work hereunder by the Contractor and its agents, representatives, employees, and subcontractors. Contractor shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Contractor shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Contractor's bid. Contractor shall not allow any subcontractor to commence work on any subcontract until Contractor has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Verification of the required insurance is attached hereto and incorporated herein as Exhibit B.

5.1 **Variation.** The City may approve a variation in the foregoing insurance requirements, upon a determination that the coverages, scope, limits, and forms of such insurance are either not commercially available, or that the City's interests are otherwise fully protected.

5.2 **Notice of Reduction in Coverage.** In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Contractor shall provide written notice to City at Contractor's earliest possible opportunity and in no case later than five calendar days after Contractor is notified of the change in coverage.

5.3 **Remedies.** In addition to any other remedies City may have if Contractor fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Contractor's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Contractor to stop work under this Agreement or withhold any payment that becomes due to Contractor hereunder, or both stop work and withhold any payment, until Contractor demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 6. INDEMNIFICATION AND CONTRACTOR'S RESPONSIBILITIES

6.1. Contractor shall, to the fullest extent permitted by law, indemnify, defend (with counsel acceptable to the City) and hold harmless City, and its employees, officials, volunteers and agents ("Indemnified Parties") from and against any and all losses, claims, damages, costs and liability (including but not limited to loss of use, loss of profits or loss of goodwill arising in any manner from the work) arising out of any personal injury, loss of life, damage to property, or any violation of any federal, state, or municipal law or ordinance, arising out of the performance of this Agreement by Contractor, its officers, employees, agents, volunteers, subcontractors or sub-Contractors, excepting only liability arising from the sole negligence, active negligence or intentional misconduct of City.

6.2. In the event that Contractor or any employee, agent, sub-Contractor or subcontractor of Contractor providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Contractor shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Contractor or its employees, agents, sub-Contractors or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

6.3. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Contractor from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shalt apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply.

6.4. By execution of this Agreement, Contractor acknowledges and agrees to the provisions of this Section and that it is a material element of consideration, and that these provisions survive the termination of this Agreement.

Section 7. STATUS OF CONTRACTOR.

7.1 **Independent Contractor.** At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee of City. City shall have the right to control Contractor only insofar as the results of Contractor's services rendered pursuant to this Agreement and assignment of personnel

pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means by which Contractor accomplishes services rendered pursuant to this Agreement, Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Contractor and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in the California Public Employees Retirement System (PERS) as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits.

7.2 **Contractor, Not Agent.** Except as City may specify in writing, Contractor shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Contractor shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 8. LEGAL REQUIREMENTS.

8.1 **Governing Law.** The laws of the State of California shall govern this Agreement.

8.2 **Compliance with Applicable Laws.** Contractor and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

8.3 **Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Contractor and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

8.4 **Licenses and Permits.** Contractor represents and warrants to City that Contractor and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature legally required to practice their respective professions. Contractor represents and warrants to City that Contractor and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Contractor and any subcontractors shall obtain and

maintain during the term of this Agreement valid business licenses from City.

8.5 Nondiscrimination and Equal Opportunity. Contractor shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Contractor under this Agreement. Contractor shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Contractor thereby.

Contractor shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 9. TERMINATION AND MODIFICATION.

9.1 Termination. City may cancel this Agreement at any time and without cause upon written notification to Contractor.

Contractor may cancel this Agreement upon 30 days written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Contractor shall be entitled to compensation for services performed to the effective date of termination.

9.2 Amendments. The parties may amend this Agreement only by a writing signed by all the parties.

9.3 Assignment and Subcontracting. City and Contractor recognize and agree that this Agreement contemplates personal performance by Contractor and is based upon a determination of Contractor's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Contractor. Contractor may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Contractor shall not subcontract any portion of the performance contemplated and provided for herein,

other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.

9.4 Survival. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Contractor shall survive the termination of this Agreement.

9.5 Breach by Contractor. If Contractor materially breaches any of the terms of this Agreement, City may immediately terminate the Agreement.

Section 10. KEEPING AND STATUS OF RECORDS.

10.1 Records Created as Part of Contractor's Performance. All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, specifications, records, files, or any other documents or materials, in electronic or any other form, that Contractor prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Contractor hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Contractor agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.

10.2 Contractor's Books and Records. Contractor shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Contractor to this Agreement,

10.3 Inspection and Audit of Records. Any records or documents that Section 10.2 of this Agreement requires Contractor to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS ($10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the

request of City or as part of any audit of City, for a period of three (3) years after final payment under the Agreement.

Section 11 MISCELLANEOUS PROVISIONS.

11.1 Venue. In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Contra Costa or in the United States District Court for the Northern District of California.

11.2 Severability. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

11.3 No Implied Waiver of Breach. The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

11.4 Successors and Assigns. The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.

11.5 Use of Recycled Products. Contractor shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.

11.6 Conflict of Interest. Contractor may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Contractor in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 et seq.

Contractor shall not employ any official of City in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 et seq.

Contractor hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Contractor was an employee, agent, appointee, or official of City in the previous twelve months, Contractor warrants that it did not participate in any manner in the forming of this

Agreement. Contractor understands that, if this Agreement is made in violation of Government Code §1090 et. Seq., the entire Agreement is void and Contractor will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Contractor will be required to reimburse the City for any sums paid to the Contractor. Contractor understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code §1090 and, if applicable, will be disqualified from holding public office in the State of California.

11.7 Inconsistent Terms. If the terms or provisions of this Agreement conflict with or are inconsistent with any term or provision of any attachment or Exhibit attached hereto, then the terms and provisions of this Agreement shall prevail.

11.8 Solicitation. Contractor agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

11.9 Contract Administration. This Agreement shall be administered by Jose Cortez, Senior Planner ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

11.10 Notices.

Any written notice to Contractor shall be sent to:

Rod Stinson
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834
rods@raneymanagement.com

Any written notice to City shall be sent to:

City of Oakley
Attn: Jose Cortez, Senior Planner
3231 Main St.
Oakley, CA 94561
JCortez@ci.oakley.ca.us

11.11 Integration. This Agreement, including the attached exhibits, represents the entire and integrated agreement between City and Contractor and supersedes all prior negotiations, representations, and agreements, either written or oral.

11.12 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

11.13 Authorized Signature. Each person and party signing this Agreement warrants that he/she has the authority to execute this Agreement on behalf of the principal and that the party will be bound by such signature.

The parties have executed this Agreement as of the Effective Date.

CITY:

City of Oakley, a municipal corporation in the State of California

DocuSigned by:
Joshua McMurray
25713333459F6461...
Joshua McMurray, City Manager

Attest:
Signed by:
Kim Snodgrass
00D8ECFCA2454DD...
Kim Snodgrass, City Clerk

Approved as to Form:
DocuSigned by:
Derek Cole
5B22E478A386410...
Derek Cole, City Attorney

CONTRACTOR:

Raney Planning & Management, Inc, a California based professional planning services incorporation

Sign: DocuSigned by:
Rod Stinson
372E503DAABD450...
Name: Rod Stinson
Title: Vice President

EXHIBIT A

Scope of Work/Compensation Schedule

RANEY
PLANNING & MANAGEMENT, INC.

WWW.RANEYMANAGEMENT.COM

NORTHERN CALIFORNIA
1501 SPORTS DRIVE, SUITE A
SACRAMENTO, CA 95834
TEL: 916.372.6100 · FAX: 916.419.6108

December 19, 2025

Jose Cortez, Senior Planner
City of Oakley
3231 Main Street
Oakley, CA 94561
(925) 625-7008
jcortez@ci.oakley.ca.us

Re: Scope of Work for the Hacienda Estates Project 15183 Modified Initial Study Checklist

Dear Mr. Cortez:

On behalf of Raney, a division of Raney Planning & Management, Inc., I am pleased to submit the following scope of work for preparation of a Modified Initial Study (IS) Checklist for the Hacienda Estates Project (proposed project). The following scope of work has been tailored based on the information provided to date. The scope of work may be further refined in coordination with you and City staff, as needed. We would like to thank you for requesting a proposal for the proposed project from us and look forward to the continued opportunity to work with you and the professional staff at the City of Oakley.

PROJECT UNDERSTANDING

Project Location

The approximately 5.4-acre project site is located at 5321 Sellars Avenue in the City of Oakley, CA and is identified by Assessor's Parcel Number (APN) 033-130-055. The site is a vacant lot with relatively flat topography and scattered trees throughout. The northwestern corner of the site contains an existing nonresidential building. The City of Oakley General Plan designates the site as Rural Residential and the site is zoned Residential – 40,000 square foot minimum lot area (R-40). The site is generally surrounded by scattered rural residences and associated undeveloped/ agricultural land.

Project Description

The proposed project would include the subdivision of the site into five lots of approximately equal areas. Construction is not currently proposed. However, the reasonably foreseeable outcome of the current subdivision proposal is anticipated to be the construction of five single-family residences, as well as associated utilities and access driveways. Such reasonably foreseeable development will be evaluated as part of the proposed project. The proposed lot sizes are listed on the following page.

Lot Number	Acreage (Gross)	Acreage (Net)	Square Footage (Gross)	Square Footage (Net)
One	1.15	0.95	50,121	41,489.42
Two	1.15	0.95	50,149	41,491
Three	1.0	0.95	43,379	41,485
Four	1.06	0.95	46,151	41,486
Five	1.04	0.95	45,362	41,484

Raney anticipates that the proposed project will require approval of a Vesting Tentative Map and will confirm the required entitlements with the City. It should also be noted that any future residences would require Design Review approval.

APPROACH

Based on Raney's preliminary review of the project, it appears that the proposed project is consistent with the City of Oakley General Plan land use and zoning designations for the site. Pursuant to Public Resources Code (PRC) Section 21083.3 and Section 15183 of the CEQA Guidelines, a project that is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except when it is necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

More specifically, the requirements of Section 15183(b) state the following:

> (b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:
> (1) Are peculiar[1] to the project or the parcel on which the project would be located,
> (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
> (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
> (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Raney proposes to prepare a Modified IS Checklist to confirm whether the proposed project's environmental effects meet any of the conditions identified in Section 15183. If none of the conditions or exceptions are met, the proposed project's environmental effects are not subject to further CEQA review.

[1] According to 15183(f), an effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.

The Modified IS Checklist prepared by Raney for the above purposes will be based on the Appendix G format and will analyze the potential effects associated with the proposed project. The modifications that will be made to the checklist sections will generally consist of additional questions related to conditions in Section 15183. For example, a question will be added to each checklist section regarding whether a particular environmental effect was analyzed as a significant effect in the City of Oakley General Plan EIR. Raney will work closely with City staff throughout the preparation of the Modified IS Checklist and determination of appropriate findings. The Modified IS Checklist will provide a discussion of the impacts related to implementation of the proposed project.

Consistent with Public Resources Code (PRC) 21083.3, a lead agency shall require the undertaking of any feasible mitigation measures specified in the prior environmental impact report relevant to a significant effect which the project will have on the environment. The lead agency shall make a finding, at a public hearing, as to whether those mitigation measures will be undertaken. To this end, the Modified IS Checklist for the proposed project will include General Plan EIR mitigation measures applicable to the project's significant environmental effects.

Raney will use technical reports prepared by the applicant team, existing information for the project site including, but not limited to, the City of Oakley General Plan and associated EIR, the City of Oakley Climate Action Plan 2025, as well as other environmental documents prepared for projects in the area, as applicable, and technical reports prepared by Raney and its sub-consultants. Raney intends to work closely with the City of Oakley throughout the development and processing of the Modified IS Checklist. Raney will remain objective and rely on the City as the lead agency to make the ultimate determination on the conclusions and mitigation measures. The expectation of Raney is that we will serve as environmental consultants to the City, and will make ourselves available to assist the City to facilitate the process.

If the proposed project is determined to potentially cause a peculiar impact to the environment unanticipated by the City of Oakley General Plan EIR, Raney would coordinate with the City to determine the approach for additional CEQA review.

Technical Reports Provided by the Applicant Team

Raney has received a Planning Survey Report from the City that was previously prepared for the project site by Dudek in July 2015, and anticipates that the applicant will prepare an updated version of the Planning Survey Report for use in the CEQA analysis. In addition, Raney assumes that the applicant team will provide a Phase I Environmental Site Assessment (ESA). If the applicant team does not provide an updated Planning Survey Report or Phase I ESA, Raney would propose to subcontract with the appropriate subconsultant for the preparation of each report, as needed.

Raney will internally review the applicant-provided technical reports to ensure all CEQA-related issues are adequately and accurately addressed. If the applicant-provided reports should require revisions, Raney will coordinate with the City to have the report revised accordingly.

Technical Reports to be Prepared by Raney and its Sub-Consultants

Raney proposes to sub-contract with Eileen Barrow & Associates (EBA) for the preparation of a Cultural Resources Study.

Raney anticipates that the existing northwestern structure may need to be demolished as part of reasonably foreseeable future development. Therefore, an air quality and greenhouse gas (GHG) emissions analysis must be conducted. The air quality and greenhouse gas (GHG) emissions analysis for the project will be prepared in-house by Raney's Air Quality Division led by Vice President/Air Quality Specialist, Rod Stinson, and Assistant Division Manager/Air Quality Specialist, Jesse Fahrney. All air quality and GHG studies are prepared consistent with the regulations and requirements of CEQA, Assembly Bill (AB) 32, Senate Bill (SB) 32, the Bay Area Air District (BAAD), and the City.

TECHNICAL SCOPE OF SERVICES

The following is a summary of key tasks and deliverables for the Hacienda Estates project Modified IS Checklist.

Task 1 Project Initiation

The objective of this task is to participate in a kick-off meeting with City staff to review existing documentation for the project and identify the key issues. Vice President/Air Quality Specialist, Rod Stinson, will serve as the Project Director and Assistant Division Manager/Air Quality Specialist, Jesse Fahrney, will serve as the Project Manager.

Raney will complete the following:

- Participate in a virtual kick-off meeting with City staff and applicant team, if requested;
- Review existing documentation for the project and identify key issues;
- Establish communication protocols; and
- Refine the scope, if necessary, with any revisions for the City to approve.

Task 2 Prepare Administrative Draft Modified IS Checklist

The objective of this task is to prepare an Administrative Draft version of the Modified IS Checklist for review by City staff. As previously discussed, the IS Checklist will be prepared in a modified Appendix G format and will address all the issues identified in the environmental checklist, with the caveat that environmental effects previously addressed as significant in the General Plan EIR will not require further analysis. Rather, for these impacts, Raney will summarize the General Plan EIR analysis and identify any General Plan EIR mitigation measures applicable to the proposed project.

The following summarizes how Raney proposes to analyze the anticipated key issue areas:

Air Quality and Greenhouse Gas Emissions

Raney will conduct an air quality and GHG emissions analysis for the proposed project following the BAAD guidelines. Raney will rely on the California Emissions Estimator Model (CalEEMod) software package, as well as information provided by the applicant through the City.

Air Quality
Raney will use the CalEEMod software program to conduct a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_X, PM_{10}, and $PM_{2.5}$) resulting from the proposed project and demolition of the existing northwestern structure. The significance of air quality impacts will be determined in comparison to BAAD recommended thresholds of significance. The project's cumulative contribution to regional air quality will be discussed.

GHG Emissions
The BAAD has adopted qualitative thresholds of significance for GHG emissions. Pursuant to the new BAAD thresholds of significance for GHG emissions, new land use development projects need to implement specific design elements (i.e., no natural gas, electric vehicle charging, reduce vehicle miles traveled [VMT] by 15 percent) or show consistency with a local GHG reduction strategy in order to do its "fair share" of implementing the goal of carbon neutrality by 2045. If the project can implement the specific design elements, it can reasonably be determined that the proposed project will not make a cumulatively considerable contribution to global climate change. In addition, the City of Oakley adopted a Climate Action Plan in June 2025.

Raney will work closely with the City and BAAD throughout preparation of the GHG analysis with respect to determining if the City of Oakley Climate Action Plan 2025 is a qualified local GHG reduction strategy, and identifying the appropriate methodology and thresholds of significance to be used for the GHG analysis. Raney's GHG analysis for the proposed project will follow the agreed upon methodology and thresholds. Mitigation measures would be identified, as appropriate, in coordination with the City and BAAD to identify feasible mitigations for GHG emissions.

Biological Resources
The biological resources section will include an analysis of potential effects to federally endangered plant communities and wildlife species from buildout of the proposed project. Raney anticipates receiving an updated Planning Survey Report from the applicant team for use in the CEQA analysis. Raney will internally review the updated Planning Survey Report to ensure all CEQA-related issues are adequately and accurately addressed. If the updated Planning Survey Report should require revisions, Raney will coordinate with the City to have the report revised accordingly. If the applicant team does not provide an updated Planning Survey Report, Raney would propose to subcontract with the appropriate subconsultant and amend the scope of work and budget accordingly.

Cultural Resources
Raney will rely on the Cultural Resources Study to be prepared by EBA. EBA will conduct archival research; perform a Sacred Land Files Search through the Native American Heritage Commission; conduct a field study of the project site; and complete a written technical report of their findings. See *Attachment A* for a full scope of work.

Hazards and Hazardous Materials

Raney assumes that the applicant will provide a Phase I ESA for use in the CEQA analysis. Raney will internally review the Phase I ESA to ensure all CEQA-related issues are adequately and accurately addressed. If the Phase I ESA requires revisions, Raney will coordinate with the City to have the report revised accordingly. If the applicant team does not provide a Phase I ESA, Raney would propose to subcontract with the appropriate subconsultant and amend the scope of work and budget accordingly.

Remaining Issue Areas

The remaining issue areas of the IS Checklist will be based upon information provided by the City and/or the project team, and pertinent City documents, including, but not limited to the City of Oakley General Plan and associated EIR, as well as any other pertinent information prepared for the project site and surrounding area.

Raney will complete the following deliverables:

- One electronic copy of the Administrative Draft Modified IS Checklist to the City for review.

Task 3 Prepare Screencheck Draft Modified IS Checklist

The objective of this task is to review the findings of the Administrative Draft Modified IS Checklist with the City. For purposes of this scope, it is assumed that the IS evaluation will confirm that the conditions in Section 15183 will be met, such that the project's environmental effects will not require further CEQA review. Raney will revise the Administrative Draft Modified IS Checklist based on the comments received from City staff and prepare a Screencheck Draft Modified IS Checklist in track changes format. The City will then review the Screencheck Draft Modified IS Checklist to provide any additional comments.

Raney will provide the following deliverables:

- Submit one electronic version of the Screencheck Draft Modified IS Checklist to the City that incorporates City comments.

Task 4 Prepare Final Modified IS Checklist and Notice of Exemption

The objective of this task is to revise the Screencheck Draft Modified IS Checklist based on the comments received from City staff and prepare a Final Modified IS Checklist. In addition, Raney will prepare the Notice of Exemption (NOE), should the project be approved.

Raney will provide the following deliverables:

- Revise the Screencheck Draft Modified IS Checklist, based on additional City comments;
- Submit one electronic version of the Final Modified IS Checklist to the City;
- Prepare the NOE; and
- Submit one electronic copy of the NOE, should the project be approved.

Task 5 Project Management

The objective of this task is to ensure extensive coordination with City staff throughout the processing of the environmental document. For the purposes of this scope of work, Raney has assumed attendance at up to one in-person public hearing. Attendance at additional public hearings or meetings could easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.

Raney will complete the following deliverables:

- Project Management by Vice President/Air Quality Specialist, Rod Stinson, serving as Project Director and Assistant Division Manager/Air Quality Specialist, Jesse Fahrney, serving as Project Manager;
- Project support from President, Tim Raney, AICP; Vice President, Nick Pappani; Division Manager/Air Quality Specialist, Angela DaRosa; as well as Associate/administrative staff;
- Regular phone and e-mail communication with City staff;
- Attendance at up to one in-person public hearing; and
- Additional meetings and hearings can easily be accommodated upon request and would be billed on a time-and-materials basis following Raney's standard billing rates.

SCHEDULE

The following tentative schedule is based on experience providing similar services. The schedule could be lengthened or shortened, depending on the needs of the City of Oakley. Factors that could lengthen or shorten the schedule include dates of receipt of project information, length of document reviews, changes in the project description, and unanticipated issues arising from City staff or the project team.

TENTATIVE SCHEDULE City of Oakley Hacienda Estates Project Modified IS Checklist		
Milestones & Deliverables	Timing	Anticipated Date
Notice to Proceed (NTP)	TBD	Week of January 5, 2026
Project Initiation (Kick-Off Meeting)	Week Following NTP	Week of January 12, 2026
Receipt of All Technical Reports	Five Weeks from NTP	February 9, 2026
Submit Administrative Draft Modified IS Checklist to the City for review	Five Weeks from Receipt of All Technical Reports	March 16, 2026
Receipt of City Comments on the Administrative Draft Modified IS Checklist	Two Weeks	March 30, 2026
Submit Screencheck Draft Modified IS Checklist to the City for review	Two Weeks	April 13, 2026
Receipt of City Comments on the Screencheck Draft Modified IS Checklist	1 ½ Weeks	April 22, 2026
Submit Final Modified IS Checklist to the City and Prepare NOE	One Week	April 29, 2026
Public Hearing	TBD	May 2026

COST ESTIMATE

The cost for completion of the Hacienda Estates project Modified IS Checklist is anticipated not to exceed **$28,042**. The tasks are summarized in the Technical Scope of Services of this proposal and costs by task are shown in the below spreadsheet. These costs are based on the estimates of time for each task, following Raney's standard billing rates. The cost for copying/printing, if needed, and other expenses would be billed at cost.

Hacienda Estates Project Modified IS Checklist								
COST ESTIMATE								
		Project Director	Project Manager	Air Quality Specialist	Air Quality Technician	Senior Associate	Associate	Cost Per Task
Task 1	Project Initiation	3	2					$ 995
Task 2	Prepare Administrative Draft Modified IS Checklist	7	9			6	44	$ 9,020
Task 2a	*Air Quality and GHG Technical Analysis*			6	10			$ 2,600
Task 3	Prepare Screencheck Modified IS Checklist	3	6			1	10	$ 3,045
Task 4	Prepare Final Modified IS Checklist and NOE	1	2			1	4	$ 1,105
Task 5	Project Management	8	16					$ 4,520
	Total Hours	22	35	6	10	8	58	
	Hourly Rate	$ 215	$ 175	$ 175	$ 155	$ 175	$ 135	
	Total Labor	$ 4,730	$ 6,125	$ 1,050	$ 1,550	$ 1,400	$ 7,830	$ 22,685
Subconsultant and Expenses								
	Copying/Printing/Travel/Postage/Etc.*						$ 350	
	Subconsultant: Eileen Barrow and Associates						$ 4,520	
	10% administrative fee						$ 487	
	Total Expenses							$ 5,357
	Total Budget							**$ 28,042**
*Estimates only. Will be billed on time-and-material basis.								

The following assumptions have been made in the calculations:

- Raney has assumed attendance at up to one in-person public hearing. Attendance at additional meetings and hearings could easily be accommodated and would be billed on a time-and-materials basis, as directed.

- Raney costs are based on the assumption that the existing data and information for the City and the proposed project area is accurate and current and will be available for the preparation of the proposed environmental documents.
- Raney will provide the City with the number of copies of the documents as indicated in the technical scope of services. The cost estimate for copying is an estimate only and will be billed to the applicant at actual cost.
- Raney assumes that once a Notice to Proceed is issued, the preparation of the environmental documents would be a continuous process without excessive delays. Raney would propose to renegotiate the contract with respect to schedule and cost should substantial delays occur in the processing of the proposed project.

Factors that would increase the scope of work and estimated costs outlined in the proposal include:

- Attendance at additional virtual or in-person meetings or hearings;
- Printing of reports;
- Analysis of additional issues beyond those discussed in this proposal or a more detailed level of analysis than described in this proposal;
- Additional reviews and revisions beyond those included in this scope of work;
- Changes in the project; and
- Collection of data required beyond that described in this proposal.

Raney would propose to renegotiate these items, if required, or charge on a time-and-materials basis.

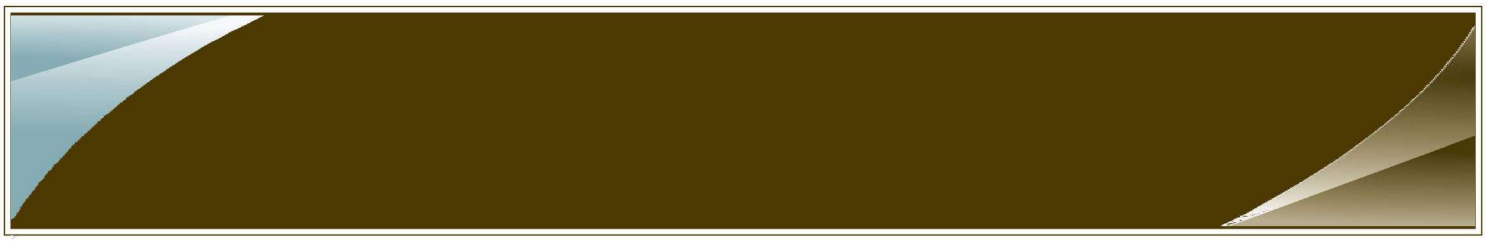
Thank you for the opportunity to submit our proposal for your consideration. Additional information regarding Raney's experience, including resumes and project history, is available upon request. If you have any questions regarding our scope of work or qualifications, please feel free to contact me. We look forward to the opportunity to work with you on the proposed project.

Thank you,



Rod Stinson, Vice President/Air Quality Specialist
Raney Planning & Management, Inc.
rods@raneymanagement.com

Attachment A: Eileen Barrow & Associates Scope of Work





Eileen Barrow
& Associates

December 11, 2025

Bryce Madden
Raney Planning & Management, Inc.
1501 Sports Drive, Suite A
Sacramento, CA 95834

RE: Proposal to conduct a Cultural Resources Study of the Property at 5321 Sellers Avenue, Oakley, Contra Costa County

Dear Mr. Madden,

I write to provide you with a proposal to complete a cultural resources study of the property at 5321 Sellers Avenue, Oakley, Contra Costa County. Our proposed scope of services is designed to meet the requirements of the California Environmental Quality Act and the City of Oakley and includes the following:

- We propose to conduct archival research at the Northwest Information Center of the California Historical Resources Information System and at local and online libraries to assess the potential for prehistoric and historic-era cultural resources within the study area and its surroundings.

- We propose to contact the Native American Heritage Commission and request a Sacred Lands File search of the study area.

- We propose to conduct a field study of the 5.4-acre project site. Field methods could include a surface survey with the use of a hoe or trowel to clear the ground surface of vegetation or duff, excavation of shovel probe(s), or excavation with a hand auger. Preliminary documentation of any newly discovered cultural resources on DPR 523 forms will be completed if found during our fieldwork.

- We propose to complete a written technical report of findings that summarizes the preceding tasks and offers recommendations for the treatment of cultural resources.

ADDRESS: 1007B West College Avenue #534
Santa Rosa, California 95401

EMAIL: ebarrow@ebarrowassociates.com

The not-to-exceed cost for the above-proposed scope is $4,520.00. All work will be billed on a time and materials basis.

The above cost assumes that our report will be submitted to the City of Oakley for review. Additional costs may be incurred if other agencies review our report and require changes. This proposal will remain in effect for 45 business days. We estimate that all work can be completed within 30 business days of receipt of written authorization to proceed in the form of a signed contract or agreement for services. We anticipate that you will arrange access to the project area.

Please contact us if you have questions about our scope of work.

Sincerely,



Eileen Barrow
President

ADDRESS: 1007B West College Avenue #534
Santa Rosa, California 95401

EMAIL: ebarrow@ebarrowassociates.com

Exhibit B

Insurance Requirements

Specific Insurance Requirements and Required Policy Limits

PROFESSIONAL SERVICES CONTRACTS:

Including, but not limited to architects, engineers, consultants, counselors, attorneys and accountants.

Consultant shall procure and maintain for the duration of its contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, employees or subcontractors.

Minimum scope of coverage
Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01) covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
2. **Automobile Liability:** Insurance Services Office Form number CA 0001 Code 1 (any auto), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than **$1,000,000** per accident for bodily injury and property damage.
3. **Workers' Compensation** insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.

(Not required if Consultant provides written verification it has no employees)

4. **Professional Liability** (Errors and Omissions) Insurance appropriate to the Consultant's profession, with limit no less than **$1,000,000** per occurrence or claim, **$2,000,000** aggregate. Architects and Engineers coverage shall be endorsed to include contractual liability.

If the Consultant maintains higher limits than the minimums shown above, the Entity requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Entity.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status
The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts or equipment furnished in connection with such work or operations. General liability coverage should be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Primary Coverage
For any claims related to this contract, the **Consultant's insurance coverage shall be primary** insurance as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Notice of Cancellation
Each insurance policy required above shall state that **coverage shall not be canceled, except with notice to the City.**

Waiver of Subrogation
Consultant hereby grants to City a waiver of any right to subrogation which Consultant or any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

Deductibles and Self-Insured Retentions
Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

Acceptability of Insurers
Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Claims Made Policies
If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided ***for at least five (5) years after completion of the contract of work.***
3. If coverage is canceled or non-renewed, and not ***replaced with another claims-made policy form with a Retroactive Date*** prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of ***five (5)*** years after completion of contract work.

Verification of Coverage
Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Subcontractors
Consultant shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances
City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Stephanie Chao

From: Greg Spurlock <Greg.Spurlock@ag.cccounty.us>
Sent: Friday, May 1, 2026 9:34 AM
To: Stephanie Chao
Cc: Ivan J. Godwyn
Subject: RE: Public Records Request
Attachments: Screenshot 2026-05-01 082750.png; Screenshot 2026-05-01 083025.png; Screenshot 2026-05-01 083122.png; Screenshot 2026-05-01 083234.png

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Stephanie,

We could not find records of 5321 Sellers Avenue in Oakley in our database. I've attached pictures of our calagpermits site map for the area, a parcel map, calagpermits contacts search with no items, and a calagpermits site search with no records. I checked out CalPEATs pesticide use enforcement database and also could not find inspections or investigations of the location. Using Bing Search we saw an "All Pest Control Oakley" business was listed at that address, but it does not appear there is any business at that location and that business is not registered in Contra Costa County.

If you have any questions, please let me know. I am happy to help.

Thanks,

Greg Spurlock
Deputy Agricultural Commissioner
Contra Costa County Department of Agriculture
925-608-6600

From: Greg Spurlock
Sent: Thursday, April 23, 2026 12:59 PM
To: 'schao@dudek.com' <schao@dudek.com>
Cc: Ivan J. Godwyn <Ivan.Godwyn@ag.cccounty.us>
Subject: FW: Public Records Request

Hello Stephanie,

We have received your request for records pertaining to agricultural use associated with 5321 Sellers Avenue in Oakley and hope to process it within the next 10 days.

Thanks,

Greg Spurlock
Deputy Agricultural Commissioner
Contra Costa County Department of Agriculture
925-608-6600

From: CCC AG Commissioner <AGCommissioner@ag.cccounty.us>
Sent: Thursday, April 23, 2026 7:34 AM
To: Greg Spurlock <Greg.Spurlock@ag.cccounty.us>
Subject: Fw: Public Records Request

Taimi Butler

Clerk
Contra Costa County

Agriculture/Weights & Measures

2380 Bisso Lane Suite A
Concord, CA 94520

(925) 608-6600

Fax (925) 608-6620

From: Stephanie Chao <schao@dudek.com>
Sent: Wednesday, April 22, 2026 5:48 PM
To: CCC AG Commissioner <AGCommissioner@ag.cccounty.us>
Subject: Public Records Request

Hi there, my name is Stephanie Chao and I am conducting a Phase I Environmental Site Assessment for a property located at 5321 Sellers Avenue, Oakley, CA 94561 on Assessor's Parcel Number 033-130-055. I'd like to request records pertaining to agricultural use (pesticide/herbicide/insecticide usage and/or storage) associated with the previously mentioned property. Attached is the Request for Public Records form. If there is any additional information I can help to provide to facilitate this request, please let me know.

Thanks!

Stephanie Chao
Environmental Engineer II
DUDEK

O: 760 479 4849 **C:** 442 325 2651
dudek.com

Stephanie Chao

From: John Hurlbut <John.Hurlbut@assr.cccounty.us>
Sent: Thursday, April 23, 2026 12:13 PM
To: Stephanie Chao
Subject: Request for Public Records for APN 033-130-055

Hello Ms. Chao,

In response to your Public Records Act request dated April 22, 2026, the Assessor's Office has no responsive public records.

"Building permits/records" that you are requesting are not required by law to be kept or prepared by the Assessor's Office. Public records of an assessor's office in California are limited to only those records required by law to be kept or prepared by the Assessor's Office. Please see Revenue and Taxation Code section 408(a).

Building permits/records may be available from the City of Oakley.

Thank you,

John Hurlbut
Principal Appraiser
Contra Costa County Assessor's Office
2530 Arnold Drive, Suite 400, Martinez, CA 94553-4395
Phone: (925) 313-7516 | Fax: (925) 313-7660

E-mail: john.hurlbut@assr.cccounty.us
Web: www.contracosta.ca.gov/assessor
GIS website: gis.cccounty.us

The information contained in or accompanying this e-mail is intended only for the use of the stated recipient and may contain information that is confidential and/or privileged. If the reader is not the intended recipient or the agent thereof, you are hereby notified that any dissemination, distribution or copying of this e-mail is strictly prohibited and may constitute a breach of confidence and/or privilege. If you have received this e-mail in error, please notify the sender immediately. Any views or opinions presented are solely those of the author and do not necessarily represent those of Contra Costa County, California.

Stephanie Chao

From: Lawrence Huang <Lawrence.Huang@dcd.cccounty.us>
Sent: Thursday, April 23, 2026 9:43 AM
To: Stephanie Chao
Subject: RE: Public Records Request
Attachments: ContraCostaCounty_Building_RequestForm.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Ms. Chao

DCD have no responsive records to your request as this property is in the City of Oakley. Please see the link below to the City of Oakley.

Request Records | Oakley, CA

Best Regards

Lawrence Huang
Public Records Coordinator
Contra Costa County
Dept. of Conservation and Development
Administration Division
925-655-2786
30 Muir Road Martinez, CA 94553
EMail: Lawrence.Huang@dcd.cccounty.us

From: Stephanie Chao <schao@dudek.com>
Sent: Wednesday, April 22, 2026 6:08 PM
To: Todd Fitzsimmons <Todd.Fitzsimmons@dcd.cccounty.us>
Subject: Public Records Request

Hi there, my name is Stephanie Chao and I am conducting a Phase I Environmental Site Assessment for a property located at 5321 Sellers Avenue, Oakley, CA 94561 on Assessor's Parcel Number 033-130-055. I'd like to request records on building permits/records as it pertains to the previously mentioned property. Attached is the Request for Public Records form. If there is any additional information I can help to provide to facilitate this request, please let me know.

Thanks!

Stephanie Chao
Environmental Engineer II
DUDEK

O: 760 479 4849 **C:** 442 325 2651
dudek.com

Stephanie Chao

From: ccchazmat <ccchazmat@cchealth.org>
Sent: Wednesday, April 29, 2026 1:52 PM
To: Stephanie Chao
Cc: Renee Malsom
Subject: Hazardous Materials

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

We were forwarded a request for records from our Info Health division that you are looking for records for 5321 Sellers Avenue, Oakley.

We have no records for this property. Our records go back to 1986, anything prior to this would be the jurisdiction of the local fire department.

FYI: CalEPA has a 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/

For any future requests for Hazardous Materials or UST records, please use the request form for our division, which can also be found on our website,
Hazardous Materials Programs | Contra Costa Health (cchealth.org) 638398875897100000 (cchealth.org)

Let me know if you have any questions.

Best Regards,

Erika Amaya

Hazardous Materials Programs

Phone: 925-655-3200



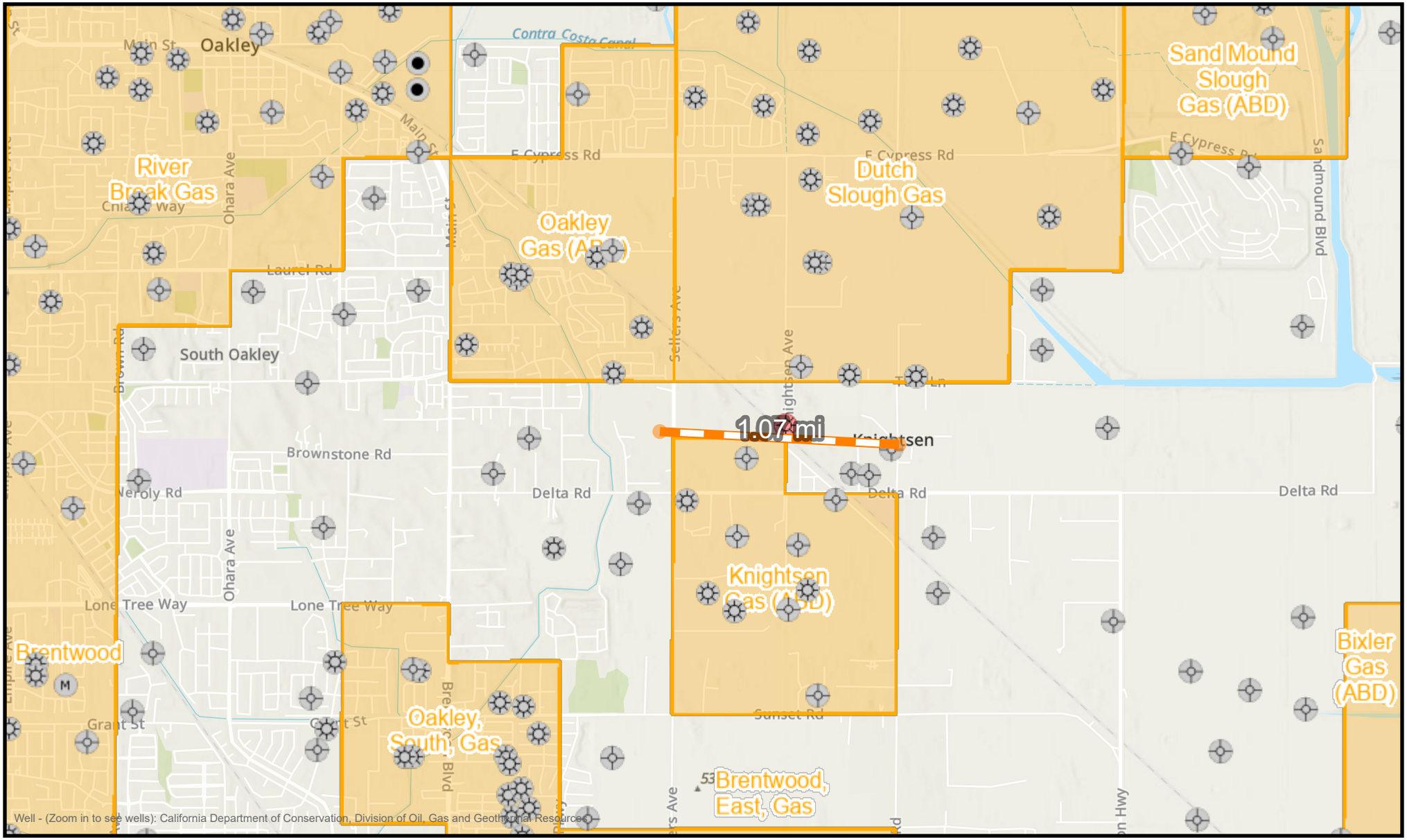
Stephanie Chao

From: Stephanie Chao
Sent: Friday, May 8, 2026 3:16 PM
To: ironhousesd@isd.us.com
Subject: Public Records Request
Attachments: Ironhouse Sanitary District Request Form.pdf

Hi there, my name is Stephanie Chao. I am conducting a Phase I Environmental Site Assessment for a property located at 5321 Sellers Avenue, Oakley, CA 94561 on Assessor's Parcel Number 033-130-055. I'd like to request records pertaining to septic systems, on-site wastewater treatment systems, and individual sewage systems associated with the previously mentioned property. If there's any additional information I could help to provide to facilitate this request, please let me know. Thanks!

Stephanie Chao
Environmental Engineer II
DUDEK

O: 760 479 4849 **C:** 442 325 2651
dudek.com



0 1 2 mi
0 1 2 km

Powered by WellSTAR
5/4/2026

Well Status & Type

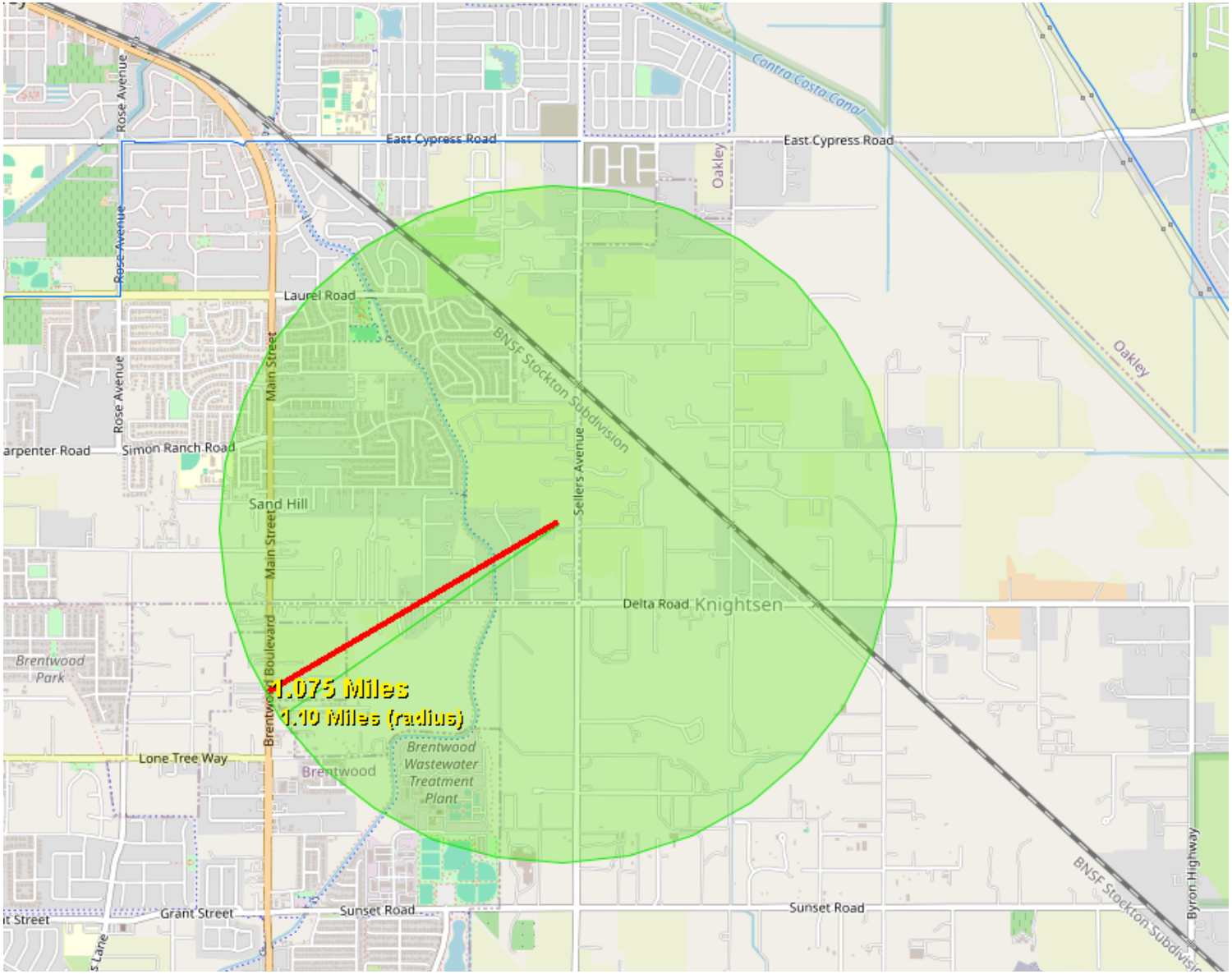
Active	Oil & Gas	Observation
Idle	Gas	Multi-purpose
New	Dry Hole	Water Source
Plugged	Injection	Unknown
Canceled	Cyclic Steam	Core Hole
Unknown	Gas Storage	

Geologic Energy Management Division
715 P Street, MS 1803
Sacramento, CA 95814
Phone: (916) 445-9686
Email: calgem_webmaster@conservation.ca.gov
www.conservation.ca.gov/calgem

California Natural Resources Agency
Department of Conservation

Pipeline and Hazardous Materials Safety Administration

NATIONAL PIPELINE MAPPING SYSTEM



Legend

- Accidents (Liquid)
- Incidents (Gas)
- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines

500 m
1000 ft

Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.

Questions regarding this map or its contents can be directed to npms@dot.gov.

Projection: Web Mercator

Datum: WGS84

Map produced by the Public Viewer application at www.npms.phmsa.dot.gov

Basemap image © OpenStreetMap contributors

Date Printed: May 04, 2026

811

Appendix F
Site Reconnaissance Photographs



Photograph 1. Entrance to subject property off Sellers Avenue.



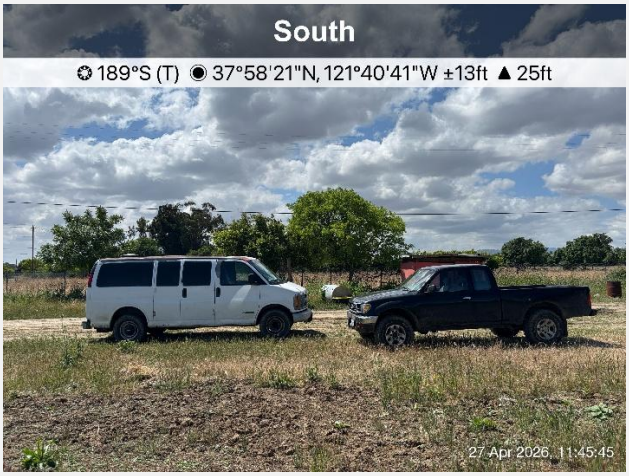
Photograph 2. Tilled dirt area on subject property. Pieces of cut irrigation piping scattered about.



Photograph 3. Unused irrigation piping and hose in northwest region of the subject property.



Photograph 4. Well pump housing along the southern fenceline of the subject property.



Photograph 5. Parked vehicles in front of the well pump structure.



Photograph 6. Debris and large metal tank to the west of the well pump housing on the subject property.



Photograph 7. Muddy road with parked vehicles on the subject property. Photo taken facing west toward Sellers Avenue.



Photograph 8. Pieces of plywood in the access road facing west toward Sellers Avenue.



Photograph 9. Wooden pole supporting electrical lines, tied to a nearby tree on the subject property for support.



Photograph 10. Field and tree stand on the northern-adjoining property.



Photograph 11. Adjoining property to the southwest of the subject property.



Photograph 12. Adjoining property to the northwest of the subject property.



Photograph 13. Adjoining property to the east of the subject property.



Photograph 14. Sheep pasture on the southern-adjoining property.



Photograph 15. Portable toilet on northwest corner of the subject property.



Photograph 16. Solid debris in southwest corner of the subject property.



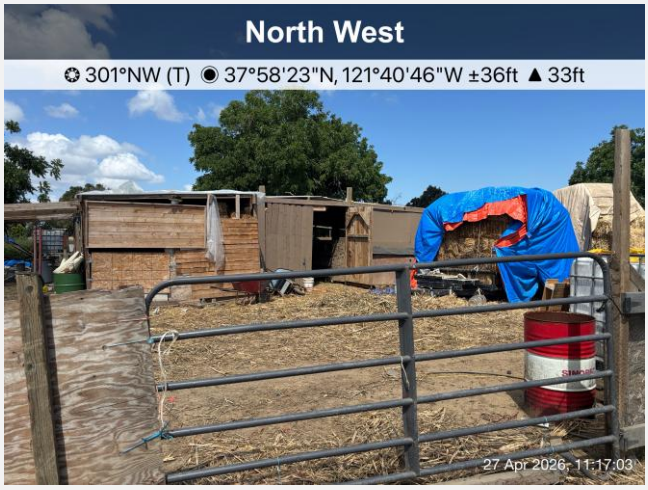
Photograph 17. Discarded trailer with waste items along southern border of the subject property.



Photograph 18. Metal drum containing ash and torn trash bags with scattered debris along southern border of the subject property.



Photograph 19. Metal drums and debris scattered in dirt courtyard in the northwest corner of the subject property.



Photograph 20. Empty metal drum and storage tote shown within the fence of the animal shed and courtyard in northwestern corner of the subject property.



Photograph 21. Portable generator attached to the front of a parked trailer on the subject property.



Photograph 22. Two motor oil containers and trash on the southern boundary of the subject property.



Photograph 23. Empty recycled water tote on the subject property.



Photograph 24. Diesel-powered tractor located on the subject property.



Photograph 25. Drums on southern-adjacent property.



Photograph 26. Large metal drum of unknown contents and tote next to the well pump housing structure on the subject property.

Appendix G
Historical Aerial Photographs

5321 Sellers Avenue Subdivision Project

5321 SELLERS AVE

OAKLEY, CA 94561

Inquiry Number: 8321160.8

April 22, 2026

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

04/22/26

Site Name:

5321 Sellers Avenue Subdivisi(
5321 SELLERS AVE
OAKLEY, CA 94561
EDR Inquiry # 8321160.8

Client Name:

DUDEK
605 Third Street
Encinitas, CA 92024
Contact: Stephanie Chao

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2024	1"=500'	Flight Year: 2024	USDA/NAIP
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Flight Date: August 21, 1998	USDA
1993	1"=500'	Flight Year: 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 29, 1984	USDA
1982	1"=500'	Flight Date: July 05, 1982	USDA
1979	1"=500'	Flight Date: August 16, 1979	USDA
1966	1"=500'	Flight Date: May 14, 1966	USDA
1963	1"=500'	Flight Date: July 15, 1963	EDR Proprietary Aerial Viewpoint
1958	1"=500'	Flight Date: August 09, 1958	USDA
1939	1"=500'	Flight Date: June 28, 1939	USDA

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INQUIRY #: 8321160.8

YEAR: 2024

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 2020

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 2009

= 500'

N

EDR

640



INQUIRY #: 8321160.8

YEAR: 2006

= 500'

N

EDR

641



INQUIRY #: 8321160.8

YEAR: 1998

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 1993

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 1984

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 1982

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 1979

= 500'

N

EDR



INQUIRY #: 8321160.8

YEAR: 1966

= 500'

N

EDR



INQUIRY #: 8321160.8

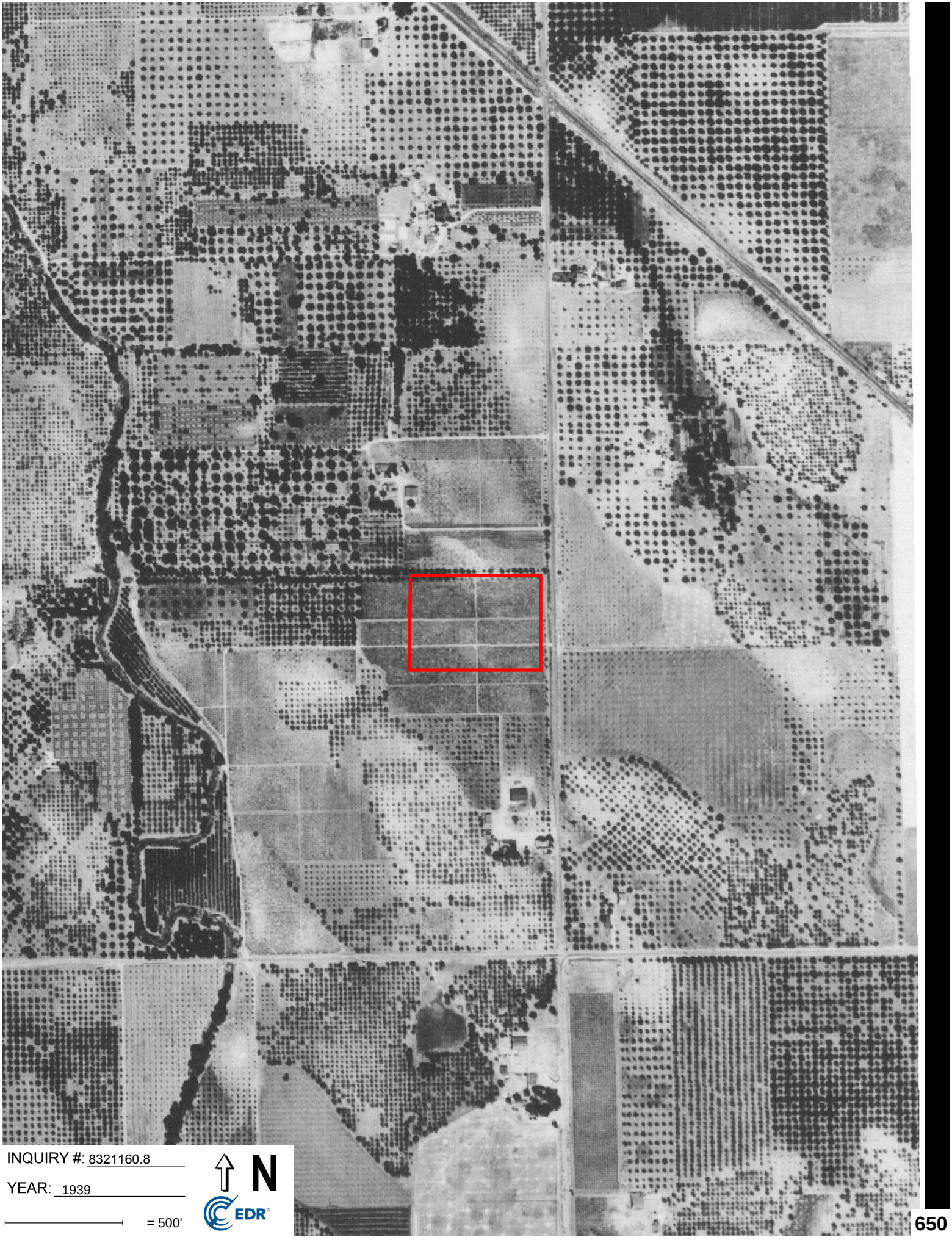
YEAR: 1963

= 500'

N

EDR


INQUIRY #: 8321160.8
YEAR: 1958
= 500'
N
EDR



INQUIRY #: 8321160.8

YEAR: 1939

= 500'

N

EDR

650

Appendix H
Certified Sanborn Map Report

5321 Sellers Avenue Subdivision Project

5321 SELLERS AVE

OAKLEY, CA 94561

Inquiry Number: 8321160.3

April 22, 2026

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

04/22/26

Site Name:

5321 Sellers Avenue Subdivisic
5321 SELLERS AVE
OAKLEY, CA 94561
EDR Inquiry # 8321160.3

Client Name:

DUDEK
605 Third Street
Encinitas, CA 92024
Contact: Stephanie Chao

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by DUDEK were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 4A45-46DF-AD4B

PO # 16064

Project 5321 Sellers Avenue

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 4A45-46DF-AD4B

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix I
City Directory Report

LIGHTBOX

LightBox City Directory Report

5321 Sellers Avenue Subdivision Project

5321 SELLERS AVE

OAKLEY, CA 94561

Inquiry Number: 8321160.5

April 22, 2026

LightBox Parent, L.P.
6 Armstrong Road, 4th floor
Shelton, CT 06484
800.352.0050
www.lightboxre.com

TABLE OF CONTENTS

LIGHTBOX LIVE

Open LightBox Live to access data, tools, and advanced analytics in one online platform.
https://lightbox.live/environmental/analysis/de74f4fc-af82-426d-a1e4-59b742a5f742

SECTION

Executive Summary ---------- page 1

Findings ---------- page 3

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

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EXECUTIVE SUMMARY

DESCRIPTION

The LightBox City Directory Report is designed to assist environmental professionals in evaluating potential liabilities on select properties resulting from past activities. The report includes a search of available business directory data at approximately five-year intervals.

SOURCES

Through agreements with major city directory publishers, including Cole Information, InfoUSA, and Bresser, as well as our own collections (Haines & Stewart), the LightBox City Directory Report offers comprehensive national coverage.

LightBox is authorized to reproduce and redistribute all works featured in this report. The purchaser of this LightBox City Directory Report may include it in their final report(s).

This report includes a search of the following sources:

Year	Source
2024	Cole Information
2022	Cole Information, Data Axle
2017	Cole Information, Data Axle
2014	Cole Information, Data Axle
2010	Cole Information
2005	Cole Information
2000	Cole Information
1995	Cole Information
1992	Cole Information

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

Sellers Ave

5321 SELLERS AVE

2022	SIGNATURE ELECTRIC	Data Axle
2017	SIGNATURE ELECTRIC	Data Axle
2014	SIGNATURE ELECTRIC	Cole Information
2010	SIGNATURE ELECTRIC	Cole Information
	GERALDINE F LUCIDO	Cole Information
2005	GERALDINE F LUCIDO	Cole Information

FINDINGS

This section includes records sorted by street then year.

STREETS

Sellers Ave
Crismore Dr
Delta Rd

SELLERS AVE

2024 Cole Information

5111	Douglas Gilbert Ellison Cnstr
	PAUL E ELLISON
5304	JAMES A MCGEE
5310	RONALD G STACY
5370	LAURIE A MURRAY
5381	PATRICK M FURLONG JR
5413	ISMAEL REYES
5430	BRENT R CROSS

SELLERS AVE

2022 Cole Information

5111	DOUGLAS GILBERT ELLISON CNSTR
	Paul Ellison
5304	Cassidy J Reimann
5310	Ronald G Stacy
5370	Laurie A Murray
5413	Ismael Reyes
5430	Brent R Cross

SELLERS AVE

2022 Data Axle

5321	SIGNATURE ELECTRIC
5381	FURLONG ELECTRIC & INTEGRATION

SELLERS AVE

2017 Cole Information

5111	DOUGLAS GILBERT ELLISON CNSTR
	JOHN B ELLISON
5304	RONALD G STACY
5310	NICK G CARASIS
5413	SAM S RAZO
5430	WOLFGANG LINDENBAUER

SELLERS AVE

2017 Data Axle

5321	SIGNATURE ELECTRIC
5381	FURLONG ELECTRIC & INTEGRATION

SELLERS AVE

2014 Cole Information

5111	JOHN B ELLISON
5304	JAMES A MCGEE
5310	NICK G CARASIS
5321	SIGNATURE ELECTRIC
5370	LAURIE MURRAY
5413	SAM S RAZO
5430	KENNETH R CROSS

SELLERS AVE

2014 Data Axle

5381	FURLONG ELECTRIC & INTEGRATION

FINDINGS

SELLERS AVE

2010 Cole Information

5111	PAUL E ELLISON
5141	PAULA K SNYDER
5304	JAMES A MCGEE
5310	NICK G CARASIS
5321	SIGNATURE ELECTRIC
	GERALDINE F LUCIDO
5370	TERRY L MURRAY
5381	FURLONG ELECTRIC & INTEGRATION
5413	DECORATIVE PLANT SALES
	GEORGE W LINDENBAUER
5430	KENNETH R CROSS

SELLERS AVE

2005 Cole Information

5111	PAUL E ELLISON
5141	RAY DEARDORFF
5239	OCCUPANT UNKNOWN
5310	RON G STACY
5321	GERALDINE F LUCIDO
5370	TERRY J MURRAY
5381	FURLONG ELECTRIC CO
5413	DECORATIVE PLANT SALES
	DIETE POLZE
5430	KENNETH CROSS
	BRENT CROSS
5437	LEONARD A SHANNON

SELLERS AVE

2000 Cole Information

5111	JOHN G ELLISON
5141	OCCUPANT UNKNOWN
5239	OCCUPANT UNKNOWN
5310	NICK G CARASIS

SELLERS AVE

2000 (cont.) Cole Information

5370	DIANE M BROSHEARS
5381	PATRICK M FURLONG
5413	DECORATIVE PLANT SALES
	OCCUPANT UNKNOWN
5430	E M BECKETT

SELLERS AVE

1995 Cole Information

5111	ELLISON, JOHN G
5370	MURRAY, LAURIE
5381	FURLONG, PATRICK
5413	DECORATIVE PLANT SALES

SELLERS AVE

1992 Cole Information

5381	FURLONG, PATRICK

FINDINGS

CRISMORE DR

2024 Cole Information

3190	JOSE R MEDINA
3300	AMY OCHOA
3341	ROGER L WARREN

CRISMORE DR

2022 Cole Information

3190	Jose Medina
3300	Amy Ochoa
3341	Roger L Warren

CRISMORE DR

2017 Cole Information

3190	ROBERT E LEEPER
3300	MARIA ANGELES
3341	ROGER L WARREN

CRISMORE DR

2014 Cole Information

3190	ROBERT E LEEPER
3300	MARIA ANGELES
3341	ROGER L WARREN

CRISMORE DR

2010 Cole Information

3190	ROBERT E LEEPER
3300	RESHMIKA DAYAL

CRISMORE DR

2005 Cole Information

3190	HECTOR L ESPINOSA
3300	SCIENCE RESEARCH LABORATORY
	DARIUS J MAHALLATI

CRISMORE DR

2000 Cole Information

3190	DANIEL S BAXLEY
3300	KAREN A ZIMMERMAN
3341	CHARLES J WARREN

CRISMORE DR

1995 Cole Information

3190	BAXLEY, DANIEL S
3341	WARREN, CHARLES J

FINDINGS

DELTA RD

2000 Cole Information

1084	ROGER WARREN

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING A TENTATIVE MAP, AND FINDING THAT THE MODIFIED INITIAL STUDY/ 15183 CHECKLIST IDENTIFIES THAT THE OAKLEY GENERAL PLAN POLICIES AND/OR ACTIONS THAT APPLY TO THE PROJECT, AND HAVE BEEN DETERMINED IN THE GENERAL PLAN EIR TO SUSTANTIALLY MITIGATE ENVIRONMENTAL EFFECTS FOR THE PROJECT TITLED HACIENDA ESTATES (TM 2025-002) APN 033-130-055

WHEREAS, on August 18, 2025**,** Mark A. De La O ("Applicant") filed a Tentative Map application (TM 2025-002) requesting to subdivide the 5.4-acre property into five (5) separate parcels that will remain undeveloped ("Project"). The parcels would all be similar in size at about 0.95 acres. Lot sizes are as follows: Lot one:41,489 square feet, Lot two: 41,491 square feet, Lot 3 41,485 square feet, Lot 4 41,486 square feet, and lot 5 41,484 square feet. (APN 033-130-055); and

WHEREAS, on October 23, 2025**,** the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project is designated as Rural Residential ("RR") in the Oakley General Plan, and zoned R-40 (Single-Family Residential) District; and

WHEREAS, in December 2002, the City of Oakley Adopted its General Plan and certified an associated Environmental Impact Report (EIR) for the General Plan; and

WHEREAS, in January 2022, the City of Oakley adopted the Focused General Plan Update and the Focused General Plan Update Initial Study/Negative Declaration (IS/ND). The Focused General Plan Update IS/ND analyzed implementation of the Focused General Plan Update; and

WHEREAS, The City of Oakley, as lead agency pursuant to CEQA, has prepared a Modified Initial Study/15183 Checklist to demonstrate that the proposed project has been adequately analyzed in the previous environmental review under CEQA and that further evaluation is not required; and

WHEREAS, on or before September 23, 2026, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at the Project site, at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, and outside the library at Freedom High School located at 1050 Neroly Road, was posted to the City's website, and was mailed out to all owners of property within a 500-foot radius of the project's boundaries, to parties requesting such notice, and to outside agencies; and

WHEREAS, on September 1, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed Project for recommendation to the City Council,

received the staff report and staff presentation, received comments from the public and interested parties, and deliberated on the Project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted this resolution to recommend approval to the City Council to approve a Tentative Map and find that the Modified Initial Study/15183 Checklist identifies that the Oakley General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects; and

WHEREAS, on October 13, 2026, the City Council held a duly noticed public hearing to consider the proposed Project for approval, received the staff report and staff presentation, received comments from the public and interested parties, and deliberated on the Project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve a Tentative Map and find that the Modified Initial Study/15183 Checklist identifies that the Oakley General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects; and

WHEREAS, these Findings are based on the City's General Plan and the City's Zoning Ordinance, and the information submitted to the City Council at its October 13, 2026 meeting, both written and oral, as reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the City Council makes the following additional findings in support of the approvals:

A. The subdivision is consistent with the General plan, as required by Section 66473.5 of the Subdivision Map Act.

B. The Project's Modified Initial Study/15183 Checklist identifies that the Oakley General Plan policies and/or actions that apply to the development of the project and have been determined in the General Plan EIR to substantially mitigate environmental effects.

C. In regard to the application requesting approval of Tentative Map (TM 2025-002) to subdivide approximately 5.4 acres into five (5) separate parcels that will remain undeveloped, the City Council finds that:

    1. The Project's Modified Initial Study/15183 Checklist was prepared in accordance with CEQA Guidelines; and

2. The proposed Tentative Map ("TM"), is consistent with the Zoning Ordinance, and applicable portions of the RR (Rural Residential) General Plan Land Use Designation, in that the TM's gross density (apx. 0.93 du/ac) falls within the gross density range of the RR General Plan Land Use Designation of 0.2-1.0 du/ac., and the TM is tied to the R-40 District. Currently development is not proposed but future development would require Design Review and compliance with the R-40 District Development Standards, such as required yard setbacks and minimum lot sizes; and

3. The site is physically suitable for the project in that it is accessible, not physically constrained, and it is also able to accommodate the proposed density of development in a manner consistent with the underlying land use designation; and

4. The site is physically suitable for the proposed density and number of dwelling units in that the proposed TM falls within the allowable density while creating lots compliant with the project's R-40 District; and

5. The subdivision is not likely to cause serious public health problems in that the proposed subdivision consists of 5 single family residential lots. Construction and grading of the project are subject to building or grading permits, and violations of any such permits are subject to appropriate enforcement; and

6. The application does not propose development or the construction of improvements within public right-of-way. Future development will require improvements consistent with major subdivisions and the City's Design Standards; and

7. The design of the subdivision and the type of future proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. The TM does not conflict with easements acquired by the public for access and utilities.

D. The project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council recommends the City Council approves of the Applicant's request for Tentative Map (TM 2025-002), subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application received by the Planning Division dated **October 2, 2025**, as well as additional information acquired since that time and made part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE CONSTRUCTION OF THE BUILDING'S ON EITHER PARCEL UNLESS OTHERWISE NOTED:

PLANNING DIVISION CONDITIONS OF APPROVAL

General:

1. The proposed project plans are recommended for City Council approval, as shown on the revised plans, date stamped by the Planning Division on October 2, 2025, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. These approvals shall be effectuated within a period of three (3) years from the effective date of the related Tentative Map approval by recording a final map and if not effectuated shall expire on that same date three years later. Prior to the expiration date, the applicant may apply for a Tentative Map Extension pursuant to the provisions of the Zoning Code and Subdivision Map Act.

3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on .

4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be

stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary. If the remains are determined to be that of Native American origin, procedures will be guided by California PRC 5097 through California's Native American Heritage Commission.

7. The applicant shall comply with all mitigation measures contained within the HCP Planning Survey Report for the Project, per the review and approval of the Community Development Director.

8. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

9. The applicant shall post a copy of the City of Oakley General Plan Land Use Diagram, in a conspicuous place, within the model homes or sales office.

Fences and Walls:

10. Any proposed sound walls to be constructed shall be constructed entirely outside of the public right of way and on the adjacent private property. All costs associated with maintenance of those sound walls will be the responsibility of the property owner on which that portion of the wall is located. Sound wall design shall be subject to Design Review approval prior to installation.

11. Within the subdivision good neighbor fences shall be constructed of wood that is resistant to rotting and warping, and erected with galvanized metal posts surrounded and completely hidden by wood fascia that matches the main fencing. Posts and fascia shall be capped by either a decorative upper fence rail or post cap. Good neighbor fences facing a street shall be constructed of a durable material such as, but not limited to, masonry, vinyl, enhanced wood, composite or other durable material, or stained or painted on both sides to prevent water damage, subject to the review and approval of the Community Development Director. Fencing design shall be subject to Design Review approval prior to installation.

12. Any CMU walls, such as landscape retaining walls, shall use colored (i.e., non-grey) split-face CMU for all publicly and privately visible portions of the wall.

13. Anti-graffiti techniques shall be used on any masonry walls or fences.

PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF AN ENCROACHMENT AND/OR GRADING PERMIT:

14. GENERAL. All public improvements shall be made according to the latest adopted City Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense. All conditions of approval shall be satisfied by the owner(s)/developer(s). All costs associated with compliance with the conditions shall be at the owner(s)/developer(s) expense.

15. ENCROACHMENT PERMIT. All work in the public right-of-way, including any blockage or partial closure of sidewalks will require an Encroachment Permit. Special provisions such as limitations on work hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.

16. GRADING PERMIT. All earthwork must comply with the City's Grading Ordinance. A Grading Permit must be issued by the public works department prior to site disturbance.

17. PUBLIC WORKS INSPECTIONS. The developer or their representative shall notify the Engineering Inspector at least forty-eight (48) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all improvements in approved plans. Failure to do so will result in rejection of work that was completed without inspection.

18. PRECONSTRUCTION MEETING. Prior to issuance of any permit or the commencement of any site work, the general contractor shall:

    a) Along with the project applicant, attend a pre-construction meeting with the City Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters.
    b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

19. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to

park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer.

20. EROSION CONTROL. Interim and final erosion control plans shall be prepared and submitted to the Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the State SMARTS system for projects disturbing more than one acre and obtain a WDID number. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, City standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall comply with applicable measures contained in the City of Oakley's NPDES Permit.

21. DUST CONTROL. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites to ensure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept daily during the workweek to the satisfaction of the City. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

22. FIRE CONTROL. The project developer shall keep the site free of fire hazards from the start of construction until final inspection. The plan must adhere to the satisfaction of the Contra Costa Fire District.

23. SILT AND MUD IN PUBLIC RIGHT-OF-WAY. It is the responsibility of contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up daily. Mud, silt, concrete, and other construction debris SHALL NOT be washed into the City's storm drains. Construction entrances must be in place per the Erosion Control Plan.

24. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Public Works Department to develop a traffic control plan per the current California MUTCD. This plan will include, but not be limited to, the following measures:

    a) Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, and special events. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b) Flag persons shall be placed at locations necessary to control one-way traffic flow, if required. All flag persons shall have the capability of communicating with each other to coordinate the operation.
    c) Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation and lane closures on main arterial and collector streets, and will be permitted only between the hours of 8:30AM to 2:30PM on M, T, TH & F. 8:30AM to 12:00PM on W.
    d) The traffic control plan shall be reviewed for compliance with the project's Haul Route, approved by the City of Oakley.
    e) A full road closure will require a detour plan and a road closure permit issued by the Public Works Department.

25. CONSTRUCTION MANAGEMENT PLAN. The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed outhouse locations. The public street shall not be used for any construction-related activities, including parking for workers and storage of vehicles.

26. RESTORATION OF PUBLIC IMPROVEMENTS. The developer shall repair or replace all existing improvements not designated for removal that are damaged or removed because of developer's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Public Works & Engineering Inspector and shall comply with all Title 24 Disabled Access provisions. Developer shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

27. SIDEWALK REPAIR. The developer shall repair and replace to existing City standards any sidewalk damaged now or during construction of this project. Sidewalk repair shall match existing color, texture, and design, and shall be constructed per City Standard Details. The limits of sidewalk repair will be determined by the Public Works Inspector during the construction phase of the project.

28. CURB AND GUTTER. The developer shall repair and replace to existing City standards any curb and gutter damaged now or during construction of this project. New curb and gutter shall be constructed per City Standard Details. The limits of curb and gutter repair will be determined by the Public Works Inspector during the construction phase of the project.

29. CONSTRUCTION NOISE. Between the hours of 7:30 a.m. to 5:30 p.m., weekdays and 9:00 a.m. to 5:30 p.m. weekends and holidays, construction, alteration, or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA. Pickup and delivery of materials and equipment is restricted to the hours listed above unless prior written approval is obtained by the Public Works Department.

30. GOOD HOUSEKEEPING. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The developer's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the developer's expense.

31. SITE SUPERVISION. The General Contractor shall provide qualified supervision on the job site at all times during construction.

32. TREE REMOVAL. Copies of all necessary tree removal permits shall be provided prior to issuance of a grading permit.

33. EASEMENTS. Owner/Applicant/Developer shall provide copy of recorded Grant of Easements and/or land acquisitions and duly executed rights of entry for all permanent and temporary construction of improvements required for the project and shall fully comply with their requirements.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE GRADING PLAN:

34. EXISTING WELLS. All abandoned or inactive wells on the subject site shall be destroyed in accordance with the required abandonment wells standards by the

agencies responsible for the wells. Provide documentation that any gas wells located onsite have been abandoned per regulations.

35. GEOLOGY AND SOIL MITIGATION MEASURES. A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. All recommendations of the investigation shall be incorporated into project plans. One copy of the geologic report shall be submitted with the grading permit and public improvement application. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations. The applicant's soils engineer's approval shall then be conveyed to the City either by letter or by signing the plans.

36. GRADING.

a) Grade any slopes with a vertical height of four (4) feet or more at a slope of 3H to 1V. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.
b) Retaining wall or other suitable option acceptable by the City Engineer is required where the grade differential between property or adjacent lots are greater than 6". Retaining walls are required to be identified on the grading plans and shall have a note stating a separate building permit is required for retaining wall greater than four (4) feet in height, measured from the bottom of footing to top of wall.
c) At least one week prior to commencement of grading, the applicant shall post at the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with their name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall always be kept current and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.
d) Submit a Haul Route Plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated

number and frequency of trips, and the proposed schedule of hauling. Based on this plan, the City Engineer shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible for repairing to their pre-construction condition any roads along the utilized routes.

e) Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent Letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.

f) The burying of any construction debris is prohibited on construction sites.

37. NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. Comply with all rules, regulations and procedures of the NPDES for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley – Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org

    Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate, wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage.

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City Standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.
- Prepare an Operations and Maintenance Manual for the project's storm water control measures.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLAN:

38. ROADWAY IMPROVEMENTS. The following improvements shall be installed by the developer as shown on the Tentative Map. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed, and approved by the City, to the satisfaction of the City Engineer.

a) Frontage Improvements. The applicant shall design and construct the frontage Improvements of Sellers Avenue consistent with the City of Oakley Standard Plans and General Plan to accommodate a two-lane arterial roadway at build out. Pavement restoration for the full width of existing pavement of Sellers Avenue is required for utility trenches supporting the development of this subdivision to the satisfaction of the City Engineer.

39. DRAINAGE IMPROVEMENTS.

a) Collect and convey all stormwater entering and /or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse.
b) Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system and stormwater basins to the City Engineer for review and approval. The report shall include an analysis of the downstream storm drain facilities to confirm adequate capacity exists to convey post construction flows. The report must include a narrative that describes the project's proposed overland release for storm water runoff. In the event of a failure of the project's storm drain system, the overland release path shall convey storm water runoff to a public street right-of-way or drainage channel. In the event of an overland release condition, ponding water depth shall not exceed 12". All structure finished floor elevations shall be designed to be a minimum of 12 inches above the 100-year storm elevation or at the overland release elevation.
c) Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.
d) Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.
e) Dedicate a public drainage easement over the drainage system that conveys storm water run-off from public streets.
f) On-site parking area and driveways shall not surface drain across public sidewalk or driveway aprons.
g) Applicant may request to enter a reimbursement agreement with the City of Oakley for partial reimbursement for construction of drainage facilities that benefit adjacent properties that are not in a formed Contra Costa County Drainage Areas.

40. SIGHT DISTANCE EXHIBIT. For the project driveways' ingress and egress, provide an exhibit that will analyze the sight distance required for the appropriate speed limit identified with this project as required by the City Engineer.

41. DESIGN CHANGES. The Applicant's registered Engineer shall notify the City Engineer, in writing, at least 72 hours in advance of all differences between the proposed work and the design indicated on the plans. Any proposed changes shall

be subject to the approval of the City before altered work is started. A plan revision must be submitted for approval by the City Engineer.

42. JOINT TRENCH PLANS. The applicant shall submit Joint Trench Composite Plans to the City for review prior to approval of improvement plans or recordation of the final map. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures as a part of the improvement Plan submittals for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. The joint trench plans shall include street and/or site lighting and associated photometrics. A letter shall be provided by PG&E stating that public streetlight billing will be per Rule LS2A, and that private lights shall be metered with billing to the owner. Pole numbers, assigned by PG&E, shall be clearly delineated on the plans.

43. UTILITIES & UNDERGROUNDING.

    a) Underground all new and existing utility distribution facilities per City of Oakley code section Title 6 Chapter 8 Underground Utility Districts.
    b) All utility boxes shall be installed underground, and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.
    c) Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.
    d) A written approval from Diablo Water District and Iron House Sanitary District must be provided that all underground utility improvements have passed all testing requirements prior to commencement of paving a street.

44. STREETLIGHTS. Install streetlights along all public streets as required by the City Engineer. The City Engineer shall determine the final number and location of the lights, and the lights shall be on an LS2-A rate service. Streetlights shall be spun aluminum “cobra head” style as required by the City of Oakley Standard Plans.

45. LANDSCAPE IMPROVEMENTS.

    a) Prepare landscape plans for landscape improvements within the public right of way. Landscape plans shall be prepared by a licensed landscape architect.
    b) Install public right-of-way landscaping along the project’s frontages as required by the City Engineer and Community Development Director.
    c) Maintain all landscaping within the public right-of-way until such time that the adjacent roadway improvements have been accepted for maintenance.
    d) Prior to the issuance of certificate of occupancy, an inspection will be performed to verify the health and location of the street trees. Trees in poor health or

those without adequate clearance from utilities will require replacement or relocation.

e) Landscaping at street corners must adhere to sight distance requirements.

46. FENCING. Any proposed fencing and walls shall be located on private property and maintained by the property owner(s) and/or HOA. The design and placement of walls, fences, and sign features near intersections and driveways shall allow stopping site distance per Caltrans standards and comply with the City's corner sight distance requirements.

47. GATE: Any proposed private gates are to be set be minimum 20' from all public and private streets, roads, alleys.

48. SOUNDWALL. Soundwalls shall be installed within private property and not within public right of way.

49. MAINTENANCE EXHIBIT. Submit a maintenance exhibit showing the responsible maintenance entity of proposed subdivision improvements. Exhibit must clearly show which areas are to be maintained by the City of Oakley and areas to be maintained by the property owner(s) and/or HOA.

THE FOLLOWING PUBLIC WORKS AND ENGINEERING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE FINAL MAP:

50. BONDS. The applicant shall supply suitable securities for all improvements that are a part of the development in a form acceptable to the City in the amount of 100% (performance), 50% (labor and material) prior to issuance of any permit.

51. FINAL MAP. Submit a Final Map prepared by a Licensed Land Surveyor. The final map shall be recorded, and the Subdivision Agreement must be executed before any building permits for production homes are issued. Insurance shall be provided per the terms of the Subdivision Agreement.

52. DEDICATIONS. The following shall be dedicated on the final map. The dedication shall be recorded before any permits are issued.

    a) Sellers Avenue: Dedicate the required right-of-way along the project frontage as required. The roadway dedication shall be consistent with the City of Oakley's General Plan for a two-lane arterial.
    b) Public Utility Easement (PUE): 5' PUE as required.
    c) Ingress-egress, storm drainage easements, as required.

Any necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, utility and drainage improvements shall be furnished to the City.

53. PRIVATE EASEMENTS. Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded simultaneously with the final map.

54. UTILITY SETBACKS. Building foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The City Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.

55. DRAINAGE FEES. Applicant shall comply with the drainage fee requirements for the designated Drainage Area as adopted by the County Board of Supervisors for Contra Costa County Flood Control District. The applicant shall pay the fee in effect at the time of final map approval. Applicant to contact Contra Costa County Flood Control District for the exact fees amount. Fees are to be collected prior to filing of the Final Map.

    a) Based on the meeting between applicant and Contra Costa Flood Control and Water Conservation District regarding fees due for Drainage Area 52D, applicant may request to enter into a reimbursement agreement with the City of Oakley for partial reimbursement for the construction of drainage facilities that benefit adjacent properties that are not within a formed Contra Costa County Drainage Areas.

56. ANNEXATIONS

    a) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on fire protection services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.
    b) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on police services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.
    c) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on maintenance and operation services associated with public landscaping, parks, streetlighting, and stormwater facilities. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to final map approval.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT(S):

57. PAD CERTIFICATION. A letter from a licensed land surveyor stating that the building pad was constructed in accordance with the approved plans shall be provided prior to the issuance of the building permit.

58. SOILS ENGINEER CONSTRUCTION OBSERVATION. During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the City before any building permit is granted.

59. AS-BUILT PLANS. After completion of the construction of all work, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be reviewed and approved by the Engineering Inspector. A Mylar and AutoCAD disk of the approved "as-built" plans shall be provided to the City before acceptance of improvements.

60. IMPACT FEES. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

    a) Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03, update Resolution No 91-21);
    b) Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);
    c) Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03, updated Resolution No. 48-17);
    d) Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03, updated Resolution No. 48-17);
    e) Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);
    f) Fire Facilities Impact Fee (adopted by Resolution No. 24-21);
    g) General Plan Fee (adopted by Resolution No. 53-03);
    h) East Contra Costa County Habitat Conservation Plan Fee (adopted by Ordinance 6-23).

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

ADVISORY NOTES

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.

B. The project will require a grading permit pursuant to the Oakley Municipal Code.

C. The applicant shall comply with the requirements of Ironhouse Sanitary District.

D. The applicant shall comply with the requirements of the Diablo Water District.

E. The applicant shall comply with the requirements of the Contra Costa Water District.

F. The applicant shall comply with the requirements of the Contra Costa County Fire Protection District.

G. The applicant shall comply with the requirements of Contra Costa Environmental Health if subject to applicable permits.

H. The applicant shall comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.

I. This project may be subject to the requirements of the Department of Fish and Wildlife. It is the applicant's responsibility to notify the Department of Fish and Wildlife, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.

J. The applicant shall be responsible for paying applicable CEQA filing fees for the County Clerk for the Notice of Determination as well as the State Department of Fish and Wildlife's Filing Fee.

K. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.

BE IT RESOLVED by the City Council of the City of Oakley that the City Council approves a resolution approving a Tentative Map for the project titled "Hacienda Estates (TM 2025-002)", and finds that the Modified Initial Study/15183 Checklist identifies that the Oakley General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects, is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

Hugh Henderson, Mayor

ATTEST:

Kim Snodgrass, City Clerk

Date

STAFF REPORT

OAKLEY
CALIFORNIA

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Jeri Tejeda, Administrative Services Director

Approved and Forwarded to the City Council

SUBJECT: Adopt a Resolution Approving the Amended Salary Schedule for Fiscal Year 2026/27 and Adding one new Classification.

Background and Analysis

As the City continues to grow and as large construction projects continue moving forward, staff has taken the time to analyze how to manage the growing costs for inspectors assigned to these projects.

It has been the practice of the City to utilize contractors for inspection services, especially those that are more complicated and larger in scale. This has been a useful resource in the past providing additional services, only when they are needed. Over the last 4 years construction has been very consistent, and large projects have been very costly as it relates to inspection services.

As we look ahead, we have several large construction projects in our future that will span at least 5 years.

Staff is requesting to add a new classification of Senior Public Works Inspector. This will provide us with an employee that has the knowledge and skills to manage the larger constructions projects as well as a second inspector in Public Works to allow for coverage when it is needed.

Should this be approved, the City will reduce the contract for our third party inspectors to $50,000 per year so that we have a contract in place should an emergency arise, but the contract will not be utilized for our everyday inspections.

Total compensation (including benefits) for a Senior Public Works Inspector will range from approximately $159,000 to $186,000 annually. Total contract amounts paid over the last four years range from $248,000 to $600,000

Staff has calculated the anticipated savings to be an average of $200,000 per year when compared to the top step of compensation and benefits. Some years are

much higher at $340,000 and other years are flat but on average we would anticipate a significant savings in our contract services.

For fiscal year 2026/2027 we would expect our savings to be approximately $150,000 assuming the contract continues through January 2027 and we are able to have a Senior PW Inspector onboarded by January 1, 2027. This would provide for a one month overlap period to ensure our new employee is able to pick up where the contractor left off. We do not anticipate the need for additional funding to add this classification.

Separately, on January 1, 2027 California minimum wage will increase from $16.90 per hour to $17.40 per hour. The current salary schedule has a part time/seasonal Recreation Aide that falls below the new minimum wage.

The proposed salary schedule increases this position from $17.24 per hour to $17.40 per hour to comply with the new law.

Consistency with the Oakley Strategic Plan 27+

This item is consistent with our Oakley Strategic Plan 27+ sustainable organization goals as keeping our policies current are imperative to transparency and trust within the organization.

Fiscal Impact

There is no additional funding requested at this time. Staff has reviewed the 10-year plan and believe these additions fit within the guidelines of the plan. Future budget years will account for this position at the full year costs. The following is recommended for the budget in FY 2026/27:

1. Transfer $80,000 from Engineering Contract Services to Engineering Salaries and benefits.

There is no fiscal impact associated with the update of minimum wage effective January 1, 2027. As of the effective date, we will not have any staff assigned to this classification. We do anticipate hiring for the summer of 2027, but do not anticipate this increase to impact the budget.

Staff Recommendation

Adopt a Resolution approving the amended salary schedule for Fiscal Year 2026/27 and adding one new classification.

Attachments

1. Resolution
2. Amended Salary Schedule FY 2026/27
3. Senior Public Works Inspector-Job Description

RESOLUTION NO. XX-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING A RESOLUTION APPROVING THE AMENDED SALARY SCHEDULE FOR FISCAL YEAR 2026/2027 AND ADDING ONE NEW CLASSIFICATIONS.

WHEREAS, the City Council adopted a Compensation Policy on June 25, 2001 establishing the City of Oakley's policy regarding employee compensation in conformance to City Ordinance 17-00; and

WHEREAS, the Compensation Policy was amended on June 24, 2008 and on June 13, 2017; and

WHEREAS, on June 14, 2022 Council approved a new compensation and benefit package moving from merit increase to a step system for compensation; and

WHEREAS, on June 14, 2022 Council approved a memorandum of understanding (MOU) between the City of Oakley and the Oakley Police Officer Association; and

WHEREAS, the MOU included a 3% Cost of Living increase in Fiscal Year 2026/27; and

WHEREAS, on February 28, 2023 Council approved a resolution for Compensation and Benefits for General Staff and a resolution for Compensation and Benefits for Police Management Staff; and

WHEREAS, both resolutions of compensation and benefits included a 2% Cost of Living increase in Fiscal Year 2026/27; and

WHEREAS, a new full-time classification for Senior Public Works Inspector has been added to the salary schedule; and

WHEREAS, classifications falling below minimum wage have been increased to meet California minimum wage; and

WHEREAS, to remain compliant with CalPERS regulations to have the governing body approve any amendments to the salary schedule;

BE IT RESOLVED by the City Council of the City of Oakley that the Amended Salary Schedule for FY 2026/27 is hereby approved effective January 1, 2027 and attached hereto as Exhibit A. The salary schedule also includes the addition of a full-time Senior Public Works Inspector with the recommended budget adjustment.

1. Transfer $80,000 from Public Works Contracts to Public Works Salary and Benefits.

PASSED AND ADOPTED by the City Council of the City of Oakley this 13th day of October 2026 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Hugh Henderson, Mayor

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
Amended January 1, 2027

*Effective July 3, 2026 at noon for staff on 9/80 schedule
**Effective July 1, 2026 per Contract

Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Accountant	UNREP	Salary	Step 1	$ 46.9790	$ 3,758.32	$ 8,143.02	$ 97,716.24
			Step 2	$ 49.3279	$ 3,946.23	$ 8,550.17	$ 102,602.06
			Step 3	$ 51.7943	$ 4,143.54	$ 8,977.68	$ 107,732.17
			Step 4	$ 54.3840	$ 4,350.72	$ 9,426.56	$ 113,118.77
			Step 5	$ 57.1033	$ 4,568.26	$ 9,897.89	$ 118,774.71
Accounting Technician	UNREP	Hourly	Step 1	$ 35.3532	$ 2,828.26	$ 6,127.90	$ 73,534.76
			Step 2	$ 37.1076	$ 2,968.61	$ 6,431.99	$ 77,183.86
			Step 3	$ 38.9640	$ 3,117.12	$ 6,753.76	$ 81,045.12
			Step 4	$ 40.9224	$ 3,273.79	$ 7,093.21	$ 85,118.54
			Step 5	$ 42.9726	$ 3,437.81	$ 7,448.59	$ 89,383.06
Administrative Assistant	UNREP	Hourly	Step 1	$ 31.5078	$ 2,520.62	$ 5,461.34	$ 65,536.12
			Step 2	$ 33.0786	$ 2,646.29	$ 5,733.63	$ 68,803.54
			Step 3	$ 34.7310	$ 2,778.48	$ 6,020.04	$ 72,240.48
			Step 4	$ 36.4752	$ 2,918.02	$ 6,322.38	$ 75,868.52
			Step 5	$ 38.2908	$ 3,063.26	$ 6,637.06	$ 79,644.76
Administrative Services Director	UNREP	Salary	Step 1	$ 94.4639	$ 7,557.11	$ 16,373.73	$ 196,484.74
			Step 2	$ 99.1870	$ 7,934.96	$ 17,192.41	$ 206,308.94
			Step 3	$ 104.1464	$ 8,331.71	$ 18,052.03	$ 216,624.39
			Step 4	$ 109.3538	$ 8,748.30	$ 18,954.64	$ 227,455.71
			Step 5	$ 114.8214	$ 9,185.71	$ 19,902.37	$ 238,828.48
Administrative Supervisor	UNREP	Salary	Step 1	$ 39.7109	$ 3,176.87	$ 6,883.21	$ 82,598.56
			Step 2	$ 41.6964	$ 3,335.71	$ 7,227.38	$ 86,728.54
			Step 3	$ 43.7813	$ 3,502.50	$ 7,588.75	$ 91,065.01
			Step 4	$ 45.9703	$ 3,677.62	$ 7,968.18	$ 95,618.21
			Step 5	$ 48.2689	$ 3,861.51	$ 8,366.60	$ 100,399.14

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
Amended January 1, 2027

*Effective July 3, 2026 at noon for staff on 9/80 schedule
**Effective July 1, 2026 per Contract

Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Administrative Technician	UNREP	Hourly	Step 1	$ 33.5070	$ 2,680.56	$ 5,807.88	$ 69,694.56
			Step 2	$ 35.1900	$ 2,815.20	$ 6,099.60	$ 73,195.20
			Step 3	$ 36.9444	$ 2,955.55	$ 6,403.69	$ 76,844.30
			Step 4	$ 38.7906	$ 3,103.25	$ 6,723.71	$ 80,684.50
			Step 5	$ 40.7286	$ 3,258.29	$ 7,059.63	$ 84,715.54
Assistant City Manager	UNREP	Salary	Step 1	$ 101.1710	$ 8,093.68	$ 17,536.32	$ 210,435.80
			Step 2	$ 106.2295	$ 8,498.36	$ 18,413.12	$ 220,957.49
			Step 3	$ 111.5410	$ 8,923.28	$ 19,333.77	$ 232,005.28
			Step 4	$ 117.1181	$ 9,369.45	$ 20,300.47	$ 243,605.66
			Step 5	$ 122.9740	$ 9,837.92	$ 21,315.50	$ 255,785.96
Assistant Engineer	UNREP	Hourly	Step 1	$ 50.1738	$ 4,013.90	$ 8,696.78	$ 104,361.40
			Step 2	$ 52.6728	$ 4,213.82	$ 9,129.94	$ 109,559.32
			Step 3	$ 55.3044	$ 4,424.35	$ 9,586.09	$ 115,033.10
			Step 4	$ 58.0890	$ 4,647.12	$ 10,068.76	$ 120,825.12
			Step 5	$ 60.9858	$ 4,878.86	$ 10,570.86	$ 126,850.36
Assistant Recreation Coordinator	UNREP	Hourly	Step 1	$ 32.4054	$ 2,592.43	$ 5,616.93	$ 67,403.18
			Step 2	$ 34.0272	$ 2,722.18	$ 5,898.06	$ 70,776.68
			Step 3	$ 35.7306	$ 2,858.45	$ 6,193.31	$ 74,319.70
			Step 4	$ 37.5156	$ 3,001.25	$ 6,502.71	$ 78,032.50
			Step 5	$ 39.3924	$ 3,151.39	$ 6,828.01	$ 81,936.14
Associate Planner	UNREP	Salary	Step 1	$ 51.2314	$ 4,098.51	$ 8,880.11	$ 106,561.27
			Step 2	$ 53.7929	$ 4,303.43	$ 9,324.11	$ 111,889.28
			Step 3	$ 56.4825	$ 4,518.60	$ 9,790.31	$ 117,483.71
			Step 4	$ 59.3068	$ 4,744.54	$ 10,279.83	$ 123,357.94
			Step 5	$ 62.2720	$ 4,981.76	$ 10,793.82	$ 129,525.80

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
Amended January 1, 2027

*Effective July 3, 2026 at noon for staff on 9/80 schedule
**Effective July 1, 2026 per Contract

Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Building Inspector I	UNREP	Hourly	Step 1	$ 41.1162	$ 3,289.30	$ 7,126.82	$ 85,521.80
			Step 2	$ 43.1664	$ 3,453.31	$ 7,482.17	$ 89,786.06
			Step 3	$ 45.3186	$ 3,625.49	$ 7,855.23	$ 94,262.74
			Step 4	$ 47.6034	$ 3,808.27	$ 8,251.25	$ 99,015.02
			Step 5	$ 49.9698	$ 3,997.58	$ 8,661.42	$ 103,937.08
Building Inspector II w/Combo Cert	UNREP	Hourly	Step 1	$ 45.2166	$ 3,617.33	$ 7,837.55	$ 94,050.58
			Step 2	$ 47.4810	$ 3,798.48	$ 8,230.04	$ 98,760.48
			Step 3	$ 49.8576	$ 3,988.61	$ 8,641.99	$ 103,703.86
			Step 4	$ 52.3566	$ 4,188.53	$ 9,075.15	$ 108,901.78
			Step 5	$ 54.9780	$ 4,398.24	$ 9,529.52	$ 114,354.24
Chief Building Official	UNREP	Salary	Step 1	$ 76.7166	$ 6,137.33	$ 13,297.55	$ 159,570.61
			Step 2	$ 80.5525	$ 6,444.20	$ 13,962.43	$ 167,549.14
			Step 3	$ 84.5801	$ 6,766.41	$ 14,660.55	$ 175,926.56
			Step 4	$ 88.8091	$ 7,104.73	$ 15,393.57	$ 184,722.86
			Step 5	$ 93.2496	$ 7,459.97	$ 16,163.26	$ 193,959.11
City Clerk	UNREP	Salary	Step 1	$ 69.4110	$ 5,552.88	$ 12,031.24	$ 144,374.85
			Step 2	$ 72.8815	$ 5,830.52	$ 12,632.79	$ 151,593.44
			Step 3	$ 76.5256	$ 6,122.05	$ 13,264.43	$ 159,173.21
			Step 4	$ 80.3519	$ 6,428.15	$ 13,927.66	$ 167,131.90
			Step 5	$ 84.3695	$ 6,749.56	$ 14,624.04	$ 175,488.47
City Manager**	Contract	Salary	Step 1	$ 160.3828	$ 12,830.62	$ 27,799.67	$ 333,596.00

City of Oakley
Master Salary Schedule
All Positions
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Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Code Enforcement Technician	UNREP	Hourly	Step 1	$ 34.2618	$ 2,740.94	$ 5,938.70	$ 71,264.44
			Step 2	$ 35.9754	$ 2,878.03	$ 6,235.73	$ 74,828.78
			Step 3	$ 37.7706	$ 3,021.65	$ 6,546.91	$ 78,562.90
			Step 4	$ 39.6576	$ 3,172.61	$ 6,873.99	$ 82,487.86
			Step 5	$ 41.6364	$ 3,330.91	$ 7,216.97	$ 86,603.66
Code Enforcement Officer	UNREP	Hourly	Step 1	$ 41.1060	$ 3,288.48	$ 7,125.04	$ 85,500.48
			Step 2	$ 43.1664	$ 3,453.31	$ 7,482.17	$ 89,786.06
			Step 3	$ 45.3186	$ 3,625.49	$ 7,855.23	$ 94,262.74
			Step 4	$ 47.6034	$ 3,808.27	$ 8,251.25	$ 99,015.02
			Step 5	$ 49.9698	$ 3,997.58	$ 8,661.42	$ 103,937.08
Community Development Director	UNREP	Salary	Step 1	$ 93.9569	$ 7,516.55	$ 16,285.85	$ 195,430.19
			Step 2	$ 98.6546	$ 7,892.37	$ 17,100.14	$ 205,201.67
			Step 3	$ 103.5874	$ 8,286.99	$ 17,955.14	$ 215,461.68
			Step 4	$ 108.7668	$ 8,701.34	$ 18,852.90	$ 226,234.82
			Step 5	$ 114.2051	$ 9,136.41	$ 19,795.56	$ 237,546.67
Community Service Officer	UNREP	Hourly	Step 1	$ 33.5000	$ 2,680.00	$ 5,806.67	$ 69,680.00
			Step 2	$ 35.1900	$ 2,815.20	$ 6,099.60	$ 73,195.20
			Step 3	$ 36.9400	$ 2,955.20	$ 6,402.93	$ 76,835.20
			Step 4	$ 38.7900	$ 3,103.20	$ 6,723.60	$ 80,683.20
			Step 5	$ 40.7300	$ 3,258.40	$ 7,059.87	$ 84,718.40
Custodian	UNREP	Hourly	Step 1	$ 28.8252	$ 2,306.02	$ 4,996.38	$ 59,956.52
			Step 2	$ 30.2736	$ 2,421.89	$ 5,247.43	$ 62,969.14
			Step 3	$ 31.7832	$ 2,542.66	$ 5,509.10	$ 66,109.16
			Step 4	$ 33.3744	$ 2,669.95	$ 5,784.89	$ 69,418.70
			Step 5	$ 35.0370	$ 2,802.96	$ 6,073.08	$ 72,876.96

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
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Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Deputy City Clerk	UNREP	Hourly	Step 1	$ 41.2590	$ 3,300.72	$ 7,151.56	$ 85,818.72
			Step 2	$ 43.3194	$ 3,465.55	$ 7,508.69	$ 90,104.30
			Step 3	$ 45.4818	$ 3,638.54	$ 7,883.50	$ 94,602.04
			Step 4	$ 47.7666	$ 3,821.33	$ 8,279.55	$ 99,354.58
			Step 5	$ 50.1534	$ 4,012.27	$ 8,693.25	$ 104,319.02
Economic Development Analyst	UNREP	Salary	Step 1	$ 54.4049	$ 4,352.39	$ 9,430.19	$ 113,162.23
			Step 2	$ 57.1251	$ 4,570.01	$ 9,901.70	$ 118,820.34
			Step 3	$ 59.9814	$ 4,798.51	$ 10,396.78	$ 124,761.35
			Step 4	$ 62.9805	$ 5,038.44	$ 10,916.62	$ 130,999.39
			Step 5	$ 66.1295	$ 5,290.36	$ 11,462.45	$ 137,549.41
Engineering Manager	UNREP	Salary	Step 1	$ 77.7578	$ 6,220.62	$ 13,478.02	$ 161,736.20
			Step 2	$ 81.6456	$ 6,531.65	$ 14,151.92	$ 169,823.00
			Step 3	$ 85.7280	$ 6,858.24	$ 14,859.51	$ 178,314.16
			Step 4	$ 90.0144	$ 7,201.15	$ 15,602.49	$ 187,229.86
			Step 5	$ 94.5151	$ 7,561.21	$ 16,382.61	$ 196,591.35
Finance Manager	UNREP	Salary	Step 1	$ 70.4753	$ 5,638.02	$ 12,215.70	$ 146,588.40
			Step 2	$ 73.9990	$ 5,919.92	$ 12,826.49	$ 153,917.86
			Step 3	$ 77.6989	$ 6,215.91	$ 13,467.81	$ 161,613.74
			Step 4	$ 81.5839	$ 6,526.71	$ 14,141.20	$ 169,694.40
			Step 5	$ 85.6631	$ 6,853.05	$ 14,848.27	$ 178,179.20
Fleet Service Assistant	UNREP	Hourly	Step 1	$ 33.5000	$ 2,680.00	$ 5,806.67	$ 69,680.00
			Step 2	$ 35.1900	$ 2,815.20	$ 6,099.60	$ 73,195.20
			Step 3	$ 36.9400	$ 2,955.20	$ 6,402.93	$ 76,835.20
			Step 4	$ 38.7900	$ 3,103.20	$ 6,723.60	$ 80,683.20
			Step 5	$ 40.7300	$ 3,258.40	$ 7,059.87	$ 84,718.40

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
Amended January 1, 2027

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Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Human Resources Manager	UNREP	Salary	Step 1	$ 70.4753	$ 5,638.02	$ 12,215.70	$ 146,588.40
			Step 2	$ 73.9990	$ 5,919.92	$ 12,826.49	$ 153,917.86
			Step 3	$ 77.6989	$ 6,215.91	$ 13,467.81	$ 161,613.74
			Step 4	$ 81.5839	$ 6,526.71	$ 14,141.20	$ 169,694.40
			Step 5	$ 85.6631	$ 6,853.05	$ 14,848.27	$ 178,179.20
Information Technology Manager	UNREP	Salary	Step 1	$ 64.6936	$ 5,175.49	$ 11,213.57	$ 134,562.80
			Step 2	$ 67.9283	$ 5,434.26	$ 11,774.24	$ 141,290.86
			Step 3	$ 71.3248	$ 5,705.98	$ 12,362.96	$ 148,355.50
			Step 4	$ 74.8910	$ 5,991.28	$ 12,981.10	$ 155,773.23
			Step 5	$ 78.6355	$ 6,290.84	$ 13,630.16	$ 163,561.87
Office Assistant	UNREP	Hourly	Step 1	$ 23.5314	$ 1,882.51	$ 4,078.77	$ 48,945.26
			Step 2	$ 24.7248	$ 1,977.98	$ 4,285.62	$ 51,427.48
			Step 3	$ 25.9488	$ 2,075.90	$ 4,497.78	$ 53,973.40
			Step 4	$ 27.2442	$ 2,179.54	$ 4,722.34	$ 56,668.04
			Step 5	$ 28.6110	$ 2,288.88	$ 4,959.24	$ 59,510.88
Payroll Specialist	UNREP	Hourly	Step 1	$ 41.2590	$ 3,300.72	$ 7,151.56	$ 85,818.72
			Step 2	$ 43.3194	$ 3,465.55	$ 7,508.69	$ 90,104.30
			Step 3	$ 45.4818	$ 3,638.54	$ 7,883.50	$ 94,602.04
			Step 4	$ 47.7666	$ 3,821.33	$ 8,279.55	$ 99,354.58
			Step 5	$ 50.1534	$ 4,012.27	$ 8,693.25	$ 104,319.02
Park Ranger	UNREP	Hourly	Step 1	$ 41.1060	$ 3,288.48	$ 7,125.04	$ 85,500.48
			Step 2	$ 43.1664	$ 3,453.31	$ 7,482.17	$ 89,786.06
			Step 3	$ 45.3186	$ 3,625.49	$ 7,855.23	$ 94,262.74
			Step 4	$ 47.6034	$ 3,808.27	$ 8,251.25	$ 99,015.02
			Step 5	$ 49.9698	$ 3,997.58	$ 8,661.42	$ 103,937.08

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
Amended January 1, 2027

*Effective July 3, 2026 at noon for staff on 9/80 schedule
**Effective July 1, 2026 per Contract

Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Permit Technician	UNREP	Hourly	Step 1	$ 32.9358	$ 2,634.86	$ 5,708.86	$ 68,506.36
			Step 2	$ 34.5780	$ 2,766.24	$ 5,993.52	$ 71,922.24
			Step 3	$ 36.3120	$ 2,904.96	$ 6,294.08	$ 75,528.96
			Step 4	$ 38.1276	$ 3,050.21	$ 6,608.79	$ 79,305.46
			Step 5	$ 40.0452	$ 3,203.62	$ 6,941.18	$ 83,294.12
Police Chief	Contract	Salary	Step 1	$ 121.9940	$ 9,759.52	$ 21,145.63	$ 253,747.56
Police Lieutenant	UNREP	Salary	Step 1	$ 79.5409	$ 6,363.27	$ 13,787.08	$ 165,444.95
			Step 2	$ 83.5179	$ 6,681.43	$ 14,476.43	$ 173,717.13
			Step 3	$ 87.6938	$ 7,015.50	$ 15,200.25	$ 182,403.05
			Step 4	$ 92.0784	$ 7,366.27	$ 15,960.26	$ 191,523.07
			Step 5	$ 96.6824	$ 7,734.59	$ 16,758.27	$ 201,099.29
			Step 6	$ 101.5165	$ 8,121.32	$ 17,596.19	$ 211,154.30
Police Officer	OPOA	Hourly	Step 00	$ 52.7051	$ 4,216.41	$ 9,135.56	$ 109,626.66
			Step 1	$ 55.3316	$ 4,426.53	$ 9,590.82	$ 115,089.78
			Step 2	$ 58.1023	$ 4,648.18	$ 10,071.06	$ 120,852.68
			Step 3	$ 61.0172	$ 4,881.38	$ 10,576.32	$ 126,915.88
			Step 4	$ 64.0557	$ 5,124.46	$ 11,103.00	$ 133,235.96
			Step 5	$ 67.2590	$ 5,380.72	$ 11,658.23	$ 139,898.72
			Step 6	$ 70.6271	$ 5,650.17	$ 12,242.04	$ 146,904.42

City of Oakley
Master Salary Schedule
All Positions
Effective July 05, 2026*
Amended January 1, 2027

*Effective July 3, 2026 at noon for staff on 9/80 schedule
**Effective July 1, 2026 per Contract

Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Police Records Assistant	UNREP	Hourly	Step 1	$ 29.8962	$ 2,391.70	$ 5,182.02	$ 62,184.20
			Step 2	$ 31.3956	$ 2,511.65	$ 5,441.91	$ 65,302.90
			Step 3	$ 32.9664	$ 2,637.31	$ 5,714.17	$ 68,570.06
			Step 4	$ 34.6188	$ 2,769.50	$ 6,000.58	$ 72,007.00
			Step 5	$ 36.3528	$ 2,908.22	$ 6,301.14	$ 75,613.72
Police Records Supervisor	UNREP	Salary	Step 1	$ 43.5425	$ 3,483.40	$ 7,547.36	$ 90,568.36
			Step 2	$ 45.7196	$ 3,657.57	$ 7,924.74	$ 95,096.84
			Step 3	$ 48.0056	$ 3,840.45	$ 8,320.97	$ 99,851.69
			Step 4	$ 50.4059	$ 4,032.47	$ 8,737.02	$ 104,844.23
			Step 5	$ 52.9263	$ 4,234.10	$ 9,173.88	$ 110,086.60
Police Sergeant	OPOA	Hourly	Step 1	$ 66.2599	$ 5,300.79	$ 11,485.05	$ 137,820.54
			Step 2	$ 69.5765	$ 5,566.12	$ 12,059.93	$ 144,719.12
			Step 3	$ 73.0682	$ 5,845.46	$ 12,665.16	$ 151,981.96
			Step 4	$ 76.7144	$ 6,137.15	$ 13,297.16	$ 159,565.90
			Step 5	$ 80.5460	$ 6,443.68	$ 13,961.31	$ 167,535.68
			Step 6	$ 84.5630	$ 6,765.04	$ 14,657.59	$ 175,891.04
Project Manager	UNREP	Salary	Step 1	$ 67.3228	$ 5,385.82	$ 11,669.28	$ 140,031.34
			Step 2	$ 70.6889	$ 5,655.11	$ 12,252.74	$ 147,032.91
			Step 3	$ 74.2234	$ 5,937.87	$ 12,865.38	$ 154,384.55
			Step 4	$ 77.9345	$ 6,234.76	$ 13,508.65	$ 162,103.78
			Step 5	$ 81.8313	$ 6,546.50	$ 14,184.08	$ 170,208.96

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Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Property & Evidence Technician	UNREP	Hourly	Step 1	$ 36.1590	$ 2,892.72	$ 6,267.56	$ 75,210.72
			Step 2	$ 37.9644	$ 3,037.15	$ 6,580.49	$ 78,965.90
			Step 3	$ 39.8616	$ 3,188.93	$ 6,909.35	$ 82,912.18
			Step 4	$ 41.8506	$ 3,348.05	$ 7,254.11	$ 87,049.30
			Step 5	$ 43.9416	$ 3,515.33	$ 7,616.55	$ 91,398.58
Public Works Director/City Engineer	UNREP	Salary	Step 1	$ 91.3188	$ 7,305.50	$ 15,828.57	$ 189,942.87
			Step 2	$ 95.8846	$ 7,670.77	$ 16,620.01	$ 199,440.06
			Step 3	$ 100.6789	$ 8,054.31	$ 17,451.00	$ 209,412.05
			Step 4	$ 105.7128	$ 8,457.02	$ 18,323.55	$ 219,882.54
			Step 5	$ 110.9984	$ 8,879.87	$ 19,239.72	$ 230,876.66
Public Works Inspector	UNREP	Hourly	Step 1	$ 45.2472	$ 3,619.78	$ 7,842.86	$ 94,114.28
			Step 2	$ 47.5116	$ 3,800.93	$ 8,235.35	$ 98,824.18
			Step 3	$ 49.8882	$ 3,991.06	$ 8,647.30	$ 103,767.56
			Step 4	$ 52.3872	$ 4,190.98	$ 9,080.46	$ 108,965.48
			Step 5	$ 55.0086	$ 4,400.69	$ 9,534.83	$ 114,417.94
Public Works Maintenance Foreman	UNREP	Hourly	Step 1	$ 38.2398	$ 3,059.18	$ 6,628.22	$ 79,538.68
			Step 2	$ 40.1472	$ 3,211.78	$ 6,958.86	$ 83,506.28
			Step 3	$ 42.1668	$ 3,373.34	$ 7,308.90	$ 87,706.84
			Step 4	$ 44.2578	$ 3,540.62	$ 7,671.34	$ 92,056.12
			Step 5	$ 46.4814	$ 3,718.51	$ 8,056.77	$ 96,681.26
Public Works Maintenance Manager	UNREP	Salary	Step 1	$ 65.0460	$ 5,203.68	$ 11,274.65	$ 135,295.78
			Step 2	$ 68.2983	$ 5,463.86	$ 11,838.37	$ 142,060.42
			Step 3	$ 71.7133	$ 5,737.06	$ 12,430.29	$ 149,163.53
			Step 4	$ 75.2989	$ 6,023.91	$ 13,051.81	$ 156,621.69
			Step 5	$ 79.0639	$ 6,325.11	$ 13,704.40	$ 164,452.78

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Public Works Maintenance Supervisor	UNREP	Salary	Step 1	$ 49.7770	$ 3,982.16	$ 8,628.01	$ 103,536.07
			Step 2	$ 52.2659	$ 4,181.27	$ 9,059.41	$ 108,712.90
			Step 3	$ 54.8790	$ 4,390.32	$ 9,512.37	$ 114,148.40
			Step 4	$ 57.6230	$ 4,609.84	$ 9,988.00	$ 119,855.96
			Step 5	$ 60.5041	$ 4,840.33	$ 10,487.39	$ 125,848.66
Public Works Maintenance Worker	UNREP	Hourly	Step 1	$ 34.3434	$ 2,747.47	$ 5,952.85	$ 71,434.22
			Step 2	$ 36.0570	$ 2,884.56	$ 6,249.88	$ 74,998.56
			Step 3	$ 37.8624	$ 3,028.99	$ 6,562.81	$ 78,753.74
			Step 4	$ 39.7494	$ 3,179.95	$ 6,889.89	$ 82,678.70
			Step 5	$ 41.7384	$ 3,339.07	$ 7,234.65	$ 86,815.82
Recreation & Events Coordinator	UNREP	Hourly	Step 1	$ 34.8432	$ 2,787.46	$ 6,039.50	$ 72,473.96
			Step 2	$ 36.5772	$ 2,926.18	$ 6,340.06	$ 76,080.68
			Step 3	$ 38.4132	$ 3,073.06	$ 6,658.30	$ 79,899.56
			Step 4	$ 40.3410	$ 3,227.28	$ 6,992.44	$ 83,909.28
			Step 5	$ 42.3504	$ 3,388.03	$ 7,340.73	$ 88,088.78
Recreation Manager	UNREP	Salary	Step 1	$ 57.4209	$ 4,593.67	$ 9,952.95	$ 119,435.34
			Step 2	$ 60.2919	$ 4,823.35	$ 10,450.59	$ 125,407.07
			Step 3	$ 63.3065	$ 5,064.52	$ 10,973.12	$ 131,677.43
			Step 4	$ 66.4719	$ 5,317.75	$ 11,521.79	$ 138,261.42
			Step 5	$ 69.7954	$ 5,583.63	$ 12,097.87	$ 145,174.38
Senior Planner	UNREP	Salary	Step 1	$ 61.0430	$ 4,883.44	$ 10,580.79	$ 126,969.51
			Step 2	$ 64.0953	$ 5,127.62	$ 11,109.83	$ 133,317.99
			Step 3	$ 67.3000	$ 5,384.00	$ 11,665.32	$ 139,983.88
			Step 4	$ 70.6650	$ 5,653.20	$ 12,248.59	$ 146,983.08
			Step 5	$ 74.1983	$ 5,935.86	$ 12,861.02	$ 154,332.24

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Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
Senior Recreation Leader	UNREP	Hourly	Step 1	$ 20.4612	$ 1,636.90	$ 3,546.61	$ 42,559.30
			Step 2	$ 21.4843	$ 1,718.74	$ 3,723.94	$ 44,687.26
			Step 3	$ 22.5585	$ 1,804.68	$ 3,910.14	$ 46,921.62
			Step 4	$ 23.6864	$ 1,894.91	$ 4,105.64	$ 49,267.71
			Step 5	$ 24.8707	$ 1,989.66	$ 4,310.92	$ 51,731.09
Senior Civil Engineer	UNREP	Salary	Step 1	$ 70.6889	$ 5,655.11	$ 12,252.74	$ 147,032.91
			Step 2	$ 74.2234	$ 5,937.87	$ 12,865.38	$ 154,384.55
			Step 3	$ 77.9345	$ 6,234.76	$ 13,508.65	$ 162,103.77
			Step 4	$ 81.8313	$ 6,546.50	$ 14,184.08	$ 170,208.97
			Step 5	$ 85.9228	$ 6,873.82	$ 14,893.28	$ 178,719.41
Senior Permit Technician	UNREP	Hourly	Step 1	$ 38.3520	$ 3,068.16	$ 6,647.68	$ 79,772.16
			Step 2	$ 40.2696	$ 3,221.57	$ 6,980.07	$ 83,760.82
			Step 3	$ 42.2790	$ 3,382.32	$ 7,328.36	$ 87,940.32
			Step 4	$ 44.4006	$ 3,552.05	$ 7,696.11	$ 92,353.30
			Step 5	$ 46.6242	$ 3,729.94	$ 8,081.54	$ 96,978.44
Senior Public Works Inspector	UNREP	Hourly	Step 1	$ 55.0460	$ 4,403.68	$ 9,541.30	$ 114,495.58
			Step 2	$ 57.7983	$ 4,623.86	$ 10,018.36	$ 120,220.36
			Step 3	$ 60.6882	$ 4,855.05	$ 10,519.28	$ 126,231.38
			Step 4	$ 63.7226	$ 5,097.81	$ 11,045.25	$ 132,542.95
			Step 5	$ 66.9087	$ 5,352.70	$ 11,597.51	$ 139,170.10

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Classification	Representation	Hourly/Salary	Step	Hourly	Bi-Weekly	Monthly	Annually
City Council Member	Elected	Monthly	Stipend	$ 800.0000			
Community Service Officer	Part Time	Hourly	Min	$ 33.5000			
			Max	$ 40.7300			
Recreation Aide	Part Time	Hourly	Min	~~$ 17.2400~~	$ 17.40		
			Max	$ 19.2474			
Recreation Leader	Part Time	Hourly	Min	$ 18.6048			
			Max	$ 21.1752			
Senior Recreation Leader	Part Time	Hourly	Min	$ 20.4612			
			Max	$ 24.8707			
Police Officer Trainee	Seasonal	Hourly	Min	$ 38.0000			
Recreation Aide	Seasonal	Hourly	Min	~~$ 17.2400~~	$ 17.40		
			Max	$ 19.2474			
Recreation Leader	Seasonal	Hourly	Min	$ 18.6048			
			Max	$ 21.1752			
Senior Recreation Leader	Seasonal	Hourly	Min	$ 20.4612			
			Max	$ 24.8707			

Senior Public Works Inspector

OAKLEY CALIFORNIA

Classification: Full-Time
FLSA Designation: Non-Exempt
Department: Public Works
Last Updated: January 2027

Class specifications are intended to present a descriptive list of the range of duties performed by employees in the class. Specifications are not intended to reflect all duties performed within the job.

SUMMARY DESCRIPTION

Under general supervision of the Public Works Director, leads, trains, oversees, and participates in the more complex construction projects. Coordinates with other inspectors and consultants responsible for inspecting the workmanship and materials used in a variety of public works construction and capital improvement projects and private development projects that include City infrastructure, such as encroachment, grading, paving, concrete work, stormwater, landscaping, streetlights, traffic control review and implementation, traffic signals, water quality, and ensure public safety is maintained. The role ensures conformance with applicable Federal and State laws, codes, ordinances, plans, specifications, and departmental regulations; sets priorities and directs the work of assigned staff on a project or day-to-day basis; performs routine to complex work in an assigned area; provides technical and specialized assistance to the assigned management and supervisory staff; and performs related work as required.

Incumbents regularly work on tasks which are varied and complex requiring considerable discretion and independent judgment. Positions in the classification rely on experience and judgment to perform assigned duties/ensure efficient and effective servicing function of the assigned program area.

ESSENTIAL DUTIES

Management reserves the right to add, modify, change, or rescind the work assignments of various positions and to make reasonable accommodations so that qualified employees can perform the essential functions of the job. Duties may include, but are not limited to, the following:

- Provides technical and functional direction to less experienced construction inspection staff; train in work methods, use of tools and equipment, and

relevant safety precautions; reviews and controls quality of work; participates in performing routine to complex and specialized construction inspection work.

- Plans, schedules, prioritizes, and assigns construction inspection work in consultation with engineering staff and managers; communicates status of inspections to appropriate personnel, working in accordance with established and special operational priorities.
- Inspects and monitors all phases of public works, infrastructure, and capital improvement construction projects including streets, parks, gutters, curbs, sidewalks, parking lots, storm drains, underground improvements, street lighting systems, landscaping, landscaping irrigation systems, facilities, and other City capital projects; reviews and inspects materials, methods, and procedures for conformance with plans, specifications, contract provisions, and safe work practices in accordance with City, County, and State codes; inspects materials for identification; performs routine field tests as needed.
- Tracks and records daily field and inspection notes including amounts of materials used and work performed, and safety or job site issues identified; conducts pre-construction meetings with contractors and developers; prepares necessary reports for progress payments, change orders, claims, and other written documentation.
- Meets and regularly communicates with City staff, contractors, and estimators before, during, and after completion of projects; meets with surveyors and engineers to close-out projects.
- Confers with representatives of utility companies, contractors, engineers, developers, and other public agencies regarding construction and site improvements, conformance to standards, solicitations, project quotes, plans, specifications, and codes; explains requirements and evaluates alternatives.
- Consults with engineering staff regarding problems and change alternatives.
- Coordinates with testing technicians and laboratories to sample materials used to ensure appropriate composition.
- Inspects City sidewalks, curb, gutter, curb ramps, and asphalt roads for hazards in need of repair; measures and records displacements; submits locations for repair.
- Acts as liaison between the City, contractors, other agencies, and businesses and residents affected by projects; develops and maintains communication among the parties and responds to and resolves issues and complaints or refers them to the proper office for resolution; prepares work orders in response to complaints.
- Prepares a variety of correspondence, reports, correction notices, procedures, and other written materials.
- Observes and complies with all City and mandated safety rules, regulations, and protocols.
- Performs related duties as required.

QUALIFICATIONS

The following generally describes the knowledge and ability required to enter the job and/or be learned within a short period of time in order to successfully perform the assigned duties.

Knowledge of:

- Principles of providing functional direction and training.
- Materials, methods, principles, and practices used in public works inspection and construction; including streets, curbs, gutters, sidewalks, drainage, streetlights, and related facilities and appurtenances.
- Practices of construction contract administration and management.
- Technical principles and practices of engineering design, specification, and cost estimate preparation; defects and faults in construction.
- Materials sampling, testing, and estimating procedures.
- Mathematical principles and theories.
- Technical report writing and preparation of correspondence.
- Safe driving rules and practices.
- City geography, street routes, and location of meters and backflow devices.
- Principles and procedures of recordkeeping.
- Applicable federal, state, and local laws, codes, and regulations as well as industry standards and best practices pertinent to the assigned area of responsibility.
- Cal-OSHA and City mandated safety rules, regulations, and protocols.
- Techniques for providing a high level of customer service, by effectively working with the public, vendors, contractors, and City staff.
- The structure and content of the English language, including the meaning and spelling of words, rules of composition, and grammar.
- Modern equipment and communication tools used for business functions and program, project, and task coordination, including computers and software programs relevant to work performed.

Ability to:

- Review and interpret construction documents such as plans, specifications, estimates, request for information (RFIs) and change orders (Cos).
- Plan, organize, and coordinate the work of assigned staff.

- Effectively provide staff leadership and work direction.
- Inspect capital improvement, public works, encroachment permits, and private development projects to ensure compliance with plans and specifications; detect and locate faulty materials and workmanship and determine remedy.
- Review and analyze construction plans, specifications, maps, and legal descriptions for conformance with City standards and policies; coordinate activities with multiple contractors, engineers, and property owners.
- Respond to complaints or inquiries from citizens, staff, and outside organizations.
- Perform accurate mathematical and statistical computations.
- Understand, interpret, and apply all pertinent laws, codes, regulations, policies and procedures, and standards relevant to work performed.
- Effectively represent the department and the City in meetings with governmental agencies; community groups; various business, professional, and regulatory organizations; and in meetings with individuals.
- Establish and maintain a variety of filing, recordkeeping, database, records, and tracking systems.
- Prepare and maintain accurate and complete records; prepare clear and concise technical reports, correspondence, documentation, and other written materials.
- Use tact, initiative, prudence, and independent judgment within general policy and procedural guidelines.
- Independently organize work, set priorities, meet critical deadlines, and follow-up on assignments.
- Communicate clearly and concisely, both orally and in writing, using appropriate English grammar and syntax.
- Establish, maintain, and foster positive and effective working relationships with those contacted in the course of work.
- Effectively use computer systems, software applications relevant to work performed, and modern business equipment to perform a variety of work tasks.

EDUCATION AND EXPERIENCE GUIDELINES

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education and Training: Possession of a high school diploma or general equivalency diploma (GED).

Experience: Five (5) years of increasing responsibility in public works infrastructure inspection experience equivalent to a Public Works Inspector. Municipal experience preferred.

Licenses and Certificates: Possession of a valid California Driver's License and a satisfactory driving record must be maintained throughout employment.

PHYSICAL DEMANDS AND WORKING ENVIRONMENT

The conditions herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. The City will engage in a timely, good faith interactive process to identify reasonable accommodations to enable qualified individuals to perform the essential job functions.

Environment: Employees partly work in the office and partly in the field and are exposed to loud noise levels, cold and hot temperatures, inclement weather conditions, road hazards, mechanical and/or electrical hazards, and hazardous physical substances and fumes. Employees may interact with upset staff and/or public and private representatives and contractors in interpreting and enforcing departmental policies and procedures.

Physical: When assigned to an office environment, must possess mobility to work in a standard office setting and use standard office equipment, including a computer; ability to stand and walk between work areas may be required. Finger dexterity is needed to access, enter, and retrieve data using a computer keyboard or calculator and to operate standard office equipment. Positions in this classification occasionally bend, stoop, kneel, reach, push, and pull drawers open and closed to retrieve and file information. When assigned to field inspection, must possess mobility to work in changing site conditions; possess the strength, stamina, and mobility to perform light to medium physical work; to sit, stand, and walk on level, uneven, or slippery surfaces; to reach, twist, turn, kneel, and bend, to climb and descend ladders; and to operate a motor vehicle and visit various City sites; vision to inspect site conditions and work in progress. The job involves fieldwork requiring frequent walking in operational areas to identify problems or hazards, with exposure to hazardous materials in some site locations. Employees must possess the ability to lift, carry, push, and pull materials and objects averaging a weight of 40 pounds, or heavier weights, in all cases with the use of proper equipment and/or assistance from other staff.

Vision: See in the normal visual range with or without correction.

Hearing: Hear in the normal audio range with or without correction.

September 2026 New In-Town Business Licenses

Business Name	Business Email Address	Business Address	Business License Type
Albanese Strategic Consulting Group	Steve@albanese-scg.com		Home Business Permit and Business License
AV Norcal Transportation and Trailer Rental	gonzsilva21@icloud.com		Home Business Permit and Business License
Chris Fortner Construction	chrisfortnerconstruction@gmail.com		Home Business Permit and Business License
Citrine Door	aranessagarza24@gmail.com		Home Business Permit and Business License
Desert Spirit Sterling and Stones	Bornagain00@aol.com		Home Business Permit and Business License
EM Lighting and Electrical	eric@emlightingandelectrical.com		Home Business Permit and Business License
Ernesto Jaboneta	ernesto@ernestojaboneta.com		Home Business Permit and Business License
Galvan Equipment Products	joseg@galvaneqtproducts.com		Home Business Permit and Business License
Interior Motives	jessicasinteriormotives@gmail.com		Home Business Permit and Business License
J&S Tub & Tile Refinishing	lilcasino925@yahoo.com		Home Business Permit and Business License
Kevin Tarabini Maintenance	k_tarabini@hotmail.com		Home Business Permit and Business License
RedRock Pavement Supplies, LLC	accounting@deltagrinding.com	5245 Live Oak Ave, Oakley, CA 94561	Business License
Rejoyness	rejoyness@gmail.com		Home Business Permit and Business License
Simply Gather Party Rentals, LLC	jamieltellez@gmail.com		Home Business Permit and Business License
Streamline Hauling LLC	Michaelfelix182@gmail.com		Home Business Permit and Business License
Susannah Ciaramitaro	SMCIARAMITARO@GMAIL.COM	2065 Main St, Oakley, CA 94561	Business License

16

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the City Council

SUBJECT: 3920 Empire Avenue Preliminary General Plan Amendment (PA 2026-002) – Conduct a Work Session to discuss a potential project to amend the General Plan Land Use Designation of a site at the southeast corner of Empire Avenue and Laurel Road.

Summary

This is a work session on a request by Roy Pantle ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of two parcels at the southeast corner of the intersection of Empire Avenue and Laurel Road, totaling approximately 3.11-acres from Residential Low ("RL") to Commercial ("CO"). The primary parcel is addressed 3920 Empire Avenue, and the parcels are zoned R-10 (Single Family Residential) District. Under Oakley's Sensitive Land Use Ordinances, if the designation of this property was to be changed, fuel stations and carwashes would not be able to be established on the site despite a Commercial designation. APNs: 034-010-033, 034-010-036.

Figure 1 – Project Site



Figure 2 – View from Laurel Road



Background

LAND USE

In California, every property is guided by three interconnected land use frameworks. At the broadest level, the General Plan land use designation establishes a city's long-range vision for how land should be used, such as: residential, commercial, industrial, or open space. A property is then assigned a more detailed zoning designation, which regulates specific development standards like building height, setbacks, and permitted uses consistent with the General Plan. Finally, when a business occupies a building, it must also comply with the building occupancy classification under the California Building Code, which ensures that the type of activity inside the structure, whether manufacturing, storage, office, or retail, meets safety and construction requirements. Together, these layers determine not only what can be built on a site, but also how any buildings can be used once constructed.

PROJECT SITE

The southern parcel, 3920 Empire Avenue, has long been owned and occupied by the Applicant. The smaller parcel to the north, 3980 Empire Avenue, was previously owned by the City of Oakley. In September 2021, the City Council authorized Staff to begin the notification process required by the Surplus Land Act (Assembly Bills 1255 and 1486) for several surplus properties, including 3980 Empire Avenue. That process gave affordable housing developers an opportunity to express early interest and obligated the City to negotiate in good faith with any developer that submitted a Letter of Intent. No interest was received in 3980 Empire Avenue through that process.

In 2022, the City Council approved the sale of 3980 Empire Avenue to the Applicant under Oakley Municipal Code Section 2.8.106(d), which allows the City to negotiate directly with an adjacent owner where combining a parcel would produce better development than the surplus property could achieve on its own. As Staff explained to the City Council at that time, joining the two parcels would give the Applicant what is known in commercial

development as a “hard corner”, a property at the intersection of two streets, with direct access to Laurel Road, one of the busiest roadways in the City. On its own, the 0.39-acre remnant was poorly suited to development, constrained by its shape, its long Laurel Road frontage, a below-grade elevation requiring roughly 4,500 cubic yards of fill, and a storm drain catch basin needing relocation, at a cost Staff estimated to exceed $150,000. The sale accommodated the consolidation of the parcels into a single, well-positioned corner at a major, high-traffic intersection already anchored by commercial uses on its other developable corners.

Prior to the purchase of the property in 2022, the owner had been in talks with potential commercial uses and developers; however, due to the lack of Laurel Road frontage, those talks never materialized into any official applications. With the corner now under one owner, that owner has elected to pursue the Commercial designation that the process was intended to make possible. This request brings that anticipated land use process before the Planning Commission and City Council.

Preliminary General Plan Amendment Process

The application process for a General Plan Land Use Amendment can come with significant costs when factoring in the Staff time involved in preparing documents, conducting analyses, holding public meetings, hiring consultants for technical and environmental studies, and consulting with outside agencies. Since a General Plan Land Use Amendment is a legislative and discretionary action that sets the tone for all other land use decisions on a property, Staff encourages potential applicants to first file a Preliminary General Plan Amendment, or "PGPA." The purpose of the PGPA is to allow Staff to provide a brief description of the proposed amendment and to also provide a concept of the result of the land use change, as submitted by the applicant, to the City Council and Planning Commission. The applicant is provided a chance to present the request and provide additional insight on the background of their request.

EXISTING GENERAL PLAN AND ZONING DESIGNATION

The General Plan Land Use Designation for the project site is Residential Low (“RL”). This designation provides for moderate density, single-family residential development. Primary permitted land uses include detached single-family homes and accessory structures. Public and semi-public uses and similar and compatible uses are also allowed. The site is zoned R-10 (Single-Family Residential) District. Permitted uses generally include a detached single-family dwelling on each lot and accessory structures and uses normally auxiliary to it.

PROPOSED LAND USE DESIGNATION

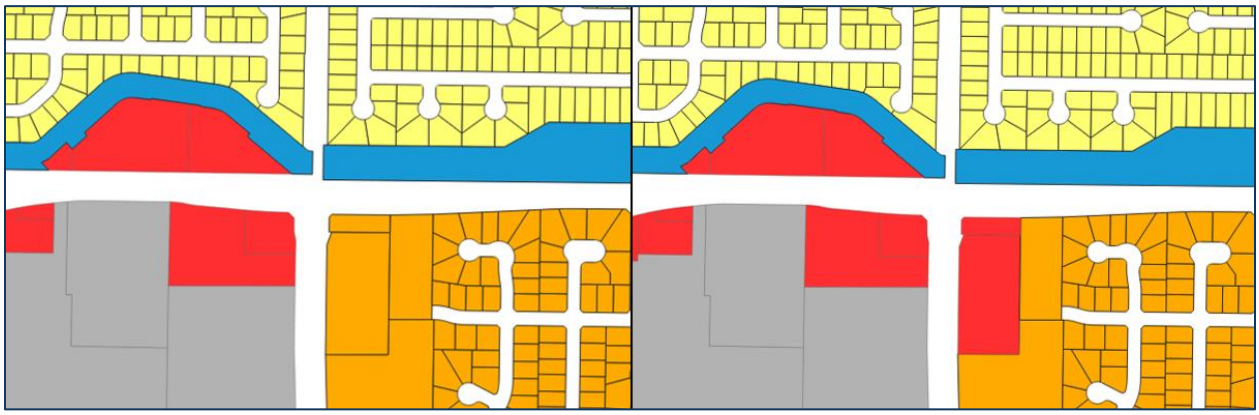
The applicant proposes to amend the General Plan Land Use Designation for the project site from Residential Low (“RL”) to Commercial (“CO”). The Commercial designation provides for neighborhood, community, and regional-serving retail and service uses;

limited office uses; restaurants; highway-oriented and visitor-serving commercial and lodging; automotive commercial uses; public and semi-public uses; public gathering facilities; and similar uses. The applicant also intends to apply for a complementary rezone of the project site from R-10 (Single-Family Residential) District to C (General Commercial) District.

PROJECT SITE

The project site is situated at the southeast corner of the intersection of Empire Avenue and Laurel Road. It consists of two parcels totaling approximately 3.11 acres. The northern parcel (APN 034-010-033), addressed 3980 Empire Avenue, is approximately 0.39 acres and is vacant. The southern parcel (APN 034-010-036), addressed 3920 Empire Avenue, is approximately 2.72 acres and contains a single-family residence built in 1984 in the southeast corner of the property. The parcels slope downward towards Laurel Road and they're largely cleared except for some trees near the home and a large driveway. The subject parcels represent the remaining relatively vacant land at this busy intersection. The northwest and southwest corners of the intersection are developed with fuel stations and the northeast corner is occupied by a portion of the Contra Costa Canal.

Figure 3 – Existing and Proposed General Plan Land Use Designations
(Orange is Residential Low, Red is Commercial)



PLANNING COMMISSION WORK SESSION

On July 7, 2026, the Planning Commission held a work session to consider the preliminary proposal. The purpose of the work session was to receive public input and provide feedback on the proposed land use change before the item was presented to the City Council. Two members of the public spoke on the item. The owner of an adjacent residential property expressed strong opposition, primarily due to concerns that future development could sit significantly above their property and negatively affect their property value. A second speaker suggested the property could potentially

be considered for school district use and expressed a general interest in preserving undeveloped land.

The Planning Commission generally expressed openness to the proposed land use change. Commissioners emphasized that any future development should carefully address impacts to the adjacent residential properties. The Commission worked to confirm with city staff that any future development proposal would still be subject to the City's normal review and approval process.

Assessment

Staff's assessment is that a Commercial designation is the appropriate long-term land use for this site. The property is the last substantially undeveloped corner at a major, signalized intersection that already functions as a commercial node, and it fronts the City's busiest roadway (Laurel Road). Locating new commercial activity at this intersection is consistent with sound land use planning and with the City's long-standing treatment of this corner.

Amending the General Plan designation to Commercial would make a rezone application to the C (General Commercial) District possible, which would then authorize uses permitted in that district, subject to zoning ordinance regulations. The existing residence would become a legal non-conforming use if the property were to be rezoned to a non-residential district. Commercial uses are commonly located at major intersections because these areas provide high visibility, convenient access, and exposure to passing traffic. Such locations allow businesses to capture trips from drivers already traveling through the area for uses such as fuel, food, groceries, pharmacies, and other services. Commercial development at intersections can also serve as a transition or buffer between heavily traveled corridors and nearby residential neighborhoods. In addition, major roads are generally better suited than local streets to accommodate customer traffic, deliveries, driveways, and transit access.

Even with a Commercial designation, neither a fuel station nor a carwash could be established on the site under the City's separation standards. Oakley Municipal Code Section 9.1.1240 requires a new gas station to be at least five hundred feet from an existing one. While the ordinance allows two gas stations within 500 feet of each other when on separate corners at the intersection of two arterial streets, that allowance is already exhausted here: an AMPM operates at the northwest corner of Empire Avenue and Laurel Road and a 7-Eleven at the southwest corner, leaving no remaining station permitted at the intersection. Section 9.1.1238 separately prohibits any new carwash within one thousand feet of an existing carwash, and an express carwash already operates at the northwest corner, well within that distance. The single exception to the carwash separation requirement applies only to a location near the Main Street and Highway 160 interchange and does not include this site. As a result, two of the auto-

oriented uses most commonly associated with a commercial corner would be precluded regardless of the General Plan change. Any future development would be subject to current code requirements, design review, the California Environmental Quality Act ("CEQA"), and would involve substantial site improvements.

Consistency with the Oakley Strategic Plan 27+

Holding an advisory work session is consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, "Community and Economic Development Goal". Reviewing applications for compliance with Oakley's development standards ensures thoughtful growth.

Fiscal Impact

There is no fiscal impact. This is an applicant funded account. All Staff time and City of Oakley generated materials are charged to the account.

Requested City Council Feedback

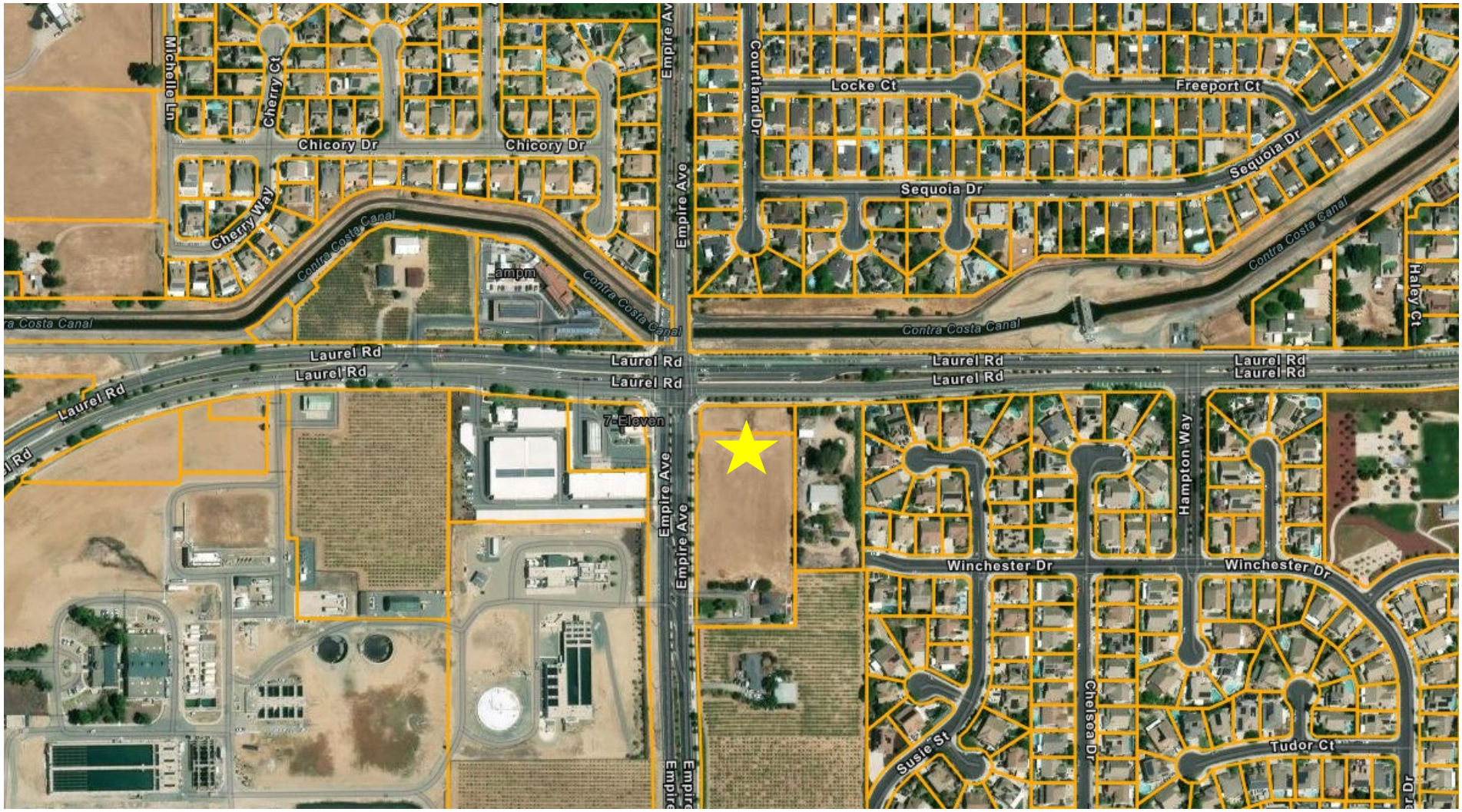
This is an advisory work session only. There is no process to approve a project because of this work session. The City Council is requested to provide feedback to the applicant on the Preliminary General Plan Amendment. Examples of such feedback may include, but not be limited to, comments on the preliminary land use designation proposed and whether there is interest in considering an application for the requested change.

Attachments

1. Vicinity Map
2. Notice of Work Session
3. Uses Permitted in the R-10 (Single-Family Residential) District
4. Uses Permitted in C (General Commercial) District
5. Existing and Proposed Land Use Designations

Vicinity Map

3920 Empire Avenue Preliminary General Plan Amendment (PA 2026-002)
APNs: 034-010-033, 034-010-036



OAKLEY
CALIFORNIA

NOTICE OF WORK SESSION

Notice is hereby given that on **October 13, 2026, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Work Session at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering the application described below:

Project Name: 3920 Empire Avenue Preliminary General Plan Amendment (PA 2026-002)

Project Location: 3920 Empire Avenue, Oakley, CA 94561; APN 034-010-033, 034-010-036

Applicant: Roy Pantle, 3920 Empire Avenue, Oakley, CA 94561

Request: Work session on a request by Roy Pantle ("Applicant") to discuss the merits of a potential project to amend the General Plan Land Use Designation of two parcels at the southeast corner of the intersection of Empire Avenue and Laurel Road, totaling approximately 3.11-acres from Residential Low ("RL") to Commercial ("C"). The primary parcel is addressed 3920 Empire Avenue and the parcels are zoned R-10 (Single Family Residential) District. Under Oakley's Sensitive Land Use Ordinances, if the designation of this property was to be changed, fuel stations and car washes would not be able to be established on the site despite a Commercial designation. APNs: 034-010-033, 034-010-036.

How to Review: The Staff Report and its attachments will be available for public review, on or before **October 8, 2026,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **October 13, 2026, City Council** agenda and clicking the project title link. Interested persons are invited to submit written comments prior to and may testify at the Work Session. Written comments may be submitted to Evan Gorman, Associate Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to **Gorman@ci.oakley.ca.us**.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Work Session described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Work Session.

Uses Permitted in R-10 (Single-Family Residential) District

b. Permitted Uses. The following uses are permitted in a single-family residential district:

1) A detached single-family dwelling on each lot and the accessory structures and uses normally auxiliary to it;

2) Second dwelling units, per Section 9.1.1102;

3) Home-based businesses, per Section 9.1.1120;

4) Large family child care homes, per Section 9.1.1121;

5) Small family day care;

6) Transitional housing;

7) Supportive housing;

8) Residential care facilities serving six or fewer persons;

9) Horticulture;

10) Publicly owned parks and playgrounds;

11) Household pets as follows:

a) No more than three dogs over six months of age and no more than five cats over six months of age, in accordance with Chapter 4.17 of the Oakley Municipal Code (Animal Control);

b) No more than three chickens and three rabbits;

c) Roosters shall be prohibited in all residential districts;

d) Structures housing household pets in R-6, R-7, R-10, R-12 or R-15 residential districts shall be subject to the guidelines provided in Article 18 of this chapter (Accessory Structures);

[...]

14) Bees shall be allowed only under the following conditions:

a) Definitions.

(1) "Bee" shall mean any stage of the common domestic honey bee, Apis mellifera species;

(2) "Hive" shall mean a structure for the housing of a bee colony;

(3) “Requeen” means to replace the queen bee in a colony with a younger and more productive queen, a common practice in beekeeping to prevent bee swarming.

b) General Requirements.

(1) Hives may only be maintained in the single-family or agricultural districts, not in multi-family or mobile home districts;

(2) No more than two hives may be maintained on any single-family residential lot;

(3) All bee colonies shall be kept in inspectable hives consisting of movable frames and combs;

(4) Hives must be kept in sound and usable condition at all times.

c) Hive Placement Requirements.

(1) Hives shall be located at least twenty-five (25) feet from all property lines or be screened by a barrier as described below, or one hundred (100) feet from any licensed large day care facility.

(2) Hives shall be screened so that bees must fly over a six-foot barrier, which may be vegetative, before leaving the property; if placed above a barrier, hives shall be placed at least twenty (20) feet from the front property line, fifteen (15) feet from the rear property line, and at least five feet from side property lines.

d) Hive Management Requirements.

(1) Hives shall be continually managed to provide adequate living space for the resident bees to prevent swarming.

(2) Hives shall be requeened as necessary but at least every three years to prevent swarming.

(3) A water source for bees shall be provided at all times on the property where the bees are kept to discourage bee visitation at swimming pools, hose bibs and other water sources on adjacent public or private property. The water source shall not be allowed to become stagnant in a manner that would propagate mosquitos.

(4) Hive maintenance materials or equipment must be stored in a sealed container or placed within a building or other bee-proof enclosure.

15) Residential care facilities for more than six persons pursuant to Section 9.1.1228.

c. Uses Requiring a Conditional Use Permit. The following uses are permitted upon the issuance of a conditional use permit:

1) Assembly uses;

2) Commercial radio and television receiving and transmitting facilities other than broadcasting studios and business offices;

3) Community buildings, clubs and activities of a quasi-public, social, fraternal or recreational character, such as golf, tennis and swimming clubs, and veterans and fraternal organizations;

4) Day care centers; valescent homes;

5) Hospitals, eleemosynary and philanthropic institutions, and convalescent homes;

6) Public, parochial, and private schools including nursery schools;

7) Publicly owned buildings and structures (except that accessory and appurtenant structures forming a part of public utilities, publicly owned utilities and pipelines are not regulated by this chapter);

[...]

Uses Permitted in C (General Commercial) District

b. Permitted Uses. The following uses, or uses determined to be similar by the Community Development Director, are allowed in the C District:

1) Retail stores, including:

a) Auto parts;

b) Clothing;

c) Grocery;

d) Household goods;

e) Garden nursery;

f) Sporting goods; and

g) Other similar retail uses;

2) Retail sales in conjunction with wholesale activities;

3) Indoor recreation and health/fitness clubs;

4) Offices (medical, dental, professional);

5) Restaurants;

6) Hotels/motels;

7) Banks, financial institutions;

8) Studios, including dance studios, martial arts studios, and other class-oriented training facilities;

9) Assembly, public/private with less than one hundred (100) seats;

10) Automobile/boat/motorcycle sales with showroom only (new and used);

11) Bakery/deli, retail (including cafes and coffee shops);

12) Light manufacturing without heavy equipment (PS-1);

13) Equipment rental/sales (PS-1);

14) Copy and reproduction storefronts;

15) Veterinary hospitals;

16) Dry cleaner, drop off/pick up only (no onsite cleaning service); and

17) Uses permitted in the RB District;

18) Low barrier navigation center;

19) One hundred percent (100%) affordable housing developments with supportive housing units.

c. Uses Requiring a Conditional Use Permit. In the C District, the following uses are permitted after the issuance of a conditional use permit:

1) Assembly, public/private with one hundred (100) or more seats;

2) Automobile/boat/motorcycle sales with outside inventory (new and used);

3) Bar, lounge, nightclub or restaurant with full bar;

4) College campus;

5) Community center – Public or private;

6) Golf course or range;

7) Gun, rifle range;

8) Helicopter pad – Emergency;

9) Hospitals;

10) Recreational vehicle or mobile home sales yard;

11) Recreation, outdoor;

12) Wine tasting rooms in conjunction with a retail use;

13) Boat and recreational vehicle outdoor storage when combined with retail storefronts; and

14) Uses requiring a conditional use permit in the RB District.

d. Accessory/Ancillary Uses. Uses that are permitted when accessory or ancillary to an approved use.

1) ATM machines when part of a main building with an established commercial use;

2) Recycling – Mobile center (PS-2);

3) Recycling – Reverse vending (PS-2);

4) Recycling – Small collection facility (PS-2); and

5) Temporary sales or construction trailer.

Uses permitted in the Retail Business zone are also permitted in General Commercial

b. Permitted Uses. The following uses, or uses determined to be similar by the Community Development Director, are permitted in the RB district:

1. Accounting and Financial Planning Offices (not including check-cashing business);
2. Antique Store;
3. Architectural And Engineering Offices;
4. Art And Art Supplies Store;
5. Artist's Studio;
6. Automobile Parts Store;
7. Bakery;
8. Banks and Financial Institutions;
9. Barber Or Beauty Shop;
10. Bicycle Shop;
11. Bookstore;
12. Camera Store;
13. Candy, Nut, And Confectionery Stores;
14. Card Shop;
15. Carpet/Drapery Store;
16. Catering Facility;
17. Chiropractic and Acupuncture Offices;
18. Clothing Store;
19. Coffee/Espresso Shop;
20. Consignment Store;
21. Convenience Market;

22. Copying Or Reproduction Facility;
23. Dance Studio;
24. Delicatessen;
25. Fabric Store;
26. Floral Shop;
27. Furniture Store;
28. Garden Supplies Store;
29. Gift Shop;
30. Insurance And Real Estate Offices;
31. Jewelry Store;
32. Locksmith Shop;
33. Mailing Or Facsimile Service;
34. Martial Arts Studio;
35. Medical And Dental Offices;
36. Music Studio;
37. Music Store;
38. Nail Salon;
39. Notary Public (with or without formal law offices);
40. Nursery (Horticulture);
41. Paint/wallpaper store;
42. Palm reading service;
43. Parking facilities, (ancillary to a principle use);
44. Pet Store;
45. Photography Studio;
46. Plumbing and heating store;
47. Professional Offices

48. Restaurant;

49. Shoe Repair Shop;

50. Sidewalk Cafe, (including outdoor dining);

51. Small-Appliance Store;

52. Sporting Goods Store;

53. Stationary Store;

54. Suntan Parlor;

55. Supermarket;

56. Tailor/seamstress Shop;

57. Toy Store;

58. Travel and Airline Agency Offices;

59. Video Sales and Rental Store;

60. Low Barrier Navigation Center;

61. One Hundred Percent (100%) Affordable Housing Developments With Supportive Housing Units.

c. Uses Requiring a Conditional Use Permit. In the RB district the following uses are permitted after the issuance of a conditional use permit:

1. Ambulance Service;

2. Animal Grooming Service;

3. Animal Hospital;

4. Appliance Service and repair shop. (Not ancillary to a primary use);

5. Automotive Repair;

6. Banquet Hall;

7. Car Rental Agency;

8. Child Care Center;

9. Drive-thru Restaurants and Services;

10. Dry Cleaner/laundry;

11. Educational facility including small (generally less than 2,000 square feet) designed to augment the learning process of elementary and secondary students;

12. Gasoline Service Station;

13. Health and Fitness Club;

14. Dog Kennel;

15. Hotels and Motels;

16. Liquor Store

17. Mixed Use (multifamily residential in conjunction with commercial)

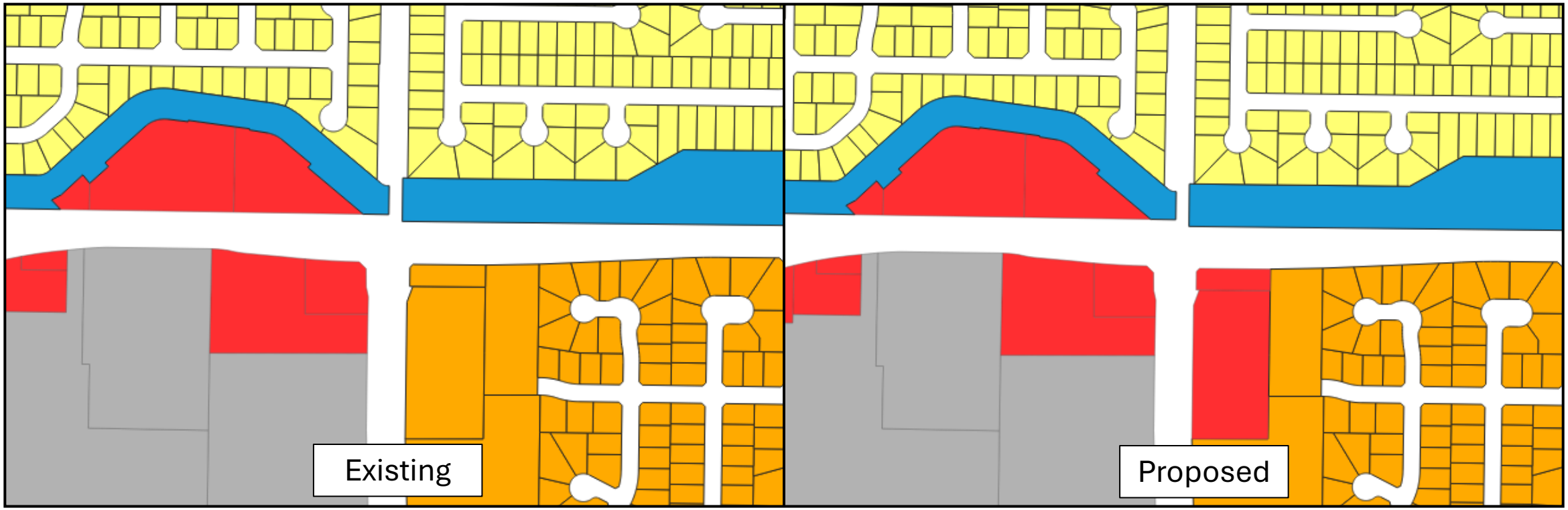
18. Other retail businesses where the sales, demonstrations, displays, services and other activities, are conducted other than in an enclosed building abutting a residential district;

19. Parking Facilities, (as a principle use);

20. Recycling Small Collection Facility;

21. Recreational Facility;

22. Assembly uses with 100 seats or less.



LEGEND

- Oakley City Limit
- Oakley Sphere of Influence
- Oakley Planning Area
- Country Costa County Urban Limit Line
- Agriculture
- Agricultural Limited
- Rural Residential
- Residential Very Low
- Residential Low
- Residential Low/Medium
- Residential Medium
- Residential High
- Residential Mobile Home
- Commercial
- Commercial Downtown
- Commercial Recreation
- Business Park
- Light Industrial
- Utility Energy
- Public and Semi-Public
- Delta Recreation
- Parks and Recreation
- Specific Plan

OAKLEY
CALIFORNIA

DATE: October 13, 2026

TO: Joshua McMurray, City Manager

FROM: Paul Beard, Chief of Police

SUBJECT: Electric Bicycle Work Session

Approved and Forwarded to the City Council

Background and Analysis

This report covers the issues caused by all types of two-wheeled vehicles, including traditional bicycles and small gas-powered motorcycles. For clarity purposes, however, the report will focus on referencing two wheeled electric vehicles due to the boon that has been associated with them and the accessibility young riders have to them. Two wheeled electric vehicles can be found in the form of electric motorcycles, electric bicycles and electric scooters.

The use of two wheeled electric vehicles has surged in popularity due to their convenience for short-distance travel, cost-effectiveness, and perceived environmental benefits. Two wheeled electric vehicles have been around for a very long time in one way or another, but the earlier versions were not efficient, reliable or popular. Continued advances in technology have allowed two wheeled electric vehicles to become more desirable as a means of self-transportation.

In 2019-2020 the COVID-19 pandemic created a long-term situation that saw individuals, and families, seeking something they could do when not allowed to participate in their normal activities. Bicycle riding became one of those activities and the popularity of riding a bike exploded compared to where it was before the pandemic.

Ironically, just as bicycle riding was reaching an all-time peak the technology that goes into two wheeled electric vehicles was hitting its stride and the two lined up perfectly. Initially this was a win all the way around, people were engaged in outdoor activities, and we often saw families growing closer as they rode together. The overall usage of bicycles soared, and the sales of two wheeled electric vehicles climbed year after year.

Eventually the pandemic waned and life returned to normal. Families seemed to return to their old familiar ways and that often did not include spending as much time riding together. Two wheeled electric vehicles have continued to become better, and faster, even since the end of the pandemic and it seems to have become

commonplace for families to provide their pre-driving aged children with two wheeled electric vehicles.

According to the Statewide Integrated Traffic Records System (SWITRS), reported e-bike injury collisions surged from 184 incidents in 2018 to 3,429 in 2023. The severity of injuries in e-bike collisions was also reported as being higher compared to traditional bicycle collisions. Alarmingly, both traditional bicycle and e-bike collisions have risen significantly across California, this increase is most likely due to the sheer numbers of more riders and the lack of good decisions being made by the riders.

More globally speaking it is observed the demographic of pre-driving aged males (boys) often create problems while riding their two wheeled electric vehicles. This is most likely due to the "dare devil" nature that is associated with this demographic, coupled with a lack of maturity and sound reasoning and decision-making skills. Here, in Oakley, it is observed we experience many of the same issues that are caused abroad by the behaviors of the riders of two wheeled electric vehicles.

In some instances the riders of two wheeled electric vehicles have participated in "takeovers" which is defined as riders recklessly performing "wheelies", swerving unpredictably, riding on the wrong side of the road and causing traffic hazards due to clogging streets or intersections.

Issues and Impacts

As a disclaimer it is recognized the mere activity of riding or owning two wheeled electric vehicles is not a bad thing and most of the time people are engaging in these activities in appropriate and lawful manners. Two wheeled electric vehicles have however, attracted riders who chose to create issues and problems with them. The issues that are globally associated with the boon of electric bicycle and electric scooters are mainly fourfold:

- Safety to Others
- Safety to the Riders
- Unlawful Activities
- Costly Damages

Safety to Others

Many of the “safety to others” and “safety to the riders” issues are intertwined and synonymous with each other, but because I am prioritizing the safety of others, I will emphasize these issues as a separate category.

Many times, the riders of two wheeled electric vehicles ride on sidewalks or dedicated pedestrian trails forcing interactions between them and pedestrians. Often the riders of two wheeled electric vehicles are going fast leaving little, or no, time for pedestrians to react. We have also experienced investigations where pedestrians were struck from behind without ever seeing the riders of the two wheeled electric vehicles prior to the collisions. There are other times when the riders of two wheeled electric vehicles sneak up on pedestrians while doing wheelies and cut away from them while seeing how close they get to the pedestrian. This action can cause unintentional collisions and fearful/emotional reactions from the pedestrians. In the event of collisions between two wheeled electric vehicles and pedestrians the speed of the two wheeled electric vehicles, coupled with the fact they are hard objects, and heavy, create a condition that cause injuries to pedestrians that can be very significant.

Safety to the Riders

The activity of riding two wheeled electric vehicles can be “risky” or “dangerous” just due to the very nature of what they are meant for. Some riders of two wheeled electric vehicles, however, often create conditions that present greater threats or risks to their own safety than are considered inherently built into the activity. I would incorporate all the issues expressed in the “Safety to Others” category, along with the following:

Many times, the riders of two wheeled electric vehicles are seen riding without safety helmets even when some of these vehicles can exceed 15 MPH, 20 MPH, 30 MPH, and in the case of some electric motorcycles- in excess of 50 MPH. in the event of a collision speeds of this nature have long been proven to be hazardous, or deadly, without head protection.

Sometimes the riders of two wheeled electric vehicles operate them in lanes of traffic, and even worse sometimes go the wrong direction in the traffic lanes. Given the predominant demographic of the riders of two wheeled electric vehicles who cause issues it can be reasoned the riders who engage in this type of activity simply have not reached the level of maturity or decision-making abilities that are necessary to safely operate these types of vehicles.

It has also been observed that some riders of two wheeled electric vehicles operate their vehicles after hours of darkness without any lighting. This makes it hard for them to be seen by others, which represents another risk and threat they present to themselves.

Getting back to the “dare devil” nature of some of the riders of two wheeled electric vehicles will intentionally approach moving vehicles and cut away from them at the last second, just like they do with pedestrians. This is obviously a dangerous activity and on at least one occasion this activity has led to a collision with a moving vehicle, and the rider of the two wheeled electric vehicle was transported to a hospital with head injuries.

Unlawful Activities

This category can be broken down by discussing the classifications and restrictions associated with two wheeled electric vehicles and the activities riders do while riding two wheeled electric vehicles.

Chart to explain classifications and restrictions:

Type of E-Vehicle	Class 1 E-Bike (750, or less, watts- 312.5 California Vehicle Code)	Class 2 E-Bike (750, or less, watts- 312.5 California Vehicle Code)	Class 3 E-Bike (750, or less, watts- 312.5 California Vehicle Code)	E-Motorcycle (typically the power exceeds 750 watts)
Max Speed	20 MPH	20 MPH	28 MPH	50+ MPH (generally)
Throttle?	No	Yes	No	Yes
Minimum age	None	None	16 years old	Licensing requirements as per CVC/DMV
Driver's license?	No	No	No	Yes
Helmet required?	Under 18	Under 18	All ages	All ages
Where can it be ridden	Bike paths, trails, roadways	Bike paths, trails, roadways	Roadways	Roadways
Where it cannot be ridden	Sidewalks	Sidewalks	Bike paths, trails, sidewalks	Bike paths, trails, sidewalks

Further definitions:

A **motorized scooter** is any two-wheeled device that has handlebars, has either a floorboard that is designed to be stood upon when riding or a seat and footrests in place of the floorboard, and is powered by an electric motor.

- Allowed on bicycle path, trail, or bikeway; **not** allowed on sidewalk
- Can be driven with any class driver's license
- California Vehicle Code 407.5

A **motorized bicycle or moped** is a two-wheeled or three-wheeled device having fully operative pedals for propulsion by human power or having no pedals if powered solely by electrical energy, and an automatic transmission and a motor that produces less than 4 gross brake horsepower and is capable of propelling the device at a maximum speed of not more than 30 miles per hour on level ground.

- Must have a motorcycle license (M1 or M2)
- Rider must be at least 16 years old
- Must wear a helmet
- California Vehicle Code 406

A **motor-driven cycle is any motorcycle** with a motor that displaces less than 150 cubic centimeters. A motor-driven cycle does not include a motorized bicycle.

- Must have a motorcycle license (M1)
- California Vehicle Code 405

An **off-highway motorcycle** means a motorcycle or motor-driven cycle which is subject to identification under this code. Per the State of California DMV, OHVs are motor vehicles that are used only on off public roads and highways, on lands that are open and accessible to the public. OHVs such as all-terrain vehicles, trail bikes, racing motorcycles, dune buggies, and snowmobiles do not require regular vehicle registration, but they must display an ID plate or placard issued by DMV.

- Not allowed on roads
- California Vehicle Code 436

Any rider operation that falls outside of this chart, and these definitions, is by its very nature unlawful.

Costly Damages

Many unlawful actions have already been articulated in the “Safety to Others” and “Safety to the Riders” categories. Other unlawful actions we see or hear about the riders of two wheeled electric vehicles doing primarily involve riding these vehicles in the softscape areas of our parks, riding on trails, riding across lawns and generally riding with disregard to others.

In Oakley we prioritize the quality and beauty of our parks. As previously mentioned at times the riders of two wheeled electric vehicles have ridden through the softscape of our parks, and it is reasonable to believe this has happened at each one of our parks to one degree or another. Using the example of what has occurred at our Koda Dog Park will illustrate the financial impact some riders of two wheeled electric vehicles are causing the City of Oakley. Koda Dog Park is adjacent to Laurel Road, Brown Road and Oxford Drive. Much of the softscape used at Koda Dog Park is “No Mow Fescue” grass, a fluffy grass that grows in clumps and covers a large space with relatively little maintenance required.

It has been discovered that some riders of two wheeled electric vehicles have carved riding trails in the softscape of Koda Dog Park by repeatedly riding through certain areas of the park. These trails have damaged the presentation and functionality of Koda Dog Park. The damaged areas, in some respects, encourage riding through the softscape areas and promote erosion issues as we head into a wet season. The City of Oakley had our landscape contractor (Terracare) provide a quote to repair the damage at Koda Dog Park and the cost to provide all repairs was quoted to be just over $12,000. It should be noted that the only damage that needs to be addressed by Terracare is due to the damage caused by two wheeled electric vehicles.

This type of damage can be found in every park in the City of Oakley to one degree or another.

Education & Enforcement

A major concentration of the users of two wheeled electric vehicles are school aged students. To date the City of Oakley has supplied our School Resource Officers and the Superintendents of our two school districts with informational fliers designed to create educational and advisory discussions between staff, parents and students. During one 2-day period School Resource Officer Wayne presented on the laws and hazards of two wheeled electric vehicles to five full classes at O'Hara Park Middle School. We have also posted informational fliers on the City of Oakley social media sites and our triannual publication of our Oakley Recreation Guide. Looking forward we will continue to intermittently provide educational information via our social media messaging and our publications.

Beyond proactive education efforts, proactive enforcement implementation is the best way to mitigate the issues caused by two wheeled electric vehicles. Over the past few months, the Oakley Police Department has issued several citations to cyclists for offenses ranging from not wearing helmets to actual violations of the rules of the road. The Traffic Unit and the Special Services Team of the Oakley Police Department have made some specific efforts focusing on two wheeled electric vehicles. These efforts resulted in citations and the towing of vehicles.

In a more global sense, the issues of two wheeled electric vehicles have become elevated within the police department and enforcement efforts have been highlighted, directed and heightened.

Notable Incident

On September 29, 2026, the Oakley Police Department Traffic Unit ran an operation that was funded by a grant from the Office of Traffic Safety. The focus of the operation was to enforce violations related to two wheeled electric vehicles. At 6:53 PM our Traffic Unit was patrolling around the Safeway shopping center at O'Hara Avenue and Laurel Road when they saw a congregation of what appeared to be teenaged boys riding into the parking lot on a mixture of traditional bicycles, electric bicycles and at least one electric motorcycle. As soon as the congregation noticed our Traffic Unit the rider of the electric motorcycle fled the parking lot and started riding at a high rate of speed, which was estimated to be 55-60 MPH. The rider fled on the northside sidewalk and travelled east, which was essentially the wrong side of the road for that direction of travel, the rider also happened to have a passenger on the electric motorcycle with him.

Our Traffic Unit monitored and followed the rider of the electric motorcycle to the intersection of Laurel Road and Rose Avenue, where the rider finally came to a stop. It was then observed that the rider, and the passenger, were both 14-year-old boys and both were only wearing head protection that would be considered suitable for riding a bicycle. The rider was lacking appropriate footwear for the activity of operating a vehicle like the one he was operating.

Our Traffic Unit issued a citation to the rider and towed the electric motorcycle.

Steps Taken by Other Jurisdictions

The issues being experienced by the City of Oakley are not actually unique to us. Every negative trait that is associated with riding two wheeled electric vehicles in Oakley are documented issues in nearly every urban/suburban community in California. Many of these jurisdictions have prioritized the issues associated with two wheeled electric vehicles via enforcement as per the California Vehicle Code, when appropriate. Other jurisdictions have even gone to the extent to create ordinances aimed at curbing the issues associated with riding two wheeled electric vehicles. The following are some examples of what other jurisdictions have done:

City of Burlingame- Ordinance prohibiting:

- Operation of all motorized vehicles in City parks and recreation areas

Town of Danville- Ordinance prohibiting:

- Riding electric bikes and motorized scooters in Town parks (these items may be brought into the parks, but only if walked)

City of Elk Grove- Ordinance prohibiting:

- Powered transportation devices on sidewalks, except in posted areas allowing it
- Reckless riding
- Unauthorized racing
- Trick riding

Town of San Anselmo- Ordinance prohibiting:

- Operation of all motorized vehicles in Town parks

City of San Ramon- Ordinance prohibiting:

- All motorized vehicles are prohibited in City parks at all times

The City of Carlsbad has leaned heavily into a global approach with what they call the "Three E's" of traffic safety:

- Education: raised the awareness of e-bike safety through collaboration with schools, businesses, and faith groups
- Engineering: creation of new green bike lanes and crosswalk signal adjustments
- Enforcement: AB 2234 became a pilot program that allowed San Diego Counties the authority to set 12 as the minimum age for riding Class 1 and Class 2 e-bikes, Carlsbad Police Department uses drones to help monitor and identify violators and they have engaged in a process that lets others submit videos of unlawful or unsafe e-bike operations to the Traffic Unit

The City of Ceres conducted at least one maximum enforcement effort against a bicycle takeover. The result was: 20 riders were stopped, 17 citations were written and 13 two wheeled electric vehicles were impounded.

The City of Folsom also conducted a two wheeled electric vehicle enforcement operation. The result was: 19 riders were educated, 8 citations were written and two electric motorcycles were impounded.

Considerations for Council

Some considerations for the Council are to receive this report and provide feedback on what the priorities are for the City of Oakley in regard to the issues of two wheeled electric vehicles.

Some considerations can be:

- Establish an ordinance, like other jurisdictions have done, to detail where two wheeled electric vehicles are allowed/not allowed
  - Parks/City events
- Establish an ordinance holding violators, or parents of violators, financially responsible for damages caused to City property as a result of any issues with two wheeled electric vehicles
- Direct further engagement of collaborative education efforts with schools, businesses and faith-based groups
- Direct further educational messaging via social media platforms