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Environmental Assessment

for HUD-funded Proposals

Recommended format per 24 CFR 58.36, revised March 2005
[Previously recommended EA formats are obsolete].

Project Identification: Veterans Square (Pittsburg, CA)

Preparer: Beth Thompson, Principal Planner – De Novo Planning Group

Responsible Entity: Contra Costa County

Month/Year: May 2016

Environmental Assessment

Responsible Entity: Contra Costa County
[24 CFR 58.2(a)(7)]

Certifying Officer: Gabriel Lemus
[24 CFR 58.2(a)(2)]

Project Name: Veterans Square

Project Location: 901 Los Medanos Street, Pittsburg, CA

Estimated total project cost: $14,741,974

Grant Recipient: Domus Development, LLC
[24 CFR 58.2(a)(5)]

Recipient Address: 9 Cushing, Ste. 200, Irvine, CA 92618

Project Representative: Meea Kang, President

Telephone Number: (415) 856-0010 x. 880

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts and other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

MM – 1 Prior to the initiation of construction or ground disturbance activities on the project site, a training session regarding potential archaeological discoveries shall be conducted for the on-site construction crew. In the event that archaeological resources, including artifacts, exotic rock, or unusual amounts of stone, bone, or shell, are encountered during construction-related activities, construction shall be stopped within 50 feet of where the find was encountered. Contra Costa County shall be notified and a qualified archaeologist shall evaluate the find. The archaeologist shall assess the extent and cultural value of the resource. If the resource is identified to be a significant cultural resource, including an archaeological resource or historic resource, the archaeologist shall recover and record the resources using standard professional archaeological methods. If human remains are discovered during construction-related activities, the Contra Costa County Coroner and Native American Heritage Commission shall be contacted and the human remains shall be addressed pursuant to the requirements of California Health and Safety Code Section 7050.5.

MM-2 The measures shall be adhered to during all site preparation and construction activities:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

MM-3 Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation from traffic and railroad noise.

MM-4 Prior to issuance of a building permit or grading permit, whichever is eligible to be issued first, the developer shall submit to the city's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following: a. A site plan; b. A grading and drainage plan; c. A utilities plan; d. A landscaping and irrigation plan; e. A Stormwater Control Plan and Report; and f. An Erosion and Sedimentation Control Plan. (City Condition 14)

MM-5 Prior to issuance of a grading permit, the developer shall submit to the Engineering Department two copies of the Stormwater Control Plan and Report. The report shall contain the sizing tool output to substantiate the design of the proposed treatment facilities. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the edition of the Stormwater C.3 Guidebook that is most current as of the date of submittal of the grading permit application shall be included. Grading and/or building plans shall be consistent with the Stormwater Control Plan approved by the Engineering Department. Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Departments. (City Condition 16)

MM-6 Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment best management practices (BMPs), permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. (City Condition 17)

MM-7 Prior to final inspection approvals by the Engineering Department, the applicant shall submit a Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering, Planning, and Public Works Departments. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in the most current edition of the Stormwater C.3 Guidebook. (City Condition 18)

MM-8 Prior to the issuance of the Certificate of Occupancy, the developer shall submit the final draft of the Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering Department. The developer shall also execute the Operations and Maintenance Agreement, which pertains to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the most current edition of the C.3 Guidebook. (City Condition 19)

MM-9 Prior to issuance of a Grading Permit, the developer shall submit the following to the Engineering Department for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (SWPPP) if project requires an NPDES Construction Permit, and a copy of the Notice of Intent (NOI), which was submitted to the State Water Resources Control Board. The erosion control / SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook. (NPDES requirements) (City Condition 22)

MM-10 The developer shall incorporate long-term BMPs for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
b. Use pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
c. Minimizing the amount of directly connected impervious surface area.
d. Stencil all storm drains with “No Dumping, Drains to Delta” permanent markings.
e. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter f. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards: i) dumpster drips from covered trash and food compactor enclosures; ii) discharges from outdoor covered wash areas for vehicles, equipment, and accessories; iii) fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. (City Condition 23)

MM-11 The developer shall submit to the Engineering Department, a current geotechnical report that substantiates the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Department for review prior to the approval of any civil plans and issuance of any Engineering permits. (City Condition 15)

MM-12 The developer shall pay the following fees to the Engineering Department, prior to issuance of a building permit:

a. Facility Reserve Charge: The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service, in the amounts in effect when the developer

obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05- 10290, as amended on February 21, 2012, by Resolution No. 12-11778, a copy of which is available at the City. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

b. Traffic Mitigation Fees: The developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit. The developer understands that the LTMF currently on file is $4,557 per Medium Density dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.

c. The developer shall pay the Pittsburg Regional Transportation- Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit. The developer understands that the PRTDIM currently on file is $9,934.45 per multi-family dwelling unit. The PRTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.040. (City Condition 13)

MM-13 The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand. (City Condition 30)

MM-14 The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project. (City Condition 29)

MM-15 Prior to issuance of a building permit for this project, the developer shall submit a final landscape plan for the property, which shall include all certifications and submittals required by the city's landscape ordinance (PMC chapter 18.84, article VII) and which shall be subject to review and approval by the city Planning and Engineering Departments. Drought-tolerant or moderate water use plants shall be incorporated into the landscape to the maximum extent practicable. (City Condition 8)

MM-16 Prior to occupancy of the apartment units by residents, the developer shall complete installation of landscaping and automatic irrigation systems in the front yard and corner side yards of the property and shall submit all certifications required by the city's landscape ordinance (PMC chapter 18.84, article VII). Following issuance of the certificate of occupancy, the developer or property manager shall be responsible for preventing water waste resulting from inefficient landscape irrigation by limiting landscape irrigation to the hours between 8:00 p.m. and 10:00 a.m.; and by prohibiting runoff from the target landscape areas due to excessive irrigation run times, low head drainage, overspray, or other similar conditions where water flows onto an adjacent property or the sidewalk. (City Condition 9)

MM-17 The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the Community Facilities District (CFD) 2005-1, prior to the issuance of any Engineering or Building Permits, whichever permit is eligible to be issued first. The fee will provide funding for an increase of police coverage in the area. The rate of the CFD fee is subject to the City Council Ordinance No. 05-1246. (City Condition 32)

MM-18 Prior to issuance of a building permit, the developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007- 01 Park Maintenance Community Facilities District. (City Condition 33)

MM-19 Pre-construction Survey: If project activities must occur during the nesting season (February 1-August 31), a qualified biologist will conduct pre-construction surveys for active raptor and migratory bird nests within 30 days of the onset of these activities. For migratory birds and raptors, the survey area will include the Biological Study Area and a 250-foot buffer area surrounding the Biological Study Area. If active nests are found in the survey area, a sufficient buffer shall be provided to avoid disturbing breeding activities. A qualified biologist shall identify the appropriate buffer for the nesting species and construction activities shall not take place within the buffer. Active nests shall be monitored by a qualified biologist once per week until the young have fledged, at which time the buffer will be removed. If no active nests are found within the survey area, no further mitigation is required.

MM-1 is based on recommendations provided on p. 15 (Recommendations) of the Determinations of Eligibility and Effect for the Proposed Veterans Square Housing Project, Contra Costa County, California (Peak and Associates, Inc., March 2016).

MM-2 is based on BAAQMD's Basic Construction Mitigation Measures identified in Table 8-1, of BAAQMD Air Quality Guidelines, 2011.

MM-3 is based on the recommendation from HUD Noise Assessment, j.c. brennan and associates, 2016.

MM-4 through MM-18 are based on the City's conditions of approval identified in Resolution No. 9956; the relevant condition number is noted in parentheses at the end of the mitigation measure.

MM-19 is based on mitigation identified in the Biological Assessment, Veterans Square, Pittsburg, California (De Novo Planning Group, April 2016).

FINDING: [58.40(g)]

_X_ **Finding of No Significant Impact**

(The project will not result in a significant impact on the quality of the human environment)

___ **Finding of Significant Impact**

(The project may significantly affect the quality of the human environment)

Preparer Signature: _____ **Date:** 5-10-2016

Name/Title/Agency: Beth Thompson, Principal Planner, De Novo Planning Group

RE Approving Official Signature: _____ **Date:** 5-11-2016

Name/Title/Agency: Gabriel Lemus, CDBG Program Manager, Contra Costa County

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

The Strategic Plan of the 2015-2020 Contra Costa County Consolidated Plan identifies affordable housing serving the extremely low, low, and moderate income populations as a high priority for the City of Pittsburg. The Veterans Square project will provide 30 units of affordable housing for extremely low, very low, and low income individuals and small families. The Veterans Square project will provide suitable and affordable housing for persons of lower incomes, and is consistent with the Consolidated Plan.

The Project would help the region meet its obligation to provide affordable housing pursuant to its 2015-2023 Regional Housing Needs Allocation (RHNA) and further the City of Pittsburg's General Plan Housing Element goals and objectives. The project site was identified as a site for affordable, veterans housing in the City's Housing Element.

The Veterans Square project has requested HOME funds from Contra Costa County and Section 8/Housing Assistance Program funding from the Housing Authority of the County of Contra Costa. Contra Costa County is the Responsible Entity for the NEPA review for both funding sources.

Description of the Proposal: Include all contemplated actions which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The Veterans Square project will be developed by Domus Development, LLC as new construction on a vacant, generally level 0.49-acre parcel located at 901 Los Medanos Street in the City of Pittsburg (see Figure 1, Regional Location, and Figure 2, Project Site). The project site is located adjacent the intersection of Los Medanos Street and E. 9th Street.

The project is an Art Deco style, three-story, 30-unit rental apartment building for lower income, veteran households. The building will be approximately 40 feet high. The ground level of the project will include parking (30 vehicle spaces and 18 bicycle spaces) and common areas. Residential units and common open space will be located on the second and third floors. The site plan for each floor is shown on Figures 3 through 5.

The project includes 28 one bedroom/one bath units and two two bedroom/one bath units. The project includes 30 storage units, with one storage unit available to each residential unit. Community amenities would include a manager's office, community/social services (ground floor), a community courtyard of 3,700 s.f. on the second floor, and on-site laundry services.

The primary pedestrian access to the project is via Los Medanos Street. The community services will be accessed from E. 9th Street. Vehicle access to the project parking garage will be from E. 9th Street.

Development of the project would include grading of the 0.49-acre site, engineering of soils to ensure buildings and structures are adequately supporting, placement of utilities, construction of paved internal roadways and parking, and construction of the three-story residential building.

Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The 0.49-acre project site is undeveloped and is located on relatively level terrain with minimal vegetation consisting of sparse grasses and weeds. Los Medanos Street is directly to the west and E. 9th Street is to the north. The project site is located in an area with a mixture of urban uses as well as scattered vacant infill sites. A single family home is located directly to the east of the project site, with several single family homes, a multifamily building, and a commercial use located to the east of the project site, between the project site and East Avenue. A three-story theater is located to the south/southeast and a small commercial center is located to the south of the project site. A church and a vacant lot are located to the west, across Los Medanos Street. Single family residences are located to the north, across E. 9th Street. A developed sidewalk is located along Los Medanos Street and E. 9th Street (the north and west boundaries of the site).

The project site is designated Downtown High Density Residential by the General Plan and is zoned Downtown High-Density Residential (RH-D).

The City of Pittsburg has reviewed and approved the project. The City initially approved the project in 2011 (Resolution 9879) and subsequently extended the project approvals in 2013 (Resolution 9956). The City's review included a CEQA Categorical Exemption (Class 32-In-fill Development). As identified in the CEQA Guidelines, the Class 32 (In-fill Development) Categorical Exemption category consists of the following:

> *"Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.*

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services."

In December 2015, the City reviewed the project and affirmed the CEQA exemption and project approvals. The City issued a grading permit for the Veterans Square project in 2015. The project has been reviewed and approved by the City of Pittsburg. The 2011 and 2013 staff reports for the project are included as Appendix A to this Environmental Assessment. Documentation of the City's 2015 review of the project and affirmation of project approvals and CEQA documentation is also included in Appendix A

In the absence of the project, Domus Development would remain the owner of the property. Domus Development would likely proceed with a multi-family residential project, similar to the proposed project, as allowed for the site under the City's approvals for the project, or sell the project site, with full entitlements. Without federal financial assistance, the project would likely be constructed as a market rate development or would have fewer lower income units in order to remain financially feasible. Due to the site's fully entitled status and location with close proximity to a range of services, the site would likely be desirable to a number of developers and development could proceed with either the City-approved site plan or a new project with comparable densities.

Statutory Checklist

[24CFR §58.5]

Record the determinations made regarding each listed statute, executive order or regulation. Provide appropriate source documentation. [Note reviews or consultations completed as well as any applicable permits or approvals obtained or required. Note dates of contact or page references]. Provide compliance or consistency documentation. Attach additional material as appropriate. Note conditions, attenuation or mitigation measures required.

Factors	Determination and Compliance Documentation
Historic Preservation [36 CFR 800]	The Veterans Square project does not require compliance steps associated with Historic Preservation as there would be no adverse impact. The project site is vacant and is not listed on the California Register of Historic Places or any local databases. The Northwest Information Center (NWIC) did not have any records identifying the project site and indicated that the project site contained no recorded archaeological resources. The NWIC recommended further study if the project would have the potential to impact non-disturbed soils and also recommended consultation with the Office of Historic Preservation regarding impacts to buildings adjacent to the project site. The project site was surveyed by Peak & Associates in 2016 and further research was conducted by Peak & Associates to determine whether the project would potentially affect any known historical, archaeological, or other cultural resources. In the Determination of Eligibility and Effect for the Proposed Veterans Square Housing Project, Peak & Associates concluded that the project would not have an adverse effect on historical, archaeological, or other cultural resources (Peak & Associates, 2016). The project will comply with MM-1 to ensure no effect on cultural resources in the event of an inadvertent discovery. The Native American Heritage Commission (NAHC) was contacted for a Native American tribal list and sacred lands search. No sacred lands were identified. Native American tribes identified by the NAHC were contacted regarding the proposed project. No adverse effects or concerns were identified by the Native American tribes (Peak & Associates, 2016). The State Historic Preservation Officer (SHPO) was consulted. SHPO has not responded within the statutory 30-day period, therefore, per 36 CFR 800.4 (d) the project may proceed with the County's determination that the project activities will have no effect on any identified historic properties. The Determination of Eligibility and Effect for the Proposed Veterans Square Housing Project (Peak & Associates, Inc., 2016) is provided in Appendix B. *Sources: California Historical Resources Information System letter regarding record search results, March 2, 2016 (CHRIS, 2016); Determination of Eligibility and Effect for the*

	Proposed Veterans Square Housing Project Contra Costa County, California (Peak & Associates, Inc., 2016)
Floodplain Management [24 CFR 55, Executive Order 11988]	The proposed Veterans Square project does not involve property acquisition, land management, construction, or improvement of land located within a Special Flood Hazard Area. The project site is located within Areas of Minimal Flood Hazard and is not located within a Special Flood Hazard Area or 100-year floodplain (Zones AE, AO, AH, VE, or AR) , 500-year floodplain (0.2 Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with Depth Less Than One Foot or Drainage Less than One Square Mile - Zone X), or (Future Conditions 1% Annual Flood Hazard – Zone X) other flood hazard areas (FEMA, 2015). Compliance steps are not invoked. *Source: National Flood Insurance Program Flood Insurance Rate Map #06013C0119G Revised September 30, 2015 (FEMA, 2015)*
Wetlands Protection [Executive Order 11990]	The soils present on the project site, Capay clay, 2 to 9 percent slopes, are not listed on the 2015 National Hydric Soils List (USDA, 2015). There are no wetlands on the project site or in the vicinity of the project (Biological Assessment, De Novo Planning Group, 2016). The project does not include construction within or adjacent to wetlands and would have no effect on wetlands. Compliance steps are not invoked. *Source: Biological Assessment, Veterans Square, Pittsburg, California (De Novo Planning Group, 2016);U.S. Fish and Wildlife Service National Wetlands Inventory, http://www.fws.gov/wetlands/Data/Mapper.html, April 4, 2015 (USFWS, 2015); National Hydric Soils List, USDA, 2015*
Coastal Zone Management Act [Sections 307(c),(d)]	The project site is not located within a coastal zone or coastal management zone; no portion of Pittsburg is designated coastal zone or coastal management zone (City of Pittsburg, 2001). The project site is not within any area subject to the San Francisco Bay Plan (BCDC, 2008). The project site is located approximately 2,619 feet from Suisun Bay, which is the closest navigable body of water. No compliance steps are invoked. *Source: City of Pittsburg General Plan (City of Pittsburg, 2001); San Francisco Bay Plan (BCDC, 2008)*
Sole Source Aquifers [40 CFR 149]	There are no sole source aquifers located in Contra Costa County; the nearest sole source aquifers are the Santa Margarita Aquifer located in Scott's Valley, Santa Cruz County, and Fresno County Aquifer, located in Fresno County (EPA, 2016). Water supplied to the project site by the City of Pittsburg includes local groundwater, recycled water, and surface water purchased from the Contra Costa Water District. The surface water is pumped from the Sacramento-San Joaquin Delta. The groundwater will be pumped from the Pittsburg Plain Groundwater Basin, which is bounded by Suisun Bay on the north, Tracy Sub-basin of the San Joaquin Valley Groundwater Basin

	on the east, and by Clayton Valley Groundwater basin on the west. The project will not receive water from any sole source aquifer and provision of water to the project site will not have an affect on any sole source aquifer. No compliance steps are invoked. *Source: EPA Sole Source Aquifer map, http://www.epa.gov/region9/water/groundwater/ssa.html, accessed April 4, 2016 (EPA, 2016); City of Pittsburg 2010 Urban Water Management Plan (City of Pittsburg, 2011)*
Endangered Species Act [50 CFR 402]	The proposed Veterans Square project is not likely to affect Federally-listed or proposed threatened and endangered species nor any designated or proposed critical habitat. A Biological Assessment was prepared for the Veterans Square project. The Biological Assessment included the results of a review of the site conducted by a qualified biologist, Steve McMurtry. The project site is located in an urban environment and the limited vegetation on the project site is ruderal. The Biological Assessment provided information regarding special-status species in the project area, based on a California Natural Diversity Database check, and a US Fish and Wildlife Service special-status species list for the region. The Biological Assessment identified that no special-status species or critical habitat were identified on the project site. The Biological Assessment found that the project site does not provide nesting or foraging habitat for special-status species. The project was determined to have No Effect on endangered or special-status species, critical habitat, natural communities of special concern, or wetlands and waterways. Mitigation was included in the Biological Assessment to ensure that there would be no effects to species protected under the Migratory Bird Treaty Act and is included in this report as MM-19. Compliance steps are not invoked. See Appendix C for the Biological Assessment. *Source: Biological Assessment, Veterans Square, Pittsburg, California (De Novo Planning Group, 2016)*
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	There are no designated Wild and Scenic Rivers in Contra Costa County. The project site is not located in the vicinity of any Wild and Scenic Rivers and thus would have no effect. No compliance steps are invoked. *Source: National Wild and Scenic River System, http://www.rivers.gov/rivers/california.php, April 4, 2016 (NWSRS, 2016)*
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	*Construction and Operation Emissions* The Veterans Square project site is located in a non-attainment area (Contra Costa County) for the following federal ambient air quality standards: 8-hour ozone and particulate matter (PM) 2.5. Contra Costa County is an attainment/unclassified area for the federal carbon

	monoxide, lead, nitrogen dioxide, sulfur dioxide, PM 10 The Bay Area Air Quality Management District (BAAQMD) has established screening thresholds for projects to identify projects that may conflict with the State Implementation Plan or the District's Air Quality Attainment Plan by contributing to ozone precursor (reactive organic gases) and particulate matter emissions that would impede implementation of the plans. The threshold size established by BAAQMD for a low rise apartment project is 510 units. The proposed Veterans Square project proposes 30 units, well below the screening threshold. There are no structures on the site that would be demolished. Further, the proposed project will implement the BAAQMD-recommended construction dust-control mitigation as set forth in mitigation measure MM-2. The proposed project conforms to relevant air quality plans and that implementation of AQ-1 is recommended. BAAQMD has confirmed that the project is under the threshold size and no analysis for project-generated emissions is required. No further compliance steps are invoked. *Exposure of Sensitive Receptors to Air Quality Risks and Hazards* The Veterans Square project was reviewed for potential impacts associated with exposing sensitive receptors to point source pollutants in the vicinity of the project site. Contra Costa County GIS Department and BAAQMD identified six stationary point source sites in the vicinity of the project site. BAAQMD has established a methodology in its Recommended Methods for Screening and Modeling Local Risks and Hazards guide and has developed detailed pollutant emissions data to assist with identifying potential risks associated with local sources of toxic air contaminants. The Veterans Square project was reviewed and screened in accordance with BAAQMD's recommended methodology. All permitted facilities and high-volume roadway sources within 1,000 feet of the project site were identified. The BAAQMD permitted sources data was reviewed and screening values for PM 2.5, cancer, and chronic hazard risks were identified for each of the six point sources within 1,000 feet of the project site. While there were no highway sources identified within 1,000 feet of the project site, one major roadway (Railroad Avenue) was identified within the screening distance. The cumulative risks for cancer, chronic hazards, and PM 2.5 were compared to the individual project and cumulative impact thresholds. The Veterans Square project was below both the individual project and cumulative impact thresholds for cancer, hazard, and PM 2.5. BAAQMD reviewed the analysis and confirmed that no further analysis was required The results of the screening analysis are provided in Appendix D. No further compliance steps are required. *Source: Veterans Square Screening Analysis (De Novo Planning Group, 2016); Personal communication (e-mail), Beth Thompson (De Novo Planning Group) and Alison Kirk (BAAQMD), April 27, 2016; BAAQMD CEQA Guidelines*

	(BAAQMD, 1999); BAAQMD Air Quality Guidelines (BAAQMD, 2011); Recommended Methods for Screening and Modeling Local Risks and Hazards (BAAQMD, 2012); BAAQMD point source and roadway screening analysis files downloaded March 22, 2016
Farmland Protection Policy Act [7 CFR 658]	The project site and surrounding lands are designated Urban and Built-Up Land by the Contra Costa County Important Farmland map. As previously described, the site is designated for downtown high density residential uses by the City's General Plan and Zoning Map. There is no farmland in the vicinity of the project site. The project would have no effect on farmland. No further compliance steps are required. *Source: De Novo site visit, April 21, 2016; Contra Costa County Important Farmland 2012, California Department of Conservation (DOC, 2012)*
Environmental Justice [Executive Order 12898]	As described throughout this Environmental Assessment, the Veterans Square project will not result in adverse health or environmental effects to humans. The Veterans Square project will not expose residents to significant levels of noise, air pollutants, or hazards. The Veterans Square project will provide affordable housing for the lower income population and is proximate to goods and services. The project is located in downtown Pittsburg and is within walking distance of a variety of services, retail uses, including banks, restaurants, churches, convenience stores, parks, and schools. The project site is served by multiple Tri-County Transit bus service routes, including 392 (stop at Los Medanos and E. Tenth Street, less than a block from the project), 387 (closest stop at Harbor Street and E. Tenth Street, approximately ¼–mile from the project), and 384 (closest stop at Black Diamond Avenue and W. Eight Street, approximately ¼-mile from the project). The project will provide on-site social services and is within one mile of Concentra Medical Clinic and within two miles of RotaCare Free Clinic, Pittsburg Health Care, and other medical services. Transit is available from the project site to medical services, grocery shopping, schools, and various employment centers in the region. The Veterans Square project will not create any adverse and disproportionate environmental impact, nor will the project aggravate any existing environmental impacts and thus will not result in any disproportionate adverse impacts to any low income or minority populations. *Source: De Novo site visit, April 21, 2016; Project Entitlement/Application Materials (Domus Development, 2016); Google Earth/Maps to measure distances from site to services*

HUD Environmental Standards Determination and Compliance Documentation

Noise Abatement and	A HUD Noise Assessment was prepared for the project site and

Control [24 CFR 51 B]	proposed Veterans Square project by j.c. brennan & associates. The proposed Veterans Square project was evaluated for the potential for the project to introduce new noise sources that would create and adverse impact and for the potential for existing noise sources to expose future residents and other users of the project site to excessive noise levels. The proposed project was evaluated in accordance with established noise standards, including the HUD-established acceptable exterior noise environment criteria. HUD establishes an acceptable exterior noise environment of 65 dBA Ldn (also expressed as "DNL" or Day/Night Level) at exterior areas of residential uses. The Noise Assessment identified that existing noise levels at the southwest corner of the project site are 60 Ldn. The Noise Assessment identified the BNSF railroad line, 450 feet south of the project site, and E. Tenth Street, 114 south of the project site, as primary noise sources. The Noise Assessment projected noise from the BNSF railroad line and from E. Tenth Street for the future-conditions scenario. Under future (2030) conditions, BNSF railroad noise would be approximately 63 dB Ldn at the project site ground floor level and in the range of 65 to 66 dB Ldn at the upper floors. Road noise from E. Tenth Street would be approximately up to 57 dB Ldn at the project site. Combined noise levels at the project site would be in the 66 to 67 dB LDN range, which would exceed the HUD exterior noise level standard of 65 dB Ldn. Under the HUD criteria, an exterior noise exposure in the 65-70 dB Ldn range requires that an additional 5 dB of sound attenuation must be provided over the attenuation provided by standard construction (windows open). The HUD Noise Guidebook assumes that standard construction provides an average of 20 dB of attenuation. Therefore, a total exterior-to-interior noise level reduction of 25 dB would be required. This reduction can be achieved by ensuring that mechanical ventilation is provided so that occupants can keep windows closed for acoustical isolation. The Noise Assessment identifies the recommendation that mechanical ventilation shall be installed in all residential uses to keep doors and windows closed for acoustical isolation. See MM-3. Implementation of MM-3 will ensure that noise levels meet HUD standards and no further mitigation or compliance steps are necessary. See Appendix E for the HUD Noise Assessment. *Source: HUD Noise Assessment – East 9th and Los Medanos Apartments, City of Pittsburg, CA, j.c. brennan and associates, April 7, 2016 (j.c. brennan, 2016)*
Toxic/Hazardous/ Radioactive Materials, Contamination, Chemicals or Gases **[24 CFR 58.5(i)(2)]**	A Phase I Environmental Site Assessment (2016 Phase I) was completed for the project site in February 2016 by Natural Investigations Co., Inc. The 2016 Phase I reviewed the potential for the project site to be affected by hazardous conditions associated with known toxic, radioactive, or other hazardous materials on the project site or in the project vicinity. The 2016 Phase I included an on-site

	review of the project site as well as a review of databases (Environmental Data Resources, California Department of Toxic Substances Control Records EnviroStor Database, California Water Resources Control Board GeoTracker Database, California Department of Conservation Oil, Gas, and Geothermal Resources Well Finder) that identify potentially hazardous conditions. No Superfund sites were identified within one mile of the project site. Two leaking underground storage tank (LUST) sites were identified in the vicinity of the project site. City of Pittsburg, 985 Railroad Avenue, was identified in the Geotracker database related to a release of diesel, gasoline, and waste oil which affected groundwater in May 2005. In 2010, the Regional Water Quality Control Board granted case closure for this site. The 2011 Phase I and 2016 Phase I identified that this site is not a significant environmental concern. Bell Gas, 988 Railroad Avenue, was identified by Geotracker associated with a May 1986 gasoline release. Three underground storage tanks have been removed from this site and it is currently in use as a sports field for Marina High School. Contour maps indicate that groundwater flow is downgradient of the subject property. The 2011 Phase I and 2016 Phase I identified that this site is not a significant environmental concern. No de minimis conditions were found in connection with the project site pursuant to ASTM Practice E1527-13. The 2016 Phase I concluded that there are no historical or current recognized environmental conditions in connection with the project site pursuant to ASTM Practice E1527-13. The 2016 Phase I included additional review beyond the requirements of ASTM Practice E1527-13, including assessing the project site for environmental concerns associated with radon, wetlands, drinking water standards, lead-based paint, and asbestos-containing materials. The 2016 Phase I determined that no building components or materials were present that might contain asbestos or lead. Radon levels in the region average 1.4pCi/L, which is below the action level of 4.0 pCi/L established by the US EPA. Water quality testing results indicated excellent water quality with lead concentrations below the US EPA action levels. No wetlands were present on the project site. The 2016 Phase I did recommend that water quality testing is recommended if groundwater under the project site is to be pumped and used. The Veterans Square project will connect to the City's municipal water supply and does not propose any on-site groundwater use or wells. A Phase I was previously prepared by AEI Consultants in 2011. The 2011 Phase I did not identify any recognized environmental conditions, historical recognized environmental conditions, de

	minimis environmental conditions, or business environmental risks. The 2011 Phase I recommended no further site investigation. For a discussion of potential overpressure/thermal radiation issues, see the discussion under 'Siting of HUD-Assisted Projects near Hazardous Operations'. See the Air Quality discussion regarding potential exposure to toxic air contaminants associated with point source pollutants in the project area. See Appendix F for the Phase I Environmental Site Assessments. *Source:* *Phase I Environmental Site Assessment of the Property at 901 Los Medanos Street, Pittsburg, California, February 26, 2016 (Natural Investigations Co., 2016); Phase I Environmental Site Assessment, February 3, 2011 (AEI Consultants, 2011)*
Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	The project site is located in the vicinity of multiple industrial facilities that use hazardous materials. Contra Costa County Hazardous Materials Division provided a list of facilities in the vicinity of the project site that use hazardous materials and provided additional information regarding the type of hazardous materials used and storage conditions. An assessment of acceptable separation distance (ASD) between the project site and stationary hazards (above-ground storage tanks meeting HUD-identified criteria) was performed by De Novo Planning Group using the HUD Acceptable Separation Distance (ASD) Assessment Tool to determine whether the project site would be subject to overpressure blast hazards or thermal radiation hazards for people or buildings. All known existing or planned above-ground storage tanks in the vicinity of the project site are located beyond the ASD and would not result in exposure of the project to blast overpressure or thermal radiation impacts to people or buildings. No further compliance steps are required. See Appendix G for the Overpressure and Thermal Radiation Screening. *Source:* *Overpressure and Thermal Radiation Screening (De Novo Planning Group, 2016)*
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	The project site is not located in the vicinity of a public airport or military airport. The nearest airport is Buchanan Field, located at 500 Sally Ride Drive in Concord. Buchanan Field is over nine miles from the project site. There are no military airfield runways in the vicinity of the project. *Source:* *De Novo site visit, April 21, 2016; http://www.co.contra-costa.ca.us/4694/Airports, accessed March 2016; Google Earth used to map distance to nearest airport/airfield runway*

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a determination of impact. **Impact Codes**: (**1**) - No impact anticipated; (**2**) - Potentially beneficial; (**3**) - Potentially adverse; (**4**) - Requires mitigation; (**5**) - Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional material as appropriate. Note conditions or mitigation measures required.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	The project site is designated Downtown High Density by the General Plan, which allows residential development at densities ranging from 18 to 30 units per acre. The RHD zoning district allows development at 29.04 units per acre. The City's Zoning Code establishes development standards (height limits, setback requirements, etc.) for multifamily development in the RHD district. The Veterans Square project proposes 30 units on 0.49 acres, a density of 61.22 units per acre. Chapter 18.46 of the City's Municipal Code provides for density bonuses and incentives for projects that provide affordable housing. The Veterans Square project has received a density bonus of 50% from the City of Pittsburg, which allows a maximum of 30 units on the project site. The City determined that the increase in density would support the economic feasibility of the project, make it more competitive for state housing grants, and result in an increase in the number of housing units available to special needs groups in the community, thereby fulfilling identified community needs for affordable housing for low-income individuals and small families. The density bonus was also found to be consistent with the City's Housing Element, which supports additional density bonuses, incentives, and flexible development standards for affordable housing projects. The City has reviewed and approved the project, finding the project in conformance with the City's development requirements, including the General Plan, Zoning Code, and applicable Development Review and Design Guidelines (Planning Commission Resolutions 9879 and 9956). *Source: City of Pittsburg General Plan (City of Pittsburg, 2001); City of Pittsburg Zoning Code, updated through Ord. 16-1401, February 1, 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 201; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Compatibility and Urban Impact	1	The project is located on a vacant in-fill parcel in an existing community. A mix of residential, commercial and group assembly uses adjoin the site. The brick Seventh Day Adventist Church

		building is directly across Los Medanos Street from the site; other parcels on the same block as the church are vacant. To the north, across East Ninth Street, are several one- and two-story single-family houses and bungalows. The block on which the site is located is developed with a mix of uses, including single-family and multi-family residential buildings to the east; a multi-tenant commercial building housing a restaurant, retail gift shop and self-service laundry to the south; and the vacant Enean Theater building to the southeast. The Pittsburg Mosque, Columbia Printers, and a variety of other commercial businesses are also located in the vicinity of the site, along East Tenth Street to the south. The project proposes a three-story residential development. The proposed uses and scale of development are consistent with the varied urban uses in the project area. The project has been designed to be compatible with existing uses. The project will provide in-fill development in an existing community and will not displace or divide the existing community. The project has been reviewed and approved by the City. In reviewing the project, the City's Planning Commission findings included the following: that the project conforms with good taste, good design, and in general, contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, and high quality; that the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance or value; and that the structure is in harmony with proposed developments on land in the general area. The project would be compatible in character and would not have an adverse impact on the surrounding area. *Source: De Novo site visit, April 21, 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 201; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Slope	1	The project site is generally flat, with a minor slope to the east-northeast. Due to the relatively level condition of the site, there is no potential for landslides or other slope-related hazards. No slopes would be created by the proposed project. *Source: De Novo site visit, April 21, 2016; Phase I Environmental Site Assessment of the Property at 901 Los Medanos Street, Pittsburg, California, February 26, 2016 (Natural Investigations Co., 2016); Custom Soils Resource Report for Contra Costa County, California, 901 Los Medanos Street, April 7, 2016 (USDA, 2016*

Erosion	3 & 4	There are no signs of existing erosion on the project site. Soils present on the project site are Capay clay, 2 to 9 percent slopes. The soil on the project site has a K Factor, Whole Soil rating of 0.2, which represents a moderate level of erosion (USDA, 2016). There will be soil disturbance during construction activities and there is a moderate potential for soil erosion during construction activities. Once developed, the proposed residential building will cover the majority of the project site and the remaining yard area will be graded and landscaped, which will reduce the potential for erosion. See Appendix H for the Custom Soils Resource Report. The City's approval of the project includes measures to address potential erosion and stormwater runoff issues. Implementation of these measures will ensure that there is no adverse effect associated with soil erosion. These measures are included in this Environmental Assessment as MM-4 through MM-10. These measures incorporate the City's grading and erosion control requirements as well as National Pollution Discharge Elimination System (NPDES) requirements under the Clean Water Act. Implementation of MM-4 through MM-10 address potential pollution during both construction and long-term operations and will ensure that the project is designed, constructed, and operated to reduce any potential erosion as a result of project occupancy and operation to an acceptable level. *Source: Custom Soils Resource Report for Contra Costa County, California, 901 Los Medanos Street, April 7, 2016 (USDA, 2016); http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx reviewed 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Soil Suitability	4	Soils present on the project site are Capay clay, 2 to 9 percent slopes. These soils have limitations for multifamily development/commercial uses. The USDA Custom Soil Report for the project site indicates a depth of more than 80 inches to any restrictive features. Capay clay are common throughout much of the area and standard engineering practices are available to overcome soil limitations, as can be seen by the level of development on comparable soils in the vicinity of the project site. Capay clay soils are capable of supporting commercial structures provided specific engineering measures are implemented. The City's approval of the project includes the requirement that the project developer submit a current geotechnical report that substantiates the design requirements of the project (MM-11). Implementation of MM-11 will ensure that a geotechnical report is prepared for the project and all necessary engineering requirements are implemented. Consistent with State law, the geotechnical report will be required to meet with the requirements

		of the California Building Standards Code and will identify specific engineering requirements to be implemented to ensure that the on-site soils are adequately engineered to support the proposed residential structure, including appropriate practices for any cut and fill of the site and design of the project foundations. *Source: Custom Soils Resource Report for Contra Costa County, California, 901 Los Medanos Street, April 7, 2016 (USDA, 2016); http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx, USDA, reviewed 2016*
Hazards and Nuisances including Site Safety	4	The proposed project is a residential development and will not involve the transport, use, or disposal of hazardous materials, except in small amounts associated with typical household use. As previously described, there are no known hazardous conditions potentially affecting the site. The 2011 Phase I and 2016 Phase I did not identify any hazardous conditions on the project site or conditions in the vicinity (LUSTs, hazardous spills, etc.) potentially affecting the project site. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The 2016 Phase I identified that no conditions associated with adverse exposure to radon, asbestos, or lead were present on the site. As discussed in the relevant sections of this Environmental Assessment, mitigation measures have been required to ensure that the development of the site will not result in exposure to excessive dust or air pollutants (MM-2), that noise levels on the site will be within HUD's standards (MM-3), and that project soils will be adequately engineered for the proposed use (MM-11). The project will provide on-site lighting and street lighting along the Los Medanos Street and E. Ninth Street frontages. With the implementation of mitigation, no adverse impacts are anticipated associated with hazards and nuisances, including site safety. *Source: See Toxic/Hazardous/Radioactive Materials, Contamination, Chemicals or Gases, Siting of HUD-Assisted Projects near Hazardous Operations, Soil Suitability, Noise, and Air Quality discussions*
Energy Consumption	1	The proposed Veterans Square will result in 30 residential units and on-site community services; these uses will result in an increase in energy consumption. The project site is served by existing electrical and gas utilities through PG&E. The Veterans Square project includes design features that would reduce project-related energy consumption, with result reductions in GHG emissions. The project will be constructed consistent with the California Building Standards Code (Title 24), which includes green building and energy efficiency requirements. The California Energy Code (Title 24, Part 6) includes Building Energy Efficiency Standards (Title 24, Part 6 and related requirements).

		The project will meet State code requirements for energy efficiency in ventilation, insulation, and construction, as well as the use of energy saving appliances, conditioning systems, water heating, and lighting. In addition to the State requirements, the Veterans Square project will incorporate a solar-reflective 'cool roof' to further reduce summer cooling demands and will include bicycle storage facilities for 18 bicycles to encourage less fuel reduction associated with vehicle use. *Source: California Building Standards Code, Title 24; City of Pittsburg Staff Report, June 28, 2011*
Noise - Contribution to Community Noise Levels	1	The Veterans Square project would result in construction and operational activities that could result in temporary increases in the ambient noise levels. Construction activities would result in a temporary increase in noise levels that would be noticeable in the surrounding environment. The residential use proposed by the project is not considered a significant noise source and would not result in any significant long-term increase in ambient community noise levels. Chapter 9.44 of the Pittsburg Municipal Code establishes noise restrictions to ensure that the public is not subjected to unacceptable noise levels. Chapter 9.44 restricts construction activities that involve pile drivers, pneumatic hammers, and similarly noise equipment from occurring during night-time hours (10 p.m. to 7 a.m.), which are considered more noise-sensitive. Chapter 9.44 also restricts activities that could occur during the long-term operation of the project, such as yelling, shouting, playing radios, televisions, or similar devices at levels that disturb the peace, quiet, and comfort of neighboring residents. The project will be required to adhere to the City's standards, which will ensure that nearby residents will not be adversely affected by noise-generating construction or ongoing operational activities associated with the project. *Source: Pittsburg Municipal Code, Chapter 9.44*
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	4	*Construction and Operation Emissions* The Veterans Square project site is located in a non-attainment area (Contra Costa County) for the following federal ambient air quality standards: 8-hour ozone and particulate matter (PM) 2.5 and the following state ambient air quality standards: ozone, PM 10, and PM 2.5. Contra Costa County is an attainment/ unclassified area for the federal carbon monoxide, lead, nitrogen dioxide, sulfur dioxide, and PM 10 ambient air quality standards. Contra Costa County is an attainment area for the state lead, sulfates, sulfur dioxide, nitrogen dioxide, carbon monoxide, and visibility reducing particles ambient air quality standards. The Bay Area Air Quality Management District (BAAQMD) has established screening thresholds for projects to identify projects that may conflict with the State Implementation Plan or the District's Air Quality Attainment Plan by contributing to ozone

		precursor (reactive organic gases) and particulate matter emissions that would impede implementation of the plans. The threshold size established by BAAQMD for a low rise apartment project is 510 units. The proposed Veterans Square project proposes 30 units, well below the screening threshold. There are no structures on the site that would be demolished. Further, the proposed project will implement the BAAQMD-recommended construction dust-control mitigation as set forth in mitigation measure MM-2. BAAQMD has confirmed that the proposed project conforms to relevant air quality plans. No further compliance steps are invoked. <u>*Exposure of Sensitive Receptors to Air Quality Risks and Hazards*</u> The Veterans Square project was reviewed for potential impacts associated with exposing sensitive receptors to point source pollutants in the vicinity of the project site. Contra Costa County GIS Department and BAAQMD identified six stationary point source sites in the vicinity of the project site. BAAQMD has established a methodology in its Recommended Methods for Screening and Modeling Local Risks and Hazards guide and has developed detailed pollutant emissions data to assist with identifying potential risks associated with local sources of toxic air contaminants. The Veterans Square project was reviewed and screened in accordance with BAAQMD's recommended methodology. All permitted facilities and high-volume roadway sources within 1,000 feet of the project site were identified. The BAAQMD permitted sources data was reviewed and screening values for PM 2.5, cancer, and chronic hazard risks were identified for each of the six point sources within 1,000 feet of the project site. While there were no highway sources identified within 1,000 feet of the project site, one major roadway (Railroad Avenue) was identified within the screening distance. The cumulative risks for cancer, chronic hazards, and PM 2.5 were compared to the individual project and cumulative impact thresholds. The Veterans Square project was below both the individual project and cumulative impact thresholds for cancer, hazard, and PM 2.5. BAAQMD has reviewed the project and identified that no further analysis or consultation with BAAQMD is required. The results of the screening analysis are provided in Appendix D. No further compliance steps are required. *Source: BAAQMD CEQA Guidelines (BAAQMD, 1999); BAAQMD Air Quality Guidelines (BAAQMD, 2011); Recommended Methods for Screening and Modeling Local Risks and Hazards (BAAQMD, 2012); BAAQMD point source and roadway screening analysis files downloaded March 22, 2016; Veterans Square Screening Analysis; Contra Costa County GIS email communication, Beth Thompson and Todd Fitzsimmons, April 27, 2016; Personal communication*

		(e-mail), Beth Thompson (De Novo Planning Group) and Alison Kirk (BAAQMD), April 27, 2016
Environmental Design Visual Quality - Coherence, Diversity, Compatible Use and Scale	1	The Veterans Square project has been designed to be compatible with neighboring uses and to contribute to the visual character of the area. The exterior of the Veterans Square building is influenced by the Art Deco/Modern architectural style, with efficient lines, decorative columns evenly spaced along both street frontages, and an arched parapet projection just above the roofline of the proposed main entrance from Los Medanos Street. The colors proposed for the building include a combination of two shades of gray/blue on the majority of the building, with accents (including window awnings and the projection above the main building entrance) finished in a rose color. The City determined that the proposed project would be consistent with the City's Development Review and Design Guidelines (DRDG). Air conditioning units and other mechanical equipment is proposed to be placed on the roof behind a parapet wall, consistent with the screening standard in DRDG section III.a. The proposed parking facility is integrated into the building structure, such that it does not dominate the property frontage, and the trash enclosure proposed to be built into the parking area has been designed with enough space to accommodate both recycling and refuse containers (DRDG sections III.e and III.f). Though not specifically applicable to residential projects, DRDG sections IV.f and IV.g are also met with the proposed project design, which includes an Art Deco-inspired vertical focal point above the primary building entrance at Los Medanos Street, as well as breaks approximately every 10-20 feet along the building roofline. The proposed building would also incorporate a high solar reflective "cool roof" and secure bicycle storage facilities for 18 bicycles in the structured parking area on the ground level, consistent with green building DRDG sections VI.C.1 and VI.C.7. In reviewing and approving the Veterans Square project, the City Planning Commission made findings regarding the suitability of the project, including: 1. The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste and high quality; 2. The structure will be protected against exterior and interior noise, vibrations and other factors that may make the environment less desirable; 3. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance or value; 4. The structure is in harmony with proposed developments on land in the general area; and, 5. The application conforms to the criteria set forth in any applicable city-adopted design guidelines.

		Source: City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	The proposed Veterans Square project project consists of 30 multifamily units that will be occupied primarily by lower income individuals and several small households. Table 1 below compares 2010-2014 US Census American Community Survey (ACS) data for the block group in which the project is located (Block Group 2, Census Tract 3100) and the City of Pittsburg. In the project's block group, the average household size is 2.97 persons and over half of the households are renters. The median income in the block group is $35,000, compared with $60,376 citywide. The demographics of the project will not significantly alter the demographics of the local block group or the City. The project will provide housing for lower income households, a housing need that was identified in the City's housing element. The project is located in an area with single family, multifamily, commercial, and religious uses. The multifamily housing provided by the project will be in character with the uses in the project's vicinity. The project will not introduce any barriers which would isolate a specific neighborhood or population group, nor would it adversely affect the demographic character of the neighborhood. Implementation of the project would assist in achieving the housing goals of the City's General Plan Housing Element. **TABLE 1: LOCAL DEMOGRAPHIC CHARACTERISTICS** [table below] *Source: De Novo site visit, April 21, 2016; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013; US Census American Community Survey, 2010-2014*
Displacement	1	The project site is vacant. There will be no displacement of persons or structures. *Source: De Novo site visit, April 21, 2016*
Employment and Income Patterns	2	The project site is vacant and there is currently no employment or income generated onsite. The project is a 30-unit multi-family affordable housing development for lower income households that

	Block Group 2, Census Tract 3100	City of Pittsburg
Median Age	28.9	33.5
Average Household Size	2.97	3.33
Renter Rate	50.6%	43.7%
Median Income	$35,000	$60,376

		will include an on-site social services component. The site would be developed under the HUD HOME and state-administered Tax Credit Allocation Committee Program, ensuring qualifying applicants are approved between 35 and 60 percent of the area median income. The project would provide temporary construction-related employment and would provide long-term employment associated with project management/leasing office, on-site maintenance, and on-site social/community services. The existing nearby public transit provided by Tri Delta Transit, described below under Transportation, would provide connections to local and regional employment centers. The project would provide for increased employment opportunities while provide housing for a range of lower income households. *Source: De Novo site visit, April 21, 2016; Project Site Plans (Domus Development, 2016); City of Pittsburg Staff Report, June 28, 2011*

Community Facilities and Services	**Code**	**Source or Documentation**
Educational Facilities	1	The project consists of 28 one bedroom units and two two bedroom units. It is anticipated that the project units will be occupied primarily by individuals and that up to two small families with children would be served by the project at any given point in time. This would result in a minimal increase in the student population at the schools serving the project site. Further, the Veterans Square project will pay school facility impact fees to the Pittsburg Unified School District at the time of building permit issuance. The school facility impact fees will offset the impact of the project by providing funding for school improvements to accommodate the project. The City of Pittsburg has reviewed and approved the project. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public services, including educational facilities. *Source: City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Commercial Facilities	2	The Veterans Square project is located north of a small commercial center that has a restaurant, laundromat, and gift shop.

		There are several small grocery and convenience stores located within ½ mile of the project site. A variety of small shops, restaurants, banks, movie theater, and other services are located throughout the downtown area, with shopping opportunities primarily concentrated along Railroad Avenue and the adjacent blocks from E. 10th Street to the waterfront, from approximately 0.1 mile to ½-mile from the project site. The project will provide additional demand for goods and services and is anticipated to have a beneficial effect on nearby commercial uses. *Source: De Novo site visit, April 21, 2016; Google maps*
Health Care	1	The project is not anticipated to have a significant effect on health care facilities in the area. The project will provide on-site social services and is within one mile of Concentra Medical Clinic and within two miles of RotaCare Free Clinic, Pittsburg Health Care, and other medical services. Transit is available from the project site to medical services. *Source: De Novo site visit, April 21, 2016; Google maps*
Social Services	2	The Veterans Square project includes facilities for on-site social and community services. There are additional services in the vicinity of the project site. There are a range of social services located along E. Leland Road in the City of Pittsburg and in neighboring Antioch. These services include County social services, including employment, education, health care, mental health, and child services, and are located along a high-transit use corridor served by seven Tri Delta Transit bus routes, including 387, 388, and 392, which are all accessible within one to three blocks of the Veterans Square site. *Source: De Novo site visit, April 21, 2016; Google maps*
Solid Waste	1	Pittsburg Disposal Services contracts with the City of Pittsburg to provide solid waste disposal and recycling services to residential development within the City. Solid waste from the project site will be collected by Pittsburg Disposal Services and disposed of at the Potrero Hills Landfill, which has a projected closure date in 2048. The Keller Canyon Landfill provides additional solid waste capacity for the City and has a projected 2030 closure date. The City of Pittsburg has reviewed and approved the project. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public services, including solid waste services. *Source: CalRecycle Potrero Hills Landfill (48-AA-0075) Facility/Site Summary (CalRecycle, 2016); CalRecycle Keller Canyon Landfill (07-AA-0032) Facility/Site Summary (CalRecycle, 2016); City of Pittsburg*

		Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013
Waste Water	4	The City of Pittsburg will provide wastewater services to the project. The Veterans Square project is consistent with the City's General Plan and has been accounted for in the capacity analysis for wastewater facilities. The City of Pittsburg has reviewed and approved the project. The Planning Commission staff report identified that the project can be served by existing utilities in place along East 9th and Los Medanos Streets. The City's conditions of approval for the project include the requirement that the project pay facility reserve charges for water and sewer service (MM-12) and the requirement that the project to install appropriately sized sewer connections (MM-13). As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public utilities, including sewer services, with implementation of MM-12 and MM-13. *Source: City of Pittsburg General Plan (City of Pittsburg, 2001); City of Pittsburg Zoning Code, updated through Ord. 16-1401, February 1, 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Storm Water	4	The City of Pittsburg will provide storm water services to the project. The City of Pittsburg has reviewed and approved the project. The City has required the project to provide stormwater control measures to ensure that storm water from the project site is adequately treated and collected. These measures are included as MM-4 through MM-10. The Planning Commission staff report identified that the project can be served by existing utilities in place along East 9th and Los Medanos Streets. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public services, including stormwater facilities. *Source: City of Pittsburg General Plan (City of Pittsburg, 2001); City of Pittsburg Zoning Code, updated through Ord. 16-1401, February 1, 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 201; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No.*

		9956, September 24, 2013
Water Supply	4	The City of Pittsburg provides water services to all of the area within the incorporated City limits. The City's water supplies include local groundwater, recycled water, and purchased surface water from the Contra Costa Water District (CCWD). The City of Pittsburg 2010 Urban Water Management Plan projects the City's water demand through 2035. The water demand projections are based on General Plan land use and growth projections and, as such, is included in the projected water deliveries (Table 3-6, UWMP) as well as the projected demands for lower income housing projects (Table 3-7, UWMP). The projected demands for lower income housing projects are applied to the 2015 year condition and not allocated or phased over multiple future years. Table 5-1 of the UWMP compares the City's supply and demand from 2015 through 2035 for a normal year, single dry year, and multiple dry year events. The table shows adequate water to meet normal year events from 2015 through 2035. However, in multiple dry year events, the City will experience a shortfall of water. In order to address the potential shortfall, the 2010 UWMP identifies water shortage contingency plans. During water shortage conditions, the City will implement rationing stages, water use reduction goals, mandatory water use prohibitions, and water consumption reductions in order to reduce nonessential water use and to ensure that adequate water remains to meet the City's health and safety needs for residences, public safety services, and to maintain the City's jobs and economic base. The City has previously experienced multi-year drought conditions and implementation of the City's water conservation strategies resulted in a reduction in per capita water use. The proposed Veterans Square project is consistent with the City's General Plan and zoning map and, as such, has been accounted for in the City's capacity analysis for water supply facilities. The Planning Commission staff report identified that the project can be served by existing utilities in place along East 9th and Los Medanos Streets. The City's approval of the project includes conditions that the project pay water and sewer facility reserve charges (MM-12), that the project provide appropriately sized connections to existing water service (MM-14), and also conditions requiring the project to implement water efficiency measures (MM-15 and MM-16). The City of Pittsburg has reviewed and approved the project. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public services, including water supply, with implementation of measures

		MM-12, MM-14, MM-15, and MM-16. *Source: City of Pittsburg General Plan (City of Pittsburg, 2001);City of Pittsburg 2010 Urban Water Management Plan, August 2011 (UWMP, 2011); City of Pittsburg Planning Commission Resolution No. 9879, June 28, 201; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Public Safety - Police	4	All new development projects in Pittsburg are required to annex into Community Facilities District (CFD) 2005-1, which funds increased police services in the City. Annexation into the CFD and payment of annual fees, which are collected in conjunction with property taxes, will reduce the potential impact of the project on police services to an acceptable level. The City of Pittsburg has reviewed and approved the project. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. The City's approval requires the project to annex into CFD 2005-1 (see MM-17), which ensures adequate police services. Therefore, it has been determined that the project would be adequately served by public services, including police/public safety facilities and services. *Source: City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
- Fire	1	The Veterans Square project is located within an area served by the Contra Costa Fire Protection District (CCFPD). The CCFPD imposes fire facility impact fees on all new development to fund staff, training, and equipment (Pittsburg Municipal Code, Chapter 15.95). CCFPD fees are collected at the issuance of building permits and reduce the impact of new development on fire protection services to a less than significant level. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public services, including fire services. *Source: City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
- Emergency Medical	1	Emergency medical response is provided by the Contra Costa

		County Fire Protection District (CCFPD) and private emergency responders (such as Emergency First Response). The project will be required to comply with standard CCFPD regulations with regard to emergency access through the building permit process. Therefore, the proposed project will have a less than significant impact on emergency medical response to the site. As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. Therefore, it has been determined that the project would be adequately served by public services, including fire and emergency medical services. *Source: City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Open Space and Recreation - Open Space	1	The Veterans Square project is an infill development in an urban setting, as previously described. The nearest designated open space areas are the Browns Island Regional Shoreline, approximately 0.6-mile north of the project site) and Dow Wetlands Preserve, just over two miles northeast of the project site. The project will not have an effect on open space. *Source: De Novo site visit, April 21, 2016; Google maps review*
- Recreation	4	The project site is approximately 1 block south of the linear 8th Street park, less than ½-mile from City Park, and 0.67-mile from Harbor Park. The 8th Street Park is a 4.7-acre park built as a center median along East Eight Street and provides BBQ grills, picnic tables, play equipment, and two tot lot playgrounds. City Park is a 28-acre park and provides a variety of recreational opportunities, including soccer and baseball fields, basketball courts, bocce court, horseshoe pits, play equipment, tot lot, BBQ grills, and picnic tables. Central Harbor Park is a 1.5-acre waterfront park located in the Pittsburg Marina. Central Harbor Park provides public access to the waterfront and features a boat launch, gazebo, benches and seating walls, restrooms, open lawn area, As part of the City's review, the City reviewed the project and determined that the project was eligible for a Class 32 CEQA Exemption, which includes the requirement that the project be able to be adequately served by all required utilities and public services. The City's approval requires the project to annex into the 2007-1 Park Maintenance CFD (see MM-18), which ensures adequate park maintenance. Therefore, it has been determined that the project would be adequately served by public services, including park and recreation services. *Source: De Novo site visit, April 21, 2016; parks maps and*

		information from the City of Pittsburg Parks and Recreation web page: http://www.ci.pittsburg.ca.us/index.aspx?page=440, April 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013
- Cultural Facilities	1	There are no designated cultural facilities in the vicinity of the project site. The project would not have any effect on cultural facilities. *Source: De Novo site visit, April 21, 2016; City of Pittsburg General Plan (City of Pittsburg, 2001)*
Transportation	4	Based on ITE trip generation rates for apartment uses, the Veterans Square project is expected to 200 daily trips, including 15 AM peak hour and 19 PM peak hour trips. The project's AM and PM peak hour trips are below the 100 peak hour trip threshold requiring a traffic study, based on the threshold identified in the 2009 Countywide Comprehensive Transportation Plan (CCTA, 2009). The City of Pittsburg has reviewed and approved the project. The City's approval included conditions that the project pay the Local Transportation Mitigation Fee and the Pittsburg Regional Transportation Development Impact Fee to address demands on the local and regional roadway systems. These requirements are included in MM-12. Implementation of MM-12 will ensure that the project does not result in adverse impacts to transportation facilities. The project site is served by local bus service as well as BART rail service. Tri Delta Transit provides convenient service to the nearest BART station, located at 1700 West Leland Road in Pittsburg, and nearest Amtrak station, located in Antioch. The Pittsburg Civic Center eBART station is planned to open in 2018 and is located less than a mile from the project site. Residents and employees of the project site may use transit services. The project is not anticipated to have an adverse effect on transit services. *Source: ITE Trip Generation Rates, 9th Edition, 2012 (ITE, 2012); 2009 Countywide Comprehensive Transportation Plan, Contra Costa Transportation Authority, June 17, 2009 (CCTA, 2009); De Novo site visit; bus route maps: www.trideltatransit.com/local_bus.aspx, accessed March 2016; Google maps; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*

Natural Features **Source or Documentation**

Water Resources	1	There are no groundwater resources on the project site or in the vicinity. The project is not anticipated to have an effect on water resources. *Source: De Novo site visit, April 21, 2016*
Surface Water	4	There are no surface waters on the project site or in the project vicinity. Storm water runoff from the project would flow into the storm drainage system. The City participates in a County-wide joint municipal NPDES permit under the County's Clean Water Program. The project will be required to obtain a NPDES permit and implement storm water pollution prevention measures, as described in MM-4 through MM-10. Compliance with NPDES permit requirements and MM-4 through MM-10 would ensure that the project would not have a significant effect on surface waters. *Source: De Novo site visit, April 21, 2016; City of Pittsburg Planning Commission Resolution No. 9879, June 28, 2011; City of Pittsburg Staff Report, June 28, 2011; City of Pittsburg Planning Commission Resolution No. 9956, September 24, 2013*
Unique Natural Features and Agricultural Lands	1	The project site is a vacant, in-fill site. The topography is generally level and there is gravel and natural grasses on the site. There are no unique natural features or agricultural lands on the project site or in the vicinity and such resources would not be affected by the project. *Source: De Novo site visit, April 21, 2016*
Vegetation and Wildlife	1	As previously described, the project site is vacant with no trees, shrubs, or significant vegetation. There are patches of ruderal vegetation. No wildlife was found on the site during the site visit. The project is not anticipated to have an adverse effect on vegetation and wildlife. *Source: De Novo site visit, April 21, 2016*

Other Factors		**Source or Documentation**
Flood Disaster Protection Act [Flood Insurance] [§58.6(a)]		The proposed Veterans Square project does not involve property acquisition, land management, construction, or improvement of land located within a Special Flood Hazard Area. The project site is located within Zone X (Areas of Minimal Flood Hazard) and is not located within a 100-year floodplain, 500-year floodplain, or other flood hazard areas (FEMA, 2015). Compliance steps are not invoked. *Source: National Flood Insurance Program Flood Insurance Rate Map #06013C0119G Revised September 30, 2015 (FEMA, 2015)*
Coastal Barrier Resources Act/ Coastal Barrier Improvement Act [§58.6(c)]		There are no coastal barriers located in California. The project will have no effect on coastal barriers.

		Source: *http://www.fws.gov/CBRA/Maps/Mapper.html, accessed April 2016*
Airport Runway Clear Zone or Clear Zone Disclosure [§58.6(d)]		The project site is not located in the vicinity of a public airport or military airport. The nearest airport is Buchanan Field, located at 500 Sally Ride Drive in Concord. Buchanan Field is over nine miles from the project site. There are no military airfield runways in the vicinity of the project. *Source:* *De Novo site visit; http://www.co.contra-costa.ca.us/4694/Airports, accessed March 2016; Google Earth used to map distance to nearest airport/airfield runway*
Other Factors		No other factors have been identified in the review of the project.

Summary of Findings and Conclusions

Based on the above information presented in the Statutory Worksheet and Environmental Assessment Checklist, the proposed project as designed with incorporation of identified mitigation measures will not result in a significant impact on the quality of the human or natural environment.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9] (Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

1. A less dense project consisting of fewer residential units could be developed at this site. A reduced density project could consist of detached single family residential units, town homes, or single-story or two-story multi-family apartments. Lower density residential development could reduce traffic and air quality impacts associated with vehicle trips, although these are not considered significant at the currently proposed density. There would be potential to reduce demand for energy and potable water, although this would depend on unit size, lot size, and project design. However, a reduced density project would not contribute units to the affordable housing stock, as any significant reduction in density would render the project financially infeasible. If a less dense project were constructed, it would likely result in market rate housing, which is not consistent with the vision for the site described in the City's Housing Element. A less dense alternative project would not contribute units (or would contribute fewer units) to the City's affordable housing stock as compared to the proposed development. While a less dense project could have a reduction in impacts (although the project would not result in any significant adverse impacts), the goals and objectives of the project, the City, and the County would not be achieved with this scenario.

2. A project consisting of more units at a higher density was not considered, as the project has already received a density bonus and the site is not likely to accommodate a significant increase in residential units.

3. Market rate units could be developed on the site at the same proposed density. This project would have the same potential environmental impacts, including those to traffic, air quality, community services, energy, and water as the proposed project but would not require federal or state financial assistance to create the affordable units. This alternative would not provide housing for low and very low income households and therefore would not contribute to the City's ability to meet its regional housing needs goals and would reduce the amount of land available in the City for the production of housing affordable to lower income groups.

4. Affordable housing could be developed at another site. As part of Housing Element, the City identified several non-entitled sites with potential for affordable housing. These are sites 11, 12, 13, 14, and 15. Sites 11 and 12 have pending planning applications and, as such, are not appropriate for further consideration. Site 14 is permitted to have up to 115 townhomes and would not be suitable for an affordable, transitional housing project with on-site services.

   The Housing Element indicates that Site 13 is a 12.4-acre site that has 330 multifamily units and remaining capacity for approximately 141 units. Site 15 is a 2.8-acre site with capacity for approximately 56 units.

   The project proponent, Domus Development, does not have site control of either site. The need to purchase a larger amount of acreage would not make it financially feasible to develop 30 units on these larger 2.8- to 4-acre sites. Site 13 is located in a residential area of the City without nearby services (shopping, restaurants, medical, schools, etc.). While Site 13 is served by Tri Delta Transit Route 200, it does not have access to multiple transit routes as does the proposed site. Site 15 is located in a residential area and, while closer to services and transit than Site 13, is not as well-located as the proposed project in terms of pedestrian access to services and shopping and also has access to only a single transit route.

   Sites 13 and 15 are both significantly larger than the proposed project. Both sites would require roadway improvements and extension of utilities to serve the projects. The proposed project would connect to utilities in the roadway immediately adjacent the site and does not need to construct access roads or utility extensions.

   Technical studies have not been prepared for Sites 13 and 15 as the sites are not under control of the project developer. Sites 13 and 15 both appear to be vacant, undisturbed sites and are likely to have a higher potential for impacts to special-status species, cultural resources, and air quality impacts than the proposed project. Impacts associated with noise would be more significant at Site 15, as it is closer to the railroad tracks and may result in excessive noise exposure at the project site.

   Impacts associated with noise, air quality, farmland/agricultural resources, water supply, wastewater conveyance and treatment, and storm water for development of the proposed project on the alternative sites would be generally comparable to the proposed project. The proposed project design would not be consistent with the residential area of Site 15, which has a mix of single family and lower density multifamily uses. Development on the alternative site would also increase the distance project residents would need to travel to access commercial services, health care, public services, parks, libraries, etc.; this could result in worse impacts associated with traffic, energy efficiency, and access to commercial and health care services.

   Neither alternative site has any environmental or other benefits over the proposed project site. Each site could have worse impacts associated with biological and cultural resources and Site 13 would have worse impacts associated with public transit, and access to goods and services. Therefore, the alternative sites are not considered further.

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The project site is currently a vacant field with limited, mowed vegetation. There are no unique natural or historic features that would give it value in its current state. There is the potential for the site to become an "attractive nuisance" or blighted as it is located in an urbanized area and development will likely continue to intensify around it. Taking no action to develop the site would leave an under-utilized, in-fill property in the downtown area, defeating the intent of the City's General Plan and the site's zoning. No action would also result in the loss of potential affordable housing units for 30 lower income households at a site that is well-situated for such a use (i.e., in close proximity to health care, restaurants, commercial services, parks, library, and mass transit). The proposed project would bring residents to the neighborhood, increasing the vitality of the area and providing additional demand for local goods and services, supporting neighborhood businesses. The City's progress in meeting its fair-share of the Regional Housing Needs Allocation would be significantly reduced. No development on the site would decrease the site's contribution to traffic, air quality, and noise effects as well as demand for water, wastewater, storm water and solid waste services; however, no significant adverse environmental impacts would occur with project development due to implementation of appropriate mitigation measures as discussed in this Environmental Assessment. The benefits of developing the site as proposed far outweigh any potential reduction in potential environmental impacts that might result from a decision not to develop.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or its external factors should be modified in order to minimize adverse environmental impacts and restore or enhance environmental quality.)

MM – 1 Prior to the initiation of construction or ground disturbance activities on the project site, a training session regarding potential archaeological discoveries shall be conducted for the on-site construction crew. In the event that archaeological resources, including artifacts, exotic rock, or unusual amounts of stone, bone, or shell, are encountered during construction-related activities, construction shall be stopped within 50 feet of where the find was encountered. Contra Costa County shall be notified and a qualified archaeologist shall evaluate the find. The archaeologist shall assess the extent and cultural value of the resource. If the resource is identified to be a significant cultural resource, including an archaeological resource or historic resource, the archaeologist shall recover and record the resources using standard professional archaeological methods. If human remains are discovered during construction-related activities, the Contra Costa County Coroner and Native American Heritage Commission shall be contacted and the human remains shall be addressed pursuant to the requirements of California Health and Safety Code Section 7050.5.

MM-2 The measures shall be adhered to during all site preparation and construction activities:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

MM-3 Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation from traffic and railroad noise.

MM-4 Prior to issuance of a building permit or grading permit, whichever is eligible to be issued first, the developer shall submit to the city's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following: a. A site plan; b. A grading and drainage plan; c. A utilities plan; d. A landscaping and irrigation plan; e. A Stormwater Control Plan and Report; and f. An Erosion and Sedimentation Control Plan. (City Condition 14)

MM-5 Prior to issuance of a grading permit, the developer shall submit to the Engineering Department two copies of the Stormwater Control Plan and Report. The report shall contain the sizing tool output to substantiate the design of the proposed treatment facilities. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the edition of the Stormwater C.3 Guidebook that is most current as of the date of submittal of the grading permit application shall be included. Grading and/or building plans shall be consistent with the Stormwater Control Plan approved by the Engineering Department. Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Departments. (City Condition 16)

MM-6 Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment best management practices (BMPs), permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. (City Condition 17)

MM-7 Prior to final inspection approvals by the Engineering Department, the applicant shall submit a Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering, Planning, and Public Works Departments. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in the most current edition of the Stormwater C.3 Guidebook. (City Condition 18)

MM-8 Prior to the issuance of the Certificate of Occupancy, the developer shall submit the final draft of the Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering Department. The developer shall also execute the Operations and Maintenance Agreement, which pertains to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the most current edition of the C.3 Guidebook. (City Condition 19)

MM-9 Prior to issuance of a Grading Permit, the developer shall submit the following to the Engineering Department for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (SWPPP) if project requires an NPDES Construction Permit, and a copy of the Notice of Intent (NOI), which was submitted to the State Water Resources Control Board. The erosion control / SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook. (NPDES requirements) (City Condition 22)

MM-10 The developer shall incorporate long-term BMPs for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
b. Use pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
c. Minimizing the amount of directly connected impervious surface area.
d. Stencil all storm drains with “No Dumping, Drains to Delta” permanent markings.
e. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter f. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards: i) dumpster drips from covered trash and food compactor enclosures; ii) discharges from outdoor covered wash areas for vehicles, equipment, and accessories; iii) fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. (City Condition 23)

MM-11 The developer shall submit to the Engineering Department, a current geotechnical report that substantiates the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Department for review prior to the approval of any civil plans and issuance of any Engineering permits. (City Condition 15)

MM-12 The developer shall pay the following fees to the Engineering Department, prior to issuance of a building permit:

a. Facility Reserve Charge: The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service, in the amounts in effect when the developer

obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05- 10290, as amended on February 21, 2012, by Resolution No. 12-11778, a copy of which is available at the City. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

b. Traffic Mitigation Fees: The developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit. The developer understands that the LTMF currently on file is $4,557 per Medium Density dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.

c. The developer shall pay the Pittsburg Regional Transportation- Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit. The developer understands that the PRTDIM currently on file is $9,934.45 per multi-family dwelling unit. The PRTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.040. (City Condition 13)

MM-13 The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand. (City Condition 30)

MM-14 The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project. (City Condition 29)

MM-15 Prior to issuance of a building permit for this project, the developer shall submit a final landscape plan for the property, which shall include all certifications and submittals required by the city's landscape ordinance (PMC chapter 18.84, article VII) and which shall be subject to review and approval by the city Planning and Engineering Departments. Drought-tolerant or moderate water use plants shall be incorporated into the landscape to the maximum extent practicable. (City Condition 8)

MM-16 Prior to occupancy of the apartment units by residents, the developer shall complete installation of landscaping and automatic irrigation systems in the front yard and corner side yards of the property and shall submit all certifications required by the city's landscape ordinance (PMC chapter 18.84, article VII). Following issuance of the certificate of occupancy, the developer or property manager shall be responsible for preventing water waste resulting from inefficient landscape irrigation by limiting landscape irrigation to the hours between 8:00 p.m. and 10:00 a.m.; and by prohibiting runoff from the target landscape areas due to excessive irrigation run times, low head drainage, overspray, or other similar conditions where water flows onto an adjacent property or the sidewalk. (City Condition 9)

MM-17 The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the Community Facilities District (CFD) 2005-1, prior to the issuance of any Engineering or Building Permits, whichever permit is eligible to be issued first. The fee will provide funding for an increase of police coverage in the area. The rate of the CFD fee is subject to the City Council Ordinance No. 05-1246. (City Condition 32)

MM-18 Prior to issuance of a building permit, the developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007- 01 Park Maintenance Community Facilities District. (City Condition 33)

MM-19 Pre-construction Survey: If project activities must occur during the nesting season (February 1-August 31), a qualified biologist will conduct pre-construction surveys for active raptor and migratory bird nests within 30 days of the onset of these activities. For migratory birds and raptors, the survey area will include the Biological Study Area and a 250-foot buffer area surrounding the Biological Study Area. If active nests are found in the survey area, a sufficient buffer shall be provided to avoid disturbing breeding activities. A qualified biologist shall identify the appropriate buffer for the nesting species and construction activities shall not take place within the buffer. Active nests shall be monitored by a qualified biologist once per week until the young have fledged, at which time the buffer will be removed. If no active nests are found within the survey area, no further mitigation is required.

MM-1 is based on recommendations provided on p. 15 (Recommendations) of the Determinations of Eligibility and Effect for the Proposed Veterans Square Housing Project, Contra Costa County, California (Peak and Associates, Inc., March 2016).

MM-2 is based on BAAQMD's Basic Construction Mitigation Measures identified in Table 8-1, of BAAQMD Air Quality Guidelines, 2011.

MM-3 is based on the recommendation from HUD Noise Assessment, j.c. brennan and associates, 2016.

MM-4 through MM-18 are based on the City's conditions of approval identified in Resolution No. 9956; the relevant condition number is noted in parentheses at the end of the mitigation measure.

MM-19 is based on mitigation identified in the Biological Assessment, Veterans Square, Pittsburg, California (De Novo Planning Group, April 2016).

Additional Studies Performed

See Appendixes B through G.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

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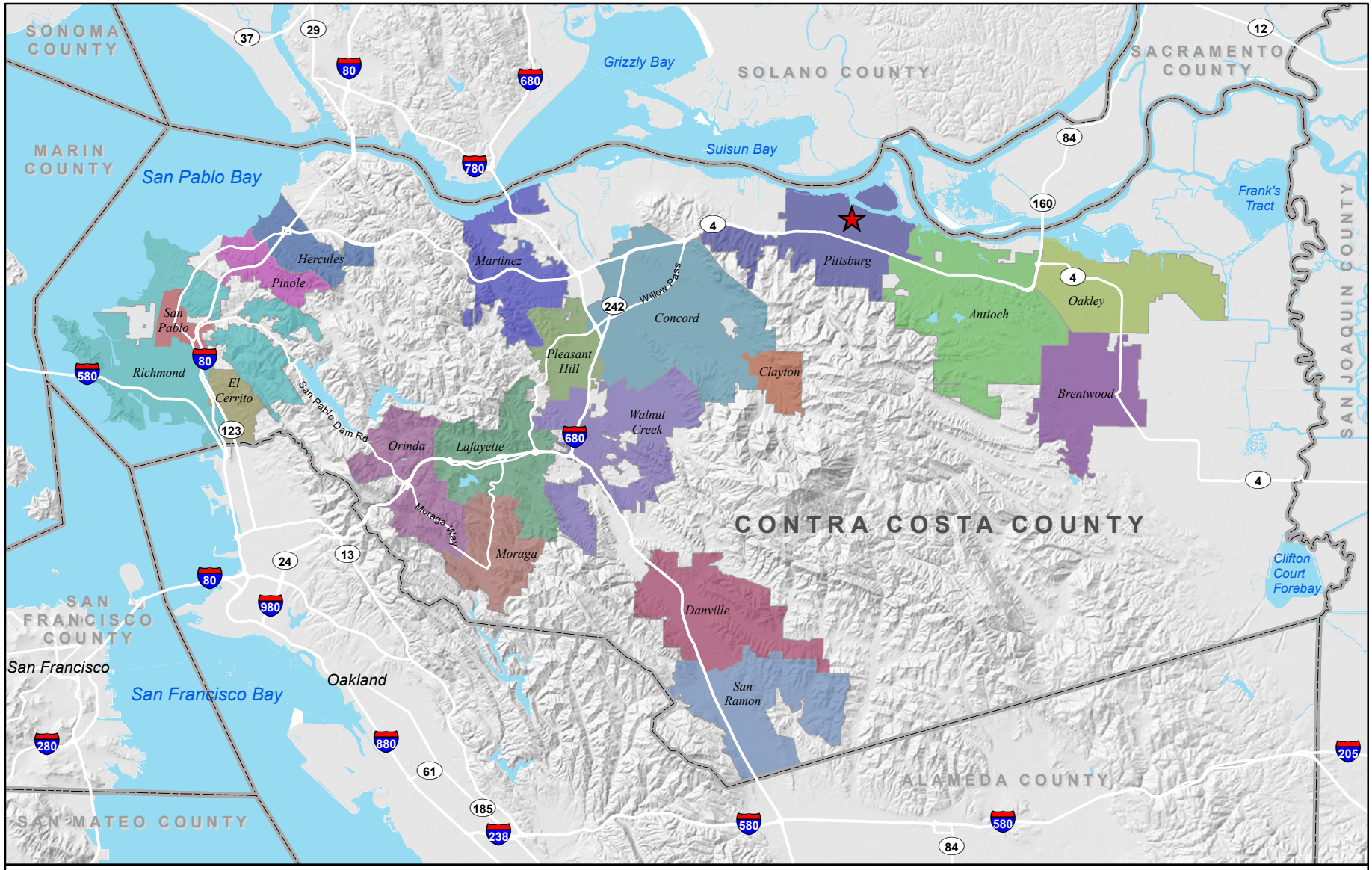
Figures



VETERANS SQUARE

Figure 1. Regional Location

Legend

★ Project Location

N

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Miles

1:340,000

Data source: CalAtlas. Map date: April 20, 2016.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

VETERANS SQUARE

Figure 2. Project Location

Legend

Project Location

N

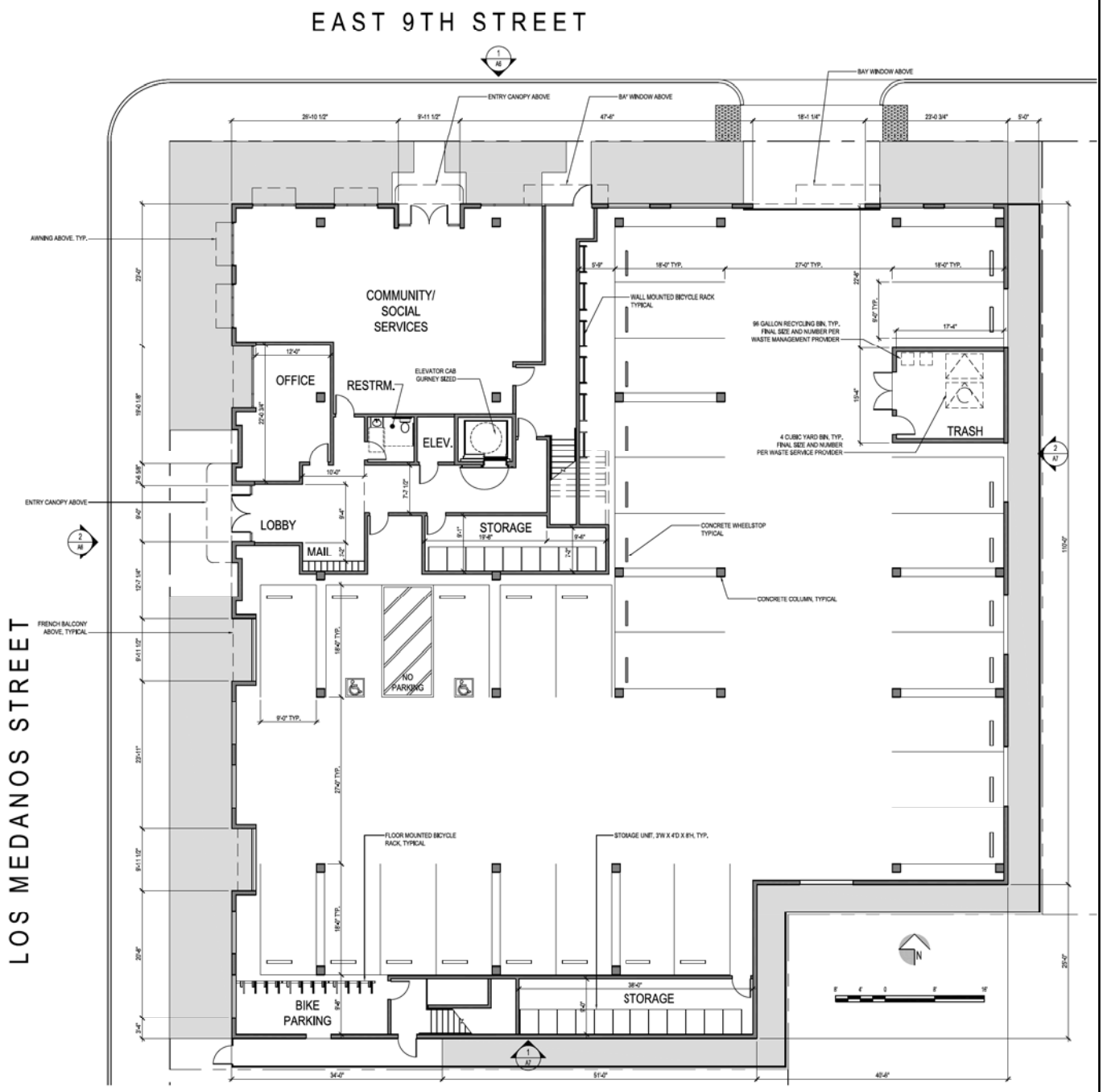
0 250 500

Feet

1:10,000

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Data source: CalAtlas. Map date: April 20, 2016.

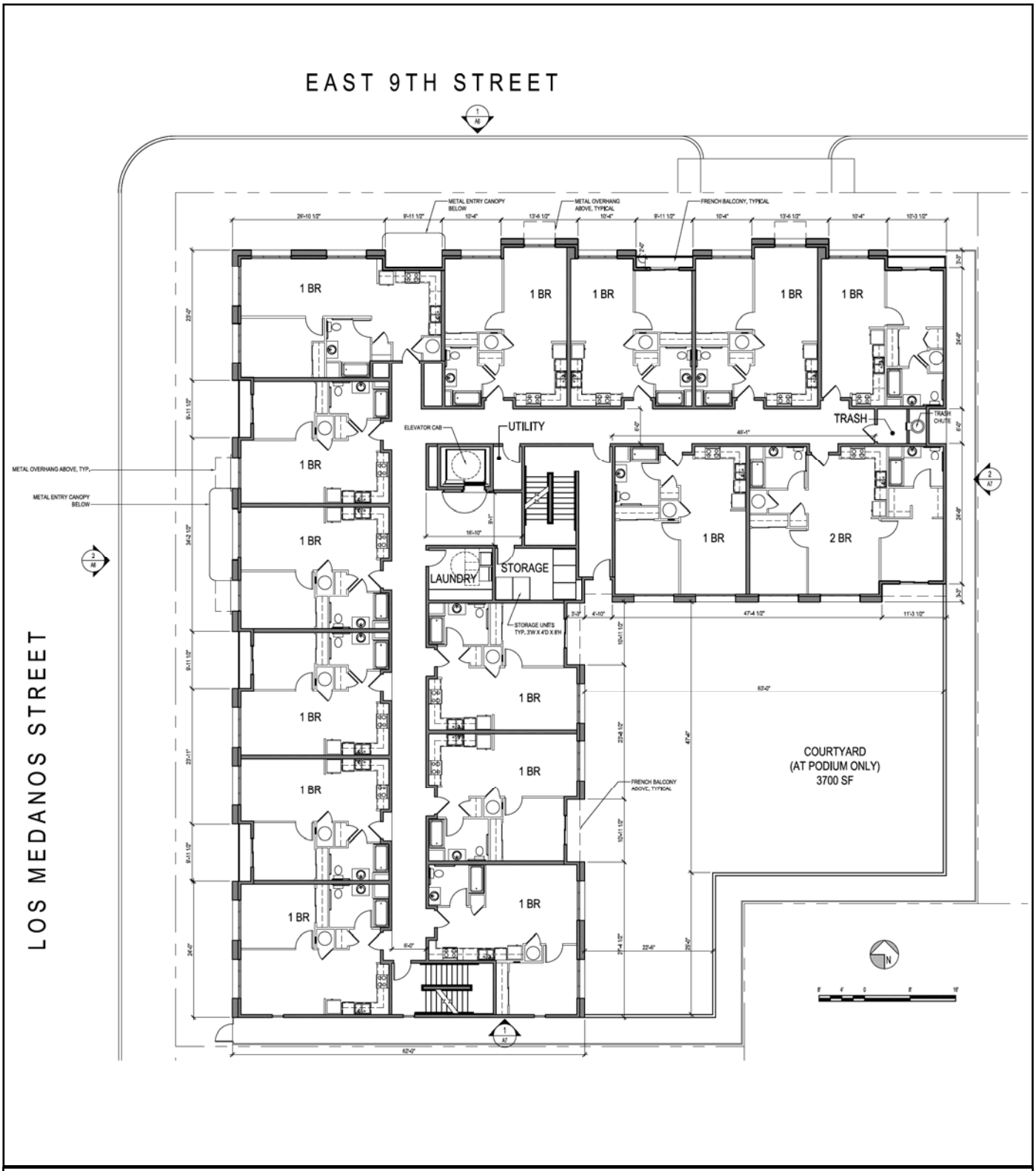


VETERANS SQUARE

Figure 3. Site Plan - Ground Floor

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

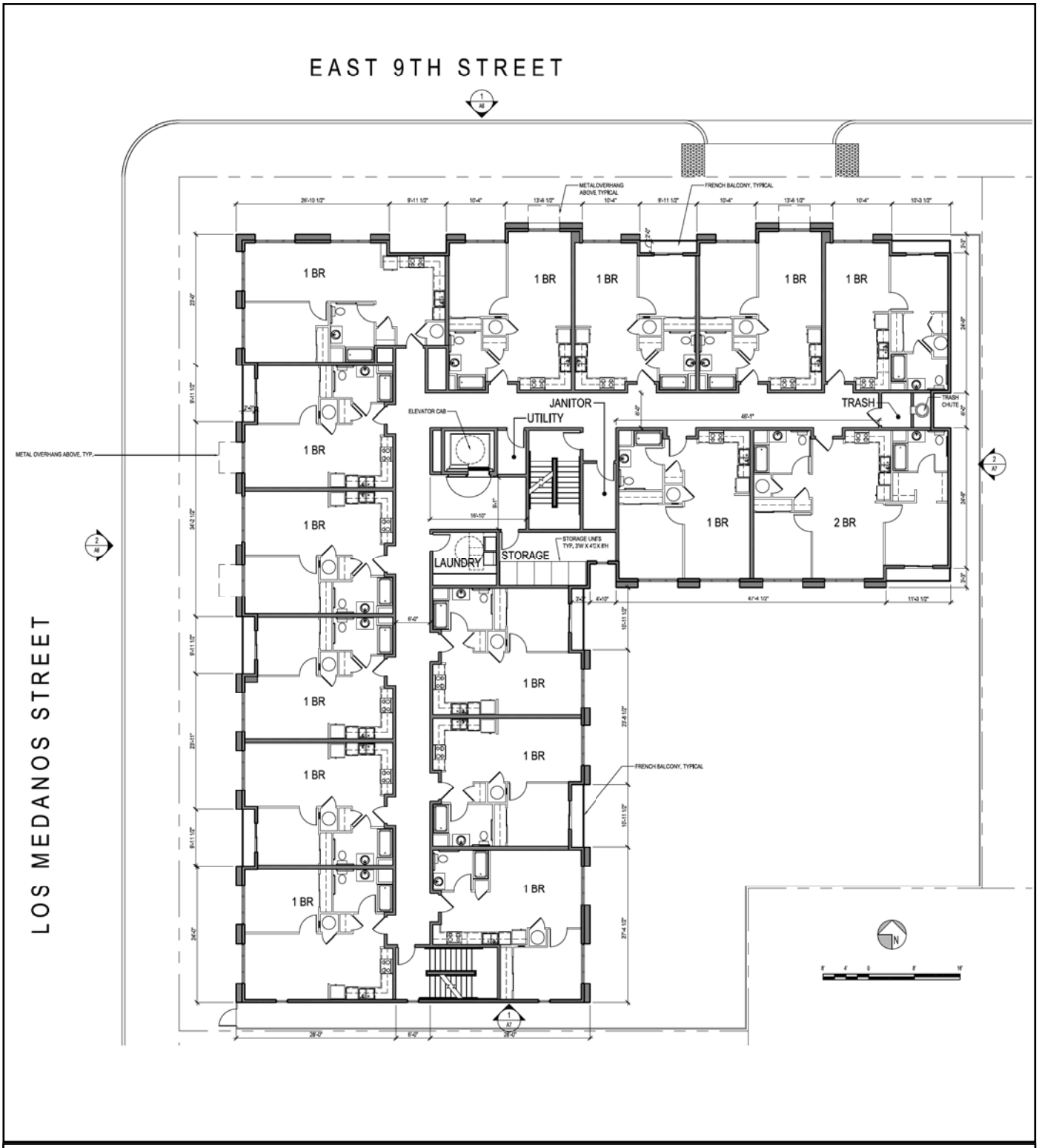
Data source: YHLA Architects, 6-20-2011. Map date: April 20, 2016.



VETERANS SQUARE

Figure 4. Site Plan - Second Floor

Source: YHLA Architects, 6-20-2011. Map date: April 21, 2016.



VETERANS SQUARE

Figure 5. Site Plan - Third Floor

Data source: YHLA Architects, 6-20-2011. Map date: April 20, 2016.

Appendix A

City Approvals

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 28, 2011

ITEM: 4 **LOS MEDANOS APARTMENTS, AP-11-742 (DR).**

ORIGINATED BY: Domus Development, LLC, 594 Howard Street, Suite 204, San Francisco, CA 94105.

SUBJECT: This is a request for design review approval of plans to construct a new 30-unit, three-story affordable housing development on a 0.49-acre vacant site located at 901 Los Medanos Street, in the RH-D (Downtown High Density Residential) District. APN 085-182-001.

RECOMMENDATION:

Staff recommends approval of Design Review Application No. 11-742, subject to conditions.

BACKGROUND:

This item was originally scheduled to be reviewed by the Planning Commission at the Commission's February 8, 2011, meeting, but was continued to a date uncertain at the request of the developer. The meeting was re-noticed for and continued a second time on May 10, 2011, also at the developer's request.

PROJECT DESCRIPTION:

Existing Conditions: The 0.49-acre site of this proposed project is owned by the Redevelopment Agency of the City of Pittsburg (RDA) and is located at the southeastern corner of Los Medanos and East 9th Streets. The property was previously developed with a bowling alley, which was demolished by the previous property owner in 2007. The property has since remained vacant and is enclosed by a six-foot tall chain link fence.

A mix of residential, commercial and group assembly uses adjoin the site. The brick Seventh Day Adventist Church building is directly across Los Medanos Street from the site; other parcels on the same block as the church are vacant. To the north, across East 9th Street, are several one- and two-story single-family houses and bungalows. The block on which the site is located is developed with a mix of uses, including single-family and multi-family residential buildings to the east; a multi-tenant commercial building housing a restaurant, retail gift shop and self-service laundry to the south; and the currently vacant Enean Theater building (also owned by the RDA) to the southeast. The Pittsburg Mosque, Columbia Printers, and a variety of other commercial businesses are also located in the vicinity of the site, along East 10th Street to the south.

Project: The proposed project consists of a single, three-story, 30-unit rental apartment building with ground level parking and common area and residential units and common open space on the second and third floors. (The proposed project is a scaled-back version of the proposal shared with the Commission on May 10, 2011, which proposal included a four-story building with the same number of units, but with higher bedroom counts.) Occupancy of the units would be restricted to qualified low-income individuals and small families.

On the ground floor of the building, the primary building entrance would be oriented toward Los Medanos Street on the west side of the building, with a secondary entrance from East 9th Street. Vehicle access to the 30-stall ground level parking facility would be provided via a driveway off of East 9th Street. Amenities and facilities proposed for the ground floor include mailboxes, storage rooms for residents, a management office and restroom, and a community/social services assembly room. As mentioned above, the ground level would include a 30-stall vehicle parking structure (with 28 standard and two handicapped accessible stalls), as well as the building's trash/recycling enclosure and bicycle parking.

Residential units in the building are proposed to be located on the upper two floors of the three-story building. As proposed, each floor would have 14 one-bedroom/one bathroom units and one two-bedroom/two bathroom unit. Fourteen of the one-bedroom units and each of the two-bedroom units would have a small private balcony located off of one of the bedrooms, and each floor would have one washer/dryer pair for the residents of that floor. A 3,700 square foot courtyard would be located on the second level, above the garage, and would provide common open space for all of the residents of the building.

The exterior of the building is influenced by the Art Deco/Modern architectural style, with efficient lines, decorative columns evenly spaced along both street frontages and an arched parapet projection just above the roofline of the proposed main entrance from Los Medanos Street. The colors proposed for the building include a combination of two shades of gray/blue on the majority of the building, with accents (including window awnings and the projection above the main building entrance) finished in a rose color.

The plans submitted with this application indicate a 25-stall parking lot just southwest of the proposed project site. The Pittsburg Arts and Community Foundation is currently pursuing funding to construct this lot as a public parking lot. If constructed as planned, the lot depicted would provide parking for future patrons of the Enean Theater once it is rehabilitated, and when the Theater is not in use, the lot would provide overflow parking for visitors to the church, mosque and multi-tenant commercial building nearby. While the lot depicted would not be for the exclusive use of Los Medanos Apartments residents, parking in this lot would be available, along with on-street parking, as overflow parking for residents of the proposed development.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed project site has a General Plan land use designation of *Downtown High Density Residential*. This land use designation is intended for some of the higher residential densities allowed in the city, with a base density range of 18-30 units per acre, up to 40 units per acre for residential developments that meet community objectives such as the provision of large family and affordable housing (General Plan, page 2-18). The proposed multi-family residential use is consistent with the high density residential development pattern as envisioned for this property in the General Plan.

With 30 units proposed for the 0.49-acre site, or 62 units per acre, the proposed project exceeds the maximum 40 units per acre specified in the General Plan. However, the increased density is permitted both by incentives for affordable housing contained within the zoning ordinance and state density bonus law (both are discussed in further detail below).

The proposed affordable rental housing project is consistent with General Plan Housing Element goals, policies and programs 13-G-1, 13-P-1.1(E), 13-P-1.7, 13-P-2.1, 13-P-2.1(B), 13-P-2.1(C), 13-P-2.1(F), 13-P-2.1(G) and 13-P-2.1(H). These goals, policies and programs support the city's offering of incentives (such as streamlined and priority application processing, and density bonuses and concessions in excess of minimums prescribed in state law) to developers of projects that help the city to meet its regional housing needs allocation and that provide affordable housing opportunities to identified special needs groups in the community such as large families, female-headed households, and emancipated youth. The request for reduced on-site parking is also consistent with Housing Element program 13-P-1.6 (B), which supports approval of housing proposals that include fewer than 1.5 parking spaces per unit, when the proposed development includes affordable housing and is located in the downtown. The proposed development is also consistent with the intent of General Plan goal 5-G-4 to increase the downtown population to 7,000 people to support a vibrant neighborhood and commercial center.

Zoning: The 0.49-acre site is located in the RH-D (Downtown High Density Residential) District. Like the General Plan land use designation, the regulations of the RH-D District allow multi-family residential development at a density of up to 30 units per acre, or up to 40 units per acre for residential projects that exceed the minimum affordability requirements specified in the city's inclusionary housing ordinance (Pittsburg Municipal Code [PMC] schedule 18.50.105 and chapter 18.86). With the developer proposing to rent all of the units at affordable rates, the proposed project is permitted a density of 40 units per acre; the proposed project has a density of 62 units per acre.

Table 1 (Attachment 3 to this report) provides a comparison of the characteristics of the proposed project against the development standards for the applicable RH-D District. As summarized in the table, the proposed project is compliant with most of the

regulations of the RH-D District. The developer is seeking concessions from the RH-D development standards for on-site laundry facilities, private storage area per unit, and off-street parking (see Density Bonus discussion below).

Density Bonus: In accordance with PMC section 18.46.030, a developer of a housing development in the city shall be permitted a density bonus and at least three incentives in accordance with the provisions of state law. State density bonus law (Senate Bill 1818) allows a density increase of between 20 and 35 percent over the maximum allowable density in a zoning district (California Government Code section 65915 (g)(1)), depending on the level of affordability of the project. With all of the units proposed to be affordable, the proposed project is entitled to a 35 percent density bonus, or 27 total units on the site, under state density bonus law. However, the city may grant a density bonus greater than 35 percent for projects that meet state and city objectives for affordable and special needs housing. Request for a density bonus in excess of the non-discretionary 35 percent granted by state law is supported by Government Code section 65915 (n), which states that nothing in the Government Code section shall be construed to prohibit a density bonus greater than what is described in the section for a development that meets the requirements of that section. Increases in density bonuses above 35 percent is also supported by program 13-P-2.1(H) of the city's adopted Housing Element.

Senate Bill 1818 also requires the granting of concessions or incentives upon request by the developer, provided that the concessions or incentives would not have a specific adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources (Government Code section 65915 (d)(1)(A &B)). Incentives or concessions include, among other things, a relaxing of the site development standards set forth in the zoning ordinance (including but not limited to setback standards, height limits, minimum lot size and parking standards) (Government Code section 65915 (l)(1-3)). Government Code section 65915 (k) specifies that a granting of a concession or incentive shall not be interpreted in and of itself, to require a General Plan amendment, zoning change or other discretionary approval. With all of the units proposed to be affordable, the proposed project may receive at least three incentives or concessions (Government Code section 65915 (d)(2) and adopted Housing Element program 13-P-2.1(H)).

The developer is seeking three incentives/concessions (see Attachment 3). The first incentive would be to exceed the density bonus specified in state density bonus law. Under state density bonus law, the developer would be permitted a non-discretionary increase of 35 percent (equivalent to seven units more than the 20 units allowed by the zoning code, on the 0.49-acre site) above the maximum permitted in the RH-D District. However, the developer is requesting to develop a total of 30 units, which is a density bonus of approximately 50 percent over the maximum allowable density for 100 percent affordable housing projects.

As summarized in Table 1, the other incentives/concessions being sought in conjunction with this project are reductions in the requirements for on-site laundry facilities, minimum storage space per unit, and off-street parking.

Development Review and Design Guidelines (Planning Commission Resolution No. 9864): The proposed project is consistent with many of the provisions of the city's adopted Development Review and Design Guidelines (DRDG). Air conditioning units and other mechanical equipment is proposed to be placed on the roof behind a parapet wall, consistent with the screening standard in DRDG section III.a. The proposed parking facility is integrated into the building structure, such that it does not dominate the property frontage, and the trash enclosure proposed to be built into the parking area has been designed with enough space to accommodate both recycling and refuse containers (DRDG sections III.e and III.f). Though not specifically applicable to residential projects, DRDG sections IV.f and IV.g are also met with the proposed project design, which includes an Art Deco-inspired vertical focal point above the primary building entrance at Los Medanos Street, as well as breaks approximately every 10-20 feet along the building roofline. The proposed building would also incorporate a high solar reflective "cool roof" and secure bicycle storage facilities for 18 bicycles in the structured parking area on the ground level, consistent with green building DRDG sections VI.C.1 and VI.C.7.

Required Findings: PMC section 18.36.220 (B) provides standards for review and approval of a design review application. These include:

1. The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste and high quality;

2. The structure will be protected against exterior and interior noise, vibrations and other factors that may make the environment less desirable;

3. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance or value;

4. The structure is in harmony with proposed developments on land in the general area; and,

5. The application conforms to the criteria set forth in any applicable city-adopted design guidelines.

Environmental: The project is proposed to be built on a site that was previously developed; is less than five acres; is surrounded by existing residential, commercial and quasipublic development; and that can be adequately accessed from existing rights-of-way and served by existing utilities in place along East 9th and Los Medanos Streets.

The density and design of the proposed project are also consistent with the regulations of the city's zoning ordinance, with density increases and exceptions as allowed by state density bonus law. As such, this proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.

ANALYSIS:

Staff believes that the Commission can make the required findings to approve the application for design review approval of the proposed project, subject to conditions.

The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste and high quality. The proposed building would be built on a currently vacant and underutilized lot; it has been professionally-designed with a combination of vertical and horizontal plane breaks along the street façades; it would incorporate durable materials (such as metal awnings and balcony railings); and it would meet the maximum height and minimum yard and landscaping requirements of the zoning code. The proposed project would provide quality and well-managed housing for low-income persons and families in the community, and the location of the site would put future residents in walking distance of markets, restaurants, an elementary school, and other services located in downtown. In addition, the proposed development would contribute to an increase in the downtown population, which would contribute to the fulfillment of General Plan goal 5-G-4, adopted with the intent to establish a downtown population of at least 7,000 people to provide vitality and support a vibrant commercial core.

The structure would be protected against exterior and interior noise, vibrations and other factors that may make the environment less desirable, in that it would be built to standard building codes that dictate maximum noise levels for the interiors of residential units. Additionally, the common area courtyard would be protected from noise and westerly winds by the western wing of the building itself, and as such would provide a comfortable and secure private outdoor space for residents and guests.

Staff does not believe that the exterior design and appearance of the structure is of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance or value. Rather, the building would replace a currently vacant lot in the neighborhood, and would feature exterior elements that are also found on other buildings on the same block. Specifically, the proposed apartment building design reflects the height, colors, and architectural style of the Enean Theater building just southeast of the proposed project site. (The Enean Theater is just over 53 feet tall at its tallest exterior wall on the north end of the building, and its approved remodel scheme also includes a combination of gray and blue accent colors across its exterior walls.)

Staff also believes that the proposed project conforms to the criteria set forth in the city's Development Review and Design Guidelines, and more specifically, those

guidelines that encourage screening of utility equipment, visual “breaks” along rooflines and cool roof finishes, secure bicycle storage facilities, pronounced building entries and hidden parking facilities (DRDG sections III.a, III.e, II.f, IV.f, IV.g, VI.C.1 and VI.C.7).

As noted above, the developer is seeking a density bonus and incentives or concessions pursuant to density bonus law. The incentives or concessions the developer is seeking include: 1) an increase in the residential density above that specified in state density bonus law (from 35 percent, equivalent to an additional seven units, to 50 percent, equivalent to an additional 10 units); 2) a reduction in the amount of minimum private storage area (from 200 cubic feet per unit to approximately 88 cubic feet per unit); 3) a reduction in the laundry facilities requirement (from six washer/dryer pairs to two washer/dryer pairs); and, 4) a reduction in the maximum number of on-site parking spaces required (from 45 to 30 parking spaces, with no additional on-site parking provided for the ground floor community services space).

The city does not have the discretion to deny the request for an incentive or concession provided that the incentive or concession does not have a specific adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources. The requested increase in density for the project to allow an additional 10 units to be provided for low-income households would support the economic feasibility of the development, make it more competitive for state housing grants, and result in an increase in the number of housing units available to identified special needs groups in the community, thereby fulfilling identified community needs for affordable housing for low-income individuals and small families. An increase in density is also supported by General Plan Housing Element policy 13-P-2.1 and programs 13-P-2.1(G) and 13-P-2.1(H), which supports additional density bonuses, incentives, and flexible development standards.

Staff does not believe that the other concessions requested by the developer would result in an adverse impact on public health or safety for residents. Specifically, staff does not believe that the requested decrease in private storage area would create a negative public health or safety impact, since each of the residents would have access to ground level lockers and bicycle storage and each of the two-bedroom units would feature extra in-unit storage in oversized walk-in closets in one of the bedrooms. Staff also does not believe that the requested decreases in laundry or off-street parking facilities would create a significant impact on the area, in that overflow parking would be available on-street and in the planned parking lot across Los Medanos Street; and, in that the small unit size of the majority of the development would suggest lower occupancies and therefore lower rates of vehicle ownership; and, in that there is an existing self-service laundry in the multi-tenant building immediately the south of the site.

Based on the analysis above, staff believes that the Commission can make the findings to approve the proposed development with the conditions as recommended in the resolution attached to this staff report.

ACTION REQUIRED:

In order to approve the project as recommended, the Commission must move to adopt Resolution No. 9879 approving Design Review Application No. 09-583, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 9879
2. Proposed Plans
3. Table 1: Comparison of Allowable and Proposed Development Standards
4. Minutes of Planning Commission Meetings, February 8 and May 10, 2011
5. Notice of Public Meeting
6. Vicinity Map/Aerial Map
7. Full-Size Proposed Plans (Commission Only)

Prepared by: Dana Hoggatt, Planning Manager

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **LOS MEDANOS APARTMENTS. EXTENSION OF APPROVAL OF AP-11-742 (DR).**

ORIGINATED BY: Domus Development, LLC, 594 Howard Street, Suite 204, San Francisco, CA 94105.

SUBJECT: This is a request to extend the time period to exercise design review approval of architectural plans to construct a new 30-unit, three-story affordable housing development on a 0.49-acre vacant site located at 901 Los Medanos Street, in the RH-D (Downtown High Density Residential) District. Assessor's Parcel No. 085-182-001.

RECOMMENDATION:

Staff recommends that the Commission adopt the attached resolution extending design review approval for this project for two additional years.

BACKGROUND:

The 0.49-acre site of this approved project is located at the southeastern corner of Los Medanos and East 9th Streets. The property was previously developed with a bowling alley, which was demolished by the previous property owner in 2007. The property has since remained vacant and is enclosed by a six-foot tall chain link fence. At the time that the project was entitled, the property was owned by the Redevelopment Agency of the City of Pittsburg (RDA) and is now under the control of the Successor Agency.

The approved project consists of an Art Deco style, three-story, 30-unit rental apartment building with ground level parking and common area, and residential units and common open space on the second and third floors. Residential units to be located on the upper two floors of the three-story building would consist of 14 one-bedroom/one bathroom units and one two-bedroom/two bathroom units per floor. A 3,700 square foot courtyard would be located on the second level, above the garage, and would provide common open space for all of the residents of the building. Occupancy of the units would be restricted to qualified low-income individuals and small families. See attachment 4 (Planning Commission Staff Report, June 28, 2011) for a more detailed description of the approved project.

On June 28, 2011, the Planning Commission adopted Resolution No. 9879 approving architectural plans and a density bonus request for the project. That decision to approve the project was subsequently appealed by owners of the property at 309 East 9th Street, but was upheld by City Council decision on August 15, 2011 (Resolution No. 11-11699). Design review approval for the project was conditioned to expire in June 2013.

PROJECT DESCRIPTION:

Due to several challenges including a slowly recovering economic climate in the last two years, increased competition for limited funding sources for affordable housing, and statewide dissolution of redevelopment agencies, the developer was unable to initiate construction of the approved project within the two-year timeframe of the initial design review approval. Consequently, on March 18, 2013, and in accordance with Pittsburg Municipal Code (PMC) section 18.36.240, Domus Development filed with the Planning Department a written request to extend the approval of Design Review Application No. 11-742, in order to allow them additional time to acquire the property and secure the necessary funding and building permits for the project.

GENERAL PLAN/CODE COMPLIANCE:

PMC section 18.36.240 authorizes the Planning Commission to extend the duration of design review approval upon written request filed within the effective period of the approval.

ANALYSIS:

Staff believes that there is good cause to support the extension of the design review approval for this project. Most significantly, dissolution of the RDA and requirements for state agency review of properties formerly owned by the RDA have impaired the flexibility agencies once had to dispose of property and contribute funds toward development of affordable housing. Extension of design review approval would provide for the project entitlements to remain valid through the anticipated duration of the state property review process, which is beyond the control of the developer and the city, and would afford the applicant additional time to secure the funding necessary to construct the project without RDA assistance. Given the uncertainty of the completion date for the state's review process, staff believes that a two-year extension of approval to secure funding and building permits for this project is appropriate.

ACTION REQUIRED:

In order to grant the requested extension as recommended by staff, the Commission must move to adopt Resolution No. 9956 approving the two-year extension of approval of Design Review Application No. 11-742.

ATTACHMENTS:

1. Proposed Resolution No. 9956
2. Approved Project Plans
3. Adopted Resolution Nos. 9879 and 11-11699
4. Planning Commission Staff Report, June 28, 2011
5. Applicant's letter of extension request, dated March 18, 2013
6. Vicinity map

Prepared by: Dana Ayers, Project Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution granting design review approval for the construction of a 30-unit, four-story multi-family apartment building at 901 Los Medanos Street, for "Los Medanos Apartments, AP-11-742 (DR)."	)))))	Resolution No. 9879

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On January 13, 2011, Domus Development, LLC (the developer), filed Design Review Application No. 11-742 requesting design review approval of architectural plans to construct a new 30-unit affordable housing development on a 0.49-acre vacant site located at 901 Los Medanos Street, in the RH-D (Downtown High Density Residential) District. APN 085-182-001.

B. In addition to design review approval, the developer is seeking a density bonus and three incentives/concessions in exchange for constructing a completely affordable housing development. The density bonus being requested is an increase in the density bonus specified in state density bonus law (Senate Bill [SB] 1818). Pittsburg Municipal Code (PMC) section 18.50.105 allows a density of up to 40 units per acre (20 units on the 0.49-acre site) for housing developments that exceed the minimum affordability requirements specified in the city's inclusionary housing ordinance (PMC chapter 18.86). Under SB 1818, the developer would be permitted a non-discretionary increase of 35 percent (an additional seven units on the 0.49-acre site) above the maximum permitted in the RH-D District, for a total of 27 units on the 0.49-acre site. However, the developer is requesting to develop a total of 30 units, which is a density bonus of approximately 50 percent over the maximum allowable density for 100 percent affordable housing projects. The other incentives/concessions being sought in conjunction with this project are: 1) a reduction in the amount of minimum private storage area (from 200 cubic feet per unit to approximately 88 cubic feet per unit); 2) a reduction in the laundry facilities requirement (from six washer/dryer pairs to two washer/dryer pairs); and, 3) a reduction in the maximum number of on-site parking spaces required (from 45 to 30 parking spaces, with no additional on-site parking provided for the ground floor community services space).

C. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) and adopted Development Review and Design Guidelines (Planning Commission Resolution No. 9864).

D. This project is proposed to be built on a site that was previously developed; that is less than five acres; that is surrounded by existing residential, commercial and quasipublic development; and that can be adequately accessed from existing rights-of-way and served by existing utilities in place along East 9th and Los Medanos Streets. The density and design of the proposed project are also consistent with the regulations of the city's zoning ordinance, with inclusion of the density increases and exceptions as allowed by state density bonus law. As such, this proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.

E. Design review approval can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

1. The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

3. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. The structure is in harmony with proposed developments on land in the general area; and,

5. The application conforms with the criteria set forth in the applicable city-adopted design guidelines.

F. On June 17, 2011, a courtesy notice of tonight's public meeting to consider AP-11-742 (DR) was added to the "Public Notices" section of the city website; was emailed to interested parties who had previously filed written request for such notice; was mailed to owners of property located within 300 feet of the proposed project site and to agencies anticipated to provide services to the development; and was posted at the proposed project site and at City Hall.

G. On June 28, 2011, the Planning Commission held a meeting on Design Review Application No. 11-742, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Los Medanos Apartments, AP-11-742 (DR)," dated June 28, 2011, and based on all the information contained in the Planning Division files on the project, adopted and incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and incorporated herein by reference.

2. The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste and high quality. The proposed building will be built on a currently vacant and underutilized lot; it has been professionally-designed with a combination of vertical and horizontal plane breaks along the street façades; it will incorporate durable materials (such as metal awnings and balcony railings); and, it meet the maximum height and minimum yard and landscaping requirements of the zoning code. The proposed project will provide quality and well-managed housing for low-income persons and families in the community, and the location of the site will put future residents in walking distance of markets, restaurants, an elementary school, and other services located in downtown. In addition, the proposed development will increase the downtown population, which will contribute to fulfillment of General Plan goal 5-G-4, adopted with the intent to establish a downtown population of at least 7,000 people to provide vitality and support a vibrant neighborhood commercial center.

3. The structure will be protected against exterior and interior noise, vibrations and other factors that may make the environment less desirable, in that it will be built to standard building codes that dictate maximum noise levels for the interiors of residential units. Additionally, the common area courtyard will be protected from noise and westerly winds by the western wing of the building itself, and as such will provide a comfortable and secure private outdoor space for residents and guests.

4. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the building will replace a currently vacant lot in the neighborhood, and will feature exterior elements that are also found on other buildings on the same block. Specifically, the proposed apartment building design reflects the height, colors, and architectural style of the Enean Theater building that is located just southeast of the proposed project site, that is just over 53 feet tall at its tallest structural wall on the north end of the building, and that has an approved remodel scheme also includes a combination of gray and blue

accent colors across its exterior walls (Planning Commission Resolution No. 9768).

5. The structure is in harmony with proposed developments on land in the general area, and specifically, the approved plans for the restoration of the Enean Theater, the most prominent building on the block on which the project site is located, in that the proposed apartment building will incorporate colors and an architectural style that is reflective of the Enean Theater's Art Deco/Modern style; and,

6. The application conforms with the criteria set forth in the Development Review and Design Guidelines (DRDG) adopted with Resolution No. 9864. Specifically, air conditioning units and other mechanical equipment will be placed on the roof behind a parapet wall, consistent with the screening standard in DRDG section III.a. The proposed parking facility is integrated into the building structure, such that it does not dominate the property frontage, and the trash enclosure proposed to be built into the parking area has been designed with enough space to accommodate both recycling and refuse containers (DRDG sections III.e and III.f). Though not specifically applicable to residential projects, DRDG sections IV.f and IV.g are also met with the proposed project design, which includes an Art Deco-inspired vertical focal point above the primary building entrance at Los Medanos Street, as well as breaks approximately every 10-20 feet along the building roofline. The proposed building will also incorporate a high solar reflective "cool roof" and secure bicycle storage facilities in the structured parking area on the ground level, consistent with green building DRDG sections VI.C.1 and VI.C.7.

7. Additionally, the Planning Commission finds that the concessions requested by the developer will not result in an adverse impact on public health or safety of residents.

    a. The requested increase in density for the project to allow an additional 10 units to be provided for low-income households will support the economic feasibility of the development, make it more competitive for state housing grants, and result in an increase in the number of housing units available to identified special needs groups in the community, thereby fulfilling identified community needs for affordable housing for low-income individuals and small families. An increase in density is also supported by General Plan Housing Element policy 13-P-2.1 and programs 13-P-2.1(G) and 13-P-2.1(H), which supports additional density bonuses, incentives, and flexible development standards.

    b. The requested decrease in private storage area will not create a negative public health or safety impact, since each of the residents

will have access to ground level lockers and bicycle storage and each of the two-bedroom units will feature extra in-unit storage in oversized walk-in closets in one of the bedrooms.

c. The requested decreases in laundry or off-street parking facilities will not create a significant impact on the area, in that overflow parking will be available on-street, with the possibility of additional parking in a planned public lot across Los Medanos Street; and, in that the small unit size of the majority of the development would suggest lower occupancies and therefore lower rates of vehicle ownership; and, in that there is an existing self-service laundry in the multi-tenant building immediately the south of the site.

B. The Staff Report entitled, "Los Medanos Apartments, AP-11-742 (DR), dated June 28, 2011, is referenced hereto as additional support for findings.

Section 3. Decision

A. Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. 11-742, subject to the following conditions:

General Design Review Conditions

1. The project shall be constructed in substantial conformity with the project plans and rendering date stamped June 22, 2011, except as hereinafter modified.

2. The developer shall install minimum four inch high block style numbers on the building that contrast with the building façade for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street. The architectural plans submitted for the construction of the project shall identify the location of the address box or number(s) on the building façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street.

3. Downspouts shall be painted the same color as the surface to which they are adjacent.

4. The developer shall remove and replace all damaged sidewalk fronting the project on Los Medanos and East 9th Streets to the satisfaction of the City Engineer.

5. All on-site landscaping shall be maintained so as to be healthy and weed-free at all times.

6. All on-site lighting shall be regularly checked and maintained at all times. Security and ambient lighting fixtures shall be programmed or timed such that they are turned on and operational at night, between dusk and dawn.

7. Signage is not approved at this time. No signs shall be installed until they are reviewed and approved by the city under a separate sign permit application.

8. Prior to issuance of a building permit for this project, the applicant or developer shall submit a final landscape plan for the property, which shall include all certifications and submittals required by the city's landscape ordinance (PMC chapter 18.84, article VII) and which shall be subject to review and approval by the city Development Services Department. Drought-tolerant or moderate water use plants shall be incorporated into the landscape to the maximum extent practicable.

9. Prior to occupancy of the apartment units by residents, the developer shall complete installation of landscaping and automatic irrigation systems in the front yard and corner side yards of the property and shall submit all certifications required by the city's landscape ordinance (PMC chapter 18.84, article VII). Following issuance of the certificate of occupancy, the developer or property manager shall be responsible for preventing water waste resulting from inefficient landscape irrigation by limiting landscape irrigation to the hours between 8:00 p.m. and 10:00 a.m.; and by prohibiting runoff from the target landscape areas due to excessive irrigation run times, low head drainage, overspray, or other similar conditions where water flows onto an adjacent property or the sidewalk.

10. Property management staff shall be responsible for removing trash and recycling containers from the garage trash enclosure and placing them adjacent the curb in front of the property on the evening or morning before pick-up by Pittsburg Disposal Services. Containers may be left at the curbside for no more than 12 hours before scheduled pick-up times and for no more than six hours after the bins are emptied.

11. The developer shall provide at least laundry washer/dryer pair per 10 units in the building, and may reduce private storage area to fewer than 88 cubic feet per unit in order to provide the space needed to accommodate the required laundry facilities.

Engineering Division Fees

12. The developer shall pay the following fees to the Engineering Division prior to the first review of plans or at the time of issuance of the grading or site development permit, as noted:

a. Improvement and Grading Plan Review fees: The developer shall submit a deposit of $10,000 to the Engineering Division for the initial review of the improvement and grading plans. The initial deposit will be applied towards the balance of the improvement and grading fees due. In addition, the developer must submit an engineer's estimate for the cost of site improvements and grading; the remainder of the Engineering Permit Fees are based on this estimate. The current Improvement Plan Review Fee is 3.5% of the cost of improvements, and the Grading Plan Review fee is 2.5% of the cost of grading. The improvement and/or grading plan review fees are due payable at the time of the Grading Permit or Single Parcel Development Permit issuance by the Engineering Division.

b. Improvement and Grading Inspection Fees: The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at the time of the Grading or Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 5% of the cost of grading, and the Grading Inspection Fee is 3% of the cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

c. The developer shall pay $25 per dwelling unit to the Engineering Division at the time of the issuance of the Site Development Permit to update the City Land Information System.

13. The developer shall pay the following fees to the Engineering Division, prior to issuance of a building permit:

a. Facility Reserve Charge: The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24)(the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the developer obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.

b. Traffic Mitigation Fees: The developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit. The developer understands that the LTMF currently on file is

$4,281 per Medium Density dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.

c. The developer shall pay the Pittsburg Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit. The developer understands that the PRTDIM currently on file is $9,700.50 per multi-family dwelling unit. The PRTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.040.

Engineering Plan Submittals

14. Prior to issuance of a building permit or grading permit, whichever is eligible to be issued first, the developer shall submit to the city's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:

    a. A site plan;

    b. A grading and drainage plan;

    c. A utilities plan;

    d. A landscaping and irrigation plan.

15. The developer shall submit to the Engineering Division, a current geotechnical report that substantiates the design features incorporated into this project including, but not limited to, grading activities, compaction

requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of any Engineering permits.

16. The developer shall submit to the Engineering Division two copies of the Stormwater Control Plan and Report. The report shall contain the sizing tool output to substantiate the design of the proposed treatment facilities. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the *Stormwater C.3 Guidebook, 5th edition* shall be included. Grading and/or building permits, shall not be issued until this condition is met to the satisfaction of the Engineering Division.

17. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment best management practices (BMPs), permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

18. Prior to final inspection approvals by the Engineering Division, the applicant shall submit a Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering, Planning, and Public Works Divisions. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in Chapter 6 of the *Stormwater C.3 Guidebook, 5th edition*.

19. Prior to the issuance of the Certificate of Occupancy, the developer shall submit the final draft of the Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering Division. The developer shall also execute the Operations and Maintenance Agreement, which pertains to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, 5th edition.

General NPDES Conditions

20. Prior to issuance of a Grading Permit, the developer shall submit the following to the Engineering Division for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan

(SWPPP) if project requires an NPDES Construction Permit, and a copy of the Notice of Intent (NOI), which was submitted to the State Water Resources Control Board. The erosion control / SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook. (NPDES requirements)

21. The developer shall incorporate long-term BMPs for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.

    b. Use pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.

    c. Minimizing the amount of directly connected impervious surface area.

    d. Stencil all storm drains with "No Dumping, Drains to Delta" permanent markings.

    e. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter

    f. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards: i) dumpster drips from covered trash and food compactor enclosures; ii) discharges from outdoor covered wash areas for vehicles, equipment, and accessories; iii) fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

General Engineering Conditions

22. All grading work shall be done in accordance with the provisions of chapter 15.88 of the Pittsburg Municipal Code.

23. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.

24. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessiblility compliance.

General Engineering Conditions Regarding Utilities

25. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities shall be borne by the developer.

26. The design and construction of storm drain, water, and sewer facilities shall be in accordance with section 17.28.020 of the Pittsburg municipal Code.

27. The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.

28. The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.

29. The developer shall install all utility boxes underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

Additional Engineering Exactions

30. The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the Community Facilities District (CFD) 2005-1, prior to the issuance of any Engineering or Building Permits, whichever permit is eligible to be issued first. The fee will provide funding for an increase of police coverage in the area. The rate of the CFD fee is subject to the City Council Ordinance No. 05-1246.

31. Prior to issuance of a building permit, the developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District.

Standard Conditions

32. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

33. The applicant and developer shall comply with all the requirements of the Development Services Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies.

34. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

35. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

36. This approval will expire on June 28, 2013, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Fardella, seconded by Commissioner Wirick, the foregoing resolution was passed and adopted the 28th day of June, 2011, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Kelley, Wegerbauer, Wirick

NAYES: none

ABSTAIN: none

ABSENT: Diokno, Fogleman, Ohlson

I hereby certify that the above Resolution No. 9879 was adopted by the Planning Commission of the City of Pittsburg on June 28, 2011.

Dana Hoggatt

DANA HOGGATT, SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution extending design review approval for the construction of a 30-unit, four-story multi-family apartment building at 901 Los Medanos Street, for "Los Medanos Apartments, AP-11-742 (DR)."	)))))	Resolution No. 9956

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On January 13, 2011, Domus Development, LLC (the developer), filed Design Review Application No. 11-742 requesting a density bonus and design review approval of architectural plans to construct a new, 30-unit, affordable rental housing development on a 0.49-acre vacant site then owned by the Redevelopment Agency of the City of Pittsburg (RDA) and located at 901 Los Medanos Street, in the RH-D (Downtown High Density Residential) District. Assessor's Parcel No. 085-182-001.

B. On June 28, 2011, the Planning Commission held a noticed public meeting and subsequently adopted Resolution No. 9879 approving the architectural plans and density bonus request for the project. That decision to approve the project was later appealed by owners of the nearby property at 309 East 9th Street, but was upheld by City Council decision on August 15, 2011 (Resolution No. 11-11699). In accordance with condition No. 36 of Resolution No. 11-11699, design review approval for the project was conditioned to expire on June 28, 2013.

C. On March 18, 2013, in accordance with Pittsburg Municipal Code (PMC) section 18.36.240, Domus Development filed with the Planning Department a written request to extend the approval of Design Review Application No. 11-742, in order to allow them additional time to acquire the property and secure the necessary funding and building permits for the project.

D. PMC section 18.36.240 authorizes the Planning Commission to extend the duration of design review approval upon written request filed within the effective period of the approval. As recommended, the extension would extend the term of the design review approval to June 28, 2015.

E. Since the June 28, 2011, Planning Commission approval of this project, there have been no General Plan or zoning ordinance amendments relative to this property; however, standard Engineering conditions of approval have had minor modifications to reflect updated fees and permitting procedures that have changed since 2011.

F. On September 24, 2013, the Planning Commission considered the request for extension of the term of approval of Design Review Application No. 11-742. Following a unanimous vote to approve the extension request, Commissioner Belleci-Shipe made a motion to reconsider the decision because she had comments on the item and wanted Commissioner Fardella (absent from the meeting) to be present for the discussion. The motion to reconsider the item was approved by all commissioners in attendance that evening.

G. Consideration of a request to extend approval of an entitled project does not require notice to the public. However, in accordance with Commissioner Belleci-Shipe's motion and the direction of the Planning Commission, on November 1, 2013, a courtesy notice of tonight's public meeting to consider the extension of approval of AP-11-742 (DR) was added to the "Public Notices" section of the city website; was delivered to the Pittsburg Library and mailed to owners and occupants of property located within 300 feet of the proposed project site; and was posted on the public notice bulletin board at City Hall.

H. On November 12, 2013, the Planning Commission again considered the request for extension of the term of approval of Design Review Application No. 11-742.

Section 2. Findings

A. Based on all the information contained in the Planning Division files on this project, incorporated here by reference and available for review in the Development Services Department located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on November 12, 2013, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

2. The design of the project has not changed since the approval of the site plan and architectural plans and elevations for this project.

3. The request for extension of the design review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.

4. There is good cause to support the extension of the design review approval for this project. Most significantly, dissolution of the RDA and requirements for state agency review of properties formerly owned by the RDA have impaired the flexibility agencies once had to dispose of property and contribute funds toward development of affordable housing. Extension of design review approval will provide for the project entitlements to remain valid through the anticipated duration of the state

property review process, which is beyond the control of the developer and the city, and will afford the applicant additional time to secure the funding necessary to construct the project without RDA assistance.

Section 3. Decision

A. Based on the findings set forth above, this Planning Commission hereby extends approval of Design Review Application No. 11-742 to June 28, 2015, subject to all of the conditions listed in Section 2 of Resolution No. 11-11699, as reiterated and updated below. As indicated in the following conditions, text that is deleted from the original condition is indicated by ~~strikethrough~~ font, and text that is added to the original condition is indicated by **boldface** type:

General Design Review Conditions

1. The project shall be constructed in substantial conformity with the project plans and rendering date stamped June 22, 2011, except as hereinafter modified.

2. The developer shall install minimum four inch high block style numbers on the building that contrast with the building façade for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street. The architectural plans submitted for the construction of the project shall identify the location of the address box or number(s) on the building façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street.

3. Downspouts shall be painted the same color as the surface to which they are adjacent.

4. The developer shall remove and replace all damaged sidewalk fronting the project on Los Medanos and East 9th Streets to the satisfaction of the City Engineer.

5. All on-site landscaping shall be maintained so as to be healthy and weed-free at all times.

6. All on-site lighting shall be regularly checked and maintained at all times. Security and ambient lighting fixtures shall be programmed or timed such that they are turned on and operational at night, between dusk and dawn.

7. Signage is not approved at this time. No signs shall be installed until they are reviewed and approved by the city under a separate sign permit application.

8. Prior to issuance of a building permit for this project, the developer shall submit a final landscape plan for the property, which shall include all certifications and submittals required by the city's landscape ordinance (PMC chapter 18.84, article VII) and which shall be subject to review and approval by the city Planning and Engineering Departments. Drought-tolerant or moderate water use plants shall be incorporated into the landscape to the maximum extent practicable.

9. Prior to occupancy of the apartment units by residents, the developer shall complete installation of landscaping and automatic irrigation systems in the front yard and corner side yards of the property and shall submit all certifications required by the city's landscape ordinance (PMC chapter 18.84, article VII). Following issuance of the certificate of occupancy, the developer or property manager shall be responsible for preventing water waste resulting from inefficient landscape irrigation by limiting landscape irrigation to the hours between 8:00 p.m. and 10:00 a.m.; and by prohibiting runoff from the target landscape areas due to excessive irrigation run times, low head drainage, overspray, or other similar conditions where water flows onto an adjacent property or the sidewalk.

10. Property management staff shall be responsible for removing trash and recycling containers from the garage trash enclosure and placing them adjacent the curb in front of the property on the evening or morning before pick-up by Pittsburg Disposal Services. Containers may be left at the curbside for no more than 12 hours before scheduled pick-up times and for no more than six hours after the bins are emptied.

11. The developer shall provide at least **one** laundry washer/dryer pair per 10 units in the building, and may reduce private storage area **by no more than nine cubic feet per unit** ~~to fewer than~~ **(10 percent of the** 88 cubic feet **of storage space** per unit **requested)** in order to provide the space needed to accommodate the required laundry facilities.

Engineering Department Fees

12. The developer shall pay the following fees to the Engineering Department prior to the first review of plans or at the time of issuance of the grading or site development permit, as noted:

    a. Improvement and Grading Plan Review fees: The developer shall ~~submit a deposit of $10,000 to the Engineering Division for the initial review of the improvement and grading plans. The initial deposit will be applied towards the balance of the improvement and grading fees due. In addition, the developer must submit an engineer's estimate for the cost of site improvements and grading; the remainder of the Engineering Permit Fees are based on this~~

~~estimate~~ **pay one half of the Engineering Grading and/or Improvement Plan Review Fee with the initial submittal of plans, maps, or other documents for plan review. The Plan Check Fees are based upon the Engineer's Estimate, which shall include all costs associated with the site development improvements (excluding those costs associated with the construction of the building structure itself), and which shall also be provided at the time the plans are submitted.** The current Improvement Plan Review Fee is 3.5% of the cost of improvements **based upon the approved Engineer's Estimate,** and the Grading Plan Review fee is 2.5% of the ~~cost of grading~~ **of the Engineer's Estimate, or may be based upon cubic yards of grading.** ~~The improvement and/or grading plan review fees are due payable at the time of the Grading Permit or Single Parcel Development Permit issuance by the Engineering Division.~~ **The deposit shall be paid to the Engineering Department.**

b. Improvement and Grading Inspection Fees: The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Department at the time of the Grading or Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 5% of the cost of grading, and the Grading Inspection Fee is 3% of the cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

c. The developer shall pay $25 per dwelling unit to the Engineering Department at the time of the issuance of the Site Development Permit to update the City Land Information System.

13. The developer shall pay the following fees to the Engineering Department, prior to issuance of a building permit:

a. Facility Reserve Charge: The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24)(the "FRC") to the Engineering Department, for water and sewer service, in the amounts in effect when the developer obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, **as amended on February 21, 2012, by Resolution No. 12-11778,** a copy of which is available at the City. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

b. Traffic Mitigation Fees: The developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit. The developer understands that the LTMF currently on file is ~~$4,281~~ **$4,557** per Medium Density dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.

c. The developer shall pay the Pittsburg Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit. The developer understands that the PRTDIM currently on file is ~~$9,700.50~~ **$9,934.45** per multi-family dwelling unit. The PRTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.040.

Engineering Plan Submittals

14. Prior to issuance of a building permit or grading permit, whichever is eligible to be issued first, the developer shall submit to the city's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:

    a. A site plan;

    b. A grading and drainage plan;

    c. A utilities plan;

    d. A landscaping and irrigation plan;

e. **A Stormwater Control Plan and Report; and**

f. **An Erosion and Sedimentation Control Plan.**

15. The developer shall submit to the Engineering Department, a current geotechnical report that substantiates the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Department for review prior to the approval of any civil plans and issuance of any Engineering permits.

16. **Prior to issuance of a grading permit,** the developer shall submit to the Engineering Department two copies of the Stormwater Control Plan and Report. The report shall contain the sizing tool output to substantiate the design of the proposed treatment facilities. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the **edition of the** *Stormwater C.3 Guidebook,* ~~*5th edition*~~ **that is most current as of the date of submittal of the grading permit application**, ~~*5th edition*~~ shall be included. **Grading and/or building plans shall be consistent with the Stormwater Control Plan approved by the Engineering Department.** Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering **and Planning Departments**.

17. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment best management practices (BMPs), permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

18. Prior to final inspection approvals by the Engineering Department, the applicant shall submit a Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering, Planning, and Public Works Departments. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in ~~Chapter 6 of~~ the **most current edition of the** *Stormwater C.3 Guidebook*~~, 5th edition~~.

19. Prior to the issuance of the Certificate of Occupancy, the developer shall submit the final draft of the Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering Department. The developer shall also execute the Operations and Maintenance Agreement,

which pertains to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the **most current edition of the** C.3 Guidebook~~, 5th edition~~.

General National Pollutant Discharge Elimination System (NPDES) Conditions

20. **Prior to the issuance of a Grading Permit, the developer shall pay an NPDES Plan Review (Stormwater Pollution Prevention Plan and/or C.3 Storm Water Control Plan) fee to the Engineering Department, in the amounts in effect when the developer obtains a Grading Permit. The developer understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance with the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.**

21. **The developer shall pay an NPDES Inspection Deposit (Stormwater Pollution Prevention Plan and/or C.3 Storm Water Control Plan) fee to the Engineering Department in the amounts in effect when the developer obtains a Grading Permit. The developer understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance with the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.**

22. Prior to issuance of a Grading Permit, the developer shall submit the following to the Engineering Department for review: an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (SWPPP) if project requires an NPDES Construction Permit, and a copy of the Notice of Intent (NOI), which was submitted to the State Water Resources Control Board. The erosion control / SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook. (NPDES requirements)

23. The developer shall incorporate long-term BMPs for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.

b. Use pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.

c. Minimizing the amount of directly connected impervious surface area.

d. Stencil all storm drains with "No Dumping, Drains to Delta" permanent markings.

e. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter

f. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards: i) dumpster drips from covered trash and food compactor enclosures; ii) discharges from outdoor covered wash areas for vehicles, equipment, and accessories; iii) fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

General Engineering Conditions

24. All grading work shall be done in accordance with the provisions of chapter 15.88 of the Pittsburg Municipal Code.

25. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.

26. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.

General Engineering Conditions Regarding Utilities

27. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities shall be borne by the developer.

28. The design and construction of storm drain, water, and sewer facilities shall be in accordance with section 17.28.020 of the Pittsburg municipal Code.

29. The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.

30. The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.

31. ~~The developer shall install all utility boxes underground and all wires and cables in conduits. Compliance with this condition shall be at the discretion of the City Engineer.~~ **In accordance with PMC12.36.130 Underground utilities for new construction, the applicant shall ensure that all utility service laterals and equipment (including, but not limited to, electric, communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility's distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission."**

Additional Engineering Exactions

32. The developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the Community Facilities District (CFD) 2005-1, prior to the issuance of any Engineering or Building Permits, whichever permit is eligible to be issued first. The fee will provide funding for an increase of police coverage in the area. The rate of the CFD fee is subject to the City Council Ordinance No. 05-1246.

33. Prior to issuance of a building permit, the developer shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District.

Standard Conditions

34. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

35. The applicant and developer shall comply with all the requirements of the Development Services Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies.

36. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

37. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

38. This approval will expire on June 28, ~~2013~~ **2015**, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Kelley, seconded by Commissioner Fardella, the foregoing resolution was passed and adopted the 12th day of November, 2013, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Banales, Belleci-Shipe, Fardella, Fogleman, Gargalikis, Kelley, Ohlson

NAYES: none

ABSTAIN: none

ABSENT: none

I hereby certify that the above Resolution No. 9956 was adopted by the Planning Commission of the City of Pittsburg on November 12, 2013.

Dana Ayers

DANA AYERS, SECRETARY
PITTSBURG PLANNING COMMISSION

Appendix B

Cultural/Historical Resources

DETERMINATION OF ELIGIBILITY AND EFFECT
FOR THE PROPOSED VETERANS SQUARE HOUSING PROJECT
CONTRA COSTA COUNTY, CALIFORNIA

Prepared by

Peak & Associates, Inc.

3941 Park Drive, Suite 20-329

El Dorado Hills, CA 95762

Prepared for

De Novo Planning Group

1020 Suncast Lane, Suite 106

El Dorado Hills, CA 95762

March 2016

(Job #16-017)

The Veterans Square project is proposed on an approximately 0.49-acre site located at 901 Los Medanos Street in Pittsburg. The project consists of a three-story, 30-unit rental apartment building. The ground level will include parking and common areas. Residential units and common open space will be on the second and third floors. Residential units to be located on the upper two floors of the three-story building consist of 14 one-bedroom/one bathroom units and one two-bedroom/two bathroom units per floor. A 3,700 square foot courtyard will be located on the second level, above the garage, and would provide common open space for all of the residents of the building.

Some of the work regarding identifying concerns regarding cultural resources was done before Peak and Associates began work on the project. A record search had been conducted through the Northwest Information Center (NWIC) of the California Historical Resources Information System at the request of the County and the Native American Heritage Commission (NAHC) had been contacted by De Novo planning Group. To complete the assessment, Peak and Associates made contacted the informants identified by the NAHC, did e-mail follow-ups for those contacts, conducted a field inspection of the project site and conducted research to establish dates of earlier uses of the site.

The field work was conducted by Robert Gerry supervised by Melinda Peak (Resumés, Appendix 1). Kevin Morse accomplished the archival research.

FEDERAL REGULATORY CONTEXT

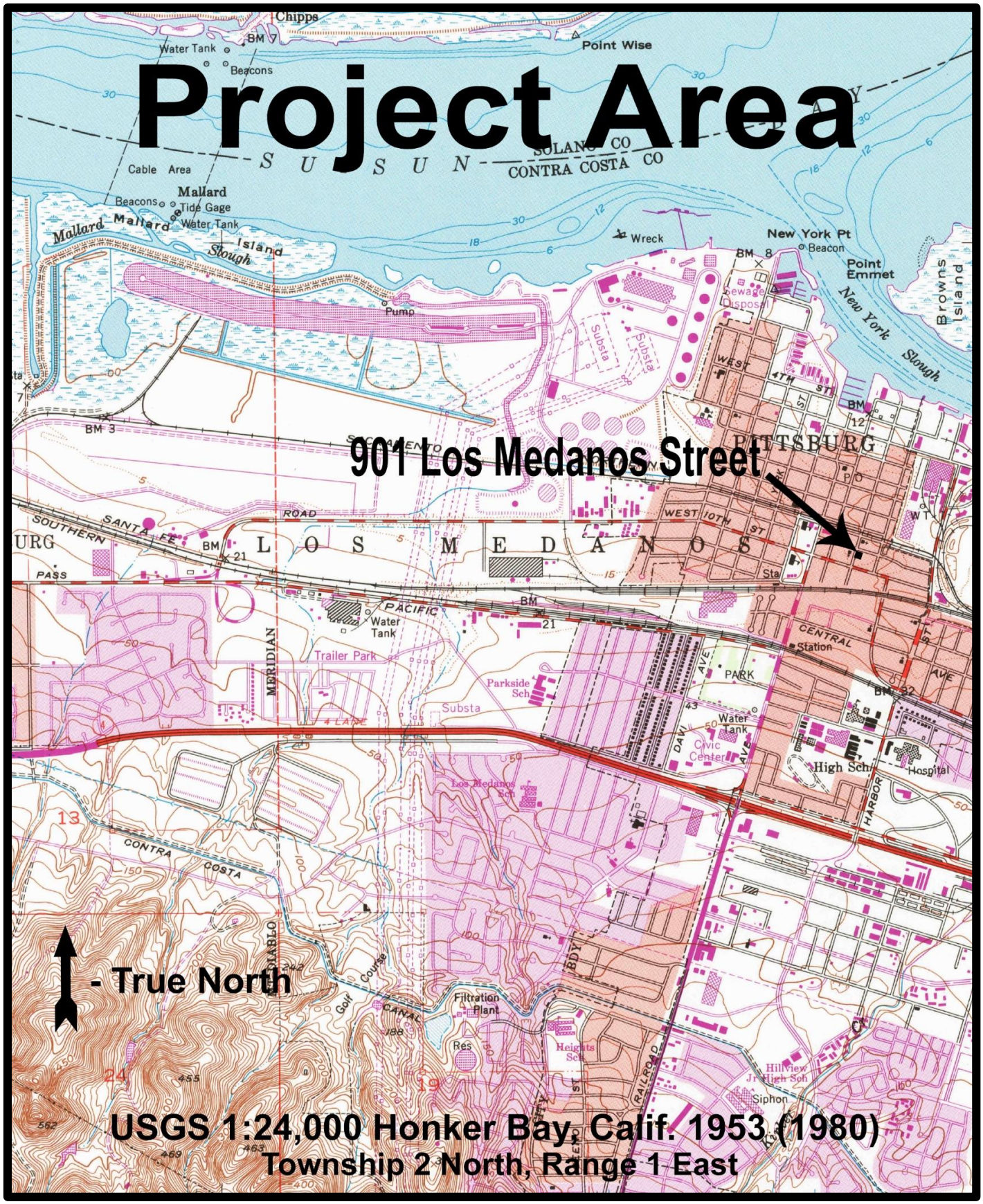
The Section 106 review process is implemented using a five step procedure: 1) identification and evaluation of historic properties; 2) assessment of the effects of the undertaking on properties that are eligible for the National Register; 3) consultation with the State Historic Preservation Office (SHPO) and other agencies for the development of a memorandum of agreement (MOA) that addresses the treatment of historic properties; 4) receipt of Advisory Council on Historic Preservation comments on the MOA or results of consultation; and 5) the project implementation according to the conditions of the MOA.

The Section 106 compliance process may not consist of all the steps above, depending on the situation. For example, if identification and evaluation result in the documented conclusion that no properties included in or eligible for inclusion are present, the process ends with the identification and evaluation step.

Framework for Evaluation

Decisions regarding management of cultural resources hinge on determinations of their significance (36 CFR 60.2). As part of this decision-making process the National Park Service has identified components which must be considered in the evaluation process, including:

- criteria for significance;
- historic context; and
- integrity.


Project Area
901 Los Medanos Street
- True North
USGS 1:24,000 Honker Bay, Calif. 1953 (1980)
Township 2 North, Range 1 East
Chipps
Point Wise
Water Tank
Beacons
SUSUN BAY
SOLANO CO
CONTRA COSTA CO
Cable Area
Mallard
Tide Gage
Mallard Slough
Mallard Island
Wreck
New York Pt
Beacon
Point Emmet
New York Slough
Browns Island
Pump
Substa
Sewage Disposal
WEST 4TH ST
PITTSBURG
SACRAMENTO
ROAD
WEST 10TH ST
SOUTHERN PACIFIC
SANTA FE
LOS MEDANOS
PASS
Trailer Park
MERIDIAN
Parkside Sch
Civic Center
PARK
CENTRAL Station
High Sch
Hospital
HARBOR
CONTRA COSTA
DIABLO
Golf Course
CANAL
Filtration Plant
Res
Heights Sch
RAILROAD
Hillview Jr High Sch
Siphon

Criteria for Significance

Significance of cultural resources is measured against the National Register criteria for evaluation:

> The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and,
>
> (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> (b) that are associated with the lives of persons significant in our past; or
>
> (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> (d) that have yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Historic Context

The historic context is a narrative statement "that groups information about a series of historic properties based on a shared theme, specific time period, and geographical area." To evaluate resources in accordance with federal guidelines, these sites must be examined to determine whether they are examples of a defined "property type." The property type is a "grouping of individual properties based on shared physical or associative characteristics." Through this evaluation, each site is viewed as a representative of a class of similar properties rather than as a unique phenomenon.

A well-developed historical context helps determine the association between property types and broad patterns of American history. Once this linkage is established, each resource's potential to address specific research issues can be explicated.

Integrity

For a property to be eligible for listing in the National Register it must meet one of the criteria for significance (36 CFR 60.4 [a, b, c, or d]) and retain integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period."

The following discussion is derived from National Register Bulletin 15 ("How to Apply the National Register Criteria for Evaluation").

Within the concept of integrity, there are seven aspects or qualities that define integrity in various combinations. The seven aspects are: location, design, setting, materials, workmanship, feeling, and association. To retain historic integrity, a property will possess several or usually most of these aspects. The retention of specific aspects is necessary for a property to convey this significance. Determining which of the seven aspects are important involves knowing why, where and when the property is significant.

The prescribed steps in assessing integrity are as follows:

- define the essential physical features that must be present for a property to represent its significance;
- determine whether the essential physical features are visible enough to convey their significance;
- determine whether the property needs to be compared with similar properties; and,
- determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the identity for which it is significant.

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. However, the property must retain the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define why a property is significant.

A property's historic significance depends on certain aspects of integrity. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features. For example, a property's historic significance can be related to its association with an important event, historical pattern or person. A property that is significant for its historic association is eligible for listing if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person.

A property important for association with an event, historical pattern, or person ideally might retain some features of all seven aspects of integrity. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were an archeological site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today. For archeological sites that are eligible under criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects.

In sum, the assessment of a resource's National Register eligibility hinges on meeting two conditions:

- the site must possess the potential to be eligible for listing in the National Register under one of the evaluation criteria either individually or as a contributing element of a district based on the historic context that is established; and
- the site must possess sufficient integrity, i.e. it must retain the qualities that make it eligible for the National Register.

For the National Register, “a district possesses a significant concentration, linkage, or continuity of “... objects united historically or aesthetically by plan or physical development.” The identity of a district derives from the relationship of its resources, which can be an arrangement of functionally related properties.

STATE REGULATORY CONTEXT

State historic preservation regulations affecting this project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further cites: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR), *CEQA and Archaeological Resources,* 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, on the National Register of Historic Places are automatically listed on the CRHR, as are State Landmarks and Points of Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a)(3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

B. Is associated with the lives of persons important in our past;

C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

D. Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a)(4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

California Health and Safety Code Sections 7050.5, 7051, And 7054

These sections collectively address the illegality of interference with human burial remains, as well as the disposition of Native American burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code Section 15064.5(e)

This law addresses the disposition of Native American burials in archaeological sites and protects such remains from disturbance, vandalism, or inadvertent destruction. The section establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establishes the Native American Heritage Commission as the entity responsible to resolve disputes regarding the disposition of such remains.

AB 52

AB 52 establishes a consultation process with all California Native American Tribes on the Native American Heritage Commission List for agencies. There is a new class of resources—Tribal Cultural Resources. These resources need to be considered in a determination of project impacts and mitigation. The Tribal consultation ends when the parties involved agree to mitigation measures or avoid a significant effect on the Tribal Cultural Resource, or a party, acting in good faith and after reasonable effort concludes that mutual agreement cannot be

reached. The CEQA Guidelines update to Appendix G must be drafted by the Office of Planning and Research, and adopted by the Resources Agency by July 1, 2016.

CULTURAL HISTORY

Archeological Background

Dissatisfaction with the Central California Taxonomic System, with its emphasis on widespread and presumed more-or-less coeval cultural developments, led to the now familiar system employing the terms pattern, phase, aspect, facies and other designations for related cultural expressions. The main thrust has been to recognize that certain widespread cultural developments exist, but these do not have to occur at the same time in all geographic areas or be expressed in the same way. The North Coast and northern Bay Areas were among the first to use this system (c.f. Fredrickson 1973) and accumulated archeological knowledge in this area has been reflected in development of the integrative system (c.f. Fredrickson 1984, Milliken *et al.* 2007).

At the same time detailed studies of shell bead types by Bennyhoff resulted in adjustments to previously accepted chronologies. Again, much of the change in chronological systems has involved local inception of a more widely seen pattern or aspect. This chronology based on bead typology has also seen refinements and revisions (Bennyhoff and Hughes 1984, Elsasser 1978, Groza 2002).

In the 1990s the extensive studies and numerous reports resulting from the Los Vaqueros Reservoir Project provided a much better understanding of archeological succession in the Contra Costa region than is available in most areas of California. A recent summary by Milliken et al. (2007) is paraphrased here.

It is presumed that the early period of prehistory reflected a material culture and way of life similar to the Borax Lake Pattern, although no good examples of this cultural expression are known in the region. If this assumption is correct, then the way of life of the earliest occupants would have been a forager strategy based on considerable population movement, probably in an annual cycle. Other interpretations are possible, however, since no sites in the area are securely dated to the period before 8,000 BC.

In the Early Holocene (or Lower Archaic) dated to 3,500 to 8,000 BC, appears to involve a generalized forager settlement pattern. This involves a great deal of mobility within a circumscribed range and exploitation of whatever foods are available. Few components of this age known in the region, and as a result, there is relatively little detail available.

The Early Period (Middle Archaic) is dated to 500 to 3,500 BC. This marks the introduction of cut bead technology, which will be increasingly important in the economy through the rest of regional prehistory. This marks a more sedentary settlement pattern also marked by a burial pattern with ornaments as grave goods, increased trade volume and the development of large shells mounds along the bay margins.

The Lower Middle Period (Initial Upper Archaic), 500 BC to AD 430, is marked by a rather sudden shift in favored bead types. Rectangular *Olivella* beads, common over a wide area in the Early Period, disappeared altogether.

The Upper Middle Period (Late Upper Archaic), AD 430 to 1,050, another sudden and widespread change in bead typology occurred. This probably represents a collapse of the trade network established in the previous period. Many of the sites occupied in the previous period are abandoned and a new burial pattern, the Meganos complex, spreads through the East Bay region.

The Initial Late Period (Lower Emergent) is essentially an intensification of the previous period. From AD 1,050 to 1,550 the degree of complexity and artistry shown in wealth items increases, there appear to be separate burial modes for wealthy individuals in some areas and, in general, status ascription is more obvious in the archeological record

The Terminal Late Period sees a collapse in the characteristics of the cultural climax achieved in the Initial Late Period. The reasons for this are not clear, with population growth pressure, mass population movement, diseases spreading north from the Spanish contacts farther south, having all been blamed. In any event, prehistoric society in the region was beginning to develop in new ways when the Spanish arrived.

Ethnographic Background

The Native Americans who occupied much of the San Francisco Bay area were known to early ethnographers as Costanoan. The designation "Costanoan" derives from the Spanish term for coastal people and was not used by the Indian people. Today, most of them prefer to be called Ohlone, after an important village in the San Francisco area.

Ancestors of the Ohlone people moved into the San Francisco and Monterey Bay areas from the Delta of the San Joaquin and Sacramento rivers about A.D. 500. The Ohlone territory extended from the Carquinez Strait in the northeast to just south of Chalome Creek in the southeast and from San Francisco to the Sur River along the Coast. This vast territory was broken into eight different language based zones. These eight branches of the Ohlone language family were separate languages, not dialects.

The group that inhabited the project vicinity was the *Karkin,* a small group that was not directly bordered by any other Ohlone tribelet at the time of contact with the Spanish. This was probably not a situation with much time depth, since there was only a narrow Miwok corridor between the *Karkin* and their nearest Ohlone neighbors, the *Chochenyo* (Levy 1978: 485.)

The Ohlone preferred to situate their permanent villages on high ground above seasonal marshes that were inundated by highwater for a few months of the year. Access to fresh drinking water was a criterion for selecting a village location. The tribelet was the basic unit of Ohlone political organization. Territorial boundaries of tribelets were defined by physiographic features. Tribelet chiefs might be either men or women. The office was inherited patrilineally, usually passing from father to son. When there were no male heirs, the position went to the man's sister or

daughter. Accession to the office of tribelet chief required approval of the community. The chief was responsible for feeding visitors, providing for the impoverished, directing ceremonial activities, caring for captive grizzly bears and coyote, and directing hunting, fishing, gathering, and warfare expeditions. In all these matters the chief acted as the leader of a council of elders. The chief and council served mainly as advisors to the community (Levy 1978:487).

Ohlone had mixed relations with various peoples. Wars were waged both among the various Ohlone tribelets and with Esselen, Salinan, and Northern Valley Yokuts. At the same time, however, they traded with the Plains Miwok, Sierra Miwok, and Yokuts. They augmented the wealth of locally-available resources by trading with the Miwok and Yokuts. The Ohlone supplied mussels, abalone shells, salt, and dried abalone to the Yokuts, bows to the Plains Miwok, and olivella shells to the Sierra Miwok. In return, they received piñon nuts from the Yokuts and probably clam shell disk beads from the Miwok (Levy 1978:488-489, 493).

The Ohlones followed a seasonal round of subsistence activities, gathering plant and animal foods and materials for baskets and other manufactures. They insured a sustained yield of plant and animal foods by careful management of the land. Large mammals consumed by the Ohlones included black-tailed deer, Roosevelt elk, antelope, grizzly bear, mountain lion, sea lion, and whale. Other mammals eaten included dog, wildcat, skunk, raccoon, brush rabbit, cottontail, jackrabbit, tree squirrel, ground squirrel, woodrat, mouse, and mole. Some of the types of fowl they ate include the Canadian goose, snow goose, pintail mallard, and the mourning dove. In addition to animals, the Ohlones also ate seeds including acorns and buckeye, and berries including blackberries, strawberries, and wild grapes among others (Levy 1978:491).

Religion and ceremony played important roles in life and death. Ohlones observed rituals at important life events such as birth, puberty, and death. Treatment of the dead varied, with northern Ohlone groups, including the *Karkin*, reportedly cremating their dead except when there were no kinsman to gather wood for a funeral pyre, in which case the corpse was buried (Kroeber 1925:469; Levy 1978:490).

Shamans controlled the weather and could cause rain to start or stop. They cured disease by cutting the skin of the patient, sucking out the disease objects and exhibiting them to onlookers. Shamans also used herbs in curing disease and conducted performances to insure good crops of acorns, an abundance of fish, or the stranding of whales (Levy 1978:490).

Spanish explorers of coastal California between 1767 and 1776 described the Ohlones living a traditional existence. Between 1770 and 1797, the Franciscans established seven missions in Ohlone territory and effectively changed the Indian way of life. Unwilling recruits to the missions resisted control by Franciscans. In 1793, a runaway neophyte named Charquin began a three-year struggle during which tribes in the northeast Bay Area engaged in sporadic warfare with the Spanish.

The Ohlones also mounted resistance against Mission San Jose in 1800 (Castillo 1978:103). Levy (1978:486) reports that "mission baptismal records demonstrate that the last Ohlone tribelets living an aboriginal existence had disappeared by 1810." By 1832, the Ohlone population had decreased to one-fifth or less than its pre-contact size. After the Mexican

government secularized the missions (between 1834 and 1836), some Ohlones returned to traditional religious and subsistence practices while others worked on Mexican ranchos. Former mission residents formed multi-tribal Indian communities in Pleasanton and other locations within Ohlone territory. Although the Ohlone languages were probably extinct by 1935, it has been estimated that more than 200 persons of Ohlone descent were living in 1973 (Levy 1978:487). In addition, there is an on-going program among modern Ohlone to revive their languages to the extent possible.

Historical Background

The first intrusion of Hispanic peoples into the area of modern Contra Costa County was accomplished by Pedro Fages, who toured the country with twelve soldiers an Indian guide and Father Juan Crespí in the spring of 1772 (Bancroft 1882). This expedition was followed in 1776 by a party led by Captain Juan Bautista de Anza that generally followed along the same route from San Francisco Bay to the Carquinez Straits, continued toward the interior and passed somewhere east of Mt. Diablo (Beck and Haase 1974:17). At the start of this era, California's native population, according to the most careful and informed estimate, was approximately 310,000. By the end of this era, California's native population had been reduced to a figure now estimated at between 200,000 and 250,000 (Cook 1976:43,199).

A borderland province, California, remained on the frontier periphery of the European-based system of mercantile capitalism during this era. The Franciscan order of missionary priests served as the principal agency of Spain's imperial expansion into Alta California. The Franciscan missions became centers for the introduction of Hispano-European agriculture, bringing to Alta California a wide assortment of exotic food plants, weeds, and domestic animals that quickly became established and began an ecological transformation of the countryside. In districts claimed by the missions, this ecological transformation was speeded by the reallocation of water resources and the introduction of primitive irrigation techniques (Gentilcore 1961:54-55).

In areas colonized by the missionaries, the drastic impact of ecological change severely undercut the traditional domestic economy of native societies, especially with the depletion or destruction of native food resources by cattle, horses, sheep, and feral swine. Through the displacement of native groups and the penetration of introduced plants and animals into more distant areas, this impact spread outward from the mission sites in a widening circle of effect (Weber 1982).

After the 1821 Mexican Revolution, the Franciscan order faced an increasingly strong challenge to its hegemony over the converted Indians and the landed resources of Hispanic California. Amid substantial political and religious controversy, the mission system remained intact through the first decade of independence, but after 1834, the missions were secularized and Franciscan control phased out. The largest part of the mission landholdings came into the hands of opportunistic Spanish colonists, including many retired soldiers and sons of soldiers, who became leaders in developing a hacienda system built around a frontier ranching economy that came to characterize Mexican California during the late 1830s and the 1840s (Weber 1982).

Colonel Jonathan Stevenson came to California by sea in 1847, bringing the First Regiment of the New York Volunteers. In 1849, Stevenson purchased the Mexican land grant, Rancho Los Medanos, from the original grantees, José Antonio Mesa and José Miguel García. Stevenson laid out the city "New York of the Pacific" on his rancho at the spot now occupied by Pittsburg. Stevenson had high hopes that his town would develop into a major prosperous seaport, and even hoped to have the state capital located here in 1850, losing that honor to Vallejo.

Through the 1880s, Pittsburg was the main shipping port for the coal from the mines near Mount Diablo. The Pittsburg Railway connected the mines to the landing at Pittsburg. The mining industry was short-lived due to the poor quality of the coal.

The name of the community was changed to Pittsburg in 1911 (Hoover, Rensch and Rensch 1970: 64-65).

Site Specific History

A review of Sanborn Fire Insurance maps and published city directories provided additional information on the history of the use of the project site. The 1927 Sanborn Fire Insurance map shows the lots on the southeast corner of the intersection of Los Medanos and East Ninth Streets as unoccupied, with dwellings to the north of the site, and the Pittsburg Community Church, apparently for the Congregational faith, to the west at 900 Los Medanos Street.

The 1956 Pittsburg and Antioch City Directory shows the Pittsburg Bowl Bowling Alley and the Pittsburg Fountain at 901 Los Medanos Street. The Sanborn map was updated in 1958, with a poor quality copy on file at the California State Library. The project site is completely developed, with apparently a restaurant and banquet hall on the Los Medanos Street side and the "not in operation" bowling alley fronting on East Ninth Street. The church at 900 Los Medanos had been acquired for a Seventh Day Adventist Church and the remainder of the neighboring buildings were primarily residential.

The 1966 Pittsburg and Antioch City Directory shows 901, 915 and 925, presumably the former addresses of the project site, as vacant. The 1976 Pittsburg and Antioch City Directory shows all lots on this portion of the block, from 901-985 Los Medanos as vacant.

INFORMATION CENTER COMMUNICATION

The NWIC conducted a record search for the project on March 2, 2016 (NWIC file number 15-1216). The results (see Appendix 2) indicated that there are no recorded resources in the project area and no previous surveys of the property have been reported to the Information Center.

There are two recorded properties adjacent to the project area. The site record for the Enean Theater, on the same block as the project but facing Tenth Street rather than Los Medanos, has been received by the Office of Historic Preservation but has not yet been evaluated. The Seventh

Day Adventist Church, across Los Medanos from the project area, was considered eligible for the National Register by the recorder, but there has been no formal determination of eligibility.

NATIVE AMERICAN COMMUNICATION

The NAHC did not have any listings on the sacred lands file near the project area. They supplied a list of Native American contacts for the project vicinity. These were contacted by letter on March 15 and by e-mail on March 24. These contacts were:

Individual	**Group**
Irenne Zweirlein	Amah Mutsun Tribal Band of Mission San Juan Bautista
Marie Sayers	Indian Canyon Mutsun Band of Costanoan
Rosemary Cambra	Muwekma Ohlone Indian Tribe of the SF Bay Area
Andrew Galvan	The Ohlone Indian Tribe
Raymond Hitchcock	Wilton Rancheria

The only response received to date, from Raymond Hitchcock, was an email saying, "Thank you for the information. I have cc'd my environmental team for further review."

Copies of all of this communication may be found in Appendix 3.

FIELD INSPECTION

The project area was examined by Robert Gerry on March 16, 2016. There is nothing at all on the property now. It is flat, graded and has no appreciable vegetation on it. We know from the historic research that buildings were present in the past, but there is no sign of even a foundation still present.

The only sign of former occupancy is a rainbow-like pattern painted on the sidewalk fronting Los Medanos that once was intended to draw customers.

CONCLUSIONS

There are no historic properties in the project area. There will be no physical effect from the project on either of the two nearby structures that may be historic properties. The only potential effect would be visual. The theater faces on Tenth Street and the only unusual feature that is

apparent is the Art Deco front elevation. There will be no visual effect on this from constructing a three story building behind it. The Seventh Day Adventist Church is an attractive building but it is protected from most visual impact by the landscaping on the property. In addition, it is in an urban area where changes and replacement of the surrounding buildings can be expected. This does not seem to qualify as an impact.

EFFECTS OF THE PROPOSED PROJECT

As a result of the identification and evaluation efforts, an agency official may find that there are either no historic properties present or there are historic properties present, but the undertaking will have no effect upon them, as defined in Section 800.16 (i).

Another result is that the agency official finds there are historic properties present that may be affected by the undertaking. In that case, the agency official shall apply NHPA criteria to determine whether an adverse effect will occur. "An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association" (Section 800.5 (a)). There are three possible findings:

- **Finding of no historic properties affected:** There is no effect of any kind on the historic properties.

- **Finding of no adverse effect:** There could be an effect, but the effect would not be harmful to the characteristics that qualify the property for inclusion in the National Register; or

- **Adverse effect:** There could be an effect, and that effect could diminish the integrity of such characteristics.

There are no significant resources present within the project area. With regard to Section 106 of the NHPA, it is recommended that agency seek concurrence from the California SHPO with a finding of "no historic properties affected" per § 800.4(d) (1).

Similarly, we believe that there are no properties of significance within the project area under the criteria of the California Register of Historical Resources.

RECOMMENDATIONS

There is always a possibility that a site may exist in the project area and be obscured by vegetation or historic activities, leaving no surface evidence. We recommend a training session in advance of the initiation of construction activities at the site to help in the recognition of potential concerns.

If artifacts, exotic rock, or unusual amounts of shell or bone are uncovered during the construction, work should stop in that area immediately and a qualified archeologist should be contacted to evaluate the deposit. If the bone appears to be human, the Contra Costa County Coroner and Native American Heritage Commission must be contacted.

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APPENDIX 1

Resumés

PEAK & ASSOCIATES, INC.
RESUME

MELINDA A. PEAK **January 2016**
Senior Historian/Archeologist
3941 Park Drive, Suite 20 #329
El Dorado Hills, CA 95762
(916) 939-2405

PROFESSIONAL EXPERIENCE

Ms. Peak has served as the principal investigator on a wide range of prehistoric and historic excavations throughout California. She has directed laboratory analyses of archeological materials, including the historic period. She has also conducted a wide variety of cultural resource assessments in California, including documentary research, field survey, Native American consultation and report preparation.

In addition, Ms. Peak has developed a second field of expertise in applied history, specializing in site-specific research for historic period resources. She is a registered professional historian and has completed a number of historical research projects for a wide variety of site types.

Through her education and experience, Ms. Peak meets the Secretary of Interior Standards for historian, architectural historian, prehistoric archeologist and historic archeologist.

EDUCATION

M.A. - History - California State University, Sacramento, 1989
Thesis: *The Bellevue Mine: A Historical Resources Management Site Study in Plumas and Sierra Counties, California*
B.A. - Anthropology - University of California, Berkeley

PROJECTS

In recent months, Ms. Peak has completed a number of determinations of eligibility and effect documents in coordination with the Corps of Engineers for projects requiring federal permits, assessing the eligibility of a number of sites for the National Register of Historic Places.

She has also completed historical research projects on a wide variety of topics for a number of projects including the development of a winery in a ranch in Folsom, commercial buildings in the city of Davis, a lumber mill in Clovis, older farmhouses dating to the 1860s, an early roadhouse, bridges, canals, former small town site, and a section of an electric railway line.

In recent years, Ms. Peak has prepared a number of cultural resource overviews and predictive models for blocks of land proposed for future development for general and specific plans. She has been able to direct a number of surveys of these areas, allowing the model to be tested.

Ms. Peak completed the cultural resource research and contributed to the text prepared for the DeSabla-Centerville PAD for the initial stage of the FERC relicensing. She also served cultural resource project manager for the FERC relicensing of the Beardsley-Donnells Project. For the South Feather Power Project and the Woodleaf-Palermo and Sly Creek Transmission Lines, her team completing the technical work for the project.

She served as principal investigator for the multi-phase Twelve Bridges Golf Club project in Placer County. She served as liaison with the various agencies, helped prepare the historic properties treatment plan, managed the various phases of test and data recovery excavations, and completed the final report on the analysis of the test phase excavations of a number of prehistoric sites. She is currently involved as the principal investigator for the Clover Valley Lakes project adjacent to Twelve Bridges in the City of Rocklin, coordinating contacts with Native Americans, the Corps of Engineers and the Office of Historic Preservation.

Ms. Peak has served as project manager for a number of major survey and excavation projects in recent years, including the many surveys and site definition excavations for the 172-mile-long Pacific Pipeline proposed for construction in Santa Barbara, Ventura and Los Angeles counties. She also completed an archival study in the City of Los Angeles for the project. She also served as principal investigator for a major coaxial cable removal project for AT&T.

Additionally, she completed a number of small surveys, served as a construction monitor at several urban sites, and conducted emergency recovery excavations for sites found during monitoring. She has directed the excavations of several historic complexes in Sacramento, Placer and El Dorado Counties.

Ms. Peak is the author of a chapter and two sections of a published history (1999) of Sacramento County, *Sacramento: Gold Rush Legacy, Metropolitan Legacy*. She served as the consultant for a children's book on California, published by Capstone Press in 2003 in the land of Liberty series.

PEAK & ASSOCIATES, INC.
RESUME

ROBERT A. GERRY **January 2015**
Senior Archeologist
3941 Park Drive, Suite 20, #329
El Dorado Hills, CA 95762
(916) 939-2405

PROFESSIONAL EXPERIENCE

Mr. Gerry has forty years of extensive experience in both the public and private sectors. He has directed all types of cultural resource-related projects, including field survey, test excavations, data recovery programs, intensive archival research, cultural resource management and monitoring. He has completed archeological work in most cultural areas of California and in the western Great Basin.

EDUCATION

Graduate studies - Anthropology - California State University, Sacramento
B.A. - Anthropology - University of Illinois, Chicago Circle

RECENT PROJECTS

Mr. Gerry was field director for a cultural resources survey of the Diamond Valley Project in Alpine County, California. The project involved an overview and survey of an extensive plan area, recording and evaluation of resources and presenting the results to local Native Americans and helping to conduct a field tour with them. He also directed field survey of the Van Vleck Ranch, a large property in Sacramento County being put into a conservation easement. He has conducted surveys throughout California related to low income housing development.

He was field director and primary report writer on several linear surveys of considerable length--including the San Joaquin Valley Pipeline (157 miles) for Shell Oil, the Point Arena-Dunnigan fiber optic cable (137 miles) and the Medford, Oregon, to Redding, California fiber optic cable (151 miles), the Oregon and Idaho portions of the Spokane to Boise fiber optic cable, and the San Bernardino to San Diego fiber optic cable, for American Telephone & Telegraph Company. He also assisted on the 170 mile Pacific Pipeline survey on the southern coast of California and conducted several surveys of water pipelines in Riverside County for Eastern Municipal Water District: La Sierra pipeline, Perris Valley, Pico Rivera, Temecula, San Jacinto and their entire recycled water project. Follow-up projects involved well sites, pump stations and other infrastructure improvements.

Mr. Gerry supervised the cultural resources assessments and participated in all field surveys for the studies of water supply facilities for seven wildlife refuges in the Sacramento and San Joaquin Valleys. He has also developed a specialty in bridge replacement evaluations, completing five such studies in Tuolumne County, two in Santa Barbara County, two in Amador County and ten others in various areas of California.

Mr. Gerry has had extensive experience in the recording and evaluation of mining sites in northern California and Nevada for proposed mining undertakings as well as in the course of survey for proposed subdivisions, reservoirs, and other development projects.

Mr. Gerry has directed test excavations for evaluation of significance at a number of sites, both historic and prehistoric. Examples include CA-NAP-261, twelve sites on Naval Petroleum Reserve No. 1, three sites on Russell Ranch in Sacramento County, a midden site near Guinda and a village known through ethnographic literature in Murphys. He conducted test excavations at a known village site adjacent to a quarry in Yolo County to insure it would not be impacted by expanded quarrying.

In the field of historical resources, Mr. Gerry has prepared site records and significance evaluations for numerous historical buildings throughout California. The bulk of these have been single family residences, but industrial, commercial and multi-family residences were also included. He has also directed excavations for evaluation of historical archeological potential and monitored construction work in areas of known historical sensitivity.

APPENDIX 2

Information Center Communication

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
150 Professional Center Drive, Suite E
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
http://www.sonoma.edu/nwic

ACCESS AGREEMENT SHORT FORM

File Number: 15-1216

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the Califronia Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixy (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: Kristin Sherk Date: 3/2/2016

Signature:

Affiliation CCO-County Department of Conservation and Development

Address: City/State/ZIP:

Billing Address (if different from above):

Special Billing Information

Telephone: (925) 674-7887 Email: Kristin.Sherk@dcd.cccounty.us

Purpose of Access:

Reference (project name or number, title of study, and street address if applicable):

901 Los Medanos Street

County: CCO USGS 7.5' Quad: Honker Bay

Sonoma State University Customer ID: 1001376

Sonoma State University Invoice No.:

Total Cost: 225.3

This is not an invoice. Sonoma State University will send separate Invoice

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLATA
SANTA CRUZ
SOLANO
SONOMA
YOLO

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March 2, 2016 NWIC File No.: 15-1216

Kristin Sherk
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Record search results for the proposed project at 901 Los Medanos Street, Pittsburg, CA 94565, APN: 085-182-001

Dear Ms. Sherk:

Per your request received by our office on February 23, 2016, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Contra Costa County. The location map provided depicting the 901 Los Medanos Street project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Review of this information indicates that there have been no cultural resource studies that cover the 901 Los Medanos Street project area. This 901 Los Medanos Street project area contains no recorded archaeological resources. The State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists no recorded buildings or structures within the proposed 901 Los Medanos Street project area. There are, however two recorded buildings or structures adjacent to the proposed project area; Property # 145881 the Enean Theatre with a status code of 7J, meaning it was received by OHP for evaluation or action but not yet evaluated, and Property # 010599, Pittsburg Seventh Day Adventist Church with a status code of 3S, meaning it Appears eligible for NR as an individual property through survey evaluation. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 901 Los Medanos Street project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Bay Miwok language, part of the Utian language family (Levy 1978: 398). There are no Native American resources in or adjacent to the proposed 901 Los Medanos Street project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Contra Costa County have been found in areas marginal to Suisun Bay and New York Slough, and inland near intermittent and perennial watercourses. The 901 Los Medanos Street project area contains alluvial valley lands in areas marginal to the historic bayshore margin. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources to be within the proposed 901 Los Medanos Street project area.

Review of historical literature and maps gave no indication of historic-period activity within the 901 Los Medanos Street project area. With this in mind, there is a low potential for unrecorded historic-period archaeological resources to be within the proposed 901 Los Medanos Street project area.

The 1953 Pittsburg USGS 15-minute topographic quadrangle depicts one or more buildings or structures within the 901 Los Medanos Street project area. These unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) While there is a moderate potential for Native American archaeological resources and a low potential for historic-period archaeological resources to be within the project area, the depth of proposed ground disturbance, coupled with the depth of prior disturbance, is unknown. If the proposed ground disturbance <u>does not</u> have the potential to impact non-disturbed soils, then no further study for archaeological resources is recommend at this time. If the proposed ground disturbance <u>does</u> have the potential to impact non-disturbed soils, then further study for archaeological resources is recommended. Field study may include, but is not limited to, pedestrian survey, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at http://www.chrisinfo.org

2) Our research indicates that there are unrecorded historic era buildings or structures within and adjacent to the 901 Los Medanos Street project area and there are two recorded historic properties adjacent; Property # 145881 the Enean Theatre with a status code of 7J and Property # 010599, Pittsburg Seventh Day Adventist Church with a

status code of 3S. Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
1725 23rd Street, Suite 100
Sacramento, CA 95816
(916) 445-7000

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) We recommend you contact the local Native American tribes regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at (916)373-3710.

5) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bennyhoff, James
1977 *Ethnogeography of the Plains Miwok*. Center for Archaeological Research at Davis Publication Number 5. University of California, Davis.

Bowman, J.N.
1951 *Adobe Houses in the San Francisco Bay Region*. Geologic Guidebook of the San Francisco Bay Counties, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

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1976 Preliminary Historic Resources Inventory, Contra Costa County, California. Prepared by Contra Costa County Planning Department, n.p.

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1957 *The Aboriginal Population of Alameda and Contra Costa Counties.* University of California Anthropological Records 16(4):131-156. Berkeley and Los Angeles.

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Hart, James D.
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1978b Eastern Miwok. In *California*, edited by Robert F. Heizer, pp. 398-413. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

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Milliken, Randall
1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

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Nelson, N.C.
1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964)

Nichols, Donald R., and Nancy A. Wright
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1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

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Williams, James C.
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Woodbridge, Sally B.
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**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

15-1216 Historic Properties Adjacent to 901 Los Medanos Property

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for CONTRA COSTA County. Page 38 04-05-12

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
150825		1358 BIRCH ST		PITTSBURG	P	1943	HIST.RES.	DOE-07-04-0021-0000	07/29/04	6Y	
							PROJ.REVW.	HUD040712E	07/29/04	6Y	
010563	07-001080	BLACK DIAMOND ST	THEATER SITES	PITTSBURG	M		HIST.SURV.	4565-0004-0000		7R	
010562	07-001079	BLACK DIAMOND ST	SANTA FE RAILROAD DEPOT	PITTSBURG	P	1900	HIST.SURV.	4565-0003-0000		7R	
010595	07-001112	510 BLACK DIAMOND ST	LEPORI BUILDING	PITTSBURG	P	1924	LOC.C.DIST	4565-0013-0025	01/01/84	2D	
114014	07-002063	890 BLACK DIAMOND ST		PITTSBURG	P		HIST.RES.	DOE-07-98-0006-0000	01/27/98	6Y	
							PROJ.REVW.	HUD980120X	01/27/98	6Y	
010561	07-001078	BLACK DIAMOND WY	COULTER PINE	PITTSBURG	M		HIST.SURV.	4565-0002-0000		5S2	
106898	07-001922	105 BLISS AVE	CAMP STONEMAN WAREHOUSES	PITTSBURG		1942	HIST.RES.	DOE-07-96-0004-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
155524		545 BLISS AVE		PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
155525		546 BLISS AVE	BUILDINGS #546 AND 547 / CAMP STON	PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
155526		548 BLISS AVE	BUILDINGS #548 AND 549 / CAMP STON	PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
010564	07-001081	BUCHANAN RD	FAGES CRESPIE TURNBACK CAMP, BUCHA	PITTSBURG	M	1772	HIST.SURV.	4565-0005-0000		5S2	
150363		845 CENTRAL AVE		PITTSBURG	P	1941	HIST.RES.	DOE-07-04-0016-0000	08/05/04	6Y	
							PROJ.REVW.	HUD040719N	08/05/04	6Y	
155523		543 CLARK AVE	BUILDINGS #543 AND 544 / CAMP STON	PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
155527		552 CLARK AVE	BUILDINGS #552 AND 553 / CAMP STON	PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
155528		555 CLARK AVE	BUILDINGS #555 AND 556 / CAMP STON	PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
155529		557 CLARK AVE		PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
106985	07-001985	155 CLYDE AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0052-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
106986	07-001986	156 CLYDE AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0053-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
106987	07-001987	175 CLYDE AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0054-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
106988	07-001988	176 CLYDE AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0108-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
010567	07-001084	CUMBERLAND ST	LOS MEDANOS HOTEL	PITTSBURG	P	1917	HIST.SURV.	4565-0008-0000		3S	
010580	07-001097	348 CUMBERLAND ST	LAST CHANCE BUILDING	PITTSBURG	P	1926	LOC.C.DIST	4565-0013-0009	01/01/75	2D	
010587	07-001104	411 CUMBERLAND ST	VIEIRA BUILDING	PITTSBURG	P	1928	LOC.C.DIST	4565-0013-0016	01/01/75	2D	
145881		325 E 10TH ST	ENEAN THEATRE	PITTSBURG			TAX.CERT.	537.9-07-0029	03/05/04	7J	
010602	07-001119	E 3RD ST	JOHNS MANVILLE CORPORATION	PITTSBURG	P	1926	HIST.SURV.	4565-0018-0000		7R	
010597	07-001114	E 3RD ST	NEW YORK LANDING, PITTSBURG HISTOR	PITTSBURG	P	1920	HIST.RES.	4565-0021-9999	04/02/75	3S	
							LOC.C.DIST	4565-0013-9999	01/01/84	2S	
							PROJ.REVW.		10/28/77	2S	
010578	07-001095	150 E 3RD ST	GREENBERG BUILDING	PITTSBURG	P	1925	LOC.C.DIST	4565-0013-0007	01/01/75	2D	
073626	07-001324	160 E 3RD ST	GREENBERG BUILDING	PITTSBURG	P	1925	TAX.CERT.	537.9-07-0007	08/06/84	2D3	
010579	07-001096	190 E 3RD ST	GREEN BUILDING	PITTSBURG	P	1925	LOC.C.DIST	4565-0013-0008	01/01/75	2D	
010572	07-001089	200 E 3RD ST	LIBERTY HOTEL	PITTSBURG	P	1925	TAX.CERT.	537.9-07-0003	01/20/83	2D3	
							LOC.C.DIST	4565-0013-0001	01/01/75	2D	
010593	07-001110	10 E 4TH ST	BURLESSAS BUILDING	PITTSBURG	P	1922	LOC.C.DIST	4565-0013-0023	01/01/75	2D	
010584	07-001101	124 E 4TH ST	WISEMANS	PITTSBURG	P	1920	LOC.C.DIST	4565-0013-0013	01/01/75	2D	
010581	07-001098	153 E 4TH ST	KING PARKER BUILDING	PITTSBURG	P	1929	LOC.C.DIST	4565-0013-0010	01/01/75	2D	
010582	07-001099	163 E 4TH ST	KING PARKER BUILDING	PITTSBURG	P	1929	LOC.C.DIST	4565-0013-0011	01/01/75	2D	
010585	07-001102	190 E 4TH ST	AIELLO BUILDING	PITTSBURG	P	1923	LOC.C.DIST	4565-0013-0014	01/01/75	2D	
010573	07-001090	201 E 4TH ST	WOOLWORTH BUILDING	PITTSBURG	P	1929	LOC.C.DIST	4565-0013-0002	01/01/75	2D	
010588	07-001105	E 5TH ST	POST OFFICE BUILDING	PITTSBURG	F	1930	LOC.C.DIST	4565-0013-0017	01/01/75	2D	
010596	07-001113	24 E 5TH ST	SCAMPINI BUILDING	PITTSBURG	P	1925	LOC.C.DIST	4565-0013-0026	01/01/84	2D	
181472		441 E 9TH ST		PITTSBURG	P	1927	PROJ.REVW.	HUD100308L	09/23/10	6Y	
							PROJ.REVW.	HUD110114B	02/10/11	6Y	
181470		446 E 9TH ST		PITTSBURG	P	1934	PROJ.REVW.	HUD100308K	03/26/10	6Y	
							PROJ.REVW.	HUD110114B	02/10/11	6Y	
087636	07-001769	449 E 9TH ST		PITTSBURG	P	1936	PROJ.REVW.	HUD940114F	02/23/94	6Y	
181471		454 E 9TH ST		PITTSBURG	P	1927	PROJ.REVW.	HUD100308M	09/23/10	6Y	
							PROJ.REVW.	HUD110114B	02/10/11	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET.ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
181473		458 E 9TH ST		PITTSBURG	P	1927	PROJ.REVW.	HUD110114B	02/10/11	6Y	
182450		441 E NINTH ST		PITTSBURG	P	1927	PROJ.REVW.	HUD110114C	02/10/11	6Y	
182464		458 E NINTH ST		PITTSBURG	P		PROJ.REVW.	HUD110114E	02/10/11	6Y	
184398		438 E SANTA FE AVE		PITTSBURG	P	1929	PROJ.REVW.	HUD100308J	01/06/11	6Y	
							PROJ.REVW.	HUD100308J	01/06/11	6Y	
127223	07-002499	150 HARBOR CT	CAMP STONEMAN WAREHOUSE AND BUNKER	PITTSBURG	P	1942	PROJ.REVW.	FHWA040624A	07/22/04	6Y	
							HIST.RES.	DOE-07-01-0003-0000	01/10/01	6Y	
							PROJ.REVW.	FHWA960812A	01/10/01	6Y	
010568	07-001085	HARBOR ST	CAMP STONEMAN MILITARY CHAPEL, COM	PITTSBURG	P	1942	HIST.SURV.	4565-0009-0000		5S2	
127230	07-002506	367 JIMMO AVE		PITTSBURG	P	1952	HIST.RES.	DOE-07-01-0010-0000	01/10/01	6Y	
							PROJ.REVW.	FHWA960812A	01/10/01	6Y	
010599	07-001116	900 LOS MENDANOS ST	PITTSBURG SEVENTH DAY ADVENTIST CH	PITTSBURG	P	1919	HIST.SURV.	4565-0015-0000		3S	
010569	07-001086	LOVERIDGE RD	GREAT WESTERN ELECTRICAL CHEMICAL,	PITTSBURG	P	1916	HIST.SURV.	4565-0010-0000		7R	
122619	07-002323	1461 LOVERIDGE RD	BUILDING 35, PITTSBURG X-RAY FACIL	PITTSBURG	F	1955	HIST.RES.	DOE-07-99-0247-0000	05/19/99	6Y	
							PROJ.REVW.	USN990510A	05/19/99	6Y	
106996	07-001989	127 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0055-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
106997	07-001990	139 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0056-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
106998	07-001991	213 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0057-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
106999	07-001992	216 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0106-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107000	07-001993	217 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0058-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107001	07-001994	224 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0059-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107002	07-001995	227 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0060-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107003	07-001996	232 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0107-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107004	07-001997	237 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0061-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107005	07-001998	240 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0062-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107006	07-001999	243 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0063-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107007	07-002000	248 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0105-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107008	07-002001	249 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0064-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107009	07-002002	253 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0065-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107010	07-002003	256 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0066-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107011	07-002004	259 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0104-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107012	07-002005	263 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0067-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107013	07-002006	264 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0068-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107014	07-002007	269 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0069-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107015	07-002008	272 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0103-0000	12/27/96	6Y	
							PROJ.REVW.	FHWA960812A	12/27/96	6Y	
107016	07-002009	273 MAC ARTHUR AVE		PITTSBURG		1943	HIST.RES.	DOE-07-96-0070-0000	12/27/96	6Y	

APPENDIX 3

Native American Communication

Local Government Tribal Consultation List Request

Native American Heritage Commission
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710
916-373-5471 – Fax
nahc@nahc.ca.gov

Type of List Requested

☒ **CEQA Tribal Consultation List (AB 52)** – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

☒ **General Plan (SB 18)** - *Per Government Code § 65352.3.*

Local Action Type:

___ **General Plan** ___ **General Plan Element** ___ **General Plan Amendment**

___ **Specific Plan** ___ **Specific Plan Amendment** ___ **Pre-planning Outreach Activity**

Note: Consultation is for a NEPA document. The AB 52 and SB 18 lists will be used.

Required Information

Project Title: VETERANS SQUARE

Local Government/Lead Agency: CONTRA COSTA COUNTY

Contact Person: Beth Thompson | De Novo Planning Group

Street Address: 1020 Suncast Lane #106

City: El Dorado Hills **Zip:** 95762

Phone: 916.812.7927 **Fax:**

Email: bthompson@denovoplanning.com

Specific Area Subject to Proposed Action

County: Contra Costa **City/Community:** Pittsburg

Project Description: 30 units of affordable multifamily housing proposed on a 0.49-acre parcel located at 901 Los Medanos St. in Pittsburg. Project has been approved by the City and is seeking federal HOME and Section 8 funding through the County.

Additional Request

☒ **Sacred Lands File Search** - *Required Information:*

USGS Quadrangle Name(s): Honker Bay

Latitude: N 38° 1'41.5244" Longitude: W121°53'1.2338"

Township: NA **Range:** NA **Section(s):** NA

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX

March 14, 2016

Beth Thompson
De Novo Planning Group

Sent by Email: bthompson@denovplanning.com
Number of Pages: 3

Re: Veterans Square, Contra Costa County

Dear Ms. Thompson:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced project.

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific plans. As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 require public agencies to consult with California Native American tribes identified by the NAHC for the purpose mitigating impacts to tribal cultural resources:

> Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC requests that lead agencies include in their notifications information regarding any cultural resources assessment that has been completed on a potential "area of project affect" (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

   - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
   - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
   - If the probability is low, moderate, or high that cultural resources are located in the APE.

- Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:

   - Any report that may contain site forms, site significance, and suggested mitigation measurers.

     All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for pubic disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand well help to facilitate the consultation process.

Lead agencies or agencies potentially undertaking a project are encouraged to send more than one written notice to tribes that are traditionally and culturally affiliated to a potential APE during the 30-day notification period to ensure that the information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: Sharaya.souza@nahc.ca.gov.

Sincerely,

Sharaya Souza
Staff Services Analyst

Native American Heritage Commission
Tribal Consultation List
Contra Costa County
March 14, 2016

Amah MutsunTribal Band of Mission San Juan Bautista
Irenne Zwierlein, Chairperson
789 Canada Road — Ohlone/Costanoan
Woodside , CA 94062
amahmutsuntribal@gmail.com
(650) 400-4806 Cell

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 — Ohlone/Costanoan
Hollister , CA 95024
ams@indiancanyon.org
(831) 637-4238

Muwekma Ohlone Indian Tribe of the SF Bay Area
Rosemary Cambra, Chairperson
P.O. Box 360791 — Ohlone / Costanoan
Milpitas , CA 95036
muwekma@muwekma.org
(408) 314-1898
(510) 581-5194

The Ohlone Indian Tribe
Andrew Galvan
P.O. Box 3152 — Ohlone/Costanoan
Fremont , CA 94539 — Bay Miwok
chochenyo@AOL.com — Plains Miwok
(510) 882-0527 Cell — Patwin

Wilton Rancheria
Raymond Hitchcock, Chairperson
9728 Kent Street — Miwok
Elk Grove , CA 95624
rhitchcock@wiltonrancheria-nsn.gov
(916) 683-6000 Office

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Public Resources Code Sections 21080.3.1 for the proposed Veterans Square, Pittsburg, Contra Costa County.

PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

March 15, 2016

Honorable Irenne Zwierlein, Chairperson
Amah Mutsun Tribal Band
of Mission San Juan Bautista
789 Canada Road
Woodside, CA 94062

Subject: 901 Los Medanos Street, Pittsburg Project

Dear Honorable Chairperson Zwierlein,

The 901 Los Medanos Street Project is a proposed 30-unit housing complex for veterans that will be constructed on a vacant, 0.49-acre parcel, located at 901 Los Medanos Street in the City of Pittsburg (please see attached topographic map quadrangle). A record search has been completed for the project by the Northwest Information Center, CHRIS, who determined that the project area has no known prehistoric or historic period resources, but also has not yet been inspected by archeologists. A complete, intensive inspection of the project area will be undertaken by our firm.

If you have any information about, or would like to comment on, the proposed 901 Los Medanos Street Project, please don't hesitate to contact me, Neal Neuenschwander, Staff Archeologist, Peak & Associates, Inc., 3161 Godman Avenue, Chico, CA 95973, (530) 342-2800, peakinc@yahoo.com Thank you for your time reviewing this letter and attached map.

Sincerely,

Neal Neuenschwander
Staff Archeologist

Enc. USGS topographic map

- 3941 Park Drive, Suite 20#329, El Dorado Hills, CA 95762/Phone: (916)939-2405/peakinc@sbcglobal.net
- 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/ peakinc@yahoo.com

PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

March 15, 2016

Honorable Raymond Hitchcock, Chairperson
Wilton Rancheria
9728 Kent Street
Elk Grove, CA 95624

Subject: 901 Los Medanos Street, Pittsburg Project

Dear Honorable Chairperson Hitchcock,

The 901 Los Medanos Street Project is a proposed 30-unit housing complex for veterans that will be constructed on a vacant, 0.49-acre parcel, located at 901 Los Medanos Street in the City of Pittsburg (please see attached topographic map quadrangle). A record search has been completed for the project by the Northwest Information Center, CHRIS, who determined that the project area has no known prehistoric or historic period resources, but also has not yet been inspected by archeologists. A complete, intensive inspection of the project area will be undertaken by our firm.

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PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

March 15, 2016

Honorable Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
PO Box 28
Hollister, CA 95024

Subject: 901 Los Medanos Street, Pittsburg Project

Dear Honorable Chairperson Sayers,

The 901 Los Medanos Street Project is a proposed 30-unit housing complex for veterans that will be constructed on a vacant, 0.49-acre parcel, located at 901 Los Medanos Street in the City of Pittsburg (please see attached topographic map quadrangle). A record search has been completed for the project by the Northwest Information Center, CHRIS, who determined that the project area has no known prehistoric or historic period resources, but also has not yet been inspected by archeologists. A complete, intensive inspection of the project area will be undertaken by our firm.

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PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

March 15, 2016

Honorable Rosemary Cambra, Chairperson
Muwekma Ohlone Indian Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

Subject: 901 Los Medanos Street, Pittsburg Project

Dear Honorable Chairperson Cambra,

The 901 Los Medanos Street Project is a proposed 30-unit housing complex for veterans that will be constructed on a vacant, 0.49-acre parcel, located at 901 Los Medanos Street in the City of Pittsburg (please see attached topographic map quadrangle). A record search has been completed for the project by the Northwest Information Center, CHRIS, who determined that the project area has no known prehistoric or historic period resources, but also has not yet been inspected by archeologists. A complete, intensive inspection of the project area will be undertaken by our firm.

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- 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/ peakinc@yahoo.com

PEAK & ASSOCIATES, INC.
CONSULTING ARCHEOLOGY

March 15, 2016

Mr. Andrew Galvan
The Ohlone Indian Tribe
PO Box 3152
Fremont, CA 94539

Subject: 901 Los Medanos Street, Pittsburg Project

Dear Mr. Galvan,

The 901 Los Medanos Street Project is a proposed 30-unit housing complex for veterans that will be constructed on a vacant, 0.49-acre parcel, located at 901 Los Medanos Street in the City of Pittsburg (please see attached topographic map quadrangle). A record search has been completed for the project by the Northwest Information Center, CHRIS, who determined that the project area has no known prehistoric or historic period resources, but also has not yet been inspected by archeologists. A complete, intensive inspection of the project area will be undertaken by our firm.

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- 3161 Godman Avenue, Suite A, Chico, CA 95973/Phone: (530)342-2800/ peakinc@yahoo.com

On March 24, 2016 that following text was sent by e-mail to all of the people addressed in the initial communication.

Dear Chairperson Hitchcock,

The is a follow up request for information and/or comment to the letter sent March 15, 2016 letter (letter copy/map attached) regarding the 901 Los Medanos Street, Pittsburg Project. To update you, the 0.49-acre project area was inspected last week by Mr. Robert Gerry, Senior Archeologist, Peak & Associates, Inc. who has over 40 years of experience with prehistoric period cultural resources in California. Mr. Gerry did not discover any evidence of prehistoric period material within the project area. Research has indicated that the 0.49-acre parcel once had a bowling alley, restaurant and banquet hall that was torn down by 1966.

We have been informed that in order to meet the deadline for funding, we have to submit our cultural report by the end of next week, March 31st. I apologize for the short time frame and sincerely hope that you will be able to provide information and/or comment on the proposed project within this period.

Sincerely,

Neal Neuenschwander
Staff Archeologist
Peak & Associates, Inc.
3161 Godman Avenue
Chico, CA 95973
(530) 342-2800
peakinc@yahoo.com

Appendix C

Biological Assessment

Biological Assessment

Veterans Square
Pittsburg, California

April 29, 2016

U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
600 Harrison Street
San Francisco, California 94107-1387
www.hud.gov
espanol.hud.gov

County of Contra Costa

Prepared By: Steve McMurtry, Principal/Biologist
(916) 580-9818
De Novo Planning Group
El Dorado Hills, CA

1. Introduction

The purpose of this biological assessment is to provide technical information and to review the proposed project in sufficient detail to determine to what extent the proposed project may affect threatened, endangered, or proposed species. The biological assessment is prepared in accordance with legal requirements found in Section 7 (a)(2) of the Endangered Species Act (16 U.S. C 1536(c)) and with Federal Highway and Urban Development (HUD regulation, policy and guidance. The document presents technical information upon which later decisions regarding project impacts are developed.

1.1. Existing Conditions and Trends

The 0.49-acre project site is undeveloped and is located on relatively level terrain with minimal vegetation consisting of sparse grasses and weeds. Los Medanos Street is directly to the west and E. 9th Street is to the north. The project site is located in an area with a mixture of urban uses as well as scattered vacant infill sites. A single family home is located directly to the east of the project site, with several single family homes, a multifamily building, and a commercial use located to the east of the project site, between the project site and East Avenue. A three-story theater is located to the south/southeast and a small commercial center is located to the south of the project site. A church and a vacant lot are located to the west, across Los Medanos Street. Single family residences are located to the north, across E. 9th Street. A developed sidewalk is located along Los Medanos Street and E. 9th Street (the north and west boundaries of the site).

The project site is designated Downtown High Density Residential by the General Plan and is zoned Downtown High-Density Residential (RH-D). In the absence of the project, Domus Development would remain the owner of the property. Domus Development would likely proceed with a multi-family residential project, similar to the proposed project, as allowed for the site under the Downtown High-Density Residential zoning district or sell the project site, with full entitlements. Due to the site's fully entitled status and location with close proximity to a range of services, the site would likely be desirable to a number of developers and development could proceed with either the City-approved site plan or a new project with comparable densities.

1.2. Purpose and Need

The Strategic Plan of the 2015-2020 Contra Costa County Consolidated Plan identifies affordable housing serving the extremely low, low, and moderate income populations as a high priority for the City of Pittsburg. The Veterans Square project will provide 30 units of affordable housing for extremely low, very low, and low income individuals and small families. The Veterans Square project will provide suitable and affordable housing for persons of lower incomes, and is consistent with the Consolidated Plan.

The Project would help the region meet its obligation to provide affordable housing pursuant to its 2015-2023 Regional Housing Needs Allocation (RHNA) and further the City of Pittsburg's General Plan Housing Element goals and objectives. The project site was identified as a site for affordable, veterans housing in the City's Housing Element.

The Veterans Square project has requested HOME funds from Contra Costa County and Section 8/Housing Assistance Program funding from the Housing Authority of the County of Contra Costa. Contra Costa County is the Responsible Entity for the NEPA review for both funding sources.

1.3. Project Description

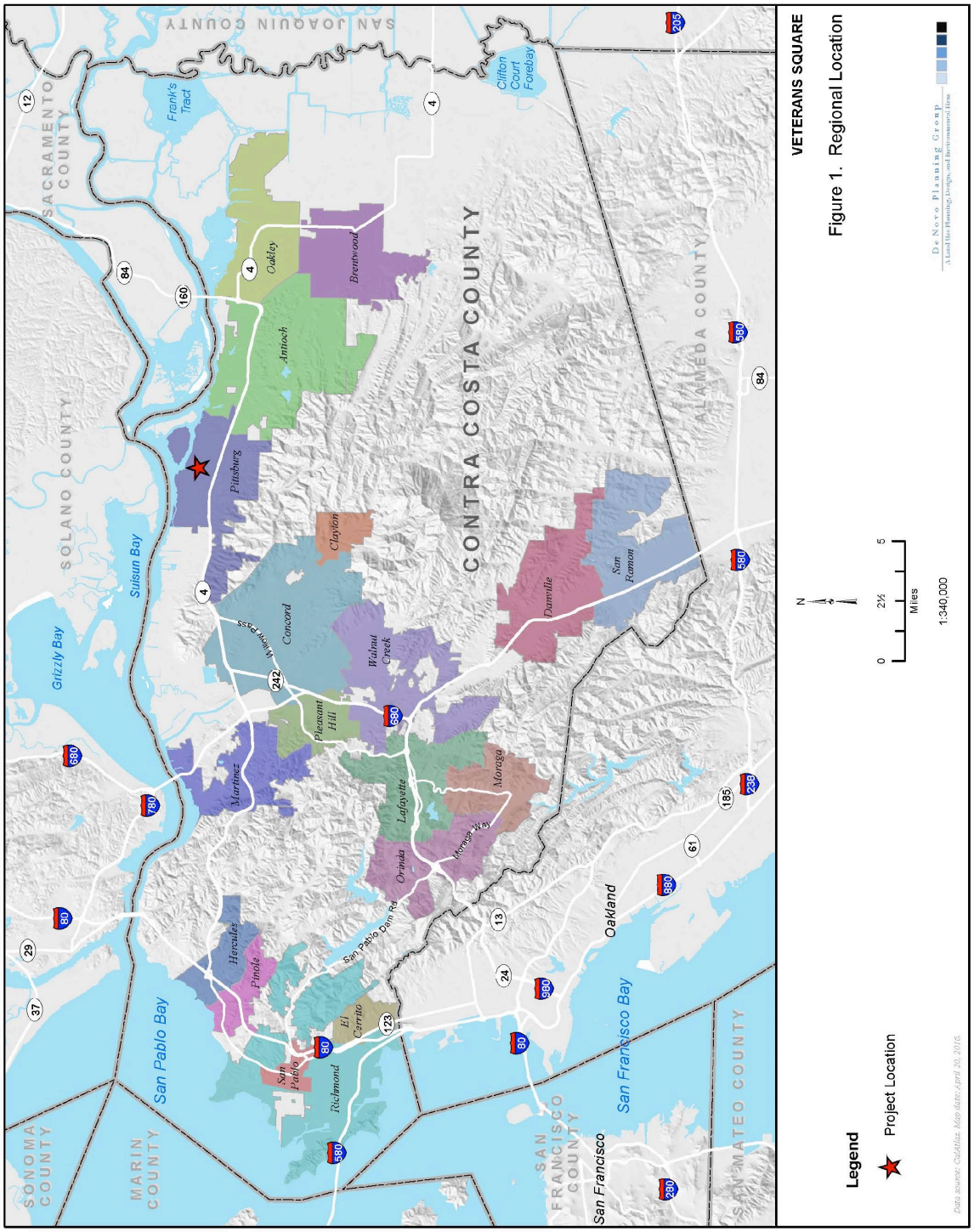
The Veterans Square project will be developed by Domus Development, LLC as new construction on a vacant, generally level 0.49-acre parcel located at 901 Los Medanos Street in the City of Pittsburg (see Figure 1, Regional Location, and Figure 2, Project Site). The project site is located adjacent the intersection of Los Medanos Street and E. 9th Street.

The project is an Art Deco style, three-story, 30-unit rental apartment building for lower income, veteran households. The building will be approximately 40 feet high. The ground level of the project will include parking (30 vehicle spaces and 18 bicycle spaces) and common areas. Residential units and common open space will be located on the second and third floors. The site plan for each floor is shown on Figures 3 through 5.

The project includes 28 one bedroom/one bath units and two two bedroom/one bath units. The project includes 30 storage units, with one storage unit available to each residential unit. Community amenities would include a manager's office, community/social services (ground floor), a community courtyard of 3,700 s.f. on the second floor, and on-site laundry services.

The primary pedestrian access to the project is via Los Medanos Street. The community services will be accessed from E. 9th Street. Vehicle access to the project parking garage will be from E. 9th Street.

Development of the project would include grading of the 0.49-acre site, engineering of soils to ensure buildings and structures are adequately supporting, placement of utilities, construction of paved internal roadways and parking, and construction of the three-story residential building.


SONOMA COUNTY
MARIN COUNTY
SOLANO COUNTY
SACRAMENTO COUNTY
SAN JOAQUIN COUNTY
CONTRA COSTA COUNTY
ALAMEDA COUNTY
SAN FRANCISCO COUNTY
SAN MATEO COUNTY
San Pablo Bay
Suisun Bay
Grizzly Bay
San Francisco Bay
Frank's Tract
Clifton Court Forebay
Hercules
Pinole
San Pablo
Richmond
El Cerrito
Martinez
Pittsburg
Antioch
Oakley
Brentwood
Clayton
Concord
Walnut Creek
Pleasant Hill
Lafayette
Orinda
Moraga
Danville
San Ramon
Oakland
San Francisco
Legend
Project Location
VETERANS SQUARE
Figure 1. Regional Location
Miles
1:340,000
De Novo Planning Group

New York Slough
Pittsburg Marina
St Peter Martyr School
Marina Vista Elementary School
Los Medanos Energy Center
City Park
Pittsburg Police Dept
Pittsburg City Courts
Pittsburg High School
BNSF Railroad
UP Railroad
LINDA VISTA AVE
ODESSA AVE
BAY SIDE DR
HERON DR
MARINA BLVD
PELICAN LOOP
W 4TH ST
PLOVER ST
SANDPIPER DR
SEA POINT WAY
EDGEWATER PL
BAY CREST DR
RIVERWAY DR
E FOURTH ST
E THIRD ST
AVALON CIR
W 6TH ST
W 7TH ST
W EIGHTH ST
W NINTH ST
W TENTH ST
W ELEVENTH ST
W TWELFTH ST
MONTEZUMA ST
BLACK DIAMOND ST
RAILROAD AVE
CUMBERLAND ST
CAMBRIA LN
EIGHTH ST
E EIGHTH ST
EAST ST
LOS MEDANOS
E TENTH ST
YORK ST
SANTA FE AVE
THIRD ST
INDUSTRY RD
PARKSIDE LN
N PARKSIDE DR
RAMP
SOLARI ST
HARBOR ST
CENTRAL AVE
HAWTHORN ST
CEDER ST
E ELEVENTH ST
REDWOOD ST
PINE ST
ELK ST
MAPLE ST
BIRCH ST
ACACIA ST
COLUMBIA ST
E FOURTEENTH ST
E FIFTEENTH ST
SIXTEENTH ST
SEVENTEENTH ST
SOMERS ST
DAVI AVE
CIVIC AVE
OAK PL
NORTON ST
SCHOOL ST
CARPINO AVE
VINCENT ST
DEEMS ST
RONNIE ST
CENTER DR
POWER AVE
AVON ST
Legend
Project Location
N
0 250 500
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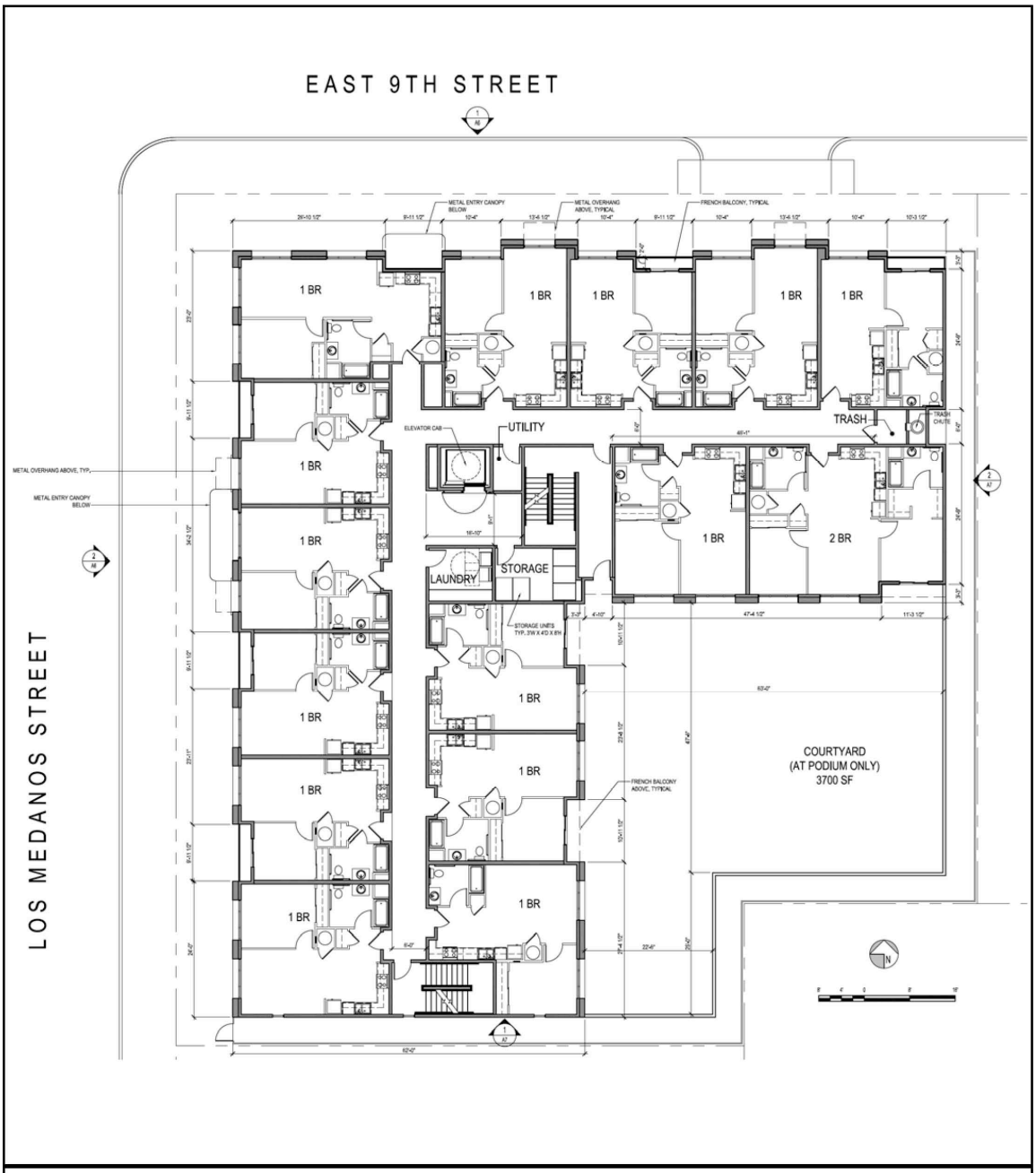
1:10,000
VETERANS SQUARE
Figure 2. Project Location
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm
Data source: CalAtlas. Map date: April 20, 2016.

VETERANS SQUARE

Figure 3. Site Plan - Ground Floor

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Data source: YHLA Architects, 6-20-2011. Map date: April 20, 2016.

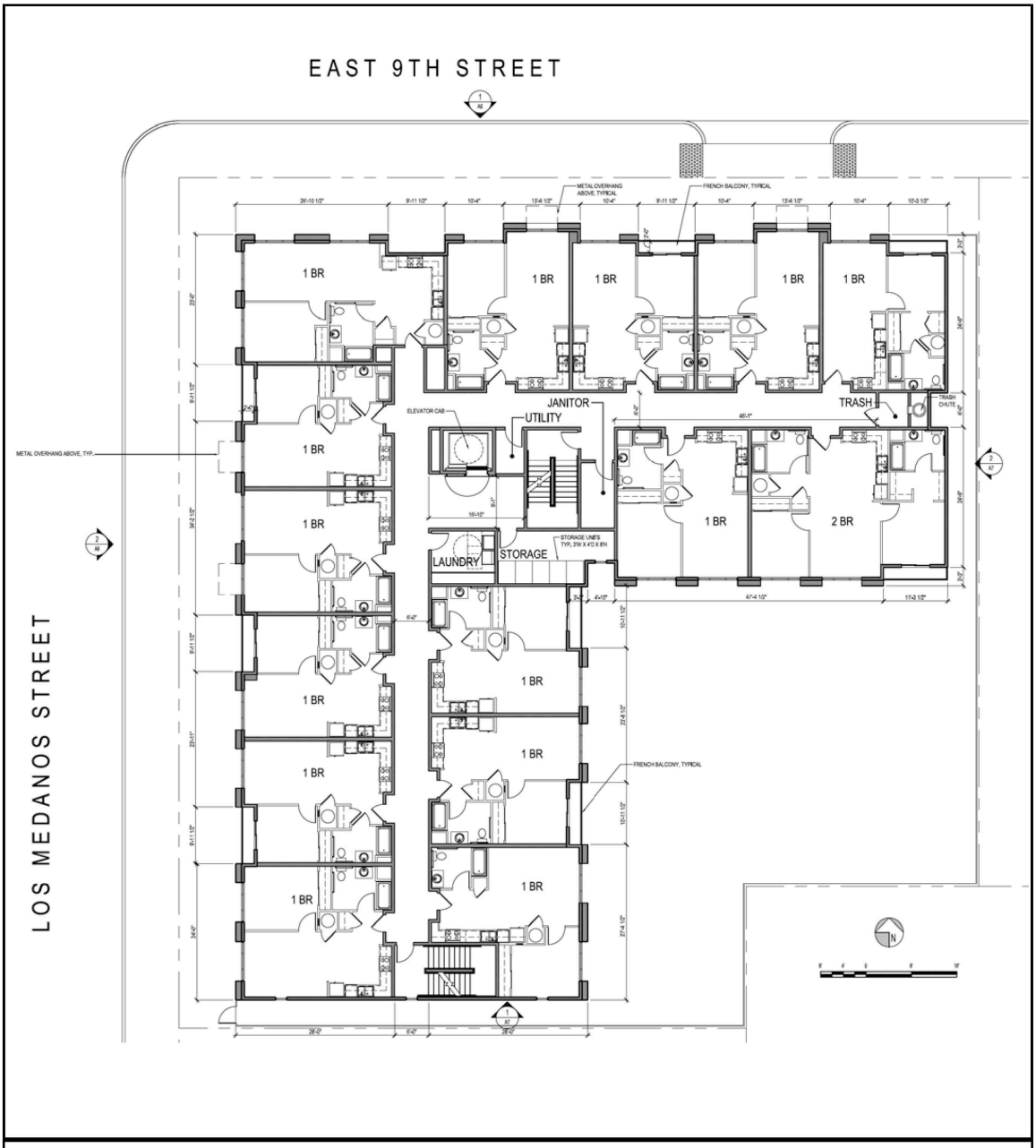


VETERANS SQUARE

Figure 4. Site Plan - Second Floor

Source: YHLA Architects, 6-20-2011. Map date: April 21, 2016.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm



VETERANS SQUARE

Figure 5. Site Plan - Third Floor

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Data source: YHLA Architects, 6-20-2011. Map date: April 20, 2016.

2. Study Methods

2.1. Regulatory Requirements

There are a number of regulatory agencies whose responsibility includes the oversight of the natural resources of the state and nation including the California Department of Fish and Wildlife (CDFW), U.S. Fish and Wildlife Service (USFWS), U.S. Army Corps of Engineers (USACE), and the National Marine Fisheries Service (NMFS). These agencies often respond to declines in the quantity of a particular habitat or plant or animal species by developing protective measures for those species or habitat type. The following is an overview of the federal, state and local regulations that are applicable to HUD projects in California:

- Federal Endangered Species Act.
- Migratory Bird Treaty Act.
- Clean Water Act – Section 404 and 401.
- Department of Transportation Act - Section 4(f).
- National Environmental Policy Act
- Fish and Game Code §2050-2097 - California Endangered Species Act.
- Fish and Game Code §1900-1913 California Native Plant Protection Act.
- Fish and Game Code §3503, 3503.5, 3800 - Predatory Birds.
- Fish and Game Code § 3511- "Fully Protected" Bird Species
- Fish and Game Code §1601-1603 – Streambed Alteration.
- Public Resources Code § 21000 - California Environmental Quality Act.

2.2. Literature and Database Review

De Novo Planning Group conducted a literature review and database search to gather information regarding sensitive plants, animals, and habitats. The purpose of the literature and database review is to identify species known to occur within the region based on historic range, observations, and habitat requirements. The literature and database sources included the California Natural Diversity Data Base (CNDDB RareFind 3) administered by the California Department of Fish and Game and the Environmental Conservation Online System (ECOS) administered by the United States Fish and Wildlife Services. The information obtained from these sources is listed in Section 9 Appendix. The result of the literature and database reviews is presented in Section 4 Environmental Setting.

2.3. Surveys

Steve McMurtry, Principal Biologist with De Novo Planning Group, performed a reconnaissance level survey on April 25, 2016. The survey included traversing the project site and performing a windshield survey for the area within an approximately one-mile radius of the project limits. The purpose of the survey was to document the biological conditions within the project limits and

vicinity. Aerial photographs of the project limits were also examined to assess any changes that have occurred from historical aerial photos.

3. Environmental Setting

3.1. Description of the Existing Biological and Physical Conditions

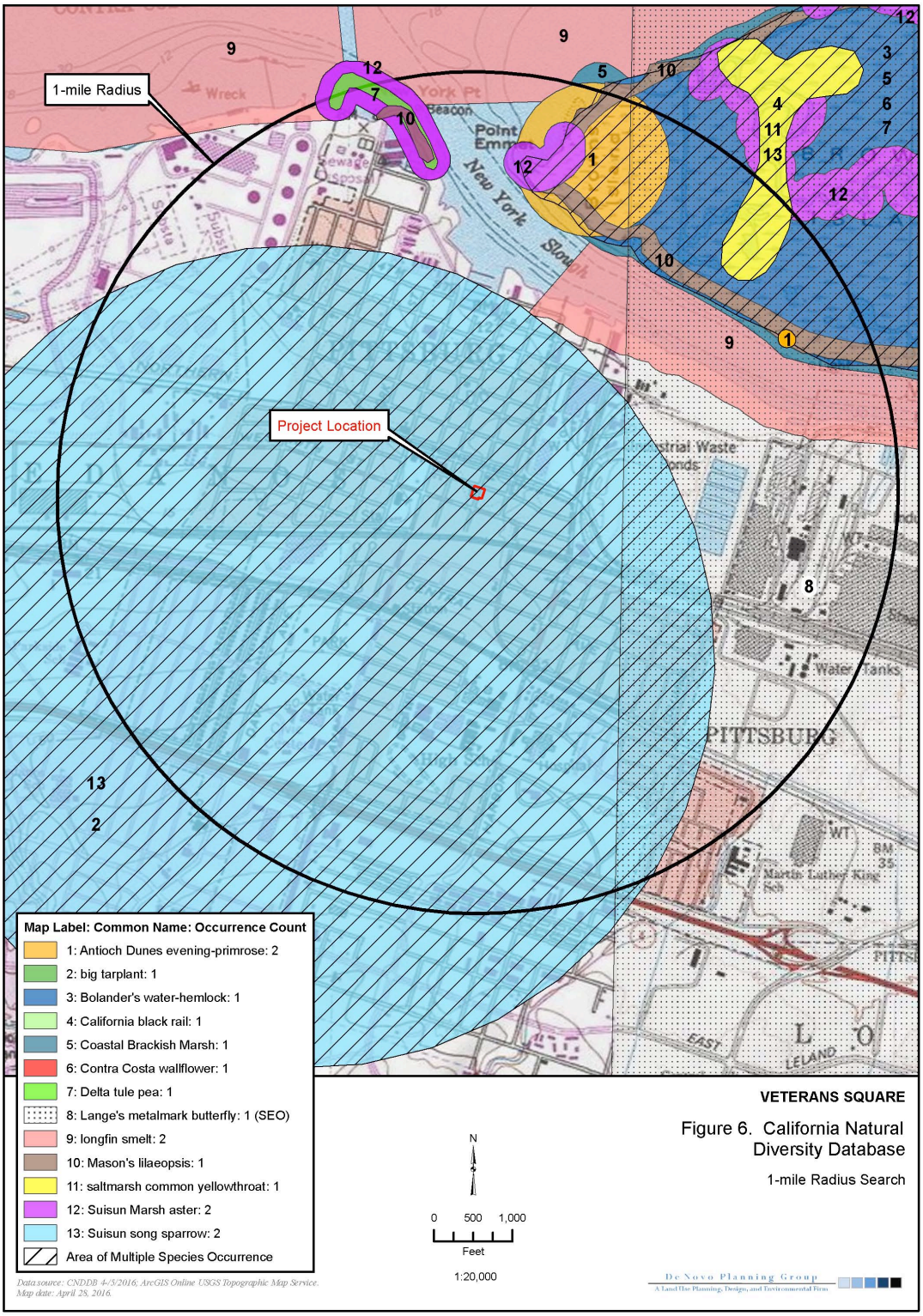
4.1.1 Biological Conditions in the Biological Study Area

Ruderal Habitat: Ruderal habitat is found throughout the region in areas that are disturbed as part of a maintenance regime such as roadsides, urban areas, canals, sloughs, and ditches. These disturbed areas provide an environment that is initially void of vegetation. Plants that can germinate and grow quickly will generally thrive in this environment. Such plants include many of the non-native plants that are common to the Coast Range and Central Valley. The project limits is best characterized as ruderal habitat, or barren. There was very limited vegetation within the project limits which can be attributed to the location being urban and frequency of disturbance associated with weed abatement.

Urban Areas: Urban development completely surrounds the project site. Vegetation types within urban areas are typically introduced non-native plants, which provide limited habitat for wildlife. The urban development in the immediate vicinity of the project limits includes buildings and infrastructure including roadways.

4.1.2 Regional Species and Habitats of Concern

There are numerous special-status species known to occur within the region. Some species require localized micro-habitats, while others are highly mobile and may occur throughout the region. The CNDDB documents thirteen special status species and habitats within a one-mile radius of the project site. (Figure 6) Table 1 provided in Section 9 Appendix A identifies each of the CNDDB documented special status species and their habitat requirements. The USFWS ECOS documents fifteen federally listed endangered, threatened, or candidate species that are known to or are believed to occur in the regional vicinity. Section 10 Appendix B identifies each of the USFWS documented species.


1-mile Radius
Project Location
Map Label: Common Name: Occurrence Count
1: Antioch Dunes evening-primrose: 2
2: big tarplant: 1
3: Bolander's water-hemlock: 1
4: California black rail: 1
5: Coastal Brackish Marsh: 1
6: Contra Costa wallflower: 1
7: Delta tule pea: 1
8: Lange's metalmark butterfly: 1 (SEO)
9: longfin smelt: 2
10: Mason's lilaeopsis: 1
11: saltmarsh common yellowthroat: 1
12: Suisun Marsh aster: 2
13: Suisun song sparrow: 2
Area of Multiple Species Occurrence
Data source: CNDDB 4/5/2016; ArcGIS Online USGS Topographic Map Service.
Map date: April 28, 2016.
N
0 500 1,000
Feet
1:20,000
VETERANS SQUARE
Figure 6. California Natural Diversity Database
1-mile Radius Search
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Special Status Bird Species

There are five documented special-status birds that occur in the regional vicinity of the project site: saltmarsh common yellowthroat, California black rail, Suisun song sparrow, California clapper rail, and California least tern. The saltmarsh common yellowthroat is a resident of the San Francisco Bay region, in fresh and saltwater marshes. The require thick, continuous cover down to water surface for foraging, and tall grasses, tule patches, and/or willows for nesting. None of these essential habitats are present on the project site or immediate vicinity. California black rail is found in tidal salt marshes associated with heavy growth of pickleweed. They also occur in brackish marshes or freshwater marshes at low elevations. None of these essential habitats are present on the project site or immediate vicinity. Suisun song sparrow is a resident of brackish water marshes surrounding Suisun Bay. They inhabit cattails, tules and other sedges, and Salicornia. None of these essential habitats are present on the project site or immediate vicinity. California clapper rails are found in salt-water and brackish marshes traversed by tidal sloughs in the vicinity of the San Francisco Bay. None of these essential habitats are present on the project site or immediate vicinity. California least tern nests along the coast from San Francisco Bay south to Northern Baja California. None of their essential habitats are present on the project site or immediate vicinity. These species are not documented within the project limits and none were observed during field surveys.

Special Status Fish Species

There are two documented special-status fish that occur in the regional vicinity of the project site: longfin smelt and Delta smelt. Both fish species require aquatic habitat, which is not present on the project site or immediate vicinity. These species are not documented within the project limits and none were observed during field surveys.

Special Status Invertebrate Species

There are six documented special-status invertebrates that occur in the regional vicinity of the project site: Lange's metalmark butterfly, vernal pool fairy shrimp, San Bruno elfin butterfly, valley elderberry longhorn beetle, Delta green ground beetle, and vernal pool tadpole shrimp. Lange's metalmark butterfly Inhabits stabilized dunes along the San Joaquin River and are endemic to Antioch Dunes, Contra Costa County. Their primary host plant is *eroginum undum* var. *auriculatum*, which is not present on the project site or immediate vicinity. Vernal pool fairy shrimp and vernal pool tadpole shrimp are found in vernal pools, stock ponds, and occasionally in other seasonal wetlands, which is not present on the project site or immediate vicinity. San Bruno elfin butterfly is found in the coastal, mountainous areas with grassy ground cover, mainly in the vicinity of San Bruno Mountain, San Mateo County. Their larval host plant is sedum spathulifolium, which is not present on the project site or immediate vicinity. Valley elderberry longhorn beetle is found in association with its host plant blue elderberry plants, which is not

present on the project site or immediate vicinity. Delta green ground beetle is restricted to the margins of vernal pools in the grassland area between Jepson Prairie and Travis AFB. They prefer the sandy mud substrate where it slopes gently into the water, with low-growing vegetation, 25-100% cover, which is not present on the project site or immediate vicinity. These species are not documented within the project limits and none were observed during field surveys.

Special Status Mammal Species

There is one documented special-status mammal that occurs in the regional vicinity of the project site: salt-marsh harvest mouse. The project site is an infill site that does not contain any appropriate habitat for this species (i.e. saline emergent wetlands of San Francisco Bay or its tributaries). The project site does not contain pickleweed, which is the primary vegetation/habitat for this species. This species is not documented within the project limits and none were observed during field surveys.

Special Status Amphibian Species

There are two documented special-status amphibians that occur in the regional vicinity of the project site: California tiger salamander and California red-legged frog. California tiger salamander requires underground refuges, especially ground squirrel burrows and vernal pools or other seasonal water sources for breeding, which is not present on the project site or immediate vicinity. California red-legged frog requires permanent and semi-permanent aquatic habitats, such as creeks and cold-water ponds, with emergent and submergent vegetation, which is not present on the project site or immediate vicinity. These species are not documented within the project limits and none were observed during field surveys.

Special Status Reptile Species

There are two documented special-status reptiles that occur in the regional vicinity of the project site: Alameda whipsnake and Giant garter snake. Alameda whipsnake is typically found in chaparral and scrub habitats but will also use adjacent grassland, oak savanna and woodland habitats, which is not present on the project site or immediate vicinity. Giant garter snake is found in sloughs, canals, low gradient streams and freshwater marsh habitats where there is a prey base of small fish and amphibians, which is not present on the project site or immediate vicinity. These species are not documented within the project limits and none were observed during field surveys.

Special Status Plant Species

There are eight documented special-status plants that occur in the regional vicinity of the project site: big tarplant, soft bird's-beak, Bolander's water-hemlock, Contra Costa wallflower, Delta tule pea, Mason's lilaeopsis, Antioch Dunes evening-primrose, and Suisun Marsh aster. The project

site is largely void of vegetation and is under a regime of frequent disturbance associated with the weed abatement. The project site does not contain the appropriate habitat qualities and none were observed during field surveys.

Wetlands/Waterways

There are no wetlands or waterways on the project site.

4.1.3 Vegetation

The area within the project limits is composed of wood chips that has been placed on the ground as a vegetation inhibitor to abate weeds. Additionally, the vegetation is regularly mowed as needed to abate weeds. The weed abatement program is a necessary fire prevention method within the urban environment where the project site is located. The project site is largely barren due to the weed abatement regime; however, due to its location in an urban environment it would be expected to be vegetated with ruderal plants such as wild oats (*Avena* spp.), mustard (*Brassica* spp), bromes (*Bromus* spp.), barley (*Hordeum* spp.), rye (*Lolium* spp.), fiddleneck (*Amsinkia menziesii*), scarlet pimpernel (*Anagalis arvensis*), field owls clover (*Castilleja campestris*), star thistle (*Centaurea solstitialis*), filaree (*Erodium botrys*), cut-leaf filaree (*Erodium cicutarium*), cut-leaf geranium (*Geranium dissectum*), birdfoot deer vetch (*Lotus corniculatus*), miniature lupine (*Lupinus bicolor*), jointed wild radish (*Raphanus raphanistrum*), wild radish (*Raphanus sativus*), milk thistle (*Silybum marianum*), medusa-head (*Taeniatherum caput-medusae*), rose clover (*Trifolium hirtum*), and cocklebur (*Xanthium strumarium*).

4.1.4 Animals

The project site is surrounded by urban development and wildlife populations are largely limited. No wildlife was observed, but some commonly observed wildlife species in the region include: California ground squirrel (*Spermophilus beecheyi*), California vole (*Microtus californicus*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), red-tailed hawk (*Buteo jamaicensis*), northern harrier (*Circus cyaneus*), American kestrel (*Falco sparverius*), white-tailed kite (*Elanus leucurus*), American killdeer (*Charadrius vociferus*), gopher snake (*Pituophis melanoleucus*), and western fence lizard (*Sceloporus occidentalis*), as well as many native insect species. Based on the urban surroundings, the presence of wildlife is very limited.

4. Project Impacts

4.1. Special Status Bird Species

No effect.

4.2. Special Status Fish Species

No effect.

4.3. Special Status Invertebrate Species

No effect.

4.4. Special Status Mammal Species

No effect.

4.5. Special Status Reptile Species

No effect.

4.6. Special Status Amphibian Species

No effect.

4.7. Special Status Plant Species

No effect.

4.8. Natural Communities of Special Concern

No effect.

4.9. Wetlands/Waterways

No effect.

5. Mitigation Measures

5.1. Avoidance and Minimization Measures

Measure 1 – Pre-construction Survey: If project activities must occur during the nesting season (February 1-August 31), a qualified biologist will conduct pre-construction surveys for active raptor and migratory bird nests within 30 days of the onset of these activities. For migratory birds and raptors, the survey area will include the Biological Study Area and a 250-foot buffer area surrounding the Biological Study Area. If active nests are found in the survey area, a sufficent buffer shall be provided to avoid disturbing breeding activities. A qualified biologist shall identify the appropriate buffer for the nesting species and construction activities shall not take place within the buffer. Active nests shall be monitored by a qualified biologist once per week until the young have fledged, at which time the buffer will be removed. If no active nests are found within the survey area, no further mitigation is required.

6. Permits Required

None

7. References

Barbour and Major. 1988. Terrestrial vegetation of California.

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Skinner, Mark W. and Bruce M. Pavlik, Eds. 2001. California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California.

Sawyer, John and Todd Keeler-Wolf. 1995. Manual of California Vegetation.

Hickman, James C. 1993. Jepson Manual: Higher Plants of California.

California Dept. of Fish and Game. 2012. "Special Plants List" Natural Diversity Database.

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California Dept. of Fish and Game. 2012. "Special Vascular Plants Bryophytes, and Lichens List" Natural Diversity Database.

Army Corps of Engineers. 1987. Wetland Delineation Manual.

United States Fish and Wildlife Service. 2015. Environmental Conservation Online System (ECOS). Species Reports, "Species by County Report."

8. Appendix A

Table 1 Special Status Species – CNDDB and USFWS Search		
SPECIES	STATUS	HABITAT
AMPHIBIANS		
Ambystoma californiense California tiger salamander	FT/CT (CSC)	Need underground refuges, especially ground squirrel burrows and vernal pools or other seasonal water sources for breeding.
Rana aurora draytoni California red-legged frog	FT/CSC	Permanent and semi-permanent aquatic habitats, such as creeks and cold-water ponds, with emergent and submergent vegetation. May estivate in rodent burrows or cracks during dry periods.
BIRDS		
Geothlypis trichas sinuosa saltmarsh common yellowthroat	FSC/CSC	Resident of the San Francisco Bay region, in fresh and saltwater marshes. Requires thick, continuous cover down to water surface for foraging; tall grasses, tule patches, willows for nesting.
Laterallus jamaicensis coturniculus California black rail	--/CT	Tidal salt marshes associated with heavy growth of pickleweed; also occurs in brackish marshes or freshwater marshes at low elevations
Melospiza melodia maxillaris Suisun song sparrow	--/CSC	Resident of brackish water marshes surrounding Suisun Bay. Inhabits cattails, tules and other sedges, and salicornia; also known to frequent tangles bordering sloughs.
Rallus longirostris obsoletus California clapper rail	FE/CE	Salt-water and brackish marshes traversed by tidal sloughs in the vicinity of the San Francisco Bay.
Sternula antillarum browni California least tern	FE/CE	Nests along the coast from San Francisco Bay south to Northern Baja California.
FISH		
Spirinchus thaleichthys Longfin smelt	FC/CE	Euryhaline, nektonic, and anadromous. Found in open waters of estuaries, mostly in middle or bottom of water column. Prefer salinities of 15-30 ppt, but can be found completely in freshwater to almost pure seawater.
Hypomesus transpacificus Delta smelt	FT/CE	Primarily in the Sacramento–San Joaquin Estuary but has been found as far upstream as the mouth of the American River on the Sacramento River and Mossdale on the San Joaquin River; range extends downstream to San Pablo Bay. Occurs in estuary habitat in the Delta where fresh and brackish water mix in the

Table 1 Special Status Species – CNDDB and USFWS Search		
SPECIES	STATUS	HABITAT
		salinity range of 2–7 parts per thousand.
INVERTEBRATES		
Apodemia mormo langei Lange's metalmark butterfly	FE/--	Inhabits stabilized dunes along the San Joaquin River. Endemic to Antioch Dunes, Contra Costa County. Primary host plant is *eroginum undum var. auriculatum*; feeds on nectar of other wildflowers, as well as host plants.
Branchinecta lynchi Vernal pool fairy shrimp	FT/--	Central Valley, central and south Coast Ranges from Tehama County to Santa Barbara County. Isolated populations also in Riverside County. Common in vernal pools; also found in sandstone rock outcrop pools.
Callophrys mossii bayensis San Bruno elfin butterfly	FE/--	Coastal, mountainous areas with grassy ground cover, mainly in the vicinity of San Bruno Mountain, San Mateo County. Colonies are located on steep, north-facing slopes within the fog belt. Larval host plant is sedum spathulifolium.
Desmocerus californicus dimorphus valley elderberry longhorn beetle	FT/--	Occurs only in the Central Valley of California, in association with the blue elderberry (Sambuscus Mexicana). Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for stressed elderberries.
Elaphrus viridis Delta green ground beetle	FT/--	Restricted to the margins of vernal pools in the grassland area between Jepson Prairie and Travis AFB. Prefers the sandy mud substrate where it slopes gently into the water, with low-growing vegetation, 25-100% cover.
Lepidurus packardi Vernal pool tadpole shrimp	FE/--	Shasta County south to Merced County. Vernal pools and ephemeral stock ponds.
MAMMALS		
Reithrodontomys raviventris salt-marsh harvest mouse	FE/CE	Only in saline emergent wetlands of San Francisco Bay and its tributaries. Pickleweed is primary habitat. Do not burrow, build loosely organized nests. Require higher areas for flood escape.
REPTILES		
Masticophis lateralis euryxanthus Alameda whipsnake	FT/CT	Typically found in chaparral and scrub habitats but will also use adjacent grassland, oak savanna and woodland habitats. Mostly south-facing slopes and ravines, with rock outcrops, deep crevices or abundant rodent burrows, where shrubs form.
Thamnophis couchi gigas Giant garter snake	FT/CT	Central Valley from the vicinity of Burrel in Fresno County north to near Chico in Butte County; has been extirpated from areas south of Fresno. Sloughs, canals, low gradient streams and freshwater marsh habitats where there is a prey base of small fish and amphibians; also found in irrigation ditches and rice fields; requires grassy banks and emergent vegetation for

Table 1 Special Status Species – CNDDB and USFWS Search		
SPECIES	STATUS	HABITAT
		basking and areas of high ground protected from flooding during winter.
PLANTS		
Blepharizonia plumosa big tarplant	--;--;1B	Valley and foothill grassland. Dry hills and plains in annual grassland. Clay to clay-loam soils; usually on slopes and often in burned areas. 15-455M.
Chloropyron molle ssp. molle (aka Cordylanthus mollis ssp. Mollis) soft bird's-beak	FE;CR;1B	Coastal salt marsh with distichlis, slaicornia, frankenia, etc. 0-3M.
Cicuta maculata var. bolanderi Bolander's water-hemlock	--;--;2	Marshes, fresh or brackish water. 0-200M.
Erysimum capitatum var. angustatum Contra Costa wallflower	FE;CE;1B	Inland dunes. Stabilized dunes of sand and clay near Antioch along the San Joaquin River. 3-20M.
Lathyrus jepsonii var. jepsonii Delta tule pea	--/--/1B	Freshwater or brackish marsh; 5-330 m
Lilaeopsis masonii Mason's lilaeopsis	--;CR;1B	Freshwater and brackish marshes, riparian scrub. Tidal zones, in muddy or silty soil formed through river deposition or river bank erosion. 0-10M.
Oenothera deltoides ssp. howellii Antioch Dunes evening-primrose	FE;CE;1B	Remnant river bluffs and sand dunes east of Antioch. 0-30M.
Symphyotrichum lentum Suisun Marsh aster	--;--;1B	Marshes and swamps (brackish and freshwater). Most often seen along sloughs. 0-3M.

SOURCE: CDFW CNDDB 2016

9. Appendix B USFWS Species List

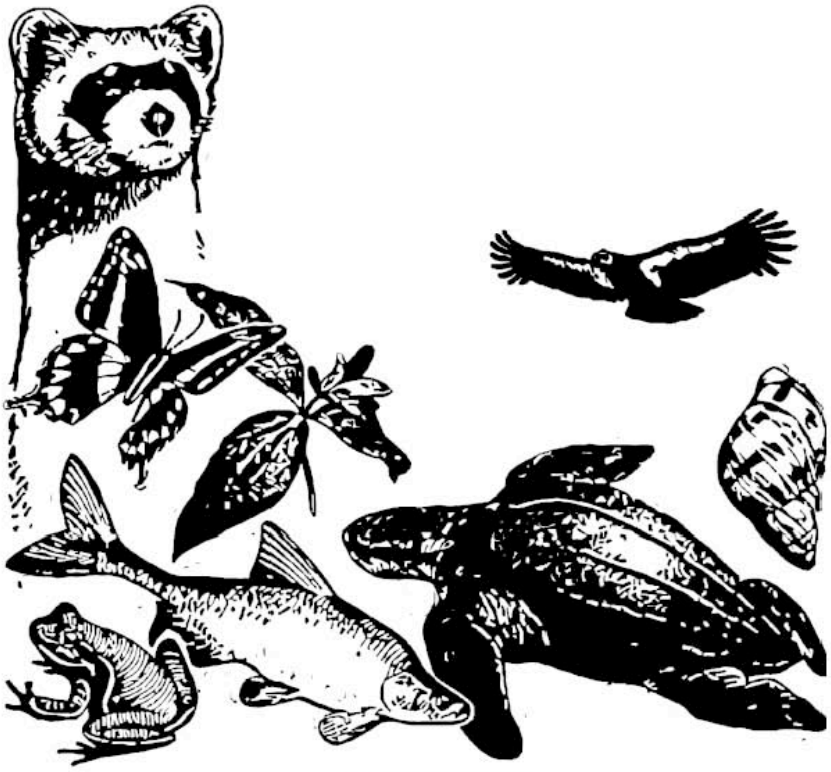
U.S. Fish & Wildlife Service

Veteran's Square, Pittsburg, CA

IPaC Trust Resources Report

Generated April 26, 2016 06:53 PM MDT, IPaC v3.0.2

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (https://ecos.fws.gov/ipac/): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

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U.S. Fish & Wildlife Service

IPaC Trust Resources Report

NAME

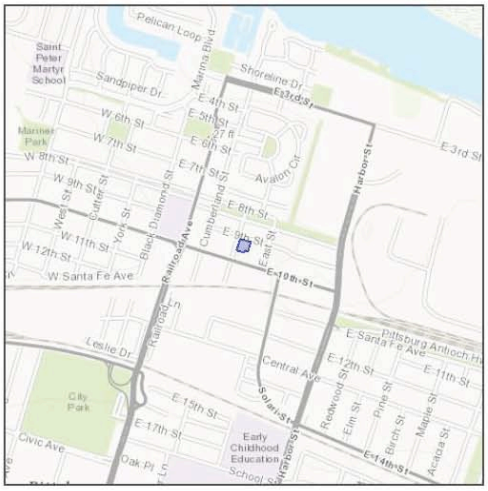
Veteran's Square, Pittsburg, CA

LOCATION

Contra Costa County, California

IPAC LINK

https://ecos.fws.gov/ipac/project/RBGGX-3XAYB-B5FA7-2EU4P-XL7AF4



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Sacramento Fish And Wildlife Office
Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846
(916) 414-6600

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Amphibians

California Red-legged Frog Rana draytonii — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D02D

California Tiger Salamander Ambystoma californiense — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D01T

Birds

California Clapper Rail Rallus longirostris obsoletus — Endangered

CRITICAL HABITAT
No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B04A

California Least Tern Sterna antillarum browni — Endangered

CRITICAL HABITAT
No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B03X

Crustaceans

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K03G

Vernal Pool Tadpole Shrimp Lepidurus packardi — Endangered

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K048

Fishes

Delta Smelt Hypomesus transpacificus — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E070

Flowering Plants

Antioch Dunes Evening-primrose Oenothera deltoides ssp. howellii — Endangered

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1ZN

Soft Bird's-beak Cordylanthus mollis ssp. mollis — Endangered

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q0GT

Insects

Delta Green Ground Beetle Elaphrus viridis — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I01G

San Bruno Elfin Butterfly Callophrys mossii bayensis — Endangered

CRITICAL HABITAT
No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I00Q

Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I01L

Mammals

Salt Marsh Harvest Mouse Reithrodontomys raviventris — Endangered

CRITICAL HABITAT
No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A03Y

Reptiles

Alameda Whipsnake (=striped Racer) Masticophis lateralis euryxanthus — Threatened

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C04A

Giant Garter Snake Thamnophis gigas — Threatened

CRITICAL HABITAT
No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=C057

Critical Habitats

This location overlaps all or part of the critical habitat for the following species:

Delta Smelt Hypomesus transpacificus

Final designated critical habitat
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=E070#crithab

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

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1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
  http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Conservation measures for birds
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Year-round bird occurrence data
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/akn-histogram-tools.php

The following species of migratory birds could potentially be affected by activities in this location:

Allen's Hummingbird Selasphorus sasin — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0LI

Bald Eagle Haliaeetus leucocephalus — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

Bell's Sparrow Amphispiza belli — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HE

Black Oystercatcher Haematopus bachmani — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0KJ

Black Rail Laterallus jamaicensis — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09A

Burrowing Owl Athene cunicularia — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0NC

Costa's Hummingbird Calypte costae — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JF

Fox Sparrow Passerella iliaca — Bird of conservation concern
Season: Wintering

Lawrence's Goldfinch Carduelis lawrencei — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0J8

Least Bittern Ixobrychus exilis
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092

Lesser Yellowlegs Tringa flavipes — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD

Lewis's Woodpecker Melanerpes lewis — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HQ

Loggerhead Shrike Lanius ludovicianus — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY

Long-billed Curlew Numenius americanus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06S

Marbled Godwit Limosa fedoa — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL

Mountain Plover Charadrius montanus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B078

Nuttall's Woodpecker Picoides nuttallii — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HT

Oak Titmouse Baeolophus inornatus — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MJ

Peregrine Falcon Falco peregrinus — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU

Rufous-crowned Sparrow Aimophila ruficeps — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MX

Short-billed Dowitcher Limnodromus griseus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JK

Short-eared Owl Asio flammeus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD

Snowy Plover Charadrius alexandrinus — Bird of conservation concern
Season: Breeding

Song Sparrow Melospiza melodia maxillaris — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B08R

Swainson's Hawk Buteo swainsoni — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B070

Tricolored Blackbird Agelaius tricolor — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06P

Western Grebe aechmophorus occidentalis — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0EA

Yellow Rail Coturnicops noveboracensis — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JG

Yellow-billed Magpie Pica nuttalli — Bird of conservation concern
Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0N8

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands in this location

Appendix D

Air Quality Screening

Veterans Square - Screening for Exposure of Sensitive Receptors to Cancer, Hazard, and PM2.5 Risks

Site Identifier	Cancer	Hazard	PM2.5
G8534 (City of Pittsburg corps yard - used G11000 as proxy since no data for City yard)	1.3364	0.00191	NA
7306 - Jon Stanley Auto Body	0	0.003	0
12080- Russo Auto Body	0	0.001	0
19524 - West Coast Autobody/Paint	NA	NA	NA
19524 Proxy (used highest of 7306 John Stanley Auto Body, 17111 Collision Repair, 12950 Universal	0	0.003	0
G11000 - Redding Petroleum (adjusted for distance from site)	1.3364	0.00191	0
Railroad Ave (project 610 ft west of roadway, Railroad Ave has approx. 13,500 daily vehicle trips)	0.5	0	0.013
Cumulative Exposure	***3.1728***	***0.00982***	***0.013***
Individual Project Threshold [(a),(b),(c)]	*10*	*1*	*0.3*
Cumulative Impact Threshold [(d),(e),(f)]	***100***	***1***	***0.8***
Exceeds Cumulative Impact Threshold?	**No**	**No**	**No**

Note: Cumulative impact thresholds can be found on pg. 6 of the BAAQMD's *Recommended Methods for Screening and Modeling Local Risks*

BAAQMD individual risk thresholds (from the highest source within 1,000 foot radius of the receptor): [(a)]cancer risk of >10 in a million; [(b)]Cumulative chronic and acute hazard risk of >1.0; [(c)]Cumulative PM2.5 concentration of >0.8 micrograms/cubic meter

BAAQMD Cumulative risk thresholds (includes all major sources within 1,000 foot radius of the receptor): [(d)]Cumulative cancer risk of >10 in a

Appendix E

Noise Assessment

j.c. brennan & associates
consultants in acoustics
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April 7, 2016

Beth Thompson, Principal
De Novo Planning Group
4630 Brand Way
Sacramento, CA 95819
bthompson@denovoplanning.com

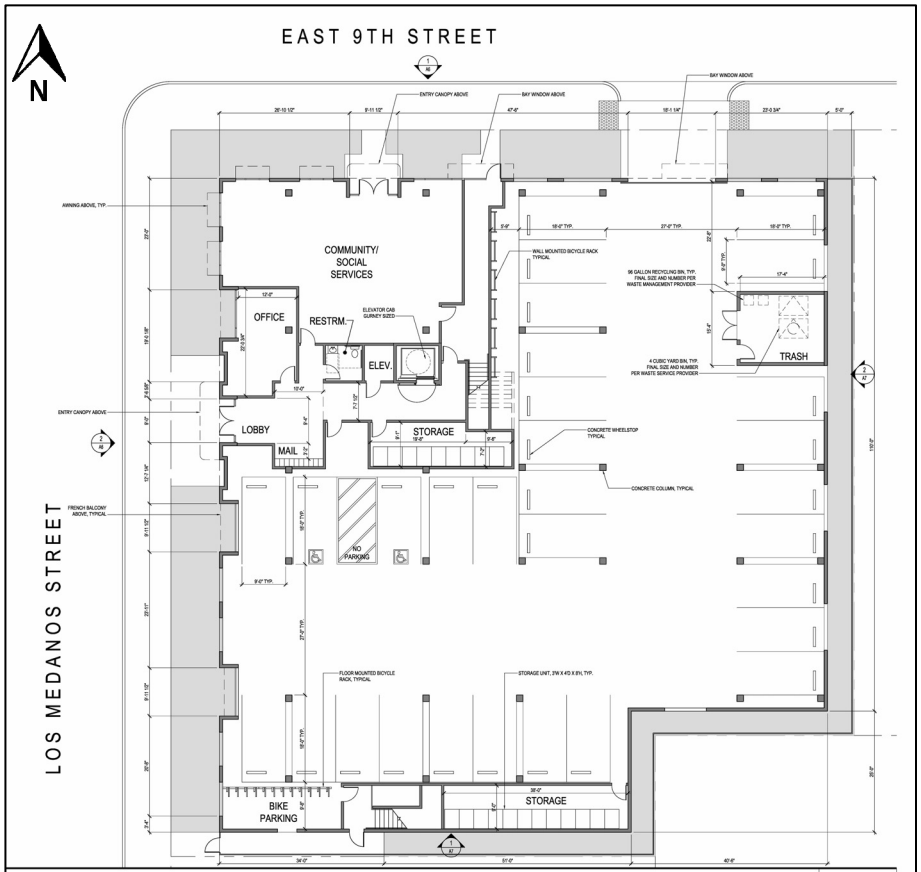
Subject: HUD Noise Assessment – East 9th & Los Medanos Apartments – City of Pittsburg, CA

Dear Ms. Thompson:

At your request, j.c. brennan & associates, Inc., has conducted a HUD noise analysis for the above-referenced project in the City of Pittsburg, California. The proposed project includes the construction of a 3-story 30-unit multi-family residential development at the southeast corner Los Medanos Street and E 9th Street.

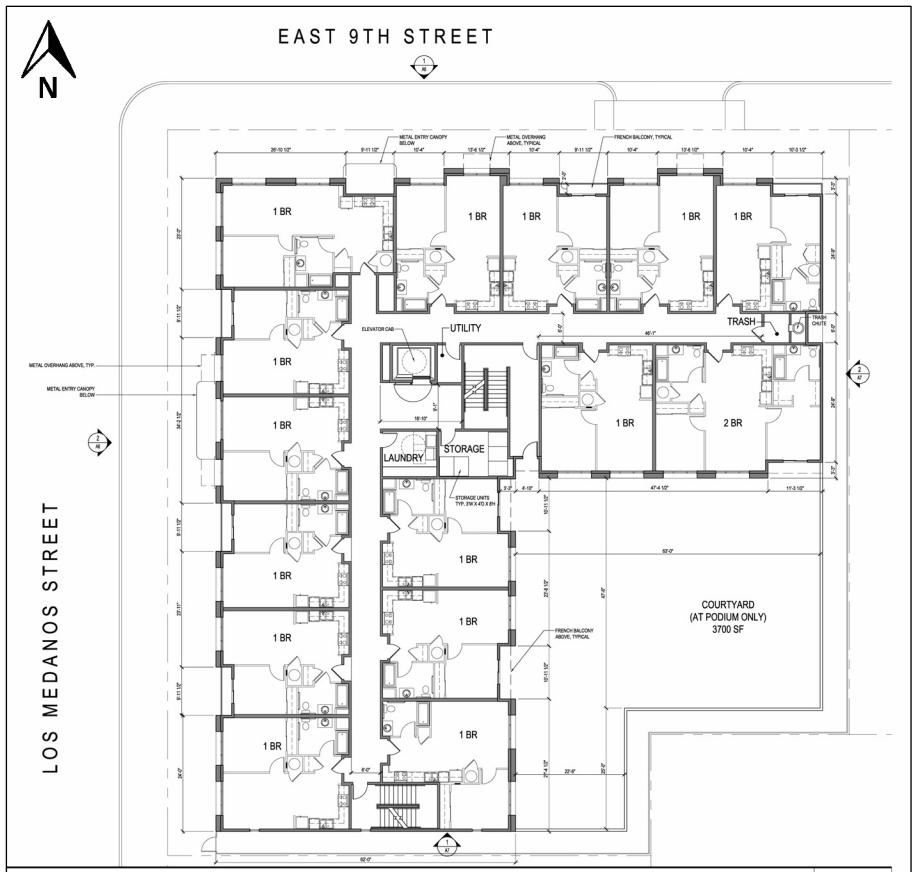
The project site is located approximately 450 feet north of the BNSF railroad which is known to be a primary noise generator through the City of Pittsburg.

Figure 1 shows the project site plan.



EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

GROUND FLOOR PLAN **A2**
Date: 06.20.2011



EAST 9TH ST. & LOS MEDANOS ST.
PITTSBURG, CA

2ND FLOOR PLAN **A3**
Date: 06.20.2011

East 9th & Los Medanos Apartments

Figure 1: Project Site Plan

j.c. brennan & associates
consultants in acoustics

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Background Information on Noise and Vibration

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.

The decibel scale is logarithmic, not linear. In other words, two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70 dBA sound is half as loud as an 80 dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn} or DNL) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. Appendix A provides a summary of acoustical terms used in this report.

Table 1: Typical Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft)	--100--	
Gas Lawn Mower at 1 m (3 ft)	--90--	
Diesel Truck at 15 m (50 ft), at 80 km/hr (50 mph)	--80--	Food Blender at 1 m (3 ft) Garbage Disposal at 1 m (3 ft)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft)	--70--	Vacuum Cleaner at 3 m (10 ft)
Commercial Area Heavy Traffic at 90 m (300 ft)	--60--	Normal Speech at 1 m (3 ft)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing
Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. November, 2009.		

HUD Criteria

The U.S. Department of Housing and Urban Development (HUD) establishes an acceptable exterior noise environment of 65 dBA L_{dn} (also expressed as "DNL" or Day/Night Level) at exterior areas of residential uses. Noise levels in the 65-75 dBA DNL range are considered Normally Unacceptable. However, 65-75 dBA DNL may be allowed, but require special approvals and additional sound attenuation measures. Such measures include a 5 dBA improvement to the building facade noise level reduction (NLR) for exterior noise levels in the 65-70 dBA range, and an improvement of 10 dBA for exterior noise levels in the 70-75 dBA range. The improvement is required in addition to "attenuation provided by buildings as commonly constructed in the area, and requiring open windows for ventilation."

Noise levels exceeding 75 dBA DNL are considered unacceptable and may only be allowed under special circumstances.

In addition, HUD established an interior noise level goal of 45 dBA DNL, while assuming a typical exterior-to-interior NLR of 20 dBA.

EVALUATION OF EXISTING AMBIENT NOISE LEVELS AT THE PROJECT SITE

To quantify existing ambient noise levels in the vicinity of the project site, j.c. brennan & associates, Inc. staff conducted a continuous 24-hour noise level measurement on the project site. See Figure 2 for the noise measurement location. The noise level measurements were conducted March 31st – April 1st, 2016. Table 2 shows a summary of the noise measurement results. Appendix B provides the complete results of the 24-hr hour noise measurements.

The sound level meter was programmed to record the maximum, median, and average noise levels during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used for the ambient noise level measurement survey. The meter was calibrated before and after use with an LDL Model CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

Table 2: Existing Ambient Noise Monitoring Results

Site	Location	Date - Time	Average Measured Hourly Noise Levels, dBA						
				Daytime (7:00 am - 10:00 pm)			Nighttime (10:00 pm – 7:00 am)		
			L_{dn}	L_{eq}	L_{50}	L_{max}	L_{eq}	L_{50}	L_{max}
Continuous 24-hour Noise Measurement Site									
LT-A	Southwest corner of project site. 490 feet to centerline of BNSF railroad	Thursday/Friday March 31st – April 1st 2016	60	58	55	77	52	49	67
Source: j.c. brennan & associates, Inc. – 2016									

East 9th & Los Medanos Apartments

Figure 2: Noise Monitoring Site

j.c. brennan & associates
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Legend:

X : Noise Measurement Site

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PREDICTED NOISE LEVELS

Railroad Noise Levels

The BNSF railroad line is located approximately 450 feet south of the project site. Noise level measurements conducted for the City of Brentwood General Plan indicated that noise levels from this railroad line were measured to be 72 dB L_{dn} (DNL) at a distance of 100 feet from the railroad centerline.[1] This noise level was based upon approximately 18 trains per day in 2013. BNSF does not provide estimates of future daily operations. However, assuming a 1% per year in crease in operations, 2030 train operations would be approximately 22 per day. This yields a 1 dB increase for a future railroad noise level of 73 dB DNL at 100 feet.

Based upon this measurement, railroad noise levels at the project site would be approximately 63 dB DNL. Additionally, noise levels at upper floors are typically 2-3 dB louder than ground floor locations. Therefore, the proposed project is predicted to be exposed to exterior railroad noise levels in the range of 65-66 dB DNL at upper floors of the project.

Future Traffic Noise Levels

To predict noise levels due to traffic, the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108) was used. The model is based upon the Calveno reference noise emission factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA model was developed to predict hourly L_{eq} values for free-flowing traffic conditions.

The 2010 traffic volume for E. 10th Street is listed as 6,329 in the City's traffic counts. Assuming a 1% per year increase, the 2030 traffic volume would be 7,595.

Table 4 shows the predicted traffic noise levels at exterior and interior areas of the project. Appendix C shows the complete inputs and results of the traffic noise level predictions.

Table 4: Predicted Future (2030) Traffic Noise Levels

Noise Source	Location	Approximate Distance to Centerline, feet	Exterior Noise Level, L_{dn}
E. 10th Street	2nd / 3rd Floor Facades	140'	57 dB

Based upon the Table 1 data, exterior traffic noise levels at the upper floors of the project would be 57 dB DNL.

[1] City of Brentwood *General Plan Update: Existing Conditions Report.* Page 7-12. April 9, 2013. Online: http://brentwood.generalplan.org/sites/default/files/Brentwood_Existing_Conditions_Report_website.pdf

Combined Traffic and Railroad Noise Levels

Future (2030) railroad noise levels of up to 65-66 dB DNL are predicted at the upper floors of the project. Future (2030) traffic noise levels of up to 57 dB DNL are predicted at the upper floors of the project. These noise levels would combine for a total future (2030) noise exposure of 66-67 dB DNL. This exterior noise exposure would exceed the HUD exterior noise level standard of 65 dB L_{dn}.

Under the HUD criteria, an exterior noise exposure in the 65-70 dB L_{dn} range requires that an additional 5 dB of sound attenuation must be provided over the attenuation provided by standard construction (windows open). HUD assumes that standard construction provides an average of 20 dB of attenuation.[2] Therefore, a total exterior-to-interior noise level reduction of 25 dB would be required. This reduction can be achieved by ensuring that mechanical ventilation is provided so that occupants can keep windows closed for acoustical isolation.

CONCLUSIONS

The project interior noise levels are calculated to comply with the HUD noise level requirements, provided that the following recommendations are included in the project design:

- Mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation from traffic and railroad noise.

If you have any questions, please contact me at LSaxelby@jcbrennanassoc.com.

Respectfully submitted,

j.c. brennan & associates, Inc.

Luke Saxelby, INCE Bd. Cert.
Vice President
Board Certified: Institute of Noise Control Engineering

[2] *The Noise Guidebook*, U.S. Department of Housing and Urban Development, Office of Community Planning and Development. Online: http://www.hud.gov/offices/cpd/environment/training/guidebooks/noise/index.cfm

Appendix A
Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
$L_{(n)}$	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L_{50} is the sound level exceeded 50% of the time during the one hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the AMaximum@ level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is s rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy into a one-second event.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B
East 9th & Los Medanos Apartments
24hr Continuous Noise Monitoring - Site A
Thursday March 31 - Friday April 1, 2016

Hour	Leq	Lmax	L50	L90
10:00:00	56	79	53	49
11:00:00	55	77	53	51
12:00:00	55	76	53	50
13:00:00	56	72	54	51
14:00:00	57	78	56	54
15:00:00	58	82	55	52
16:00:00	57	73	56	53
17:00:00	57	72	56	54
18:00:00	57	72	56	54
19:00:00	59	83	56	55
20:00:00	58	83	56	54
21:00:00	56	72	55	53
22:00:00	53	73	52	48
23:00:00	54	73	51	48
0:00:00	49	64	48	45
1:00:00	47	59	46	44
2:00:00	50	64	49	46
3:00:00	53	70	48	46
4:00:00	50	63	49	47
5:00:00	51	64	49	48
6:00:00	53	72	51	49
7:00:00	56	73	53	51
8:00:00	61	79	58	53
9:00:00	61	82	55	52

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	61	55	58	54	47	52
Lmax (Maximum)	83	72	77	73	59	67
L50 (Median)	58	53	55	52	46	49
L90 (Background)	55	49	52	49	44	47

Computed Ldn, dB	60
% Daytime Energy	87%
% Nighttime Energy	13%

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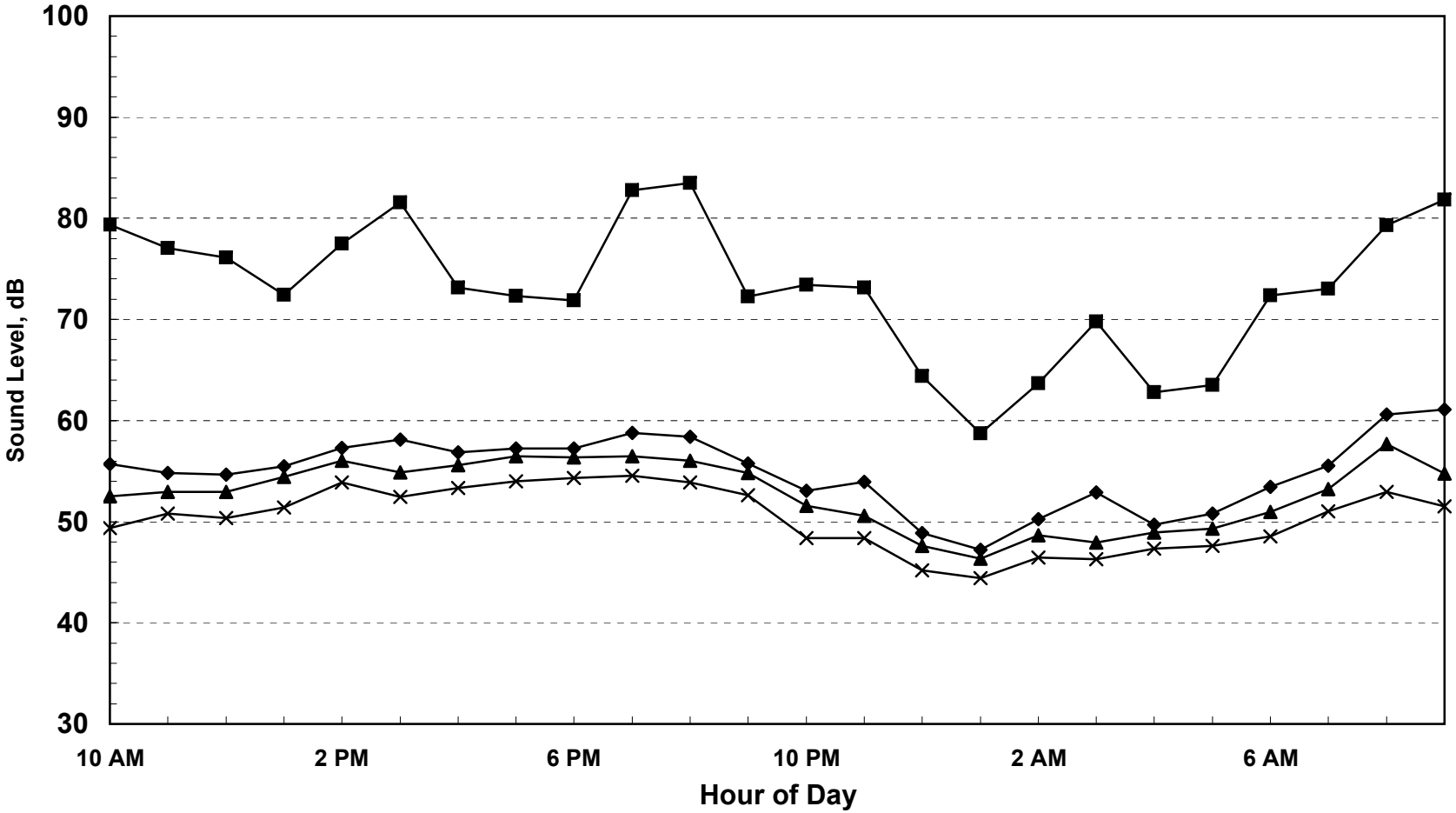
Appendix B

East 9th & Los Medanos Apartments

24hr Continuous Noise Monitoring - Site A

Thursday March 31 - Friday April 1, 2016



Ldn = 60 dB

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Appendix C

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet

Project Information:

Job Number: 2016-131
Project Name: East 9th & Los Medanos Apartments
Roadway Name: E 10th Street

Traffic Data:

Year:	Future (2030)
Average Daily Traffic Volume:	7,595
Percent Daytime Traffic:	87
Percent Nighttime Traffic:	13
Percent Medium Trucks (2 axle):	1
Percent Heavy Trucks (3+ axle):	0.5
Assumed Vehicle Speed (mph):	30
Intervening Ground Type (hard/soft):	**Soft**

Traffic Noise Levels:

				----------L_{dn}, dB----------			
Location:	**Description**	**Distance**	**Offset (dB)**	**Autos**	**Medium Trucks**	**Heavy Trucks**	**Total**
1	2nd/3rd Floor Facades	140	3	56	46	50	57

Traffic Noise Contours (No Calibration Offset):

L_{dn} Contour, dB	Distance from Centerline, (ft)
75	6
70	12
65	27
60	58

Notes:

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Appendix F

Phase I Environmental Site Assessments

PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF THE
PROPERTY AT 901 LOS MEDANOS STREET, PITTSBURG, CALIFORNIA

February 26, 2016

Prepared for:

Domus Development
9 Crushing, Suite 200
Irvine, California 92618

Prepared by:

G. O. Graening, PhD, MSE
Environmental Assessor

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SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the 0.46-acre parcel (Property) at 901 Los Medanos Street, Pittsburg, California, Assessor Parcel Number (APN) 085-182-001. Natural Investigations Company has performed this Phase I ESA in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-13 and in accordance with the prevailing standard of care for completing such assessments in California at this time. Exceptions to, or deletions from, this practice are described in Sections 1.3 and 8.3 of this report.

The subject property consists of a vacant undeveloped lot that is occasionally mowed. AEI (2001) summarizes the Property's historical use as follows: "*A bowling alley occupied the subject property since at least 1946. The buildings associated with the subject property were demolished in 2007*." Historical city directories returned the following business names for the Property address: CJ's Barbecue Pit, Pittsburg Bowl. Sanborn maps indicated the following features on the Property or directly adjacent: residence and pool; bowling alley, restaurant.

No environmental liens or value reductions were found in association with the Property. No indication of heavy industrial uses was detected from title review. The Property was not listed in any of the environmental databases queried. A few properties in the vicinity have closed or open cases involving accidental releases of petroleum products and/or volatile organic compounds, but none of these cases appear to have adversely affected the Property.

A review of physical setting sources and historical use information (topographic maps, aerial photography, fire insurance maps, city directories, and building permits) did not detect any indications of possible recognized environmental conditions on the Property.

Site reconnaissance were performed on February 25, 2016; no indications of possible recognized environmental conditions were noted on the Property.

Information about past owners, operations or occupants was reviewed by AEI (2011); they detected no recognized environmental conditions associated with the Property from interviews. The current User, Noah Painter, was interviewed about his knowledge of the Property. Mr. Painter had no knowledge of recognized environmental conditions associated with the Property.

There were a few minor data failures with the physical setting and historical information sources. However, a combination of other data sources was available such that no significant data gap existed, and the historical research objectives were achieved. There were no data gaps that significantly affected our ability to identify recognized environmental conditions associated with the Property.

Except for the limitations and exceptions discussed in Sections 1.3 and 8.3, this Phase I ESA complies with the ASTM Practice E1527-13.

No *de minimis* conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13.

It is Natural Investigations Company's opinion that there are no historical or current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, database searches, or interviews failed to identify any environmental conditions in connection with the Property. Therefore, no further site investigation is recommended.

AEI, Inc., performed a Phase I ESA in 2011 and also recommended no further site investigation.

However, if groundwater under the Property is to be pumped and used, water quality testing is recommended. This is because historical industrial activities in the vicinity have historically contaminated groundwater in the vicinity of the Property with petroleum products and volatile organic chemicals, Natural Investigations Co. does not recommend the use of groundwater under the Property before water quality testing. Because the Property has municipal water available for water supply, we find no development restrictions for this Property.

Some additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment: to assess the subject property for these potential environmental concerns of radon, wetlands, drinking water standards, lead-based paint, and asbestos-containing materials.

The subject property is currently vacant land and lacks erected structures or buildings and lacks construction or demolition debris. No building components or materials that might contain asbestos-containing materials or lead-containing materials, were identified during the site reconnaissance. No additional site investigation into asbestos-containing materials or lead paint is recommended. This region has an average radon concentration of 1.4 pCi/L, which is well below the action level of 4.0 pCi/L set forth by the US EPA. The Contra Costa Water District supplies potable water to the subject property. Water quality testing results indicate excellent water quality and that lead concentrations in the municipal water supply are below the USEPA action levels. No wetlands were detected during the site reconnaissance. The USFWS National Wetland Inventory has no wetlands mapped on, or adjacent to, the Property.

This summary should only be read in conjunction with the full text of the report. The scope of work, significant assumptions, limitations, and exceptions should be understood prior to reading the site-specific information, findings, opinions, and conclusions. Except for any limitations and exceptions discussed in Section 1.3, this Phase I ESA complies with the ASTM Practice E1527-13. Some additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment.

1. INTRODUCTION

1.1. PURPOSE

ASTM Practice E1527-13 defines the purpose of the Phase I ESA as quoted:

> "*The purpose of this practice is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)(42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter, the 'landowner liability protections,' or 'LLPs'): that is, the practice that constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 USC § 9601(35)(B)*." (page 1, ASTM 2013).

In 2002, the Small Business Liability Relief and Brownfields Revitalization Act was passed, and it directed the United States Environmental Protection Agency (USEPA) to promulgate a rule defining due diligence for compliance with the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). This rule, which is generally referred to as All Appropriate Inquiry, was adopted in 2005. ASTM Practice E1527-13 complies with the USEPA requirements for All Appropriate Inquiry, and in some cases, is more stringent than All Appropriate Inquiry.

1.2. GOALS AND DETAILED SCOPE OF SERVICES

ASTM Practice E1527-13 describes the goals and general scope of services in the following excerpts:

> "*In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of a property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.* De minimis *conditions are not recognized environmental conditions*." (page 1, ASTM 2013).

> "*The scope of this practice includes research and reporting requirements that support the user's ability to qualify for the LLPs. As such, sufficient documentation of all sources, records, and resources utilized in conducting the inquiry required by this practice must be provided in the written report*." (page 2, ASTM 2013).

The general scope of services of a Phase I ESA has four components: records review; site reconnaissance; interviews; and report (page 12, ASTM 2013). The scope of services was limited to a qualitative evaluation of environmental conditions of the Property. The detailed scope of services performed for this Phase I ESA consists of the following tasks:

- Records Review.
- Summarize physical setting summary (e.g. soils, geology, hydrogeology, surface water)
- Historical USGS topographic map and aerial photograph sequence analyses
- Spatial query of SWRCB's GeoTracker database and DTSC's EnviroStor database
- Query of federal, state, and private environmental databases
- Review and summary of title research
- Building permit review, as necessary
- Environmental case file reviews at County or CUPA offices, as necessary
- Summary of any previous environmental reports, where available
- Site Reconnaissance
- Visual inspection of the Property
- Photographic documentation

- Interviews
- Interview current and historical property owners and occupants, or have them fill out a standard environmental questionnaire, where possible
- As needed, contact and interview neighbors, or regulatory agencies via form letter, phone conversations, and/or personal interviews
- Documentation of all correspondence
- Report Preparation
- Provide all supporting documentation, to state the findings of the records reviews, site reconnaissance, and interviews, to give an official opinion of the impact upon the Property of known or suspect environmental conditions, and to state conclusions and provide a report signed by a Qualified Professional.

Domus Developments requested these non-ASTM scope tasks:

- Assess the subject property for these potential environmental concerns: radon, wetlands, drinking water standards, lead-based paint, and asbestos-containing materials.

The scope of services does not include other services that are not described in this report. Section 1.3 details significant assumptions, limitations, and exceptions to the performance of this Phase I ESA.

1.3. LIMITING CONDITIONS, DEVIATIONS, EXCEPTIONS, SIGNIFICANT ASSUMPTIONS, AND SPECIAL TERMS AND CONDITIONS

ASTM Practice E1527-13 cites many assumptions, limitations, and exceptions in the performance of a Phase I ESA. Some of the most important are quoted in the following excerpts:

> "*This practice does not address whether requirements in addition to all appropriate inquiries have been met in order to qualify for the LLPs (for example, the duties specified in 42 U.S.C. § 9607(b)(3)(a) and (b)*." (page 1, ASTM 2013).
>
> "*This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Users are cautioned that federal, state, and local laws may impose environmental assessment obligations that are beyond the scope of this practice. Users should also be aware that there are likely to be other legal obligations with regard to hazardous substances or petroleum products discovered on the property that are not addressed in this practice and that may pose risks of civil and/or criminal sanctions for non-compliance*." (page 1, ASTM 2013).
>
> "*Uncertainty Not Eliminated—No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property, and this practice recognizes reasonable limits of time and cost*." (page 10, ASTM 2013).
>
> "*Not exhaustive—Appropriate inquiry does not mean an exhaustive assessment of a property. There is a point at which the cost of information obtained or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an environmental site assessment and the reduction of uncertainty about unknown conditions resulting from additional information*." (page 10, ASTM 2013).
>
> "*Level of Inquiry is Variable—Not every property will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of property subject to assessment, the expertise and risk tolerance of the user, and the information developed in the course of the inquiry*" (page 10, ASTM 2013).

"*This practice does not include any testing or sampling of materials (for example, soil, water, air, building materials*." (page 13, ASTM 2013).

"*There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside of the scope of this practice (the non-scope considerations). As noted by the legal analysis in Appendix X1 of this practice, some substances may be present on the property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in CERCLA's definition of hazardous substances (42 U.S.C. § 9601(14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice*." (pages 22-23, ASTM 2013).

"*Whether or not a user elects to inquire into non-scope considerations in connection with this practice or any other environmental site assessment, no assessment of such non-scope considerations is required for appropriate inquiry as defined by this practice*." (page 23, ASTM 2013).

"*There may be standards of protocols for assessment of potential hazards and conditions associated with non-scope conditions developed by governmental entities, professional organizations, or other private entities*." (page 23, ASTM 2013).

"*Following are several non-scope considerations that persons may want to assess in connection with commercial real estate...No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: asbestos-containing materials; biological agents; cultural and historical resources; ecological resources; endangered species; health and safety; indoor air quality unrelated to releases of hazardous substances or petroleum products into the environment; industrial hygiene; lead-based paint; lead in drinking water; mold; radon; regulatory compliance; and wetlands*." (page 23, ASTM 2013).

Natural Investigations Company, Inc., as an independent and impartial contractor, has completed this Phase I ESA in accordance with ASTM Practice E1527-13 and in accordance with the prevailing standard of care for completing such assessments in California at this time. Natural Investigations Company shall not be subject to any express or implied warranties whatsoever. Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems and will not eliminate all risk. This report is a qualitative assessment. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the User understand and better manage risks associated with the Property. No warranty, either expressed or implied, is made. Land use, site conditions, and other factors will change over time. This report should not be relied upon after 180 days from the date of issuance, unless additional services are performed as defined in ASTM Practice E1527-13, Section 4.6.

The property owner is solely responsible for notifying all governmental agencies, and the public at large, of the existence, release, treatment, or disposal of, any hazardous substance or petroleum product occurring on the Property, either before, during, or after Natural Investigation Company's services. Natural Investigation Company assumes no responsibility or liability whatsoever for any claim, loss of property value, damage, or injury which results from pre-existing materials being encountered or being present on the Property, or from the discovery of such hazardous substances or petroleum products.

This report and other instruments or service are prepared and made available for the sole use of the User and their agents. The contents may not be used or relied upon by any other persons without the express written consent and authorization of the User.

There are no special terms or contractual conditions for this assessment.

There were no limiting conditions or deviations from the ASTM Practice E1527-13 in the preparation of this Phase I ESA.

There were no client/User-imposed constraints on the preparation of this Phase I ESA.

Any data gaps are listed in Section 8.3.

1.4. INFORMATION RELIANCE

ASTM Practice E1527-13 defines information reliance as:

> "*An environmental professional is not required to verify independently the information provided but may rely on information provided unless he or she has actual knowledge that certain information is incorrect or unless it is obvious that certain information is incorrect based on other information obtained in the Phase I Environmental Site Assessment or otherwise actually known to the environmental professional*." (page 13, ASTM 2013).

This report is for the sole benefit and exclusive use of the User in accordance with the contract under which these services have been provided. It is possible that information exists beyond the scope of this assessment. Additional information, which was not found or available to Natural Investigations Company at the time of report preparation, may result in a modification of the conclusions and recommendations presented herein. Any reliance on this report by third parties shall be at their own risk.

2. SITE DESCRIPTION

2.1. LOCATION AND LEGAL DESCRIPTION

The subject property ("Property") of this Phase I ESA is the 0.46-acre parcel with address of 901 Los Medanos Street, Pittsburg, California (APN 085-182-001), and is bounded by E 9th Street to the north and Los Medanos Street to the south, in the City of Pittsburg, Contra Costa County, California (Figure 2.1.1).

2.2. SITE AND VICINITY GENERAL CHARACTERISTICS

The subject property is a vacant and undeveloped lot located in a mixed commercial and residential area of Pittsburg, California.

2.3. CURRENT USE OF THE PROPERTY AND IMPROVEMENTS

The Property is currently not in use and is an undeveloped lot.

2.4. CURRENT USES OF ADJOINING PROPERTIES

The parcels surrounding the Property are used for a mixture of civic, residential, and commercial purposes. North of the Property is East 9th Street with residential use; south is a small commercial shopping center containing La-Marina Laundromat, La-Hacienda Restaurant, and a vacant business (once housing Mi-Lupita Gifts). East of the Property is a mix of single and multi-family residents and west is bounded by Los Medanos Street with the Pittsburg Seventh Day Adventist Church and a vacant lot on the west side of Los Medanos Street.

3. USER-PROVIDED INFORMATION

The "User" is defined as the party seeking to use ASTM Practice E1527-13 to complete an environmental site assessment of the Property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice outlined in Section 6 of ASTM Practice E1527-13.

In the case of this assessment, the User is Domus Development.

3.1. USER'S RESPONSIBILITIES

User's responsibilities are defined by the ASTM E1527-13 standard, and include the following, as quoted:

"*Any environmental liens and AULs known to the user should be reported to the environmental professional conducting a Phase I Environmental Site Assessment. Unless added by a change in the scope of work to be performed by the environmental professional, this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens and AULs. The user should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the environmental professional*." (page 12, ASTM 2013)

"*Specialized Knowledge or Experience of the User—Users must take into account their specialized knowledge to identify conditions indicative of releases or threatened releases. If the user has any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, the user should communicate any information based on such specialized knowledge or experience to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance*." (page 12, ASTM 2013)

"*Actual Knowledge of the User—If the user has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance*." (page 12, ASTM 2013)

"*Reason for Significantly Lower Purchase Price—In a transaction involving the purchase of a parcel of commercial real estate, the user shall consider the relationship of the purchase price of the property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The user should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property was not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the user pursuant to the Phase I Environmental Site Assessment. This practice does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property. The user should inform the environmental professional if the user believes that the purchase price of the property is lower than the fair market value due to contamination. The user is not required to disclose the purchase price to the environmental professional*." (page 12, ASTM 2013)

"*Commonly Known or Reasonably Ascertainable Information—Commonly known or reasonably ascertainable information within the local community about the property must be taken into account by the user. If the user is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the user should communicate such information to the environmental professional. The user should do so before the environmental professional conducts the site reconnaissance. The user must gather such information to the extent necessary to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products*." (page 12, ASTM 2013)

"*Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report*." (page 12, ASTM 2013).

In order to exert an LLP, the User must satisfy a number of statutory requirements that are generally referred to as Continuing Obligations, which are outside the Scope of Services of the Phase I ESA. Examples of Continuing Obligations include providing legally required notices stopping continuing releases and complying with land use restrictions. Failure to comply with these and other statutory post-acquisition requirements will jeopardize liability protection. It is the responsibility of the User to comply with the Continuing Obligations requirements of ASTM Practice E1527-13 and All Appropriate Inquiry.

3.2. REQUESTED DOCUMENTS AND INFORMATION

The following documents and information were requested of Noah Painter and the landowners on February 25, 2016:

- Title reports
- Previous environmental site assessments or environmental compliance audit reports
- Environmental permits or hazardous waste generator notices/reports
- Registrations for aboveground or underground storage tanks
- Location of septic systems, oil wells, monitoring wells, or water wells
- Registrations for underground injection systems
- Material Safety Data Sheets; Community Right to Know Plans or Safety, Preparedness and prevention Plans; Spill Protection, Countermeasures and Control Plans
- Hazardous Material Business Plans
- Geotechnical studies or hydrological studies
- Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the Property or relating to environmental liens encumbering the Property
- Risk assessments
- Recorded Activity Use Limitations
- Proceedings regarding hazardous substances and petroleum products including any pending, threatened or past: litigation; administrative proceedings; or notices from any governmental entity regarding possible violations of environmental laws or other possible liability related to hazardous substances or petroleum products.

The following documents specific to the Property were provided by Noah Painter: a 2011 Phase I ESA report prepared by AEI, Inc., and a 2015 Title report by Old Republic Title Company.

3.3. TITLE RECORDS

The current owner of the Property is Pittsburg Redevelopment Agency. The 2015 title search by Old Republic Title Company did not report any environmental liens. Additional title searches were provided by AEI in 2011. No indication of heavy industrial uses was detected from title review. No environmental liens were identified from this title review.

3.4. ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a charge, security, or encumbrance upon the title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon the property. No environmental liens or activity and use limitations were made aware to Natural Investigations Company. No evidence of environmental liens was identified during the interview process, title review, or records review.

3.5. SPECIALIZED KNOWLEDGE OR ACTUAL KNOWLEDGE

No specialized knowledge or actual knowledge that is material to recognized environmental conditions in connection with the property was provided by the User to Natural Investigations Company.

3.6. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

No valuation reductions for environmental issues were made aware to Natural Investigations Company. No valuation reductions were identified during the interview process or by the title review.

3.7. OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The owner of the Property is Pittsburg Redevelopment Agency. The property is operated as a vacant infill lot which is occasionally mowed. There are no occupants.

3.8. REASON FOR PERFORMING PHASE I ESA

Natural Investigations Company performed this Phase I ESA at the request of Noah Painter, Domus Development, for use in a property transfer screening process.

4. RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the property.

4.1. STANDARD ENVIRONMENTAL RECORD SOURCES

As part of this assessment, Natural Investigations Company retained the services of Environmental Data Resources, Incorporated (EDR), which queries and maintains comprehensive environmental databases and historical information, including proprietary databases, aerial photography, topographic maps, Sanborn Maps, and city directories. EDR's Phase I ESA standard package - "Radius Map with GeoCheck" was ordered and performed on February 25, 2016. In this report, EDR presents the results of searches of all reasonably ascertainable environmental databases (federal, state, local, and private) for records of potential environmental impacts of the Property and vicinity. EDR performed these database searches within the prescribed radii of ASTM Practice E1527-13. The databases queried by EDR included the following:

> Federal ASTM Standard and Supplemental – National Priority List (NPL); proposed NPL; Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); CERCLIS No Further Remedial Action Planned; Corrective Action Report; Resource Conservation and Recovery Act (RCRA) Information; RCRA Large Quantity Generator; Emergency Response Notification System; Superfund Consent Decrees; Records of Decision; NPL Deletions, Hazardous Materials Information Reporting System; Material Licensing Tracking System; Mines Master Index File; Federal Superfund Liens; PCB Activity Database System; Department of Defense Sites; Indian Reservations; Uranium Mill Tailings Sites; Engineering Controls Sites List; Open Dump Inventory; Formerly Used Defense Sites; RCRA Administrative Action Tracking System; Toxic Chemical Release Inventory System; Toxic Substances Control Act (TSCA); Section 7 Tracking Systems; Federal Insecticide, Fungicide, and Rodenticide Act / TSCA; US Brownfields; US Institutional Control Sites; Voluntary Clean-up Program Properties; State ASTM Standard and Supplemental – Proposition 65 Records; Toxic Pits Cleanup Act Sites; Bond Expenditure Plan; List of Underground Storage Tank (UST) Facilities; Voluntary Cleanup Program Facilities; Leaking UST on Indian Land; UST on Indian Land; Waste Discharge System; Deed Restriction Listing; Properties Needing Further Evaluation; No Further Action Determination; Well Investigation Program Case List; Emissions Inventory Data; School Property Evaluation Program; Former Manufactured Gas Sites.

The complete EDR Radius Map report is provided in Appendix 14.2. Results are summarized in EDR's overview map (Figure 4.1.1) and detail map (Figure 4.1.2); numbered elements in EDR's maps correspond to numbered cases in EDR's report. The Property was not listed in any of the databases queried by EDR. Previously, in 2011, AEI Inc. queried these same databases and also found that Property was not listed in any of the databases queried. Numerous properties in the vicinity of the Property are listed on various databases, as summarized in EDR's Executive Summary. None of these properties were found to have recognized environmental concerns that could adversely affect the Property. The closest and most pertinent cases are summarized as follows:

MAPPED SITES SUMMARY

Target Property Address:
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1		301 E 10TH ST	EDR Hist Cleaner	Lower	121, 0.023, SW
A2		325 E 10TH ST	EDR Hist Auto	Lower	125, 0.024, South
A3		325 E 10TH	EDR Hist Auto	Lower	125, 0.024, South
A4	JOHN STANLEY AUTO BO	325 E 10TH ST B	CONTRA COSTA CO. SITE LIST	Lower	125, 0.024, South
A5	D & F AUTO SALES	327 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	129, 0.024, South
B6		960 EAST ST	EDR Hist Auto	Lower	200, 0.038, SE
A7	FRANK DEROSA AND SON	340 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	205, 0.039, SSE
8	VETERAN'S BUILDING P	855 EAST ST	CONTRA COSTA CO. SITE LIST	Higher	265, 0.050, ENE
B9	PITTSBURG MOTOR PART	360 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	276, 0.052, SSE
B10		360 E 10TH ST	EDR Hist Auto	Lower	276, 0.052, SSE
A11	CATALINE BUILT HOMES	1050 LOS MEDANOS ST	SWEEPS UST, HIST UST	Lower	317, 0.060, SSW
A12	CATALINE BUILT HOMES	1050 LOS MEDANOS	LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	317, 0.060, SSW
B13		409 E 10TH ST	EDR Hist Auto	Lower	447, 0.085, SE
14	BAYOU TRANSPORTATION	10 SANTA CRUZ CT	RCRA NonGen / NLR	Higher	492, 0.093, NNE
C15	FAULTLESS CLEANERS	427 10TH ST E	LUST, HIST CORTESE	Lower	535, 0.101, SE
C16	FAUTLESS CLEANERS	427 E 10TH ST	RCRA-SQG, EMI, HAZNET, CONTRA COSTA CO. SITE LIST	Lower	579, 0.110, SE
C17		427 E 10TH ST	EDR Hist Cleaner	Lower	579, 0.110, SE
D18	BEACON SERVICE STATI	1001 RAILROAD AVENUE	LUST, SWEEPS UST, HIST UST, CONTRA COSTA CO. SITE...	Lower	621, 0.118, West
D19	REDDING PETROLEUM	1001 RAILROAD AVENUE	LUST	Lower	621, 0.118, West
C20	LAS PALMAS AUTO REPA	418 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	630, 0.119, SE
C21		418 E 10TH ST	EDR Hist Auto	Lower	630, 0.119, SE
D22	CITY OF PITTSBURG	985 RAILROAD AVE	LUST, CONTRA COSTA CO. SITE LIST	Lower	633, 0.120, West
C23	PITTSBURG PLUMBING	441 10TH ST E	LUST	Lower	648, 0.123, SE
D24	BELL GAS & MINI MARK	998 RAILROAD AVE	UST	Lower	674, 0.128, West
D25	BELL GAS	998 RAILROAD AVE	LUST, SWEEPS UST, HIST CORTESE, CONTRA COSTA CO...	Lower	674, 0.128, West
C26	PITTSBURG PLUMBING	441 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	691, 0.131, ESE
C27	PITTSBURG AUTO BODY	430 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	709, 0.134, SE
E28	MAGNOLI, ED	192 7TH ST	CONTRA COSTA CO. SITE LIST	Higher	830, 0.157, NNW
F29	PITTSBURG ST REDEVLO	1095 RAILROAD AVE	LUST	Lower	854, 0.162, WSW
F30	PITTSBURG REDEVLOPME	1095 RAILROAD AVE	LUST	Lower	854, 0.162, WSW
F31	RAILROAD AVENUE ICE	1095 RAILROAD AVE	HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	854, 0.162, WSW
G32	AT&T CALIFORNIA - WF	337 E 12TH ST	CONTRA COSTA CO. SITE LIST	Lower	870, 0.165, South
G33	PACIFIC BELL	337 EAST 12TH STREET	RCRA-SQG, FINDS, ECHO	Lower	870, 0.165, South
G34	CITY OF PITTSBURG CO	357 E 12TH ST	HAZNET, CONTRA COSTA CO. SITE LIST	Lower	898, 0.170, South
G35	PITTSBURG CORP YARD	357 E 12TH ST	UST	Lower	898, 0.170, South
E36	IMPULSE TECHNOLOGY	695 RAILROAD AVE	CONTRA COSTA CO. SITE LIST	Higher	921, 0.174, NNW
G37	RUSSO AUTO BODY	369 E 12TH STREET	FINDS, EMI, CONTRA COSTA CO. SITE LIST, ECHO	Lower	924, 0.175, South
F38	RAMAR INTERNATIONAL	1101 RAILROAD AVE	CONTRA COSTA CO. SITE LIST	Lower	969, 0.184, WSW
E39	RIVERVIEW FIRE STATI	200 E 6TH ST	HIST UST, CONTRA COSTA CO. SITE LIST	Lower	1025, 0.194, North

MAPPED SITES SUMMARY

Target Property Address:
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	MARINA ELEMENTARY SC	809 BLACK DIAMOND ST	CONTRA COSTA CO. SITE LIST	Higher	1062, 0.201, NW
H41	ELECTRO MFG CO	494 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	1142, 0.216, ESE
I42	PACIFIC BELL	345 CENTRAL AVENUE	RCRA NonGen / NLR, FINDS, ECHO	Higher	1155, 0.219, SSW
I43	PACIFIC BELL/PITTSBU	355 CENTRAL AVE	UST, AST	Higher	1155, 0.219, SSW
I44	PACIFIC BELL	355 CENTRAL AVENUE	RCRA-SQG, SWEEPS UST, HIST UST, FINDS, CONTRA...	Higher	1155, 0.219, SSW
H45	UNIVERSAL AUTO REPAI	499 E 10TH STREET	EMI, CONTRA COSTA CO. SITE LIST	Lower	1162, 0.220, ESE
H46	BAY SAW & TOOL REPAI	498 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	1169, 0.221, ESE
J47	CALIFORNIA SMOG & BR	1220 SOLARI ST	CONTRA COSTA CO. SITE LIST	Lower	1171, 0.222, South
I48	PEPSI COLA BOTTLING	338 CENTRAL	LUST, SWEEPS UST	Higher	1198, 0.227, SSW
I49	FORMER PEPSI COLA BO	338 CENTRAL	LUST, HIST UST, ENF, HIST CORTESE, CONTRA COSTA...	Higher	1198, 0.227, SSW
J50	RASACHANH AUTO BODY	391 CENTRAL AVE	CONTRA COSTA CO. SITE LIST	Lower	1230, 0.233, South
K51	SANTA FE PITTSBURG D	1 SANTA FE	LUST, HIST CORTESE	Lower	1252, 0.237, WSW
K52	PITTSBURG RAILYARD	1 W SANTA FE AVE	RCRA-SQG, FINDS, HAZNET, NPDES, CONTRA COSTA CO...	Lower	1252, 0.237, WSW
L53	NAYMEX AUTO SERVICE	1177 RAILROAD AVE	CONTRA COSTA CO. SITE LIST	Lower	1262, 0.239, SW
J54	ST VINCENT DE PAUL	390 CENTRAL AVE	CONTRA COSTA CO. SITE LIST	Higher	1267, 0.240, South
H55	OBRIENS AUTOMOTIVE R	999 HARBOR ST A	CONTRA COSTA CO. SITE LIST	Lower	1282, 0.243, ESE
L56	FRAETIS, ROGER	301 CENTRAL AVE	CONTRA COSTA CO. SITE LIST	Lower	1286, 0.244, SW
57	DEROSA AUTO BODY	1090 HARBOR ST	CONTRA COSTA CO. SITE LIST	Lower	1293, 0.245, SE
L58	RAY SAW & TOOL RPR	1187 RAILROAD AVE	RCRA-SQG, FINDS, ECHO	Lower	1302, 0.247, SW
59	CITY OF PITTSBURG	23 W 7TH ST	CONTRA COSTA CO. SITE LIST	Higher	1311, 0.248, NW
M60	PITTSBURG ST RDEVELO	1300 RAILROAD AVE	LUST	Lower	1546, 0.293, SW
M61	PITTSBURG ST RDEVELO	1300 RAILROAD	LUST, ENF, HIST CORTESE, CONTRA COSTA CO. SITE...	Lower	1546, 0.293, SW
62	DELTA AUTO WRECKER	6 INDUSTRY ROAD	CERCLIS, RESPONSE, ENVIROSTOR, Cortese, CONTRA...	Lower	1755, 0.332, ENE
N63	CAL ASIA DEVELOPMENT	391 3RD ST E	LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	1848, 0.350, NNE
N64	JOHNS MANVILLE	420 EAST 3RD STREET	ENVIROSTOR, SLIC, VCP, DEED	Lower	1877, 0.355, NE
65	BURLINGTON NORTHERN	ADJOINING USS POSCO	ENVIROSTOR, VCP	Lower	2054, 0.389, ESE
66	MANVILLE SALES CORP	UNKNOWN 3RD & HARBOR	SLIC	Lower	2063, 0.391, NE
67	MARINA SCHOOL EXPANS	EAST 8TH AND EAST 10	ENVIROSTOR, SCH	Lower	2180, 0.413, WNW
O68	K AND S BODY SHOP	600 E. 3RD STREET	CERCLIS-NFRAP, ENVIROSTOR	Lower	2247, 0.426, NE
O69	DIABLO SERVICE CORP	595 E 3RD	CERCLIS-NFRAP	Lower	2258, 0.428, NE
O70	DIABLO SERVICES	595 EAST THIRD ST	SLIC	Lower	2258, 0.428, NE
O71	DIABLO SERVICE CORP.	595 THIRD	Cortese, ENF	Lower	2258, 0.428, NE
P72	695 EAST THIRD STREE	695 EAST THIRD STREE	SLIC, BROWNFIELDS	Lower	2467, 0.467, ENE
P73	KOCH CARBON INC.	700-707 E. 3RD STREE	CERCLIS-NFRAP	Lower	2486, 0.471, ENE
Q74	JOSE'S SERVICE STATI	394 10TH	HIST UST, HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	2511, 0.476, WNW
Q75	JOSE'S SERVICE STATI	394 10TH ST W	LUST	Lower	2538, 0.481, WNW
76	PITTSBURG HIGH SCHOO	250 SCHOOL STREET	ENVIROSTOR, SCH, HIST UST, NPDES, CONTRA COSTA CO.	Higher	2620, 0.496, SSW
77	KOCH CARBON LLC	707 E 3RD ST	ENVIROSTOR, SLIC, NPDES, CONTRA COSTA CO. SITE...	Lower	2865, 0.543, ENE
78	GWF POWER SYSTEMS,LP	895 E 3RD STREET	ENVIROSTOR, VCP, DEED, EMI, NPDES, CONTRA COSTA...	Lower	3605, 0.683, ENE

MAPPED SITES SUMMARY

Target Property Address:
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	TRANS BAY CABLE CONV	570 TO 620 & 650 W.	ENVIROSTOR, VCP, DEED	Lower	4057, 0.768, WNW
80	PG&E PITTSBURG POWER	595 WEST 10TH STREET	ENVIROSTOR	Lower	4180, 0.792, West
81	PG AND E GAS PLANT P	APPROX 1/2 MILE E HA	EDR MGP	Lower	4458, 0.844, East
R82	CONTINENTAL FIBRE DR	701 WILLOW PASS RD	ENVIROSTOR, LUST, VCP, HIST UST, DEED, HIST...	Lower	5185, 0.982, West
R83	SONOCO FIBRE DRUM IN	701 WILLOW PASS RD	CERCLIS-NFRAP, CORRACTS, RCRA-TSDF, RCRA-SQG,...	Lower	5185, 0.982, West
84	TENNESSE CHEMICAL CO	553 CLARK AVE.	HWP	Higher	5230, 0.991, South
S85	STANLEY WORKS THE	855 V PARKSIDE DR	RCRA-SQG, ENVIROSTOR, SWEEPS UST, CONTRA COSTA CO	Lower	5256, 0.995, WSW
S86	ACME STEEL/COLD META	855 NORTH PARKSIDE D	Notify 65	Lower	5256, 0.995, WSW

It should be noted that the computerized geocoding technology used in the database search is based on available census data and is only accurate to ±300 feet. The EDR report indicates that poor or inadequate address information was provided for various properties that are potentially located in the vicinity of the Property; therefore, these sites could not be readily mapped by EDR. Because the location of these sites with respect to the Property could not be determined, the evaluation of the unmappable sites is limited in terms of determining the potential impact on the Property. Although the list of the unmappable sites was reviewed for adjacent or nearby properties observed during the site reconnaissance, locating each of the unmapped sites identified by EDR is not considered practicable.

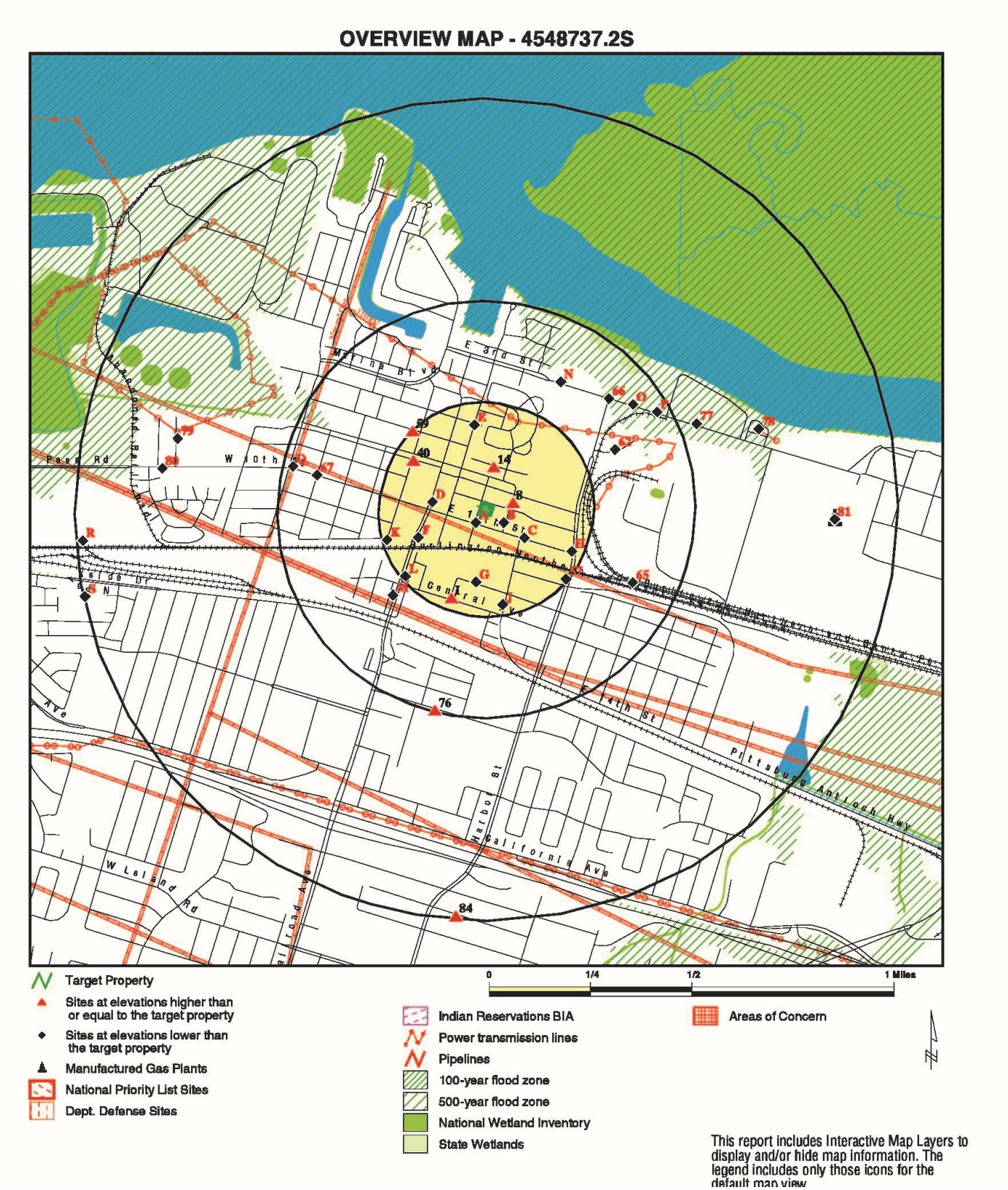

Figure 4.1.1. Overview map from EDR's Radius Map report

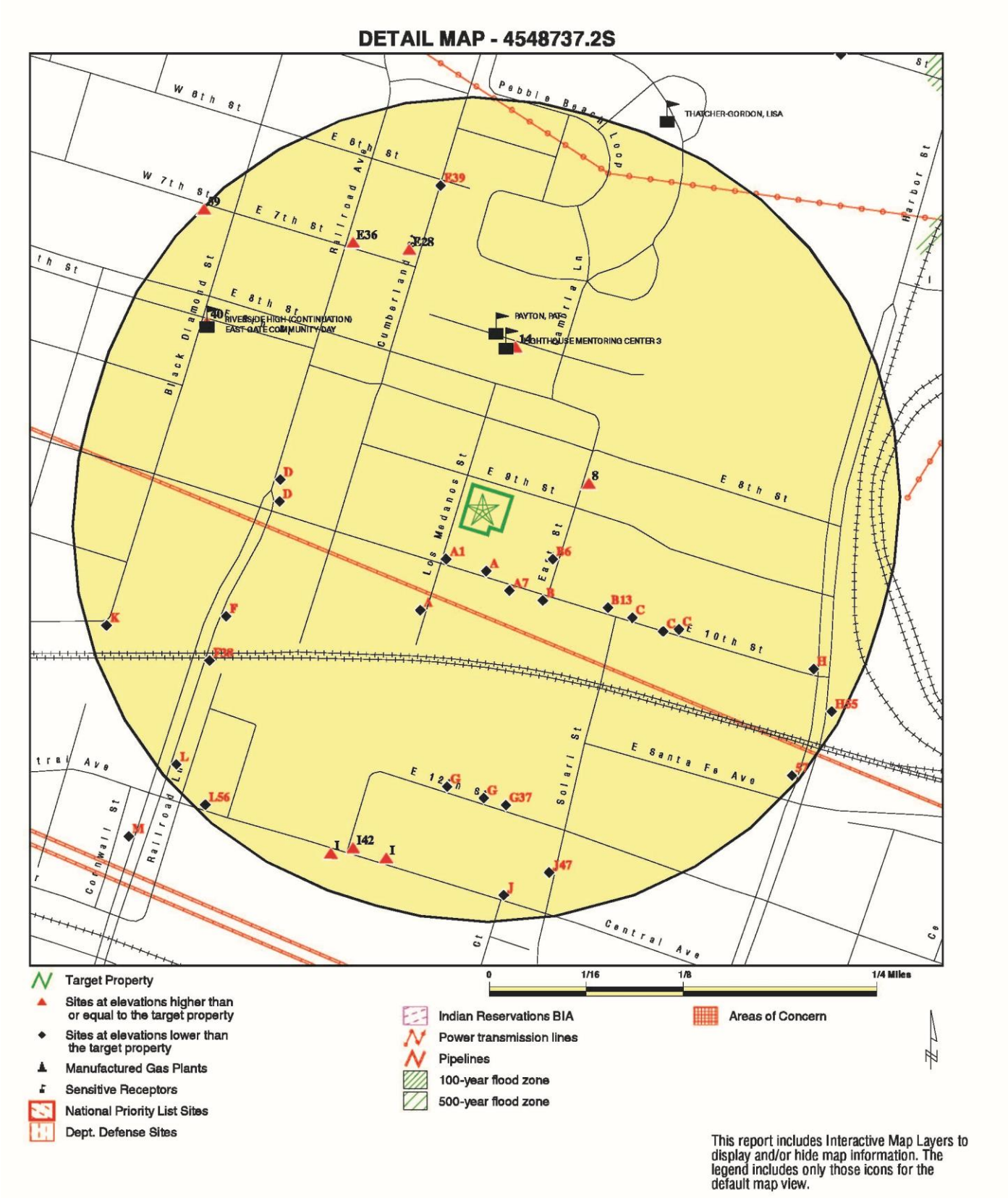

Figure 4.1.2. Detail map from EDR's Radius Map report

4.2. ADDITIONAL ENVIRONMENTAL RECORD SOURCES

4.2.1.State of California Department of Toxic Substances Control Records

4.2.1.1. EnviroStor Database

EnviroStor is an online search and Geographic Information System tool for identifying sites that have known contamination or sites for which there may be reasons to investigate further. Public Access to EnviroStor is accessible via the DTSC Web Page located at: http://www.envirostor.dtsc.ca.gov/public/. The EnviroStor database includes the following site types: Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. You can obtain information that includes site name, site type, status, address, any restricted use (recorded deed restrictions), past use(s) that caused contamination, potential contaminants of concern, potential environmental media affected, site history, planned and completed activities. The EnviroStor database also contains current and historical information relating to Permitted and Corrective Action facilities. The EnviroStor database includes current and historical information on the following permit-related documents: facility permits; permit renewal applications; permit modifications to an existing permit; closure of hazardous waste management units (HWMUs) or entire facilities; facility corrective action (investigation and/or cleanup); and/or post-closure permits or other required postclosure activities.

The EnviroStor database was queried on February 25, 2016; the following screen capture (Figure 4.2.1) summarizes the results of the query. No reported cases were found on the Property. No new information was retrieved beyond that already found from EDR's report, summarized in the previous sections of this assessment.

The following cases were returned within the vicinity:

ENVIROSTOR ID Number	PROJECT NAME	STATUS	ADDRESS
71002838	Acme Steel Co.	Refer: Other Agency	855 N. Parkside Drive
70000118	Burlington Northern Santa Fe Railway Company	Active	Adjoining USS Posco Steel Facility
7750026	DELTA AUTO WRECKERS	Active	6 INDUSTRY ROAD
CAD093073427	GREIF FIBRE DRUM INC	PROTECTIVE FILER	701 WILLOW PASS RD
80001711	GREIF FIBRE DRUM INC	Inactive - Needs Evaluation	701 WILLOW PASS RD
7490047	GWF POWER SYSTEMS	Certified O&M – Land Use Restrictions Only	895 E. 3RD STREET
7390022	JOHNS MANVILLE	Certified / Operation & Maintenance	420 EAST 3RD STREET
7750025	K AND S BODY SHOP	No Further Action	600 E. 3RD STREET
7290043	KOCH CARBON INC.	Refer: RWQCB	700- 707 E. 3RD STREET
71003798	Koch Carbon, LLC	Refer: Other Agency	707 E 3rd St
70000066	Marina School Expansion	No Further Action	East 8th and East 10th Streets
7490048	PG&E PITTSBURG POWER PLANT	Refer: RCRA	595 WEST 10TH STREET
CAT080011695	PITTSBURG GENERATING STATION	CLOSED	696 W 10TH ST
60000487	Trans Bay Cable Converter Station	Certified O&M – Land Use Restrictions Only	570 to 620 & 650 W. 10th Street
80001609	USS-POSCO INDUSTRIES	Active	900 LOVERIDGE RD

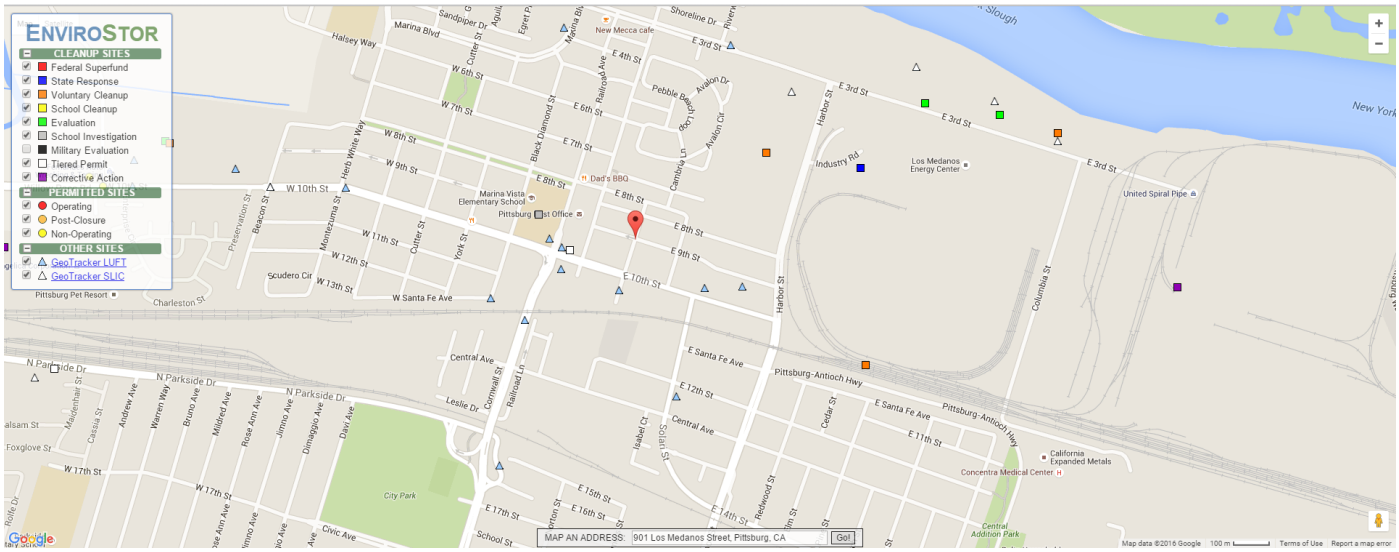

Figure 4.2.1. Screen capture of EnviroStor database query.

4.2.1.2. Consultation with DTSC

No DTSC records inquiry was conducted beyond that which was performed by EDR and Natural Investigations Co. in their database queries.

4.2.2.California State Water Resources Control Board / Regional Board Records

4.2.2.1. GeoTracker Database

GeoTracker is a geographic information system (GIS) maintained by the California State Water Resources Control Board (SWRCB) that provides online access to environmental data at the Internet address (URL) = http://geotracker.waterboards.ca.gov/. GeoTracker is the interface to the Geographic Environmental Information Management System (GEIMS), a data warehouse which tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. GeoTracker and GEIMS were developed pursuant to a mandate by the California State Legislature (AB 592, SB 1189) to investigate the feasibility of establishing a statewide GIS for leaking underground fuel tank (LUFT) sites. GEIMS can store extensive data related to LUFT sites, or any other contaminant release. In addition, GEIMS is used to store and display information from various agencies including water quality information, water use information, and infrastructure data needed to assess both water supplies and contaminant sites. For the SWRCB's groundwater quality assessment goal, GEIMS has been populated with LUFT, public drinking water wells, and fuel pipelines for California. Site information from the Spills, Leaks, Investigations, and Cleanups (SLIC) Program is also included in GeoTracker.

The GeoTracker database was queried for environmental data pertaining to the Property on February 25, 216. Using both spatial queries and text-based searches of bounding street addressees in GeoTracker, no reported cases were found on the Property or adjoining properties (Figure 4.2.2). The nearest reported cases are:

- City of Pittsburg, 985 Railroad Avenue, LUST, 0.12 miles northwest of Property
    - According to information from GeoTracker a release of diesel, gasoline and waste oil which affected groundwater in May 2005 during the demolition of the former automotive repair facility. The site has since been developed for a mixed use commercial and residential building. Four monitoring wells were installed in February 2006 and groundwater monitoring and remediation have been ongoing since that time. In July 2010 the RWQCB granted case

closure for this site. Based on the current regulatory status, this site is does not represent a significant environmental concern. (AEI, 2011)

- Bell Gas, 998 Railroad Avenue, LUST, 0.15 miles northwest of Property
  - According to information from GeoTracker this site reported a release of gasoline in May 1986. In January 1987 two USTs were removed from the site and several holes were observed along the bottom of these tanks. In February 1987 a third UST was also removed. The site is currently owned by in use as a sports field for Marina High School. Contour maps of the site indicate that groundwater flow is downgradient of the subject property. Based on the direction of groundwater flow, this site is not a significant environmental concern. (AEI, 2011)

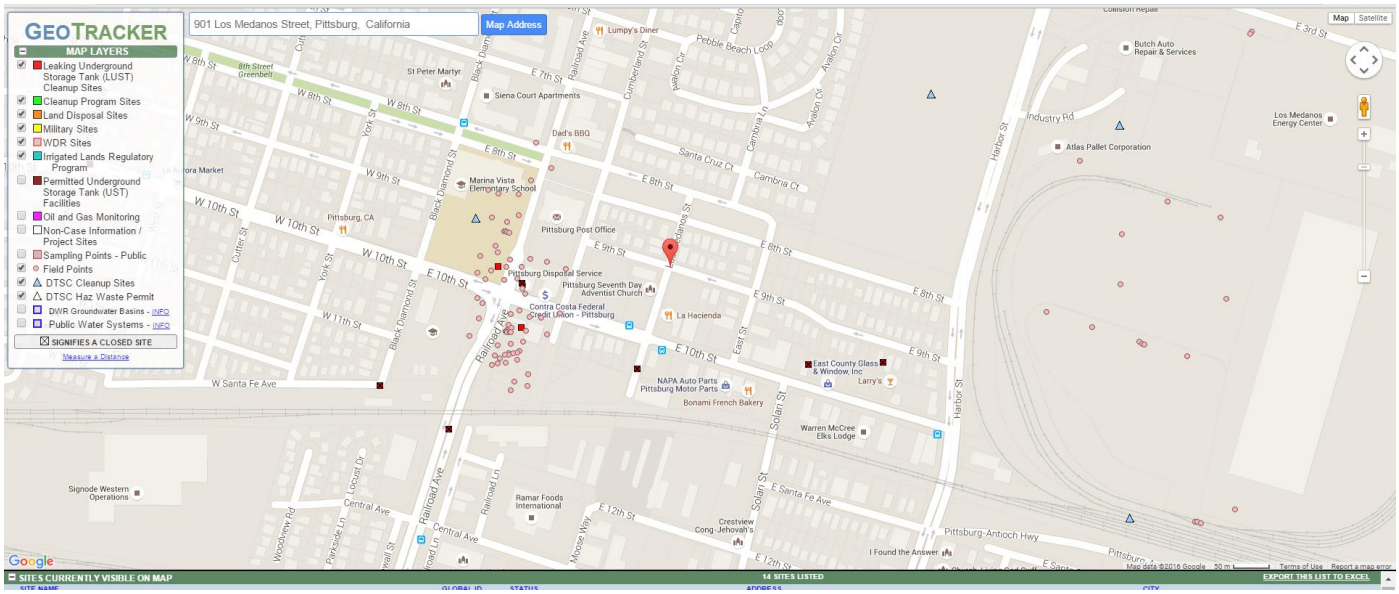

Figure 4.2.2. Spatial results of GeoTracker query

4.2.2.2. Consultation with RWQCB

No RWQCB consultation was conducted beyond that which was performed during environmental database querying.

4.2.3.Oil, Gas, and Geothermal Wells

A review of oil, gas, and geothermal resources maps was conducted online to identify oil, gas, and geothermal wells located on the Property or on the surrounding properties. Oil, gas, and geothermal resources maps were reviewed from California Department of Conservation, Division of Oil, Gas, and Geothermal Resources Well Finder (http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx). The online mapping system shows the location of new, active producer, active injector, dual, and plugged.

Based on the review of the DOGGR Well Finder database and EDR's Radius Map Report (Appendix 14.2), there are no oil, gas, and/ or geothermal wells on the Property or within a quarter mile of the Property.

4.2.4.Other Sources

No pertinent information relating to environmental conditions on the subject property or the vicinity was gathered via searching of alternative sources.

4.3. PHYSICAL SETTING SOURCES

4.3.1.Geology, Soils, Topography, and Hydrology

The Property is located on the United States Geologic Survey (USGS) 7.5-degree minute (1:24,000) topographic map “Honker Bay Quadrangle”. The Property is approximately 30 feet above mean sea level; the topography of the Property is flat with a general slope to the east-northeast. The Property is not located within a floodplain as defined by the Federal Emergency Management Agency Flood Insurance Rate Maps, according to the EDR report (Figure 4.3.1). Public and private groundwater wells and public water supplies identified in EDR’s query of readily-available databases are over 0.25 miles from the Property.

Figure 4.3.1. Physical Setting map from EDR Report

4.4. HISTORICAL USE INFORMATION ON THE PROPERTY

The objective of consulting historical sources is to develop a history of the previous uses of the property and surrounding area, in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the property.

AEI (2001) summarizes the Property's historical use as follows: "A bowling alley occupied the subject property since at least 1946. The buildings associated with the subject property were demolished in 2007." Historical city directories returned the following business names for the Property address: CJ's Barbecue Pit, Pittsburg Bowl. Sanborn maps indicated the following features on the Property or directly adjacent: residence and pool; bowling alley, restaurant.

4.4.1.Topographic Map Analysis

Historical and current topographic maps of the Property were analyzed to determine any of the following: topography and inferred surface water and ground water flow direction; current and historical land use; and current and historical structures, utilities, and roads. The only historic topographic map was 1980 and showed no structures depicted on the subject property; however, subject property and surrounding areas are shaded orange, indicating dense urban development. The resolution of these maps was so coarse that only general land uses could be inferred. This constitutes a data failure. Prominent features included the railroads, major streets, and buildings. No visual clues as to any possible recognized environmental conditions were found.

4.4.2. Aerial Photography Analysis

Historical aerial photographs of the Property were analyzed to determine the any of the following: current and historical land use; any current and historical structures, utilities, and roads; and any current or historical drum storage, above ground tanks, garbage dumps or landfills, or pits, ponds, or lagoons. A chronology of historical aerial photographs was reviewed from the existing Phase I ESA Report prepared by AEI Consultants (dated 2011). The resolution of these maps was so coarse that only general land uses could be inferred. This constitutes a minor data failure.

AEI (2011)			
Date(s)	**Scale**	**Subject Property Description**	**Surrounding Area Descriptions**
1939	1:750	Property appears vacant.	**North:** Residential Use **South:** Commercial Use/Vacant **East:** Commercial Use **West:** Commercial Use
1957	1:750	Property appears graded for construction.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1965	1:750	Property appears developed with three commercial buildings.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1977	1:750	No changes in Property are apparent in the 1977 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use

1984	1:750	No changes in Property are apparent in the 1984 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1996	1:750	No changes in Property are apparent in the 1996 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Vacant/Commercial Use
1957	1:750	Property appears graded for construction.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use

4.4.3.Fire Insurance (Sanborn Company) Maps

Fire insurance maps are historical city and building layout maps produced for private fire insurance companies (primarily by the former Sanborn Company). These historical city maps can indicate the presence of structures on, or uses of, properties at specified dates.

There is coverage of the Property by Sanborn Maps (see AEI 2011 previous Phase I ESA Report). A summary of pertinent map details follows. The following commercial or industrial uses were indicated on the Sanborn Co. Fire Insurance Maps dated 1958 and 1966 for the target Property (AEI 2011):

- 1958 map: 4 Stores, Entertainment, Restaurant
- 1966 map: 4 Stores, Entertainment, Restaurant

The following commercial or industrial uses were indicated on the Sanborn Co. Fire Insurance Maps dated 1958 and 1966 in the vicinity of the Property (AEI 2011):

- 1958 map: North of target Property: Dwelling, South: Pool, East: Bowling, West: Church
- 1966 map: North of target Property: Dwelling, South: Pool, East: Bowling-Not in Operation, West: Church

4.4.4.Building Permits

Multiple building permits were returned for the subject property and vicinity. Building permits reviewed by AEI (2011) indicated that previous activities at the 901 Los Medanos Street address included: 1946-Building permit for Construction of Bowling and Stores/Commercial Use and 2007- Building Permit for Demolition.

4.4.5.City Directories

City directories have been published for cities and towns across the US since the 1700s. Originally a list of residents, the city directory developed into a tool for locating individuals and businesses in a particular urban or suburban area. Current directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business. While city directory coverage is comprehensive for large cities, it may be incomplete or unavailable for small towns and unincorporated, rural areas. The target address was 901 Los Medanos Street, Pittsburg, California. AEI (2011) also reviewed listings in historical City Directories. Historical city directories returned the following business names for the Property address: CJ's Barbecue Pit, Pittsburg Bowl. None of the listings give any evidence of industrial use or manufacturing. City directories review did not detect any indications of possible recognized environmental conditions.

4.5. HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

Sanborn Maps, building permits, city directories, and topographic maps provided historical use information on adjoining properties, which were discussed in the preceding sections. Other historical use information on adjoining properties is summarized in other sections of this report.

5. SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property.

5.1. METHODOLOGY AND LIMITING CONDITIONS

The site visit is limited to visual and/or physical observation of the exterior and interior of the Property and its improvements, the past and current uses of the Property and adjoining properties, and the condition of the Property. The site visit evaluated the Property and adjoining properties for potential hazardous materials/waste and petroleum product use, storage, disposal, or accidental release, including the following: presence of tank and drum storage; mechanical or electrical equipment likely to contain liquids; evidence of soil or pavement staining or stressed vegetation; ponds, pits, lagoons, or sumps; suspicious odors; fill and depressions; or any other condition indicative of potential contamination. The site visit did evaluate the presence of asbestos-containing materials, radon, lead-based paint, and wetlands. It did not evaluate the presence of mold, indoor air quality, or structural defects, or other non-scope items.

On February 25, 2016, Phil Hanes (environmental scientist, Natural Investigations Company) performed a site reconnaissance of the Property. All accessible portions of the Property were observed by a pedestrian survey; adjoining properties were observed by a combination of pedestrian survey and windshield (automobile) survey. Photographic documentation accompanies the following summary of the site visit (Appendix 14.4).

5.2. EXTERIOR OBSERVATIONS

The following text discusses focus areas of the site reconnaissance.

5.2.1.Stained Soil / Distressed Vegetation / Odors

No stained soil, distressed vegetation, or unusual odors was noted during the site reconnaissance.

5.2.2.Roads

Roads surrounding the Property are all paved with asphalt or concrete, and show no suspicious staining other than *de minimis* quantities associated with parking stalls from parked automobiles that apparently leak engine fluids.

5.2.3.Wells / Potable Water Supply

Potable water is supplied by Contra Costa Water District.

5.2.4.Sewage Disposal System

Sewage is transported and treated by the City of Pittsburg municipal sewage treatment system.

5.2.5.Storage Tanks, Containers, or Drums

No storage tanks or drum storage was noted on the Property or adjoining properties during the site reconnaissance.

5.2.6.Hazardous Substances and Petroleum Products

No hazardous substances or petroleum product usage or storage was noted on the Property or adjoining properties during the site reconnaissance.

5.2.7.Electrical or Mechanical Equipment Likely to Contain Fluids

Polychlorinated biphenyls, or PCBs, were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR, Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered “Non-

PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

No PCB-containing equipment (electric or hydraulic) was observed during the site reconnaissance. Pole-mounted transformers were observed in the vicinity, but appear to be modern and non-leaking. Overhead electrical service is provided by PG&E.

5.2.8. Pits / Ponds / Lagoons

No pits, ponds, or lagoons were observed during the site reconnaissance.

5.2.9. Storm Water / Pools of Liquid

No stormwater facilities or pools of liquid were observed during the site reconnaissance.

5.2.10. Solid Waste

Municipal solid waste and recyclables generated on the Property and adjoining properties are collected in cans and hauled by the City.

5.3. INTERIOR OBSERVATIONS

No interior observations were made because there are no structures on the Property.

5.4. LIMITATIONS

There were no limitations on the ability of the environmental professional to perform the site reconnaissance.

6. INTERVIEWS

Information about past owners, operations or occupants was reviewed by AEI (2011); they detected no recognized environmental conditions associated with the Property from interviews. The current User, Noah Painter, was interviewed about his knowledge of the Property. Mr. Painter had no knowledge of recognized environmental conditions associated with the Property.

7. FINDINGS

The Property is located in a mixed residential-commercial-industrial zone. The Property has no known industrial history, but has evidence of commercial usage as a bowling alley and restaurant.

7.1. RATIONALE FOR DETERMINATION OF SIGNIFICANT FINDINGS

Offsite properties identified in the vicinity of the Property were evaluated to determine if they are likely to have adversely affected the Property. The criteria used to evaluate whether an offsite property pose potential environmental concerns to the Property include:

- Distance from the Property: Offsite properties within one-quarter mile of the Property were evaluated. The one-quarter-mile radius was used because it is unlikely a hazardous material released to the subsurface will migrate laterally within the soil for a significant distance, although in some cases, a hazardous material can migrate in groundwater in a generally downgradient direction for distances greater than one-quarter mile.
- Expected depth and direction of groundwater and surface water flow: The identification of a site as potentially upgradient or downgradient is based on the expected direction of groundwater flow determined by site-specific measurement, where available, or inferred from the regional topography.
- The presence of documented contaminant releases at the identified sites.
- The media that the documented contaminant releases affected (i.e., soil and/or groundwater). For the evaluation of potential environmental contamination in the Property, offsite properties with releases to

soil only are assumed to pose no significant impact on the Property, as the contaminants are unlikely to migrate towards the Property.

Based on the review and evaluation of information available in the environmental databases and regulatory agency files, no adverse environmental effect is expected for vicinity sites that have some or all the following conditions:

- the identified vicinity sites are in assumed down-gradient or cross-gradient locations
- the identified vicinity sites have obtained case closure
- the identified vicinity sites were contained at the ground surface, or releases to the subsurface affected soil only, in which case the contaminants are unlikely to migrate towards the Property in groundwater.
- offsite properties located further than one-quarter mile from the Property are not expected to adversely affect the Property conditions, as it is unlikely a hazardous material released to the subsurface will migrate laterally within the soil for a significant distance, although a hazardous material can migrate in groundwater in a generally downgradient direction.

7.2. VAPOR ENCROACHMENT SCREENING

ASTM Practice E1527-13 requires subsurface vapor migration to be evaluated as a possible contaminant pathway in the identification of a recognized environmental condition. However, ASTM Practice E1527-13 does not require any risk analysis to building occupants of vapor intrusion or the performance of a vapor encroachment screening. The USEPA defines vapor intrusion as "*the migration of volatile chemicals from the subsurface into overlying buildings. Volatile chemicals in buried wastes and/or contaminated groundwater can emit vapors that may migrate through subsurface soils and into indoor air spaces of overlying buildings in ways similar to that of radon gas seeping into homes*." (USEPA 2010, page 4). Volatile chemicals include volatile and semivolatile organic compounds as well as some inorganic substances such as hydrogen sulfide and radon.

The USEPA recommends evaluating vapor intrusion under certain circumstances:

> "*The draft guidance is suggested for use at RCRA Corrective Action, CERCLA (National Priorities List and Superfund Alternative Sites), and Brownfields sites, but is not recommended for use at Subtitle I Underground Storage Tank (UST) sites at this time. The draft guidance recommends certain conservative assumptions that may not be appropriate at a majority of the current 145,000 petroleum releases from USTs. As such, the draft guidance is unlikely to provide an appropriate mechanism for screening the vapor pathway at UST sites. We recommend that State and Regional UST corrective action programs continue to use a risk based decision making approach as described in OSWER Directive 9610.17: Use of Risk-Based Decision Making in UST Corrective Action Program to address this pathway. A majority of State programs are successfully implementing this directive at their UST cleanups and use the recommended approaches where appropriate, to prioritize and remediate their sites, including risk associated with vapor migration to indoor air in a manner that is protective of human health and the environment*." (USEPA 2010, page 2)

USEPA (2010) guidance describes Tier 1 – Primary Screening as having the following components: a) if chemicals of sufficient volatility and toxicity are present or reasonably suspected to be present; b) if inhabited buildings are located (or will be constructed under future development scenarios above or in close proximity to subsurface contamination; and c) if current conditions warrant immediate action. ASTM also provides guidance in the E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. No vapor encroachment conditions were identified for the Property.

It should be noted that Leaking Underground Storage Tank and DTSC EnviroStor sites closed by the RWQCB or local agencies prior to April 1, 2008, would not necessarily have been closed based on a risk assessment that considered volatile organic compounds and the vapor intrusion pathway. Assembly Bill 422, which now requires such a risk assessment, did not take effect until January 1, 2008.

7.3. *DE MINIMIS* ENVIRONMENTAL CONDITIONS

De minimis environmental conditions are conditions that are not believed to present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies (ASTM 2013). No minimal, or *de minimis*, environmental condition(s) exists pursuant to the ASTM Practice E1527-13.

No minimal, or *de minimis*, environmental condition(s) exists pursuant to the ASTM Practice E1527-13.

7.4. HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

ASTM Practice E1527-13 defines a historical recognized condition as:

> "...*an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition*." (p. 5, ASTM 2013)

No historical recognized environmental conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13.

7.5. KNOWN OR SUSPECT RECOGNIZED ENVIRONMENTAL CONDITIONS

No recognized environmental conditions were found in connection with the Property pursuant to the ASTM Practice E1527-13.

8. OPINION AND RECOMMENDATION

8.1. IMPACT OF ENVIRONMENTAL CONDITIONS ON PROPERTY

It is the Environmental Professional's opinion that there are no current recognized environmental conditions, in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, site reconnaissance, and interviews failed to identify any current environmental conditions in connection with the Property.

8.2. ADDITIONAL INVESTIGATION

It is the Environmental Professional's opinion that there are no historical or current recognized environmental conditions in connection with the Property pursuant to the ASTM Practice E1527-13. Records review, database searches, or interviews failed to identify any environmental conditions in connection with the Property. Therefore, no further site investigation is recommended.

8.3. DATA GAPS OR DELETIONS

ASTM Practice E1527-13 defines data failure as the failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap. ASTM Practice E1527-13 defines a data gap as a lack, of or inability to obtain, information required by this practice despite good faith efforts by the Environmental Professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.)

The available historical USGS quadrangle maps and aerial photography were too coarse in resolution to discern any specific land uses or structures on the Property or adjacent properties. These constitute data failures. Another data gap was the inability to conduct interviews the past property owners or tenants. However, a combination of other historical data sources was available such that no significant data gap existed, and the historical research objectives were achieved.

There were no deletions from the ASTM Practice E1527-13.

9. CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 of the Property at 901 Los Medanos, Pittsburg, CA (APN 085-182-001). Any exceptions to, or deletions from, this practice are described in Sections 1.3 and 8.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with Property. No further site investigation is recommended.

However, if groundwater under the Property is to be pumped and used, water quality testing is recommended. This is because historical industrial activities in the vicinity have historically contaminated groundwater in the vicinity of the Property with petroleum products and volatile organic chemicals, Natural Investigations Co. does not recommend the use of groundwater under the Property before water quality testing. Because the Property has municipal water available for water supply, we find no development restrictions for this Property.

10. ADDITIONAL SERVICES

Some additional services beyond the scope of the ASTM Practice E1527-13 were conducted as part of this assessment. The subject property was assessed for these potential environmental concerns: radon, wetlands, drinking water standards, lead-based paint, and asbestos-containing materials.

10.1. ASBESTOS-CONTAINING BUILDING MATERIALS

The subject property is currently vacant land and lacks erected structures or buildings and lacks construction or demolition debris. No building components or materials that might contain asbestos-containing materials, such as ceiling tiles, floor tiles, exterior siding and roofing, pipe insulation, etc., were identified during the site reconnaissance. No additional site investigation into asbestos-containing materials is recommended.

10.2. LEAD-BASED PAINT

The subject property is currently vacant land and lacks erected structures or buildings and lacks construction or demolition debris. No building components or materials that might contain lead-containing materials, such as painted wood or plaster, sloughed paint chips, exterior siding, piping, etc., were identified during the site reconnaissance. No additional site investigation into lead-containing materials is recommended.

10.3. RADON

Radon is a naturally-occurring, odorless, invisible gas. Natural radon levels vary and are associated with certain geologic formations. Radon may enter buildings through basement sumps or other openings. Radon sampling was not requested as part of this assessment. According to the California Department of Health Services Radon Database, queried by EDR (see following excerpt), 4 tests were conducted for radon levels in the subject property zip code (94565). This region has an average radon concentration of 1.4 pCi/L, which is well below the action level of 4.0 pCi/L set forth by the US EPA.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94565	29	2

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 Zip Code: 94565

Number of sites tested: 4

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.375 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

10.4. DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

The Contra Costa Water District supplies potable water to the subject property. Water quality data is available at the Internet site at: http://www.ccwater.com/338/Water-Quality-Data. The most recent water quality report (Year 2014) stated in the summary: "*In 2014, the treated drinking water delivered to your home met all drinking water standards set by the state and federal governments*." Water quality testing results indicate that lead concentrations in the municipal water supply are below the USEPA action levels.

However, if groundwater under the Property is to be pumped and used, water quality testing is recommended. This is because historical industrial activities in the vicinity have historically contaminated groundwater in the vicinity of the Property with petroleum products and volatile organic chemicals, Natural Investigations Co. does not recommend the use of groundwater under the Property before water quality testing. Because the Property has municipal water available for water supply, we find no development restrictions for this Property.

10.5. WETLANDS

The subject property was assessed for the potential presence of wetlands via an inspection by a scientist trained to delineate wetlands and by a query of the United States Fish and Wildlife Service National Wetland Inventory Maps. The Property was assessed in such a manner as to view all areas to the degree necessary to determine the vegetation community types and the presence or absence of jurisdictional water features. Wetland field determination procedures followed the USACE Wetlands Delineation Manual technical guidelines for a Level 2 Routine Field Determination (Environmental Laboratory 1987). No wetlands were detected during the site reconnaissance. The USFWS National Wetland Inventory has no wetlands mapped on, or adjacent to, the Property.

10.6. Non-Scope Services

There may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, and mold.

Phase I ESAs are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. Natural Investigations Company offers a range of investigative and consulting services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the User understand and better manage risks associated with their property. Since such detailed services involve greater expense and time, we ask that our clients participate in the identification of the level of service that will provide them with what they consider to be an acceptable level of risk. Please contact the signatory of this report if you would like to discuss the issue of risk further. Land use, site conditions, and other factors will change over time. This report should not be relied upon after 180 days from the date of issuance, unless additional services are performed as defined in Section 4.6 of ASTM E1527-13.

11. REFERENCES

American Society for Testing and Materials. 2010. Standard Guide for Vapor Encroachment Screening On Property Involved In Real Estate Transactions. Designation E2600-10. West Conshohocken, Pennsylvania. 33 pp.

American Society for Testing and Materials. 2013. Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Designation E 1527-13. West Conshohocken, Pennsylvania. 47 pp.

California Department of Conservation. 2015. Department of Oil, Gas, and Geothermal Resources Online Mapping System (DOMS) 2.0. Database. Available on the Internet at http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx.

California Environmental Protection Agency. California Environmental Reporting System Database. Available on the Internet at http://cers.calepa.ca.gov/.

Department of Toxic Substances Control. 2015. EnviroStor Database Website. Available on the Internet at: http://www.envirostor.dtsc.ca.gov/public/.

State Water Resources Control Board. 2015. GeoTracker Database Website. Available on the Internet at: http://geotracker.swrcb.ca.gov/.

USEPA. 2002. OSWER Draft Guidance for Evaluating the Vapor Intrusion to Indoor Air Pathway from Groundwater and Soils (Subsurface Vapor Intrusion Guidance). EPA530-D-02-004. Office of Solid Waste and Emergency Response. 178 pp. Available on the Internet at: http://www.epa.gov/epawaste/hazard/correctiveaction/eis/vapor.htm.

USEPA. 2015. Envirofacts Data Warehouse Multisystem Query Website. Available on the Internet at: http://www.epa.gov/enviro/html/multisystem.html.

USEPA. 2015. The Enforcement and Compliance History Online (ECHO) database maintained by the USEPA. Available on the Internet at: http://echo.epa.gov/?redirect=echo.

12. SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

As required by 40 CFR 312.21(d), this report shall include the following statements of the environmental professional responsible for conducting the Phase I ESA and preparation of the report (page 22, ASTM 2013):

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

G. O. Graening, PhD
Registered Environmental Assessor

13. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

Dr. Gary O. Graening was certified by California Department of Toxic Substances Control as a Registered Environmental Assessor I (registration # 08060,) from 2005 to 2012 (after which DTSC retired the certification program). Dr. Graening holds a PhD in Biological Sciences and a Master of Science in Engineering. Dr. Graening has over 13 years of experience in environmental research and site assessment, including preparation of program-level Phase I ESAs, limited Phase II investigations, as well as environmental impact assessments for National Environmental Policy Act compliance and California Environmental Quality Act compliance. Dr. Graening has completed the 40-hour OSHA Hazardous Waste Operations and Emergency Response certification (with 8-hour annual refresher courses). Dr. Graening's full résumé, and the Company's statement of qualifications, is available on the Internet at the Company's website: www.naturalinvestigations.com.

14. APPENDICES

14.1. USER-PROVIDED INFORMATION AND TITLE DOCUMENTS

User-Provided Information

- AEI (2011) Phase I ESA (bound separately)

Title Documents

- Title report (2016) (bound separately)

14.2. REGULATORY RECORDS DOCUMENTATION

EDR Radius Map Report

Los Medanos
901 Los Medanos Street
Pittsburg, CA 94565

Inquiry Number: 4548737.2s
February 25, 2016

EDR Summary Radius Map Report

Environmental Data Resources Inc

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

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

901 LOS MEDANOS STREET
PITTSBURG, CA 94565

COORDINATES

Latitude (North):	38.0279220 - 38˚ 1' 40.51''
Longitude (West):	121.8825730 - 121˚ 52' 57.26''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	598073.9
UTM Y (Meters):	4209296.5
Elevation:	29 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey

Target Property:	NE
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120520
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1		301 E 10TH ST	EDR Hist Cleaner	Lower	121, 0.023, SW
A2		325 E 10TH ST	EDR Hist Auto	Lower	125, 0.024, South
A3		325 E 10TH	EDR Hist Auto	Lower	125, 0.024, South
A4	JOHN STANLEY AUTO BO	325 E 10TH ST B	CONTRA COSTA CO. SITE LIST	Lower	125, 0.024, South
A5	D & F AUTO SALES	327 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	129, 0.024, South
B6		960 EAST ST	EDR Hist Auto	Lower	200, 0.038, SE
A7	FRANK DEROSA AND SON	340 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	205, 0.039, SSE
8	VETERAN'S BUILDING P	855 EAST ST	CONTRA COSTA CO. SITE LIST	Higher	265, 0.050, ENE
B9	PITTSBURG MOTOR PART	360 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	276, 0.052, SSE
B10		360 E 10TH ST	EDR Hist Auto	Lower	276, 0.052, SSE
A11	CATALINE BUILT HOMES	1050 LOS MEDANOS ST	SWEEPS UST, HIST UST	Lower	317, 0.060, SSW
A12	CATALINE BUILT HOMES	1050 LOS MEDANOS	LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	317, 0.060, SSW
B13		409 E 10TH ST	EDR Hist Auto	Lower	447, 0.085, SE
14	BAYOU TRANSPORTATION	10 SANTA CRUZ CT	RCRA NonGen / NLR	Higher	492, 0.093, NNE
C15	FAULTLESS CLEANERS	427 10TH ST E	LUST, HIST CORTESE	Lower	535, 0.101, SE
C16	FAUTLESS CLEANERS	427 E 10TH ST	RCRA-SQG, EMI, HAZNET, CONTRA COSTA CO. SITE LIST	Lower	579, 0.110, SE
C17		427 E 10TH ST	EDR Hist Cleaner	Lower	579, 0.110, SE
D18	BEACON SERVICE STATI	1001 RAILROAD AVENUE	LUST, SWEEPS UST, HIST UST, CONTRA COSTA CO. SITE...	Lower	621, 0.118, West
D19	REDDING PETROLEUM	1001 RAILROAD AVENUE	LUST	Lower	621, 0.118, West
C20	LAS PALMAS AUTO REPA	418 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	630, 0.119, SE
C21		418 E 10TH ST	EDR Hist Auto	Lower	630, 0.119, SE
D22	CITY OF PITTSBURG	985 RAILROAD AVE	LUST, CONTRA COSTA CO. SITE LIST	Lower	633, 0.120, West
C23	PITTSBURG PLUMBING	441 10TH ST E	LUST	Lower	648, 0.123, SE
D24	BELL GAS & MINI MARK	998 RAILROAD AVE	UST	Lower	674, 0.128, West
D25	BELL GAS	998 RAILROAD AVE	LUST, SWEEPS UST, HIST CORTESE, CONTRA COSTA CO...	Lower	674, 0.128, West
C26	PITTSBURG PLUMBING	441 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	691, 0.131, ESE
C27	PITTSBURG AUTO BODY	430 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	709, 0.134, SE
E28	MAGNOLI, ED	192 7TH ST	CONTRA COSTA CO. SITE LIST	Higher	830, 0.157, NNW
F29	PITTSBURG ST REDEVLO	1095 RAILROAD AVE	LUST	Lower	854, 0.162, WSW
F30	PITTSBURG REDEVLOPME	1095 RAILROAD AVE	LUST	Lower	854, 0.162, WSW
F31	RAILROAD AVENUE ICE	1095 RAILROAD AVE	HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	854, 0.162, WSW
G32	AT&T CALIFORNIA - WF	337 E 12TH ST	CONTRA COSTA CO. SITE LIST	Lower	870, 0.165, South
G33	PACIFIC BELL	337 EAST 12TH STREET	RCRA-SQG, FINDS, ECHO	Lower	870, 0.165, South
G34	CITY OF PITTSBURG CO	357 E 12TH ST	HAZNET, CONTRA COSTA CO. SITE LIST	Lower	898, 0.170, South
G35	PITTSBURG CORP YARD	357 E 12TH ST	UST	Lower	898, 0.170, South
E36	IMPULSE TECHNOLOGY	695 RAILROAD AVE	CONTRA COSTA CO. SITE LIST	Higher	921, 0.174, NNW
G37	RUSSO AUTO BODY	369 E 12TH STREET	FINDS, EMI, CONTRA COSTA CO. SITE LIST, ECHO	Lower	924, 0.175, South
F38	RAMAR INTERNATIONAL	1101 RAILROAD AVE	CONTRA COSTA CO. SITE LIST	Lower	969, 0.184, WSW
E39	RIVERVIEW FIRE STATI	200 E 6TH ST	HIST UST, CONTRA COSTA CO. SITE LIST	Lower	1025, 0.194, North

MAPPED SITES SUMMARY

Target Property Address:
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	MARINA ELEMENTARY SC	809 BLACK DIAMOND ST	CONTRA COSTA CO. SITE LIST	Higher	1062, 0.201, NW
H41	ELECTRO MFG CO	494 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	1142, 0.216, ESE
I42	PACIFIC BELL	345 CENTRAL AVENUE	RCRA NonGen / NLR, FINDS, ECHO	Higher	1155, 0.219, SSW
I43	PACIFIC BELL/PITTSBU	355 CENTRAL AVE	UST, AST	Higher	1155, 0.219, SSW
I44	PACIFIC BELL	355 CENTRAL AVENUE	RCRA-SQG, SWEEPS UST, HIST UST, FINDS, CONTRA...	Higher	1155, 0.219, SSW
H45	UNIVERSAL AUTO REPAI	499 E 10TH STREET	EMI, CONTRA COSTA CO. SITE LIST	Lower	1162, 0.220, ESE
H46	BAY SAW & TOOL REPAI	498 E 10TH ST	CONTRA COSTA CO. SITE LIST	Lower	1169, 0.221, ESE
J47	CALIFORNIA SMOG & BR	1220 SOLARI ST	CONTRA COSTA CO. SITE LIST	Lower	1171, 0.222, South
I48	PEPSI COLA BOTTLING	338 CENTRAL	LUST, SWEEPS UST	Higher	1198, 0.227, SSW
I49	FORMER PEPSI COLA BO	338 CENTRAL	LUST, HIST UST, ENF, HIST CORTESE, CONTRA COSTA...	Higher	1198, 0.227, SSW
J50	RASACHANH AUTO BODY	391 CENTRAL AVE	CONTRA COSTA CO. SITE LIST	Lower	1230, 0.233, South
K51	SANTA FE PITTSBURG D	1 SANTA FE	LUST, HIST CORTESE	Lower	1252, 0.237, WSW
K52	PITTSBURG RAILYARD	1 W SANTA FE AVE	RCRA-SQG, FINDS, HAZNET, NPDES, CONTRA COSTA CO...	Lower	1252, 0.237, WSW
L53	NAYMEX AUTO SERVICE	1177 RAILROAD AVE	CONTRA COSTA CO. SITE LIST	Lower	1262, 0.239, SW
J54	ST VINCENT DE PAUL	390 CENTRAL AVE	CONTRA COSTA CO. SITE LIST	Higher	1267, 0.240, South
H55	OBRIENS AUTOMOTIVE R	999 HARBOR ST A	CONTRA COSTA CO. SITE LIST	Lower	1282, 0.243, ESE
L56	FRAETIS, ROGER	301 CENTRAL AVE	CONTRA COSTA CO. SITE LIST	Lower	1286, 0.244, SW
57	DEROSA AUTO BODY	1090 HARBOR ST	CONTRA COSTA CO. SITE LIST	Lower	1293, 0.245, SE
L58	RAY SAW & TOOL RPR	1187 RAILROAD AVE	RCRA-SQG, FINDS, ECHO	Lower	1302, 0.247, SW
59	CITY OF PITTSBURG	23 W 7TH ST	CONTRA COSTA CO. SITE LIST	Higher	1311, 0.248, NW
M60	PITTSBURG ST RDEVELO	1300 RAILROAD AVE	LUST	Lower	1546, 0.293, SW
M61	PITTSBURG ST RDEVELO	1300 RAILROAD	LUST, ENF, HIST CORTESE, CONTRA COSTA CO. SITE...	Lower	1546, 0.293, SW
62	DELTA AUTO WRECKER	6 INDUSTRY ROAD	CERCLIS, RESPONSE, ENVIROSTOR, Cortese, CONTRA...	Lower	1755, 0.332, ENE
N63	CAL ASIA DEVELOPMENT	391 3RD ST E	LUST, HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	1848, 0.350, NNE
N64	JOHNS MANVILLE	420 EAST 3RD STREET	ENVIROSTOR, SLIC, VCP, DEED	Lower	1877, 0.355, NE
65	BURLINGTON NORTHERN	ADJOINING USS POSCO	ENVIROSTOR, VCP	Lower	2054, 0.389, ESE
66	MANVILLE SALES CORP	UNKNOWN 3RD & HARBOR	SLIC	Lower	2063, 0.391, NE
67	MARINA SCHOOL EXPANS	EAST 8TH AND EAST 10	ENVIROSTOR, SCH	Lower	2180, 0.413, WNW
O68	K AND S BODY SHOP	600 E. 3RD STREET	CERCLIS-NFRAP, ENVIROSTOR	Lower	2247, 0.426, NE
O69	DIABLO SERVICE CORP	595 E 3RD	CERCLIS-NFRAP	Lower	2258, 0.428, NE
O70	DIABLO SERVICES	595 EAST THIRD ST	SLIC	Lower	2258, 0.428, NE
O71	DIABLO SERVICE CORP.	595 THIRD	Cortese, ENF	Lower	2258, 0.428, NE
P72	695 EAST THIRD STREE	695 EAST THIRD STREE	SLIC, BROWNFIELDS	Lower	2467, 0.467, ENE
P73	KOCH CARBON INC.	700-707 E. 3RD STREE	CERCLIS-NFRAP	Lower	2486, 0.471, ENE
Q74	JOSE'S SERVICE STATI	394 10TH	HIST UST, HIST CORTESE, CONTRA COSTA CO. SITE LIST	Lower	2511, 0.476, WNW
Q75	JOSE'S SERVICE STATI	394 10TH ST W	LUST	Lower	2538, 0.481, WNW
76	PITTSBURG HIGH SCHOO	250 SCHOOL STREET	ENVIROSTOR, SCH, HIST UST, NPDES, CONTRA COSTA CO.	Higher	2620, 0.496, SSW
77	KOCH CARBON LLC	707 E 3RD ST	ENVIROSTOR, SLIC, NPDES, CONTRA COSTA CO. SITE...	Lower	2865, 0.543, ENE
78	GWF POWER SYSTEMS,LP	895 E 3RD STREET	ENVIROSTOR, VCP, DEED, EMI, NPDES, CONTRA COSTA...	Lower	3605, 0.683, ENE

MAPPED SITES SUMMARY

Target Property Address:
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	TRANS BAY CABLE CONV	570 TO 620 & 650 W.	ENVIROSTOR, VCP, DEED	Lower	4057, 0.768, WNW
80	PG&E PITTSBURG POWER	595 WEST 10TH STREET	ENVIROSTOR	Lower	4180, 0.792, West
81	PG AND E GAS PLANT P	APPROX 1/2 MILE E HA	EDR MGP	Lower	4458, 0.844, East
R82	CONTINENTAL FIBRE DR	701 WILLOW PASS RD	ENVIROSTOR, LUST, VCP, HIST UST, DEED, HIST...	Lower	5185, 0.982, West
R83	SONOCO FIBRE DRUM IN	701 WILLOW PASS RD	CERCLIS-NFRAP, CORRACTS, RCRA-TSDF, RCRA-SQG,...	Lower	5185, 0.982, West
84	TENNESSE CHEMICAL CO	553 CLARK AVE.	HWP	Higher	5230, 0.991, South
S85	STANLEY WORKS THE	855 V PARKSIDE DR	RCRA-SQG, ENVIROSTOR, SWEEPS UST, CONTRA COSTA CO	Lower	5256, 0.995, WSW
S86	ACME STEEL/COLD META	855 NORTH PARKSIDE D	Notify 65	Lower	5256, 0.995, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

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

Federal CERCLIS list

CERCLIS: A review of the CERCLIS list, as provided by EDR, and dated 10/25/2013 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DELTA AUTO WRECKER	***6 INDUSTRY ROAD***	***ENE 1/4 - 1/2 (0.332 mi.)***	***62***	***23***

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 10/25/2013 has revealed that there are 3 CERCLIS-NFRAP sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
K AND S BODY SHOP	***600 E. 3RD STREET***	***NE 1/4 - 1/2 (0.426 mi.)***	***O68***	***25***
DIABLO SERVICE CORP	595 E 3RD	NE 1/4 - 1/2 (0.428 mi.)	O69	26
KOCH CARBON INC.	700-707 E. 3RD STREE	ENE 1/4 - 1/2 (0.471 mi.)	P73	26

Federal RCRA CORRACTS facilities list

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 06/09/2015 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

Lower Elevation	Address	Direction / Distance	Map ID	Page
SONOCO FIBRE DRUM IN	*701 WILLOW PASS RD*	*W 1/2 - 1 (0.982 mi.)*	*R83*	*30*

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 06/09/2015 has revealed that there are 5 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	*355 CENTRAL AVENUE*	*SSW 1/8 - 1/4 (0.219 mi.)*	*I44*	*18*

Lower Elevation	Address	Direction / Distance	Map ID	Page
FAUTLESS CLEANERS	*427 E 10TH ST*	*SE 0 - 1/8 (0.110 mi.)*	*C16*	*11*
PACIFIC BELL	*337 EAST 12TH STREET*	*S 1/8 - 1/4 (0.165 mi.)*	*G33*	*15*
PITTSBURG RAILYARD	*1 W SANTA FE AVE*	*WSW 1/8 - 1/4 (0.237 mi.)*	*K52*	*20*
RAY SAW & TOOL RPR	*1187 RAILROAD AVE*	*SW 1/8 - 1/4 (0.247 mi.)*	*L58*	*22*

State- and tribal - equivalent NPL

RESPONSE: A review of the RESPONSE list, as provided by EDR, and dated 11/07/2015 has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DELTA AUTO WRECKER Status: Active Facility Id: 7750026	*6 INDUSTRY ROAD*	*ENE 1/4 - 1/2 (0.332 mi.)*	*62*	*23*

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 11/07/2015 has revealed that there are 12 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PITTSBURG HIGH SCHOO Facility Id: 60000879 Status: No Further Action	*250 SCHOOL STREET*	*SSW 1/4 - 1/2 (0.496 mi.)*	*76*	*27*

Lower Elevation	Address	Direction / Distance	Map ID	Page
DELTA AUTO WRECKER Facility Id: 7750026 Status: Active	*6 INDUSTRY ROAD*	*ENE 1/4 - 1/2 (0.332 mi.)*	*62*	*23*
JOHNS MANVILLE	*420 EAST 3RD STREET*	*NE 1/4 - 1/2 (0.355 mi.)*	*N64*	*24*

Facility Id: 7390022 Status: Certified / Operation & Maintenance				
BURLINGTON NORTHERN Facility Id: 70000118 Status: Active	***ADJOINING USS POSCO***	***ESE 1/4 - 1/2 (0.389 mi.)***	***65***	***25***
MARINA SCHOOL EXPANS Facility Id: 70000066 Status: No Further Action	***EAST 8TH AND EAST 10***	***WNW 1/4 - 1/2 (0.413 mi.)***	***67***	***25***
K AND S BODY SHOP Facility Id: 7750025 Status: No Further Action	***600 E. 3RD STREET***	***NE 1/4 - 1/2 (0.426 mi.)***	***O68***	***25***
KOCH CARBON LLC Facility Id: 71003798 Status: Refer: Other Agency	***707 E 3RD ST***	***ENE 1/2 - 1 (0.543 mi.)***	***77***	***28***
GWF POWER SYSTEMS,LP Facility Id: 7490047 Status: Certified O&M - Land Use Restrictions Only	***895 E 3RD STREET***	***ENE 1/2 - 1 (0.683 mi.)***	***78***	***28***
TRANS BAY CABLE CONV Facility Id: 60000487 Status: Certified O&M - Land Use Restrictions Only	***570 TO 620 & 650 W.***	***WNW 1/2 - 1 (0.768 mi.)***	***79***	***29***
PG&E PITTSBURG POWER Facility Id: 7490048 Status: Refer: RCRA	595 WEST 10TH STREET	W 1/2 - 1 (0.792 mi.)	80	29
CONTINENTAL FIBRE DR Facility Id: 7260001 Facility Id: 80001711 Status: Certified / Operation & Maintenance Status: Inactive - Needs Evaluation	***701 WILLOW PASS RD***	***W 1/2 - 1 (0.982 mi.)***	***R82***	***30***
STANLEY WORKS THE Facility Id: 71002838 Status: Refer: Other Agency	***855 V PARKSIDE DR***	***WSW 1/2 - 1 (0.995 mi.)***	***S85***	***31***

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, and dated 12/14/2015 has revealed that there are 16 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PEPSI COLA BOTTLING Facility Id: 07-0233 Facility Status: Leak being confirmed	***338 CENTRAL***	***SSW 1/8 - 1/4 (0.227 mi.)***	***I48***	***19***
FORMER PEPSI COLA BO Status: Completed - Case Closed Global Id: T0601300216	***338 CENTRAL***	***SSW 1/8 - 1/4 (0.227 mi.)***	***I49***	***19***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CATALINE BUILT HOMES	***1050 LOS MEDANOS***	***SSW 0 - 1/8 (0.060 mi.)***	***A12***	***10***

Status: Completed - Case Closed
Facility Id: 07-0516
Facility Status: Case Closed
Global Id: T0601300477
date9: 3/21/1997

FAULTLESS CLEANERS	***427 10TH ST E***	***SE 0 - 1/8 (0.101 mi.)***	***C15***	***11***

Status: Completed - Case Closed
Facility Id: 07-0574
Facility Status: Case Closed
Global Id: T0601300530
date9: 2/22/1999

BEACON SERVICE STATI	***1001 RAILROAD AVENUE***	***W 0 - 1/8 (0.118 mi.)***	***D18***	***12***

Status: Open - Remediation
Global Id: T0601382732

REDDING PETROLEUM	1001 RAILROAD AVENUE	W 0 - 1/8 (0.118 mi.)	D19	12

Facility Id: 07-0832
Facility Status: Preliminary site assessment workplan submitted

CITY OF PITTSBURG	***985 RAILROAD AVE***	***W 0 - 1/8 (0.120 mi.)***	***D22***	***13***

Status: Completed - Case Closed
Global Id: T0601359176

PITTSBURG PLUMBING	441 10TH ST E	SE 0 - 1/8 (0.123 mi.)	C23	13

Status: Completed - Case Closed
Global Id: T0601300442

BELL GAS	***998 RAILROAD AVE***	***W 1/8 - 1/4 (0.128 mi.)***	***D25***	***13***

Status: Open - Remediation
Facility Id: 07-0588
Facility Status: Leak being confirmed
Global Id: T0601300541

PITTSBURG ST REDEVLO	1095 RAILROAD AVE	WSW 1/8 - 1/4 (0.162 mi.)	F29	14

Facility Id: 07-0093
Facility Status: Case Closed
date9: 10/1/1997

PITTSBURG REDEVLOPME	1095 RAILROAD AVE	WSW 1/8 - 1/4 (0.162 mi.)	F30	15

Status: Completed - Case Closed
Global Id: T0601300089

SANTA FE PITTSBURG D	***1 SANTA FE***	***WSW 1/8 - 1/4 (0.237 mi.)***	***K51***	***20***

Status: Completed - Case Closed
Facility Id: 07-0470
Facility Status: Case Closed
Global Id: T0601300435
date9: 7/23/1998

PITTSBURG ST RDEVELO	1300 RAILROAD AVE	SW 1/4 - 1/2 (0.293 mi.)	M60	22

Facility Id: 07-0477
Facility Status: Preliminary site assessment underway

PITTSBURG ST RDEVELO	***1300 RAILROAD***	***SW 1/4 - 1/2 (0.293 mi.)***	***M61***	***23***

Status: Completed - Case Closed
Global Id: T0601300441

CAL ASIA DEVELOPMENT	***391 3RD ST E***	***NNE 1/4 - 1/2 (0.350 mi.)***	***N63***	***24***

Status: Completed - Case Closed
Facility Id: 07-0046
Facility Status: Case Closed

Global Id: T0601300043 date9: 3/24/1997				
JOSE'S SERVICE STATI Status: Completed - Case Closed Facility Id: 07-0165 Facility Status: Case Closed Global Id: T0601300155 date9: 3/24/1997	394 10TH ST W	WNW 1/4 - 1/2 (0.481 mi.)	Q75	27

SLIC: A review of the SLIC list, as provided by EDR, and dated 12/14/2015 has revealed that there are 4 SLIC sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JOHNS MANVILLE Facility Status: Open - Inactive Global Id: SLT2O208311	***420 EAST 3RD STREET***	***NE 1/4 - 1/2 (0.355 mi.)***	***N64***	***24***
MANVILLE SALES CORP Facility Id: 07S0091	UNKNOWN 3RD & HARBOR	NE 1/4 - 1/2 (0.391 mi.)	66	25
DIABLO SERVICES Facility Id: SL1822C630	595 EAST THIRD ST	NE 1/4 - 1/2 (0.428 mi.)	O70	26
695 EAST THIRD STREE Facility Status: Completed - Case Closed Global Id: SL0601397790	***695 EAST THIRD STREE***	***ENE 1/4 - 1/2 (0.467 mi.)***	***P72***	***26***

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, and dated 12/14/2015 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL/PITTSBU Facility Id: 716423	***355 CENTRAL AVE***	***SSW 1/8 - 1/4 (0.219 mi.)***	***I43***	***18***

Lower Elevation	Address	Direction / Distance	Map ID	Page
BELL GAS & MINI MARK Facility Id: 770107	998 RAILROAD AVE	W 1/8 - 1/4 (0.128 mi.)	D24	13
PITTSBURG CORP YARD Facility Id: 770110	357 E 12TH ST	S 1/8 - 1/4 (0.170 mi.)	G35	16

EXECUTIVE SUMMARY

AST: A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL/PITTSBU	***355 CENTRAL AVE***	***SSW 1/8 - 1/4 (0.219 mi.)***	***I43***	***18***

State and tribal voluntary cleanup sites

VCP: A review of the VCP list, as provided by EDR, and dated 11/07/2015 has revealed that there are 2 VCP sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JOHNS MANVILLE Status: Certified / Operation & Maintenance Facility Id: 7390022	***420 EAST 3RD STREET***	***NE 1/4 - 1/2 (0.355 mi.)***	***N64***	***24***
BURLINGTON NORTHERN Status: Active Facility Id: 70000118	***ADJOINING USS POSCO***	***ESE 1/4 - 1/2 (0.389 mi.)***	***65***	***25***

State and tribal Brownfields sites

BROWNFIELDS: A review of the BROWNFIELDS list, as provided by EDR, and dated 12/04/2015 has revealed that there is 1 BROWNFIELDS site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
695 EAST THIRD STREE	***695 EAST THIRD STREE***	***ENE 1/4 - 1/2 (0.467 mi.)***	***P72***	***26***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Comp Number: 16423	***355 CENTRAL AVENUE***	***SSW 1/8 - 1/4 (0.219 mi.)***	***I44***	***18***
PEPSI COLA BOTTLING Comp Number: 11008	***338 CENTRAL***	***SSW 1/8 - 1/4 (0.227 mi.)***	***I48***	***19***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CATALINE BUILT HOMES	***1050 LOS MEDANOS ST***	***SSW 0 - 1/8 (0.060 mi.)***	***A11***	***10***

Comp Number: 12590				
BEACON SERVICE STATI	***1001 RAILROAD AVENUE***	***W 0 - 1/8 (0.118 mi.)***	***D18***	***12***
Status: A Tank Status: A Comp Number: 1647				
BELL GAS	***998 RAILROAD AVE***	***W 1/8 - 1/4 (0.128 mi.)***	***D25***	***13***
Status: A Tank Status: A Comp Number: 70107				

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Facility Id: 00000016423	***355 CENTRAL AVENUE***	***SSW 1/8 - 1/4 (0.219 mi.)***	***I44***	***18***
FORMER PEPSI COLA BO Facility Id: 00000011008	***338 CENTRAL***	***SSW 1/8 - 1/4 (0.227 mi.)***	***I49***	***19***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CATALINE BUILT HOMES Facility Id: 00000012590	***1050 LOS MEDANOS ST***	***SSW 0 - 1/8 (0.060 mi.)***	***A11***	***10***
BEACON SERVICE STATI Facility Id: 00000001647	***1001 RAILROAD AVENUE***	***W 0 - 1/8 (0.118 mi.)***	***D18***	***12***
RIVERVIEW FIRE STATI Facility Id: 00000022333	***200 E 6TH ST***	***N 1/8 - 1/4 (0.194 mi.)***	***E39***	***17***

Local Land Records

DEED: A review of the DEED list, as provided by EDR, and dated 12/07/2015 has revealed that there is 1 DEED site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
JOHNS MANVILLE Status: CERTIFIED / OPERATION & MAINTENANCE Envirostor ID: 7390022	***420 EAST 3RD STREET***	***NE 1/4 - 1/2 (0.355 mi.)***	***N64***	***24***

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 06/09/2015

has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BAYOU TRANSPORTATION	10 SANTA CRUZ CT	NNE 0 - 1/8 (0.093 mi.)	14	10
PACIFIC BELL	***345 CENTRAL AVENUE***	***SSW 1/8 - 1/4 (0.219 mi.)***	***I42***	***17***

Cortese: A review of the Cortese list, as provided by EDR, and dated 12/28/2015 has revealed that there are 2 Cortese sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DELTA AUTO WRECKER Envirostor Id: 7750026 Cleanup Status: ACTIVE	***6 INDUSTRY ROAD***	***ENE 1/4 - 1/2 (0.332 mi.)***	***62***	***23***
DIABLO SERVICE CORP.	***595 THIRD***	***NE 1/4 - 1/2 (0.428 mi.)***	***O71***	***26***

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 9 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FORMER PEPSI COLA BO Reg Id: 07-0233	***338 CENTRAL***	***SSW 1/8 - 1/4 (0.227 mi.)***	***I49***	***19***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CATALINE BUILT HOMES Reg Id: 07-0516	***1050 LOS MEDANOS***	***SSW 0 - 1/8 (0.060 mi.)***	***A12***	***10***
FAULTLESS CLEANERS Reg Id: 07-0574	***427 10TH ST E***	***SE 0 - 1/8 (0.101 mi.)***	***C15***	***11***
BELL GAS Reg Id: 07-0588	***998 RAILROAD AVE***	***W 1/8 - 1/4 (0.128 mi.)***	***D25***	***13***
RAILROAD AVENUE ICE Reg Id: 07-0093	***1095 RAILROAD AVE***	***WSW 1/8 - 1/4 (0.162 mi.)***	***F31***	***15***
SANTA FE PITTSBURG D Reg Id: 07-0470	***1 SANTA FE***	***WSW 1/8 - 1/4 (0.237 mi.)***	***K51***	***20***
PITTSBURG ST RDEVELO Reg Id: 07-0477	***1300 RAILROAD***	***SW 1/4 - 1/2 (0.293 mi.)***	***M61***	***23***
CAL ASIA DEVELOPMENT Reg Id: 07-0046	***391 3RD ST E***	***NNE 1/4 - 1/2 (0.350 mi.)***	***N63***	***24***
JOSE'S SERVICE STATI Reg Id: 07-0165	***394 10TH***	***WNW 1/4 - 1/2 (0.476 mi.)***	***Q74***	***27***

EXECUTIVE SUMMARY

HWP: A review of the HWP list, as provided by EDR, and dated 11/23/2015 has revealed that there are 2 HWP sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TENNESSE CHEMICAL CO EPA Id: CAD046415162 Cleanup Status: CLOSED	553 CLARK AVE.	S 1/2 - 1 (0.991 mi.)	84	31

Lower Elevation	Address	Direction / Distance	Map ID	Page
CONTINENTAL FIBRE DR EPA Id: CAD093073427 Cleanup Status: PROTECTIVE FILER	***701 WILLOW PASS RD***	***W 1/2 - 1 (0.982 mi.)***	***R82***	***30***

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 09/10/2015 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ACME STEEL/COLD META	855 NORTH PARKSIDE D	WSW 1/2 - 1 (0.995 mi.)	S86	32

CONTRA COSTA CO. SITE LIST: A review of the CONTRA COSTA CO. SITE LIST list, as provided by EDR, and dated 12/01/2015 has revealed that there are 36 CONTRA COSTA CO. SITE LIST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VETERAN'S BUILDING P Facility Id: 772777	855 EAST ST	ENE 0 - 1/8 (0.050 mi.)	8	9
MAGNOLI, ED Facility Id: 770740	192 7TH ST	NNW 1/8 - 1/4 (0.157 mi.)	E28	14
IMPULSE TECHNOLOGY Facility Id: 771445	695 RAILROAD AVE	NNW 1/8 - 1/4 (0.174 mi.)	E36	16
MARINA ELEMENTARY SC Facility Id: 773681	809 BLACK DIAMOND ST	NW 1/8 - 1/4 (0.201 mi.)	40	17
PACIFIC BELL Facility Id: 774080 Facility Id: 716423	***355 CENTRAL AVENUE***	***SSW 1/8 - 1/4 (0.219 mi.)***	***I44***	***18***
FORMER PEPSI COLA BO Facility Id: 711008	***338 CENTRAL***	***SSW 1/8 - 1/4 (0.227 mi.)***	***I49***	***19***
ST VINCENT DE PAUL Facility Id: 770828	390 CENTRAL AVE	S 1/8 - 1/4 (0.240 mi.)	J54	21
CITY OF PITTSBURG Facility Id: 771622	23 W 7TH ST	NW 1/8 - 1/4 (0.248 mi.)	59	22

Lower Elevation	Address	Direction / Distance	Map ID	Page
JOHN STANLEY AUTO BO	325 E 10TH ST B	S 0 - 1/8 (0.024 mi.)	A4	8

Facility Id: 772937				
D & F AUTO SALES Facility Id: 771319	327 E 10TH ST	S 0 - 1/8 (0.024 mi.)	A5	8
FRANK DEROSA AND SON Facility Id: 771444	340 E 10TH ST	SSE 0 - 1/8 (0.039 mi.)	A7	9
PITTSBURG MOTOR PART Facility Id: 770910	360 E 10TH ST	SSE 0 - 1/8 (0.052 mi.)	B9	9
CATALINE BUILT HOMES Facility Id: 712590	***1050 LOS MEDANOS***	***SSW 0 - 1/8 (0.060 mi.)***	***A12***	***10***
FAUTLESS CLEANERS Facility Id: 770881	***427 E 10TH ST***	***SE 0 - 1/8 (0.110 mi.)***	***C16***	***11***
BEACON SERVICE STATI Facility Id: 701647	***1001 RAILROAD AVENUE***	***W 0 - 1/8 (0.118 mi.)***	***D18***	***12***
LAS PALMAS AUTO REPA Facility Id: 771110	418 E 10TH ST	SE 0 - 1/8 (0.119 mi.)	C20	12
CITY OF PITTSBURG Facility Id: 773586	***985 RAILROAD AVE***	***W 0 - 1/8 (0.120 mi.)***	***D22***	***13***
BELL GAS Facility Id: 770107	***998 RAILROAD AVE***	***W 1/8 - 1/4 (0.128 mi.)***	***D25***	***13***
PITTSBURG PLUMBING Facility Id: 771224	441 E 10TH ST	ESE 1/8 - 1/4 (0.131 mi.)	C26	14
PITTSBURG AUTO BODY Facility Id: 774144	430 E 10TH ST	SE 1/8 - 1/4 (0.134 mi.)	C27	14
RAILROAD AVENUE ICE Facility Id: 770594	***1095 RAILROAD AVE***	***WSW 1/8 - 1/4 (0.162 mi.)***	***F31***	***15***
AT&T CALIFORNIA - WF Facility Id: 770722	337 E 12TH ST	S 1/8 - 1/4 (0.165 mi.)	G32	15
CITY OF PITTSBURG CO Facility Id: 770110	***357 E 12TH ST***	***S 1/8 - 1/4 (0.170 mi.)***	***G34***	***16***
RUSSO AUTO BODY Facility Id: 773892 Facility Id: 771432	***369 E 12TH STREET***	***S 1/8 - 1/4 (0.175 mi.)***	***G37***	***16***
RAMAR INTERNATIONAL Facility Id: 707557	1101 RAILROAD AVE	WSW 1/8 - 1/4 (0.184 mi.)	F38	17
RIVERVIEW FIRE STATI Facility Id: 722333	***200 E 6TH ST***	***N 1/8 - 1/4 (0.194 mi.)***	***E39***	***17***
ELECTRO MFG CO Facility Id: 771447	494 E 10TH ST	ESE 1/8 - 1/4 (0.216 mi.)	H41	17
UNIVERSAL AUTO REPAI Facility Id: 770872	***499 E 10TH STREET***	***ESE 1/8 - 1/4 (0.220 mi.)***	***H45***	***18***
BAY SAW & TOOL REPAI Facility Id: 713084	498 E 10TH ST	ESE 1/8 - 1/4 (0.221 mi.)	H46	19
CALIFORNIA SMOG & BR Facility Id: 771439	1220 SOLARI ST	S 1/8 - 1/4 (0.222 mi.)	J47	19
RASACHANH AUTO BODY Facility Id: 771438	391 CENTRAL AVE	S 1/8 - 1/4 (0.233 mi.)	J50	20
PITTSBURG RAILYARD	***1 W SANTA FE AVE***	***WSW 1/8 - 1/4 (0.237 mi.)***	***K52***	***20***

Facility Id: 770909				
NAYMEX AUTO SERVICE Facility Id: 771436	1177 RAILROAD AVE	SW 1/8 - 1/4 (0.239 mi.)	L53	21
OBRIENS AUTOMOTIVE R Facility Id: 772811	999 HARBOR ST A	ESE 1/8 - 1/4 (0.243 mi.)	H55	21
FRAETIS, ROGER Facility Id: 770570	301 CENTRAL AVE	SW 1/8 - 1/4 (0.244 mi.)	L56	22
DEROSA AUTO BODY Facility Id: 774128	1090 HARBOR ST	SE 1/8 - 1/4 (0.245 mi.)	57	22

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

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

Lower Elevation	Address	Direction / Distance	Map ID	Page
PG AND E GAS PLANT P	APPROX 1/2 MILE E HA	E 1/2 - 1 (0.844 mi.)	81	29

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 6 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	325 E 10TH ST	S 0 - 1/8 (0.024 mi.)	A2	8
Not reported	325 E 10TH	S 0 - 1/8 (0.024 mi.)	A3	8
Not reported	960 EAST ST	SE 0 - 1/8 (0.038 mi.)	B6	9
Not reported	360 E 10TH ST	SSE 0 - 1/8 (0.052 mi.)	B10	9
Not reported	409 E 10TH ST	SE 0 - 1/8 (0.085 mi.)	B13	10
Not reported	418 E 10TH ST	SE 0 - 1/8 (0.119 mi.)	C21	12

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	301 E 10TH ST	SW 0 - 1/8 (0.023 mi.)	A1	8
Not reported	427 E 10TH ST	SE 0 - 1/8 (0.110 mi.)	C17	11

Count: 8 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PITTSBURG	1003878923	PG&E GAS PLANT PITTSBURG	APPROX 1/2 MI E HARBOR/8TH	94565	CERCLIS-NFRAP
PITTSBURG	S117897997	CHEVRON PIPELINE - CARPINO EAST	CARPINO EAST AND COLUMBIA STRE	94565	SLIC
PITTSBURG	S104735477	KOCH CARBON INC.	700- 707 E. 3RD STREET	94565	ENVIROSTOR
PITTSBURG	S116165384	PITTSBURG MARINA EXPANSION PHASE I	MONTEZUMA & CODY	94565	ENVIROSTOR
PITTSBURG	S117897992	CHEVRON HISTORIC PIPELINE	PARKSIDE DRIVE AT DORY ROAD	94565	SLIC
PITTSBURG	S106235115	SOUTHERN ENERGY CO.	WEST TENTH ST		SLIC
PITTSBURG	S116165421	WILLOW PASS SITE	WILLOW PASS ROAD/NANTUCKET	94565	ENVIROSTOR, SCH
WEST PITTSBURG	S100833504	PACIFIC GAS AND ELECTRIC/SHELL - W	WILLOW PASS/ROAD	94565	CA BOND EXP. PLAN

OVERVIEW MAP - 4548737.2S

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

Pipelines

100-year flood zone

500-year flood zone

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:	Los Medanos	CLIENT:	Natural Investigations
ADDRESS:	901 Los Medanos Street Pittsburg CA 94565	CONTACT:	Cindy Arrington
		INQUIRY #:	4548737.2s
LAT/LONG:	38.027922 / 121.882573	DATE:	February 25, 2016 7:07 pm

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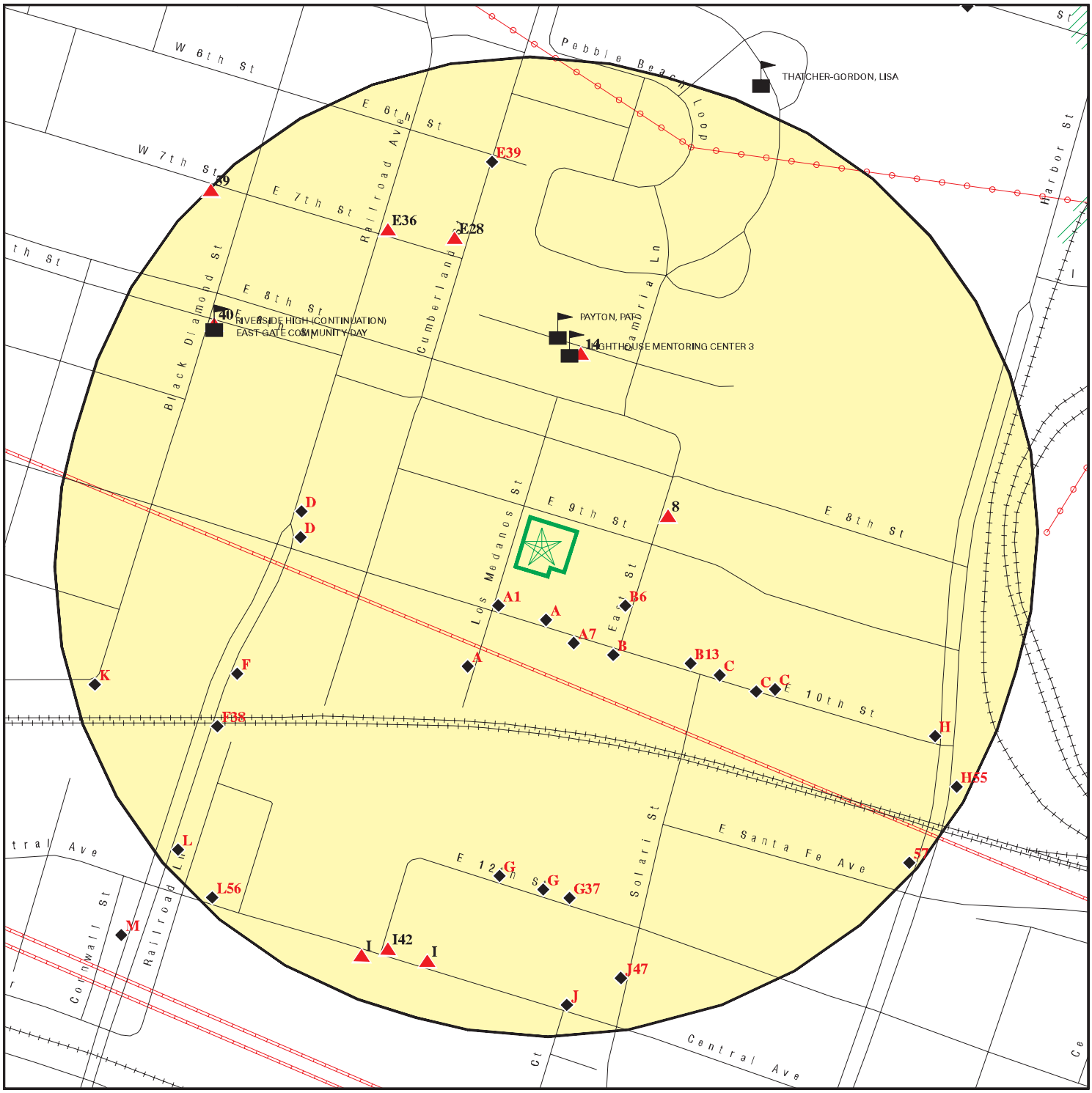
DETAIL MAP - 4548737.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Power transmission lines

Pipelines

100-year flood zone

500-year flood zone

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:	Los Medanos	CLIENT:	Natural Investigations
ADDRESS:	901 Los Medanos Street Pittsburg CA 94565	CONTACT:	Cindy Arrington
		INQUIRY #:	4548737.2s
LAT/LONG:	38.027922 / 121.882573	DATE:	February 25, 2016 7:08 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	1	NR	NR	1
Federal CERCLIS NFRAP site List								
CERCLIS-NFRAP	0.500		0	0	3	NR	NR	3
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	1	NR	1
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	4	NR	NR	NR	5
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	1	0	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	6	6	NR	12
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		6	6	4	NR	NR	16

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	4	NR	NR	4
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	2	NR	NR	2
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	1	NR	NR	1
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
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	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	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	3	NR	NR	NR	5
HIST UST	0.250		2	3	NR	NR	NR	5
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	1	NR	NR	1
Records of Emergency Release Reports								
HMIRS	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
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		1	1	NR	NR	NR	2
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
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	2	NR	NR	2
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
HAZNET	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		2	4	3	NR	NR	9
HWP	1.000		0	0	0	2	NR	2
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	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
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	1	NR	1
CONTRA COSTA CO. SITE LIST	0.250		10	26	NR	NR	NR	36
UIC	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
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	1	NR	1
EDR Hist Auto	0.125		6	NR	NR	NR	NR	6
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
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	32	51	28	11	0	122

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
A1 **SW** **< 1/8** **0.023 mi.** **121 ft.** **Relative:** **Lower**	**301 E 10TH ST** **PITTSBURG, CA 94565** **Click here for full text details**	**EDR Hist Cleaner**	**1015037754** **N/A**
A2 **South** **< 1/8** **0.024 mi.** **125 ft.** **Relative:** **Lower**	**325 E 10TH ST** **PITTSBURG, CA 94565** **Click here for full text details**	**EDR Hist Auto**	**1015426604** **N/A**
A3 **South** **< 1/8** **0.024 mi.** **125 ft.** **Relative:** **Lower**	**325 E 10TH** **PITTSBURG, CA 94565** **Click here for full text details**	**EDR Hist Auto**	**1015426605** **N/A**
A4 **South** **< 1/8** **0.024 mi.** **125 ft.** **Relative:** **Lower**	**JOHN STANLEY AUTO BODY** **325 E 10TH ST B** **PITTSBURG, CA 94565** **Click here for full text details** **CONTRA COSTA CO. SITE LIST** Facility Id: 772937	**CONTRA COSTA CO. SITE LIST**	**S104532805** **N/A**
A5 **South** **< 1/8** **0.024 mi.** **129 ft.** **Relative:** **Lower**	**D & F AUTO SALES** **327 E 10TH ST** **PITTSBURG, CA 94565** **Click here for full text details** **CONTRA COSTA CO. SITE LIST** Facility Id: 771319	**CONTRA COSTA CO. SITE LIST**	**S102261577** **N/A**

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B6 **SE** **< 1/8** **0.038 mi.** **200 ft.** **Relative:** **Lower**	**960 EAST ST** **PITTSBURG, CA 94565** **Click here for full text details**	**EDR Hist Auto**	**1015684526** **N/A**
A7 **SSE** **< 1/8** **0.039 mi.** **205 ft.** **Relative:** **Lower**	**FRANK DEROSA AND SON** **340 E 10TH ST** **PITTSBURG, CA 94565** **Click here for full text details** **CONTRA COSTA CO. SITE LIST** Facility Id: 771444	**CONTRA COSTA CO. SITE LIST**	**S102261578** **N/A**
8 **ENE** **< 1/8** **0.050 mi.** **265 ft.** **Relative:** **Higher**	**VETERAN'S BUILDING PITTSBURG** **855 EAST ST** **PITTSBURG, CA 94565** **Click here for full text details** **CONTRA COSTA CO. SITE LIST** Facility Id: 772777	**CONTRA COSTA CO. SITE LIST**	**S104566687** **N/A**
B9 **SSE** **< 1/8** **0.052 mi.** **276 ft.** **Relative:** **Lower**	**PITTSBURG MOTOR PARTS INC** **360 E 10TH ST** **PITTSBURG, CA 94565** **Click here for full text details** **CONTRA COSTA CO. SITE LIST** Facility Id: 770910	**CONTRA COSTA CO. SITE LIST**	**S103982028** **N/A**
B10 **SSE** **< 1/8** **0.052 mi.** **276 ft.** **Relative:** **Lower**	**360 E 10TH ST** **PITTSBURG, CA 94565** **Click here for full text details**	**EDR Hist Auto**	**1015448162** **N/A**

A11
SSW
< 1/8
0.060 mi.
317 ft.

Relative:
Lower

CATALINE BUILT HOMES, INC.
1050 LOS MEDANOS ST
PITTSBURG, CA 94565

SWEEPS UST
HIST UST

U001597897
N/A

Click here for full text details

SWEEPS UST
Comp Number: 12590

HIST UST
Facility Id: 00000012590

A12
SSW
< 1/8
0.060 mi.
317 ft.

Relative:
Lower

CATALINE BUILT HOMES INC
1050 LOS MEDANOS
PITTSBURG, CA 94565

LUST
HIST CORTESE
CONTRA COSTA CO. SITE LIST

S104162248
N/A

Click here for full text details

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Facility Id: 07-0516
Global Id: T0601300477
date9: 3/21/1997

Click here to access the California GeoTracker records for this facility

HIST CORTESE
Reg Id: 07-0516

CONTRA COSTA CO. SITE LIST
Facility Id: 712590

B13
SE
< 1/8
0.085 mi.
447 ft.

Relative:
Lower

409 E 10TH ST
PITTSBURG, CA 94565

EDR Hist Auto

1015477368
N/A

Click here for full text details

14
NNE
< 1/8
0.093 mi.
492 ft.

Relative:
Higher

BAYOU TRANSPORTATION SOLUTIONS LLC
10 SANTA CRUZ CT
PITTSBURG, CA 94565

RCRA NonGen / NLR

1014465514
CAR000219956

Click here for full text details

RCRA NonGen / NLR
EPA Id: CAR000219956

C15
SE
< 1/8
0.101 mi.
535 ft.

Relative:
Lower

FAULTLESS CLEANERS
427 10TH ST E
PITTSBURG, CA 94565

LUST
HIST CORTESE

S101324215
N/A

Click here for full text details

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Facility Id: 07-0574
Global Id: T0601300530
date9: 2/22/1999

Click here to access the California GeoTracker records for this facility

HIST CORTESE
Reg Id: 07-0574

C16
SE
< 1/8
0.110 mi.
579 ft.

Relative:
Lower

FAUTLESS CLEANERS
427 E 10TH ST
PITTSBURG, CA 94565

RCRA-SQG
EMI
HAZNET
CONTRA COSTA CO. SITE LIST

1000414630
CAD981617491

Click here for full text details

RCRA-SQG
EPA Id: CAD981617491

EMI
Facility Id: 4249

HAZNET
GEPAID: CAD981617491

CONTRA COSTA CO. SITE LIST
Facility Id: 770881

C17
SE
< 1/8
0.110 mi.
579 ft.

Relative:
Lower

427 E 10TH ST
PITTSBURG, CA 94565

EDR Hist Cleaner

1015059871
N/A

Click here for full text details

D18
West
< 1/8
0.118 mi.
621 ft.

Relative:
Lower

BEACON SERVICE STATION
1001 RAILROAD AVENUE
PITTSBURG, CA 94565

LUST
SWEEPS UST
HIST UST
CONTRA COSTA CO. SITE LIST

U001597893
N/A

Click here for full text details

LUST
Status: Open - Remediation
Global Id: T0601382732

Click here to access the California GeoTracker records for this facility

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 1647

HIST UST
Facility Id: 00000001647

CONTRA COSTA CO. SITE LIST
Facility Id: 701647

D19
West
< 1/8
0.118 mi.
621 ft.

Relative:
Lower

REDDING PETROLEUM
1001 RAILROAD AVENUE
PITTSBURG, CA

LUST

S105790747
N/A

Click here for full text details

LUST
Facility Status: Preliminary site assessment workplan submitted
Facility Id: 07-0832

C20
SE
< 1/8
0.119 mi.
630 ft.

Relative:
Lower

LAS PALMAS AUTO REPAIR
418 E 10TH ST
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST

S105455342
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 771110

C21
SE
< 1/8
0.119 mi.
630 ft.

Relative:
Lower

418 E 10TH ST
PITTSBURG, CA 94565

EDR Hist Auto

1015484333
N/A

Click here for full text details

D22
West
< 1/8
0.120 mi.
633 ft.

Relative:
Lower

CITY OF PITTSBURG
985 RAILROAD AVE
PITTSBURG, CA 94565

LUST
CONTRA COSTA CO. SITE LIST

S107448101
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0601359176

Click here to access the California GeoTracker records for this facility

CONTRA COSTA CO. SITE LIST
Facility Id: 773586

C23
SE
< 1/8
0.123 mi.
648 ft.

Relative:
Lower

PITTSBURG PLUMBING
441 10TH ST E
PITTSBURG, CA 94565

LUST

S106516842
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0601300442

Click here to access the California GeoTracker records for this facility

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D24
West
1/8-1/4
0.128 mi.
674 ft.

Relative:
Lower

BELL GAS & MINI MARKET
998 RAILROAD AVE
PITTSBURG, CA 94565

UST

U003938418
N/A

Click here for full text details

UST
Facility Id: 770107

D25
West
1/8-1/4
0.128 mi.
674 ft.

Relative:
Lower

BELL GAS
998 RAILROAD AVE
PITTSBURG, CA 94565

LUST
SWEEPS UST
HIST CORTESE
CONTRA COSTA CO. SITE LIST

S102261769
N/A

Click here for full text details

LUST
Facility Status: Leak being confirmed
Status: Open - Remediation
Facility Id: 07-0588
Global Id: T0601300541

Click here to access the California GeoTracker records for this facility

SWEEPS UST

BELL GAS (Continued) **S102261769**

Status: A
Tank Status: A
Comp Number: 70107

HIST CORTESE
Reg Id: 07-0588

CONTRA COSTA CO. SITE LIST
Facility Id: 770107

C26
ESE
1/8-1/4
0.131 mi.
691 ft.

Relative:
Lower

PITTSBURG PLUMBING **CONTRA COSTA CO. SITE LIST** **S106093014**
441 E 10TH ST **N/A**
PITTSBURG, CA 94565

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 771224

C27
SE
1/8-1/4
0.134 mi.
709 ft.

Relative:
Lower

PITTSBURG AUTO BODY **CONTRA COSTA CO. SITE LIST** **S110041709**
430 E 10TH ST **N/A**
PITTSBURG, CA 94565

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 774144

E28
NNW
1/8-1/4
0.157 mi.
830 ft.

Relative:
Higher

MAGNOLI, ED **CONTRA COSTA CO. SITE LIST** **S102261607**
192 7TH ST **N/A**
PITTSBURG, CA 94565

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 770740

F29
WSW
1/8-1/4
0.162 mi.
854 ft.

Relative:
Lower

PITTSBURG ST REDEVLOPMENT #1 **LUST** **S103472478**
1095 RAILROAD AVE **N/A**
PITTSBURG, CA 94565

Click here for full text details

LUST
Facility Status: Case Closed
Facility Id: 07-0093
date9: 10/1/1997

F30
WSW
1/8-1/4
0.162 mi.
854 ft.

Relative:
Lower

PITTSBURG REDEVLOPMENT #1
1095 RAILROAD AVE
PITTSBURG, CA 94565

LUST

S113804490
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0601300089

Click here to access the California GeoTracker records for this facility

---

F31
WSW
1/8-1/4
0.162 mi.
854 ft.

Relative:
Lower

RAILROAD AVENUE ICE HOUSE
1095 RAILROAD AVE
PITTSBURG, CA 94565

HIST CORTESE
CONTRA COSTA CO. SITE LIST

S101306990
N/A

Click here for full text details

HIST CORTESE
Reg Id: 07-0093

CONTRA COSTA CO. SITE LIST
Facility Id: 770594

G32
South
1/8-1/4
0.165 mi.
870 ft.

Relative:
Lower

AT&T CALIFORNIA - WF613
337 E 12TH ST
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST

S110375687
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 770722

G33
South
1/8-1/4
0.165 mi.
870 ft.

Relative:
Lower

PACIFIC BELL
337 EAST 12TH STREET
PITTSBURG, CA 94565

RCRA-SQG
FINDS
ECHO

1000251251
CAT080020894

Click here for full text details

RCRA-SQG
EPA Id: CAT080020894

FINDS
Registry ID:: 110002949551

G34
South
1/8-1/4
0.170 mi.
898 ft.

Relative:
Lower

CITY OF PITTSBURG CORPORATION YARD
357 E 12TH ST
PITTSBURG, CA 94565

HAZNET
CONTRA COSTA CO. SITE LIST

S112855800
N/A

Click here for full text details

HAZNET
GEPAID: CAC000952936

CONTRA COSTA CO. SITE LIST
Facility Id: 770110

G35
South
1/8-1/4
0.170 mi.
898 ft.

Relative:
Lower

PITTSBURG CORP YARD
357 E 12TH ST
PITTSBURG, CA 94565

UST

U003784297
N/A

Click here for full text details

UST
Facility Id: 770110

E36
NNW
1/8-1/4
0.174 mi.
921 ft.

Relative:
Higher

IMPULSE TECHNOLOGY
695 RAILROAD AVE
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST

S102261768
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 771445

G37
South
1/8-1/4
0.175 mi.
924 ft.

Relative:
Lower

RUSSO AUTO BODY
369 E 12TH STREET
PITTSBURG, CA 94565

FINDS
EMI
CONTRA COSTA CO. SITE LIST
ECHO

1006824686
N/A

Click here for full text details

FINDS
Registry ID:: 110013832914

EMI
Facility Id: 12080

CONTRA COSTA CO. SITE LIST
Facility Id: 773892
Facility Id: 771432

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F38 WSW 1/8-1/4 0.184 mi. 969 ft. Relative: Lower	**RAMAR INTERNATIONAL CORP 1101 RAILROAD AVE PITTSBURG, CA 94565** Click here for full text details **CONTRA COSTA CO. SITE LIST** Facility Id: 707557	**CONTRA COSTA CO. SITE LIST**	**S102261773 N/A**
E39 North 1/8-1/4 0.194 mi. 1025 ft. Relative: Lower	**RIVERVIEW FIRE STATION 84 200 E 6TH ST PITTSBURG, CA 94565** Click here for full text details **HIST UST** Facility Id: 00000022333 **CONTRA COSTA CO. SITE LIST** Facility Id: 722333	**HIST UST CONTRA COSTA CO. SITE LIST**	**U001597941 N/A**
40 NW 1/8-1/4 0.201 mi. 1062 ft. Relative: Higher	**MARINA ELEMENTARY SCHOOL 809 BLACK DIAMOND ST PITTSBURG, CA 94565** Click here for full text details **CONTRA COSTA CO. SITE LIST** Facility Id: 773681	**CONTRA COSTA CO. SITE LIST**	**S108195810 N/A**
H41 ESE 1/8-1/4 0.216 mi. 1142 ft. Relative: Lower	**ELECTRO MFG CO 494 E 10TH ST PITTSBURG, CA 94565** Click here for full text details **CONTRA COSTA CO. SITE LIST** Facility Id: 771447	**CONTRA COSTA CO. SITE LIST**	**S103661978 N/A**
I42 SSW 1/8-1/4 0.219 mi. 1155 ft. Relative: Higher	**PACIFIC BELL 345 CENTRAL AVENUE PITTSBURG, CA 94565** Click here for full text details **RCRA NonGen / NLR** EPA Id: CAT080020886 **FINDS**	**RCRA NonGen / NLR FINDS ECHO**	**1000251250 CAT080020886**

PACIFIC BELL (Continued) **1000251250**

Registry ID:: 110002949542

I43
SSW
1/8-1/4
0.219 mi.
1155 ft.

Relative:
Higher

PACIFIC BELL/PITTSBURG WF028 **UST** **U003784018**
355 CENTRAL AVE **AST** **N/A**
PITTSBURG, CA 94565

Click here for full text details

UST
Facility Id: 716423

I44
SSW
1/8-1/4
0.219 mi.
1155 ft.

Relative:
Higher

PACIFIC BELL **RCRA-SQG** **1000251193**
355 CENTRAL AVENUE **SWEEPS UST** **CAT080020266**
PITTSBURG, CA 94565 **HIST UST**
FINDS
CONTRA COSTA CO. SITE LIST
ECHO

Click here for full text details

RCRA-SQG
EPA Id: CAT080020266

SWEEPS UST
Comp Number: 16423

HIST UST
Facility Id: 00000016423

FINDS
Registry ID:: 110055655688
Registry ID:: 110002949150

CONTRA COSTA CO. SITE LIST
Facility Id: 774080
Facility Id: 716423

H45
ESE
1/8-1/4
0.220 mi.
1162 ft.

Relative:
Lower

UNIVERSAL AUTO REPAIR **EMI** **S106841766**
499 E 10TH STREET **CONTRA COSTA CO. SITE LIST** **N/A**
PITTSBURG, CA 94565

Click here for full text details

EMI
Facility Id: 12950

CONTRA COSTA CO. SITE LIST
Facility Id: 770872

H46
ESE
1/8-1/4
0.221 mi.
1169 ft.

Relative:
Lower

BAY SAW & TOOL REPAIR
498 E 10TH ST
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST

U001597892
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 713084

J47
South
1/8-1/4
0.222 mi.
1171 ft.

Relative:
Lower

CALIFORNIA SMOG & BRAKE
1220 SOLARI ST
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST

S102798217
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 771439

I48
SSW
1/8-1/4
0.227 mi.
1198 ft.

Relative:
Higher

PEPSI COLA BOTTLING COMPANY
338 CENTRAL
PITTSBURG, CA 94565

LUST
SWEEPS UST

S105033309
N/A

Click here for full text details

LUST
Facility Status: Leak being confirmed
Facility Id: 07-0233

SWEEPS UST
Comp Number: 11008

I49
SSW
1/8-1/4
0.227 mi.
1198 ft.

Relative:
Higher

FORMER PEPSI COLA BOTTLING CO
338 CENTRAL
PITTSBURG, CA 94565

LUST
HIST UST
ENF
HIST CORTESE
CONTRA COSTA CO. SITE LIST

U001597927
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0601300216

Click here to access the California GeoTracker records for this facility

HIST UST
Facility Id: 00000011008

ENF
Status: Never Active
Facility Id: 226249
Status: Active

FORMER PEPSI COLA BOTTLING CO (Continued) **U001597927**

Status: Historical

HIST CORTESE
Reg Id: 07-0233

CONTRA COSTA CO. SITE LIST
Facility Id: 711008

J50
South
1/8-1/4
0.233 mi.
1230 ft.

Relative:
Lower

RASACHANH AUTO BODY
391 CENTRAL AVE
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST **S102261641**
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 771438

K51
WSW
1/8-1/4
0.237 mi.
1252 ft.

Relative:
Lower

SANTA FE PITTSBURG DEPOT
1 SANTA FE
PITTSBURG, CA 94565

LUST **S101294161**
HIST CORTESE **N/A**

Click here for full text details

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Facility Id: 07-0470
Global Id: T0601300435
date9: 7/23/1998

Click here to access the California GeoTracker records for this facility

HIST CORTESE
Reg Id: 07-0470

K52
WSW
1/8-1/4
0.237 mi.
1252 ft.

Relative:
Lower

PITTSBURG RAILYARD
1 W SANTA FE AVE
PITTSBURG, CA 94565

RCRA-SQG **1001217524**
FINDS **CAR000036285**
HAZNET
NPDES
CONTRA COSTA CO. SITE LIST
WDS
ECHO

Click here for full text details

RCRA-SQG
EPA Id: CAR000036285

FINDS
Registry ID:: 110002920938

PITTSBURG RAILYARD (Continued) **1001217524**

Registry ID:: 110057122135

HAZNET
GEPAID: CAR000036285

NPDES
Facility Status: Terminated

CONTRA COSTA CO. SITE LIST
Facility Id: 770909

WDS
Facility Id: 2 07I014547
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

L53
SW
1/8-1/4
0.239 mi.
1262 ft.

Relative:
Lower

NAYMEX AUTO SERVICE
1177 RAILROAD AVE
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST **S103959669**
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 771436

J54
South
1/8-1/4
0.240 mi.
1267 ft.

Relative:
Higher

ST VINCENT DE PAUL
390 CENTRAL AVE
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST **S102261640**
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 770828

H55
ESE
1/8-1/4
0.243 mi.
1282 ft.

Relative:
Lower

OBRIENS AUTOMOTIVE REPAIR
999 HARBOR ST A
PITTSBURG, CA 94565

CONTRA COSTA CO. SITE LIST **S117352960**
N/A

Click here for full text details

CONTRA COSTA CO. SITE LIST
Facility Id: 772811

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
L56 SW 1/8-1/4 0.244 mi. 1286 ft. Relative: Lower	**FRAETIS, ROGER 301 CENTRAL AVE PITTSBURG, CA 94565** Click here for full text details **CONTRA COSTA CO. SITE LIST** Facility Id: 770570	**CONTRA COSTA CO. SITE LIST**	**S102261638 N/A**
57 SE 1/8-1/4 0.245 mi. 1293 ft. Relative: Lower	**DEROSA AUTO BODY 1090 HARBOR ST PITTSBURG, CA 94565** Click here for full text details **CONTRA COSTA CO. SITE LIST** Facility Id: 774128	**CONTRA COSTA CO. SITE LIST**	**S109821434 N/A**
L58 SW 1/8-1/4 0.247 mi. 1302 ft. Relative: Lower	**RAY SAW & TOOL RPR 1187 RAILROAD AVE PITTSBURG, CA 94565** Click here for full text details **RCRA-SQG** EPA Id: CAD981997331 **FINDS** Registry ID:: 110002771206	**RCRA-SQG FINDS ECHO**	**1000131061 CAD981997331**
59 NW 1/8-1/4 0.248 mi. 1311 ft. Relative: Higher	**CITY OF PITTSBURG 23 W 7TH ST PITTSBURG, CA 94565** Click here for full text details **CONTRA COSTA CO. SITE LIST** Facility Id: 771622	**CONTRA COSTA CO. SITE LIST**	**S106516844 N/A**
M60 SW 1/4-1/2 0.293 mi. 1546 ft. Relative: Lower	**PITTSBURG ST RDEVELOPMENT #3 1300 RAILROAD AVE PITTSBURG, CA 94565** Click here for full text details **LUST** Facility Status: Preliminary site assessment underway Facility Id: 07-0477	**LUST**	**S103723111 N/A**

M61
SW
1/4-1/2
0.293 mi.
1546 ft.

Relative:
Lower

PITTSBURG ST RDEVELOPMENT
1300 RAILROAD
PITTSBURG, CA 94565

LUST
ENF
HIST CORTESE
CONTRA COSTA CO. SITE LIST

S101294160
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0601300441

Click here to access the California GeoTracker records for this facility

ENF
Status: Never Active
Facility Id: 250472
Status: Historical

HIST CORTESE
Reg Id: 07-0477

CONTRA COSTA CO. SITE LIST
Facility Id: 770728

62
ENE
1/4-1/2
0.332 mi.
1755 ft.

Relative:
Lower

DELTA AUTO WRECKER
6 INDUSTRY ROAD
PITTSBURG, CA 94565

CERCLIS
RESPONSE
ENVIROSTOR
Cortese
CONTRA COSTA CO. SITE LIST

1001491861
CASFN0905518

Click here for full text details

CERCLIS
Site ID: 0905518
EPA Id: CASFN0905518

RESPONSE
Status: Active
Facility Id: 7750026

ENVIROSTOR
Facility Id: 7750026
Status: Active

Cortese
Envirostor Id: 7750026
Cleanup Status: ACTIVE

CONTRA COSTA CO. SITE LIST
Facility Id: 771453

N63
NNE
1/4-1/2
0.350 mi.
1848 ft.

Relative:
Lower

CAL ASIA DEVELOPMENT
391 3RD ST E
PITTSBURG, CA 94565

LUST
HIST CORTESE
CONTRA COSTA CO. SITE LIST

S101306998
N/A

Click here for full text details

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Facility Id: 07-0046
Global Id: T0601300043
date9: 3/24/1997

Click here to access the California GeoTracker records for this facility

HIST CORTESE
Reg Id: 07-0046

CONTRA COSTA CO. SITE LIST
Facility Id: 770034

N64
NE
1/4-1/2
0.355 mi.
1877 ft.

Relative:
Lower

JOHNS MANVILLE
420 EAST 3RD STREET
PITTSBURG, CA 94565

ENVIROSTOR
SLIC
VCP
DEED

S109443840
N/A

Click here for full text details

ENVIROSTOR
Facility Id: 7390022
Status: Certified / Operation & Maintenance

SLIC
Facility Status: Open - Inactive
Global Id: SLT2O208311

Click here to access the California GeoTracker records for this facility

VCP
Facility Id: 7390022
Status: Certified / Operation & Maintenance

DEED
Envirostor ID: 7390022
Status: CERTIFIED / OPERATION & MAINTENANCE

65
ESE
1/4-1/2
0.389 mi.
2054 ft.

Relative:
Lower

BURLINGTON NORTHERN SANTA FE RAILWAY COMPANY
ADJOINING USS POSCO STEEL FACILITY
PITTSBURG, CA 94565

ENVIROSTOR **S107735974**
VCP **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 70000118
Status: Active

VCP
Facility Id: 70000118
Status: Active

66
NE
1/4-1/2
0.391 mi.
2063 ft.

Relative:
Lower

MANVILLE SALES CORP
UNKNOWN 3RD & HARBOR DR
PITTSBURG, CA

SLIC **S101641603**
N/A

Click here for full text details

SLIC
Facility Id: 07S0091

67
WNW
1/4-1/2
0.413 mi.
2180 ft.

Relative:
Lower

MARINA SCHOOL EXPANSION
EAST 8TH AND EAST 10TH STREETS
PITTSBURG, CA 94565

ENVIROSTOR **S107736681**
SCH **N/A**

Click here for full text details

ENVIROSTOR
Facility Id: 70000066
Status: No Further Action

SCH
Facility Id: 70000066
Status: No Further Action

O68
NE
1/4-1/2
0.426 mi.
2247 ft.

Relative:
Lower

K AND S BODY SHOP
600 E. 3RD STREET
PITTSBURG, CA 94565

CERCLIS-NFRAP **1001491867**
ENVIROSTOR **CASFN0905524**

Click here for full text details

CERCLIS-NFRAP
Site ID: 0905524
EPA Id: CASFN0905524

ENVIROSTOR
Facility Id: 7750025
Status: No Further Action

O69
NE
1/4-1/2
0.428 mi.
2258 ft.

Relative:
Lower

DIABLO SERVICE CORP CHEM DIV
595 E 3RD
PITTSBURG, CA 94565

CERCLIS-NFRAP
1003877998
CAD982357956

Click here for full text details

CERCLIS-NFRAP
Site ID: 0900137
EPA Id: CAD982357956

O70
NE
1/4-1/2
0.428 mi.
2258 ft.

Relative:
Lower

DIABLO SERVICES
595 EAST THIRD ST
PITTSBURG, CA

SLIC
S106235113
N/A

Click here for full text details

SLIC
Facility Id: SL1822C630

O71
NE
1/4-1/2
0.428 mi.
2258 ft.

Relative:
Lower

DIABLO SERVICE CORP.
595 THIRD
PITTSBURG, CA 94565

Cortese
ENF
S111023198
N/A

Click here for full text details

ENF
Status: Active
Facility Id: 220133
Status: Active

P72
ENE
1/4-1/2
0.467 mi.
2467 ft.

Relative:
Lower

695 EAST THIRD STREET
695 EAST THIRD STREET
PITTSBURG, CA 94565

SLIC
BROWNFIELDS
S108724686
N/A

Click here for full text details

SLIC
Facility Status: Completed - Case Closed
Global Id: SL0601397790

Click here to access the California GeoTracker records for this facility

---

P73
ENE
1/4-1/2
0.471 mi.
2486 ft.

Relative:
Lower

KOCH CARBON INC.
700-707 E. 3RD STREET
PITTSBURG, CA 94565

CERCLIS-NFRAP
1001491868
CASFN0905525

Click here for full text details

CERCLIS-NFRAP
Site ID: 0905525
EPA Id: CASFN0905525

Q74
WNW
1/4-1/2
0.476 mi.
2511 ft.

Relative:
Lower

JOSE'S SERVICE STATION
394 10TH
PITTSBURG, CA 94565

HIST UST **U001597917**
HIST CORTESE **N/A**
CONTRA COSTA CO. SITE LIST

Click here for full text details

HIST UST
Facility Id: 00000053291

HIST CORTESE
Reg Id: 07-0165

CONTRA COSTA CO. SITE LIST
Facility Id: 753291

Q75
WNW
1/4-1/2
0.481 mi.
2538 ft.

Relative:
Lower

JOSE'S SERVICE STATION
394 10TH ST W
PITTSBURG, CA 94565

LUST **S105035675**
N/A

Click here for full text details

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Facility Id: 07-0165
Global Id: T0601300155
date9: 3/24/1997

Click here to access the California GeoTracker records for this facility

---

76
SSW
1/4-1/2
0.496 mi.
2620 ft.

Relative:
Higher

PITTSBURG HIGH SCHOOL - MAIN/NORTH CAMPUS
250 SCHOOL STREET
PITTSBURG, CA 94565

ENVIROSTOR **U001597936**
SCH **N/A**
HIST UST
NPDES
CONTRA COSTA CO. SITE LIST

Click here for full text details

ENVIROSTOR
Facility Id: 60000879
Status: No Further Action

SCH
Facility Id: 60000879
Status: No Further Action

HIST UST
Facility Id: 00000065610

NPDES
Facility Status: Terminated

CONTRA COSTA CO. SITE LIST

PITTSBURG HIGH SCHOOL - MAIN/NORTH CAMPUS (Continued) **U001597936**

Facility Id: 770012

77
ENE
1/2-1
0.543 mi.
2865 ft.

Relative:
Lower

KOCH CARBON LLC
707 E 3RD ST
PITTSBURG, CA 94565

ENVIROSTOR **S103973632**
SLIC **N/A**
NPDES
CONTRA COSTA CO. SITE LIST
WDS

Click here for full text details

ENVIROSTOR
Facility Id: 71003798
Status: Refer: Other Agency

SLIC
Facility Status: Completed - Case Closed
Global Id: SL0601387949

Click here to access the California GeoTracker records for this facility

NPDES
Facility Status: Active

CONTRA COSTA CO. SITE LIST
Facility Id: 719252

WDS
Facility Id: 2 07I016988
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

78
ENE
1/2-1
0.683 mi.
3605 ft.

Relative:
Lower

GWF POWER SYSTEMS,LP (SITE 1)
895 E 3RD STREET
PITTSBURG, CA 94565

ENVIROSTOR **S105937979**
VCP **N/A**
DEED
EMI
NPDES
CONTRA COSTA CO. SITE LIST

Click here for full text details

ENVIROSTOR
Facility Id: 7490047
Status: Certified O&M - Land Use Restrictions Only

VCP
Facility Id: 7490047
Status: Certified O&M - Land Use Restrictions Only

DEED
Envirostor ID: 7490047
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

EMI

GWF POWER SYSTEMS,LP (SITE 1) (Continued) **S105937979**

Facility Id: 3243

NPDES
Facility Status: Terminated

CONTRA COSTA CO. SITE LIST
Facility Id: 771391

---

79 WNW 1/2-1 0.768 mi. 4057 ft. Relative: Lower

TRANS BAY CABLE CONVERTER STATION **ENVIROSTOR** **S108195948**
570 TO 620 & 650 W. 10TH STREET **VCP** **N/A**
PITTSBURG, CA 94565 **DEED**

Click here for full text details

ENVIROSTOR
Facility Id: 60000487
Status: Certified O&M - Land Use Restrictions Only

VCP
Facility Id: 60000487
Status: Certified O&M - Land Use Restrictions Only

DEED
Envirostor ID: 60000487
Status: CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

---

80 West 1/2-1 0.792 mi. 4180 ft. Relative: Lower

PG&E PITTSBURG POWER PLANT **ENVIROSTOR** **S105628363**
595 WEST 10TH STREET **N/A**
PITTSBURG, CA 94565

Click here for full text details

ENVIROSTOR
Facility Id: 7490048
Status: Refer: RCRA

---

81 East 1/2-1 0.844 mi. 4458 ft. Relative: Lower

PG AND E GAS PLANT PITTSBURG **EDR MGP** **1008407734**
APPROX 1/2 MILE E HARBOR /8TH **N/A**
PITTSBURG, CA 94565

Click here for full text details

R82
West
1/2-1
0.982 mi.
5185 ft.

Relative:
Lower

CONTINENTAL FIBRE DRUM INC
701 WILLOW PASS RD
PITTSBURG, CA 94565

Click here for full text details

ENVIROSTOR
LUST
VCP
HIST UST
DEED
HIST CORTESE
HWP
CONTRA COSTA CO. SITE LIST

S101323760
N/A

ENVIROSTOR
Facility Id: 7260001
Facility Id: 80001711
Status: Certified / Operation & Maintenance
Status: Inactive - Needs Evaluation

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Facility Id: 07-0102
Global Id: T0601300095
date9: 10/1/1997

Click here to access the California GeoTracker records for this facility

VCP
Facility Id: 7260001
Status: Certified / Operation & Maintenance

DEED
Envirostor ID: 7260001
Status: CERTIFIED / OPERATION & MAINTENANCE

HIST CORTESE
Reg Id: 07-0102

HWP
EPA Id: CAD093073427
Cleanup Status: PROTECTIVE FILER

CONTRA COSTA CO. SITE LIST
Facility Id: 774705
Facility Id: 773837

R83
West
1/2-1
0.982 mi.
5185 ft.

Relative:
Lower

SONOCO FIBRE DRUM INC
701 WILLOW PASS RD
PITTSBURG, CA 94565

Click here for full text details

CERCLIS-NFRAP
CORRACTS
RCRA-TSDF
RCRA-SQG
FINDS
ECHO

1000331652
CAD093073427

CERCLIS-NFRAP

SONOCO FIBRE DRUM INC (Continued) **1000331652**

Site ID: 0903863
EPA Id: CAD093073427

CORRACTS
EPA ID:: CAD093073427

RCRA-TSDF
EPA Id: CAD093073427

RCRA-SQG
EPA Id: CAD093073427

FINDS
Registry ID:: 110055857513
Registry ID:: 110059736923

84
South
1/2-1
0.991 mi.
5230 ft.

Relative:
Higher

TENNESSE CHEMICAL CO **HWP** **S109467221**
553 CLARK AVE. **N/A**
PITTSBURG, CA 94565

Click here for full text details

HWP
EPA Id: CAD046415162
Cleanup Status: CLOSED

S85
WSW
1/2-1
0.995 mi.
5256 ft.

Relative:
Lower

STANLEY WORKS THE **RCRA-SQG** **1000317275**
855 V PARKSIDE DR **ENVIROSTOR** **CAD981427008**
PITTSBURG, CA 94565 **SWEEPS UST**
CONTRA COSTA CO. SITE LIST

Click here for full text details

RCRA-SQG
EPA Id: CAD981427008

ENVIROSTOR
Facility Id: 71002838
Status: Refer: Other Agency

SWEEPS UST
Comp Number: 70005

CONTRA COSTA CO. SITE LIST
Facility Id: 770005
Facility Id: 773274

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
S86 WSW 1/2-1 0.995 mi. 5256 ft. Relative: Lower	**ACME STEEL/COLD METAL PRODUCTS 855 NORTH PARKSIDE DRIVE PITTSBURG, CA 92557 Click here for full text details**	**Notify 65**	**S100178716 N/A**

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	08/01/2009	09/10/2009	10/01/2009
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	State Water Resources Control Board	12/04/2015	12/08/2015	01/21/2016
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2014	03/10/2015	03/18/2015
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	09/25/2015	10/27/2015	11/16/2015
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/28/2015	12/29/2015	01/21/2016
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	12/07/2015	12/08/2015	01/21/2016
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/10/2015	08/27/2015	10/01/2015
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2013	09/25/2015	11/05/2015
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	11/18/2015	11/23/2015	01/21/2016
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	11/02/2015	11/07/2015	12/17/2015
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	11/18/2015	11/23/2015	01/21/2016
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	11/23/2015	11/24/2015	01/21/2016
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2014	10/14/2015	12/11/2015
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	11/23/2015	11/24/2015	01/21/2016
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	01/11/2016	01/13/2016	02/22/2016
CA	LDS	Land Disposal Sites Listing	State Water Qualilty Control Board	12/14/2015	12/14/2015	02/08/2016
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	12/17/2015	12/22/2015	02/08/2016
CA	LUST	Geotracker's Leaking Underground Fuel Tank Report	State Water Resources Control Board	12/14/2015	12/14/2015	02/08/2016
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing	State Water Resources Control Board	12/14/2015	12/14/2015	02/08/2016
CA	MINES	Mines Site Location Listing	Department of Conservation	12/14/2015	12/17/2015	02/08/2016
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	11/10/2015	12/08/2015	01/21/2016
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	09/10/2015	01/05/2016	02/12/2016
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	11/16/2015	11/18/2015	01/21/2016
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	12/07/2015	12/08/2015	01/21/2016
CA	PROC	Certified Processors Database	Department of Conservation	09/14/2015	09/15/2015	10/14/2015
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	SLIC	Statewide SLIC Cases	State Water Resources Control Board	12/14/2015	12/14/2015	02/08/2016
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	11/16/2015	11/18/2015	01/21/2016
CA	SWRCY	Recycler Database	Department of Conservation	12/14/2015	12/17/2015	02/08/2016
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	07/23/2015	09/15/2015	10/13/2015
CA	UST	Active UST Facilities	SWRCB	12/14/2015	12/14/2015	02/08/2016
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	11/25/2015	12/01/2015	12/17/2015
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	11/07/2015	11/07/2015	12/17/2015
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	04/15/2015	04/17/2015	06/23/2015
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	CERCLIS	Comprehensive Environmental Response, Compensation, and Liab	EPA	10/25/2013	11/11/2013	02/13/2014
US	CERCLIS-NFRAP	CERCLIS No Further Remedial Action Planned	EPA	10/25/2013	11/11/2013	02/13/2014
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2014	04/17/2015	06/02/2015
US	CORRACTS	Corrective Action Report	EPA	06/09/2015	06/26/2015	09/16/2015
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	10/30/2015	11/07/2015	01/04/2016
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	09/20/2015	09/23/2015	01/04/2016
US	EDR Hist Auto	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/22/2015	06/26/2015	09/16/2015
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	03/26/2015	04/08/2015	06/11/2015
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	07/20/2015	09/09/2015	11/03/2015
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	11/23/2015	11/24/2015	02/18/2016
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	11/23/2015	11/24/2015	02/18/2016
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/24/2015	06/26/2015	09/02/2015
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	01/23/2015	02/06/2015	03/09/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/27/2015	10/29/2015	01/04/2016
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	01/07/2016	01/08/2016	02/18/2016
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	11/24/2015	12/01/2015	01/04/2016
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/04/2015	11/13/2015	01/04/2016
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	08/20/2015	10/30/2015	02/18/2016
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	03/30/2015	04/28/2015	06/22/2015
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/13/2015	10/23/2015	02/18/2016
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	01/08/2015	01/08/2015	02/09/2015
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2005	12/08/2006	01/11/2007
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/20/2015	10/29/2015	01/04/2016
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	01/07/2016	01/08/2016	02/18/2016
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	11/24/2015	12/01/2015	01/04/2016
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	11/05/2015	11/13/2015	01/04/2016
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	08/20/2015	10/30/2015	02/18/2016
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/23/2014	11/25/2014	01/29/2015
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/13/2015	10/23/2015	02/18/2016
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	12/14/2014	02/13/2015	03/13/2015
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	11/25/2014	11/26/2014	01/29/2015
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	05/28/2015	05/29/2015	06/11/2015
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	06/26/2015	07/10/2015	10/13/2015
US	NPL	National Priority List	EPA	10/30/2015	11/07/2015	01/04/2016
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	07/01/2014	10/15/2014	11/17/2014
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	10/30/2015	11/07/2015	01/04/2016
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/07/2015	07/09/2015	09/16/2015
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	06/09/2015	06/26/2015	09/16/2015
US	RMP	Risk Management Plans	Environmental Protection Agency	08/01/2015	08/26/2015	11/03/2015
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	03/07/2011	03/09/2011	05/02/2011
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2013	02/12/2015	06/02/2015
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/20/2015	10/27/2015	01/04/2016
US	US AIRS MINOR	Air Facility System Data	EPA	10/20/2015	10/27/2015	01/04/2016
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/22/2015	12/23/2015	02/18/2016
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	09/17/2015	12/04/2015	02/18/2016
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	09/01/2015	09/03/2015	11/03/2015
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	09/17/2015	12/04/2015	02/18/2016
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	09/10/2015	09/11/2015	11/03/2015
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	08/18/2015	09/01/2015	01/04/2016
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2013	07/17/2015	08/12/2015
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	11/02/2015	11/08/2015	12/09/2015
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2014	07/24/2015	08/18/2015
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	06/19/2015	07/15/2015
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2014	03/19/2015	04/07/2015

Oil/Gas Pipelines
Source: PennWell Corporation
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 PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
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US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LOS MEDANOS
901 LOS MEDANOS STREET
PITTSBURG, CA 94565

TARGET PROPERTY COORDINATES

Latitude (North):	38.027922 - 38˚ 1' 40.52''
Longitude (West):	121.882573 - 121˚ 52' 57.26''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	598073.9
UTM Y (Meters):	4209296.5
Elevation:	29 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5619720 HONKER BAY, CA
Version Date:	2012
Northeast Map:	5619678 ANTIOCH NORTH, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal 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).

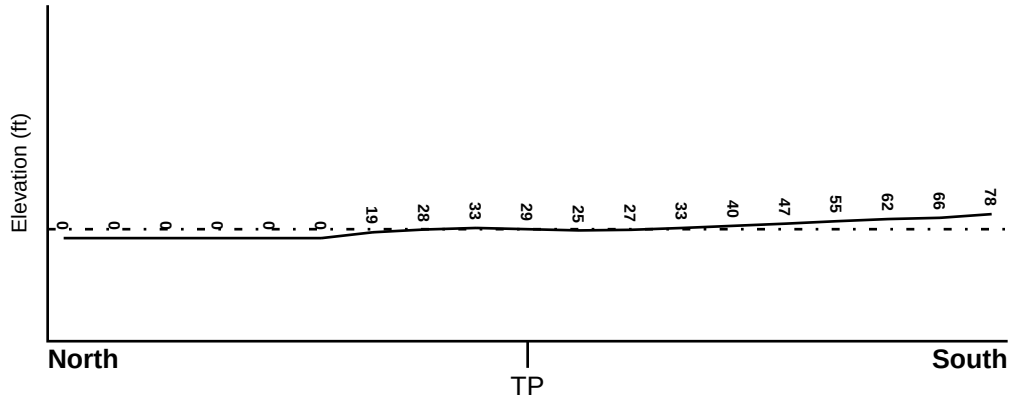
TOPOGRAPHIC INFORMATION

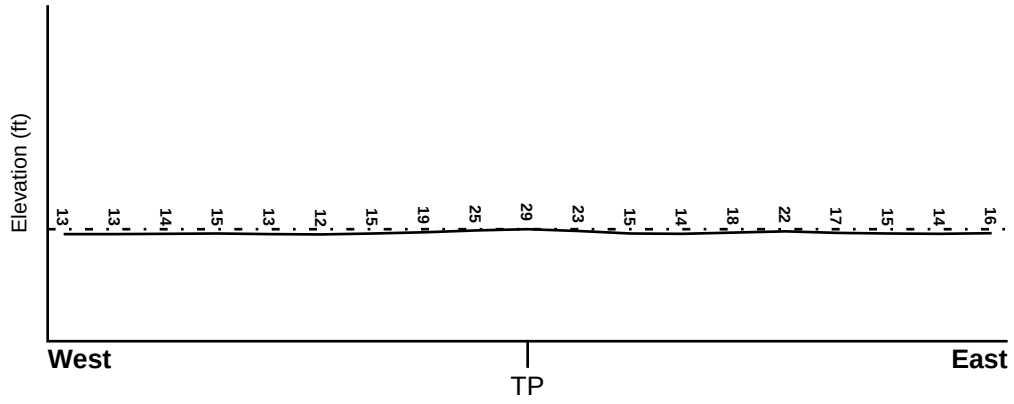
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

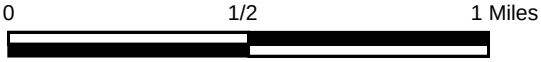
General Topographic Gradient: General ENE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 29 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

Target Property County	FEMA Flood Electronic Data
CONTRA COSTA, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06013C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
HONKER BAY	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
3	1/8 - 1/4 Mile ESE	Not Reported
5	1/2 - 1 Mile WNW	N
8	1/2 - 1 Mile SSW	Not Reported
12	1/2 - 1 Mile SSE	NE

For additional site information, refer to Physical Setting Source Map Findings.

* ©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

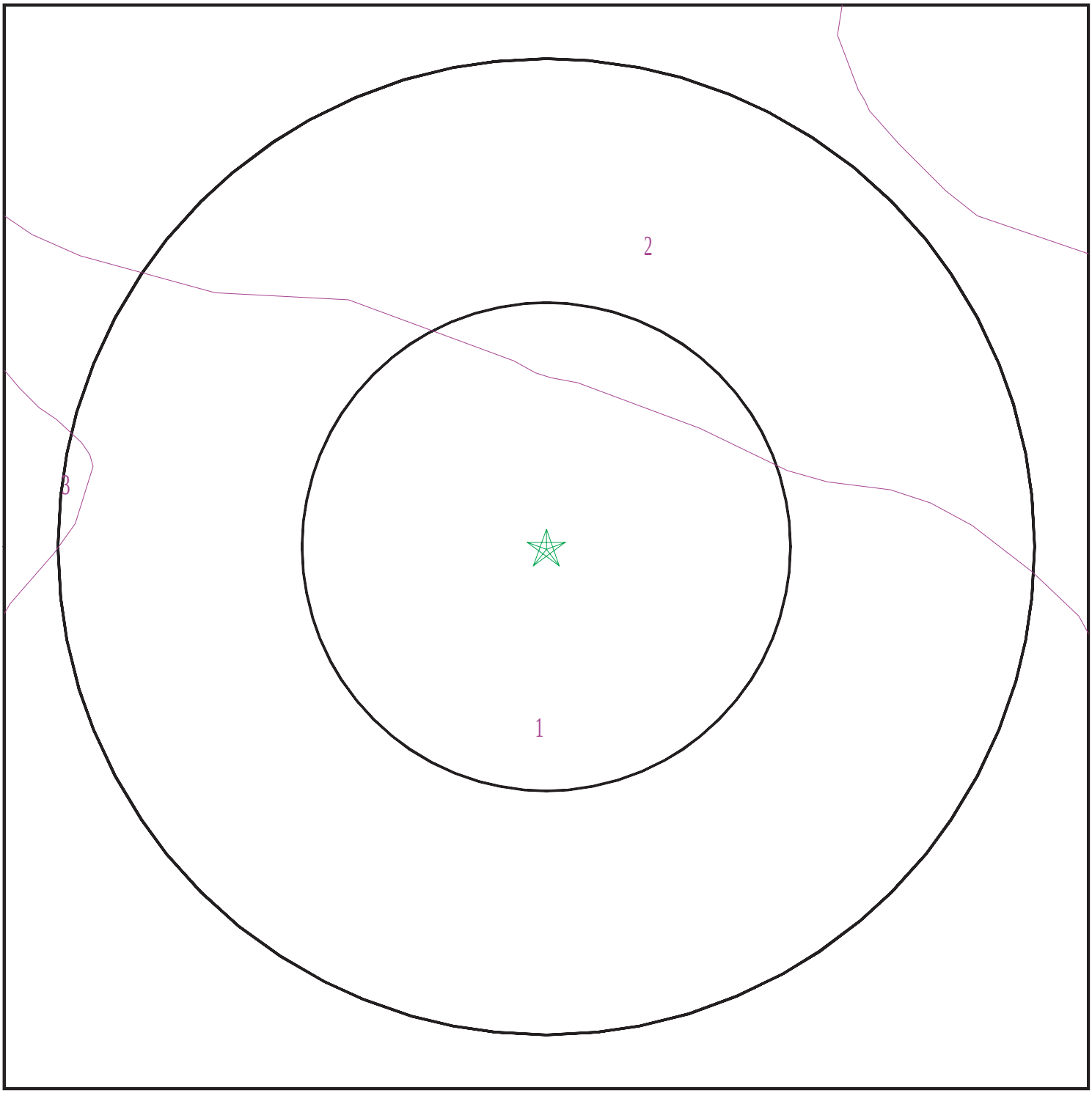
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q *(decoded above as Era, System & Series)*

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 - 4548737.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Los Medanos	CLIENT:	Natural Investigations
ADDRESS:	901 Los Medanos Street Pittsburg CA 94565	CONTACT:	Cindy Arrington
		INQUIRY #:	4548737.2s
LAT/LONG:	38.027922 / 121.882573	DATE:	February 25, 2016 7:09 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: CAPAY

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: 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	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
2	35 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
3	51 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6

Soil Map ID: 2

Soil Component Name: RINCON

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches	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: 7.8 Min: 6.1
2	11 inches	29 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
3	29 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: 7.9

Soil Map ID: 3

Soil Component Name: CAPAY

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
2	35 inches	51 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
3	51 inches	72 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6

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

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B6	USGS40000186561	1/2 - 1 Mile SSW
B7	USGS40000186558	1/2 - 1 Mile South
C10	USGS40000186611	1/2 - 1 Mile West
C11	USGS40000186604	1/2 - 1 Mile West

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CA0706039	0 - 1/8 Mile West

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
4	54	1/8 - 1/4 Mile SSW
9	CADW60000015286	1/2 - 1 Mile SW

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAOG11000232563	1/2 - 1 Mile North

PHYSICAL SETTING SOURCE MAP - 4548737.2s

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: Los Medanos	CLIENT: Natural Investigations
ADDRESS: 901 Los Medanos Street Pittsburg CA 94565	CONTACT: Cindy Arrington
LAT/LONG: 38.027922 / 121.882573	INQUIRY #: 4548737.2s
	DATE: February 25, 2016 7:09 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **North** **1/2 - 1 Mile**	Click here for full text details	**OIL_GAS**	**CAOG11000232563**
A1 **West** **0 - 1/8 Mile** **Lower**	Click here for full text details	**FRDS PWS**	**CA0706039**
A2 **WNW** **1/8 - 1/4 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**66346**
3 **ESE** **1/8 - 1/4 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**64762**
4 **SSW** **1/8 - 1/4 Mile** **Higher**	Click here for full text details	**CA WELLS**	**54**
5 **WNW** **1/2 - 1 Mile** **Lower**	Click here for full text details	**AQUIFLOW**	**64767**
B6 **SSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000186561**
B7 **South** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000186558**
8 **SSW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**38534**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
9 **SW** **1/2 - 1 Mile** **Higher**	Click here for full text details	**CA WELLS**	**CADW60000015286**
C10 **West** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000186611**
C11 **West** **1/2 - 1 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000186604**
12 **SSE** **1/2 - 1 Mile** **Higher**	Click here for full text details	**AQUIFLOW**	**64753**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94565	29	2

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 Zip Code: 94565

Number of sites tested: 4

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.375 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
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.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

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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14.3. HISTORICAL RESEARCH DOCUMENTATION

Historical research documentation bound separately

14.4. SITE PHOTOGRAPHS

Overview of Property

View of commercial building south of Property

(additional photographs stored electronically)

AEI Consultants
Environmental & Engineering Services

February 3, 2011

PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Property Identification:
Los Medanos Project
901 Los Medanos Street and 295 East 10th Street
Pittsburg, Contra Costa County, California 94565

AEI Project No. 294171

Prepared for:
Domus Development/Newport Partners
9 Cushing, Suite 200
Irvine, California 92618

Prepared by:
AEI Consultants
2500 Camino Diablo
Walnut Creek, California 94597
(925) 746-6000

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Chicago
Costa Mesa
Dallas
Denver
Los Angeles
Miami
New York
Phoenix
Portland
San Jose

National Presence
Regional Focus
Local Solutions

www.aeiconsultants.com

PROJECT SUMMARY

Los Medanos Project
901 Los Medanos Street and 295 East 10th Street, Pittsburg, Contra Costa County, California

Report Section		No Further Action	REC	HREC	Recommended Action & Estimated Cost
2.1	Current use of subject property	**X**			
2.2	Adjoining property information	**X**			
3.1	Historical Summary	**X**			
4.0	Regulatory Agency Records Review	**X**			
5.0	Regulatory Database Records Review	**X**			
6.3	Previous Reports	**X**			
7.0	Site Inspection and Reconnaissance	**X**			
7.2.1	Asbestos-Containing Materials	**X**			
7.2.2	Lead-Based Paint	**X**			
7.2.3	Radon	**X**			
7.2.4	Lead in Drinking Water	**X**			
7.2.5	Mold	**X**			

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by Domus Development/Newport Partners to conduct a Phase I Environmental Site Assessment (ESA), in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 901 Los Medanos Street and 295 East 10th Street in the City of Pittsburg, Contra Costa County, California. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report.

PROPERTY DESCRIPTION

The subject property, which consists of two non-contiguous vacant and undeveloped lots, is located in a mixed commercial and residential area of Pittsburg, California. The property totals approximately 0.77 acre. These parcels are situated adjacent to one another across Los Medanos Street. For clarity within this report, these parcels will be identified as Parcels A and B.

Parcel A is bound to the south by East 10th Street and to the east by Los Medanos Street. Parcel A is associated with the address 295 East 10th Street and the Assessor Parcel Number (APN) 085-096-001. The building associated with this parcel was demolished in 2008. A taco restaurant previously occupied this parcel and circa 1965 the subject property was occupied by a Foster's Freeze restaurant.

Parcel B is bound to the north by East 9th Street and to the west by Los Medanos Street. Parcel B is associated with the address 901 Los Medanos Street and the APN 085-182-001. The buildings associated with this parcel were demolished in 2007. A bowling alley occupied the subject property since at least 1946.

The subject property was not identified in the regulatory database.

The immediately surrounding properties to Parcel A consist of the following:

Direction from Site	Address-Tenant/Use
North	900 Los Medanos Street-Pittsburg Seventh-Day Adventist Church/Religious Use
South	East 10th Street followed by 270 East 10th Street-Assembly Masters/Commercial Use, 280 East 10th Street/Residential Use, 284 East 10th Street-Columbia Stationers and Printers/Commercial Use, a vacant lot and 300 East 10th Street-Pittsburg Islamic Center/Religious Use
East	301 East 10th Street-La Marina Laundromat/Commercial Use, 303 East 10th Street-La Hacienda Restaurant/Commercial Use, 305 East 10th Street-Mi Lupita Gifts, Accessories and More/Commercial Use, Parcel B
West	Vacant lot

The immediately surrounding properties to Parcel B consist of the following:

Direction from Site	Address-Tenant/Use
North	East 9th Street followed by residential use
South	301 East 10th Street-La Marina Laundromat/Commercial Use, 303 East 10th Street-La Hacienda Restaurant/Commercial Use, 305 East 10th Street-Mi Lupita Gifts, Accessories and More/Commercial Use, 325 East 10th Street-Vacant theater

East	Residential use
West	900 Los Medanos Street-Pittsburg Seventh-Day Adventist Church/Religious Use and Parcel A

Based upon groundwater monitoring reports from the Regional Water Quality Control Board (RWQCB) online GeoTracker database, groundwater beneath the subject property is inferred to flow to the southwest, and presumed to be present at an estimated depth of 30 feet below ground surface (bgs).

FINDINGS

Recognized Environmental Conditions (RECs) are defined by the ASTM Standard Practice E1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. AEI's assessment has revealed the following RECs associated with the subject property or nearby properties:

- No on-site RECs were identified during the course of this assessment.

Historical Recognized Environmental Conditions (HRECs) are defined by the ASTM Standard Practice E1527-05 as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. AEI's assessment has revealed the following HRECs associated with the subject property or nearby properties:

- No on-site HRECs were identified during the course of this assessment.

De Minimis Environmental Conditions include environmental concerns identified by AEI that warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E1528-05. AEI's assessment has revealed the following de minimis environmental conditions associated with the subject property or nearby properties:

- No on-site de minimis environmental conditions were identified during the course of this assessment.

Business Environmental Risks (BERs) include risks which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of the subject property, not necessarily limited to those environmental issues required to be investigated in the standard ASTM scope. BERs may affect the liabilities and financial obligations of the client, the health & safety of site occupants, and the value and marketability of the subject property. AEI's investigation has revealed the following BERs associated with the subject property or nearby properties:

- No BERs were identified during the course of this assessment.

CONCLUSIONS, OPINIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment for the property located at 901 Los Medanos Street and 295 West 10th Street in the City of Pittsburg, Contra Costa County, California, in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate

Inquiries (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of RECs in connection with the property. AEI recommends no further investigations for the subject property at this time.

TABLE OF CONTENTS

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1.0 INTRODUCTION

This report documents the methods and findings of the Phase I Environmental Site Assessment (ESA) performed in general conformance with the scope and limitations of ASTM Standard Practice E1527-05 and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 901 Los Medanos Street and 295 West 10th Street in the City of Pittsburg, Contra Costa County, California (Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs).

1.1 SCOPE OF WORK

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

The goal of AEI Consultants in conducting the Phase I Environmental Site Assessment was to identify the presence or likely presence of any hazardous substances or petroleum products on the property that may indicate an existing release, a past release, or a material threat of a release of any hazardous substance or petroleum product into the soil, groundwater, or surface water of the property.

1.2 SIGNIFICANT ASSUMPTIONS

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

Groundwater flow and depth to groundwater, unless otherwise specified by on-site well data, or well data from adjacent sites are assumed based on contours depicted on the United States Geological Survey topographic maps. AEI Consultants assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

1.3 LIMITATIONS

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

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, vapor intrusion, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-05.

If requested by the client, these non-scope issues are discussed in Section 7.2. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). ASTM Standard Practice E1527-05 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1) 42 U.S.C § 9601(35)(B), referenced in the ASTM Standard Practice E1527-05.

2) Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).

3) 42 U.S.C. 9601(40) and 42 U.S.C. 9607(q).

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

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted

procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.

1.4 LIMITING CONDITIONS

The performance of this Phase I Environmental Site Assessment was limited by the following condition:

- Due to the size and fencing of the subject property, AEI performed a site inspection of the property utilizing a field technique of traversing the perimeter of the site in an attempt to provide an overlapping field of view. Due to the size of the property and the vegetation present onsite, isolated areas of the site may have not been accessible for direct observation during AEI's inspection.

1.5 DATA GAPS AND DATA FAILURE

According to ASTM E1527-05, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information.

Data failure is one type of data gap. According to ASTM E1527-05 "data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met". Pursuant to ASTM Standards, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier.

Data Gap:	The earliest historical resource obtained for Parcel A during this investigation was an aerial photograph from 1939. No sources were available before 1939 indicating whether the subject property was undeveloped prior to 1939.			
Does this data gap affect the EP's ability to identify RECs?		Yes		No	X
Rationale	It is assumed that prior to 1939 the subject property would have been used for commercial purposes. Based on this notion, this data gap is not expected to significantly alter the findings of this investigation.			
Information/ sources consulted	Building department records and interviews			

1.6 RELIANCE

All reports, both verbal and written, are for the benefit of Domus Development/Newport Partners. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by Domus Development/Newport Partners on January 11, 2011. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

2.0 SITE AND VICINITY DESCRIPTION

2.1 SITE LOCATION AND DESCRIPTION

The subject property, which consists of two non-contiguous vacant and undeveloped lots, is located in a mixed commercial and residential area of Pittsburg, California. The property totals approximately 0.77 acre. These parcels are situated adjacent to one another across Los Medanos Street. For clarity within this report, these parcels will be identified as Parcels A and B.

Parcel A is bound to the south by East 10th Street and to the east by Los Medanos Street. Parcel A is associated with the address 295 East 10th Street and the Assessor Parcel Number (APN) 085-096-001. The building associated with this parcel was demolished in 2008. A taco restaurant previously occupied this parcel and circa 1965 the subject property was occupied by a Foster's Freeze restaurant.

Parcel B is bound to the north by East 9th Street and to the west by Los Medanos Street. Parcel B is associated with the address 901 Los Medanos Street and the APN 085-182-001. The buildings associated with this parcel were demolished in 2007. A bowling alley occupied the subject property since at least 1946.

Refer to Figure 1: Site Location Map, Figure 2: Site Map, and Appendix A: Property Photographs for site location.

2.2 SITE AND VICINITY CHARACTERISTICS

The immediately surrounding properties to Parcel A consist of the following:

Direction from Site	Address-Tenant/Use
North	900 Los Medanos Street-Pittsburg Seventh-Day Adventist Church/Religious Use
South	East 10th Street followed by 270 East 10th Street-Assembly Masters/Commercial Use, 280 East 10th Street/Residential Use, 284 East 10th Street-Columbia Stationers and Printers/Commercial Use, a vacant lot and 300 East 10th Street-Pittsburg Islamic Center/Religious Use
East	301 East 10th Street-La Marina Laundromat/Commercial Use, 303 East 10th Street-La Hacienda Restaurant/Commercial Use, 305 East 10th Street-Mi Lupita Gifts, Accessories and More/Commercial Use, Parcel B
West	Vacant lot

The immediately surrounding properties to Parcel B consist of the following:

Direction from Site	Address-Tenant/Use
North	East 9th Street followed by residential use
South	301 East 10th Street-La Marina Laundromat/Commercial Use, 303 East 10th Street-La Hacienda Restaurant/Commercial Use, 305 East 10th Street-Mi Lupita Gifts, Accessories and More/Commercial Use, 325 East 10th Street-Vacant theater
East	Residential use
West	900 Los Medanos Street-Pittsburg Seventh-Day Adventist Church/Religious Use and Parcel A

2.3 PHYSICAL SETTING

Geology: According to information obtained from the United States Geological Survey (USGS), the area surrounding the subject property is underlain by alluvial deposits of the Holocene-era. Based on a review of the United States Department of Agriculture (USDA) Soil Survey for the area of the subject property, the soils in the vicinity of the subject property are classified as the Capay Clay Series. Soils from this series are characterized as a clay.	
USGS Topographic Map:	Honker Bay Quadrangle
Nearest surface water to subject property :	New York Slough/0.41 mile north
Gradient Direction:	Southwest/RWQCB
Estimated Depth to Groundwater/Source:	30 feet bgs/RWQCB

3.0 HISTORICAL REVIEW OF SITE AND VICINITY

3.1 HISTORICAL SUMMARY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-05 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historic city directories, Sanborn fire insurance maps, and agency records is as follows:

*Historical Summary for **Parcel A***

Date Range	Subject Property Description/Use	Source(s)
1939-2008	Restaurant/Commercial Use	Aerial Photographs, Building Department Records, Interviews and Sanborn Maps

A taco restaurant previously occupied this parcel and circa 1965 the subject property was occupied by a Foster's Freeze restaurant. The building associated with the subject property was demolished in 2008.

*Historical Summary for **Parcel B***

Date Range	Subject Property Description/Use	Source(s)
1939-1946	Vacant	Aerial Photographs and Building Department Records
1946-2007	Bowling Alley and Stores/Commercial Use	Aerial Photographs, Building Department Records, City Directories, Interviews and Sanborn Maps

A bowling alley occupied the subject property since at least 1946. The buildings associated with the subject property were demolished in 2007.

Based on a review of historical sources, the following historical addresses were associated with the subject property: 998 Los Medanos Street, 901-975 Los Medanos Street, 223 East 10th Street and 360 East 9th Street. These addresses were also researched as part of this assessment.

No potential environmental concerns were identified in association with the current or historical use of the subject property.

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

3.2 AERIAL PHOTOGRAPH REVIEW

AEI Consultants reviewed aerial photographs of the subject property and surrounding area. Aerial photographs were reviewed for the following years:

Date(s)	Scale	Subject Property Description	Surrounding Area Descriptions
1939	1:750	Parcel A appears developed for commercial use. Parcel B appears vacant.	**North:** Residential Use **South:** Commercial Use/Vacant **East:** Commercial Use **West:** Commercial Use

1957	1:750	No changes in Parcel A are apparent in the 1957 aerial photograph. Parcel B appears graded for construction.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1965	1:750	No changes in Parcel A are apparent in the 1957 aerial photograph. Parcel B appears developed with three commercial buildings.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1977	1:750	No changes in Parcels A or B are apparent in the 1977 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1984	1:750	No changes in Parcels A or B are apparent in the 1984 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Commercial Use
1996	1:750	No changes in Parcels A or B are apparent in the 1996 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Vacant/Commercial Use
2004	1:750	No changes in Parcels A or B are apparent in the 2004 aerial photograph.	**North:** Residential Use **South:** Commercial Use **East:** Commercial Use **West:** Vacant/Commercial Use

3.3 SANBORN FIRE INSURANCE MAPS

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

Sanborn maps were available and reviewed for the years 1958 and 1966.

*Sanborn Map Review for **295 West 10th Street (Parcel A)***

Date(s)	Subject Property Description	Surrounding Area Descriptions
1958	Store	**North:** Church **South:** Vacant **East:** Restaurant and Stores **West:** Hotel Los Medanos
1966	No changes are apparent in the 1966 Sanborn map.	**North:** Church **South:** Vacant **East:** Restaurant and Stores **West:** Hotel Los Medanos

*Sanborn Map Review for **901 Los Medanos Street (Parcel B)***

Date(s)	Subject Property Description	Surrounding Area Descriptions
1958	4 Stores, Entertainment, Restaurant	**North:** Dwelling **South:** Pool **East:** Bowling **West:** Church

1966	4 Stores, Entertainment, Restaurant	**North:** Dwelling **South:** Banquet Hall **East:** Bowling-Not in Operation **West:** Church

3.4 CITY DIRECTORIES

A search of historic city directories was conducted for the subject property using AEI's collection of Haine's and Company CrissCross Directories. Directories were available and reviewed for the years 1971, 1972, 1975, 1976, 1980, 1981, 1985, 1986, 1991, 1995, 1996, 2000, 2001 and 2006. The following table summarizes the results of the city directory search.

*City Directory Search Results for **295 10th Street (Parcel A)***

Date(s)	Occupant Listed
1971, 1972, 1975, 1976, 1980, 1981, 1985, 1986, 1991, 1995, 1996, 2000, 2001 and 2006	Address not listed

*City Directory Search Results for **901 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1971	CJ's Barbecue Pit, Pittsburg Bowl
2001	Residential tenant

*City Directory Search Results for **905 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1981	San Filippos Draperies

*City Directory Search Results for **911 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1971	Pittsburg Bowl

*City Directory Search Results for **915 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1991	Kingfish Seafood

*City Directory Search Results for **935 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1991	F&M La Seafood Market

*City Directory Search Results for **945 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1981	Mutulo Vincent R Insurance
1991	Take Me Home Pizza

City Directory Search Results for ***955 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1991	ENAC Enterprises
2001	Residential tenant

City Directory Search Results for ***965 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1980	The Fence Post
1995, 2000	Abacus Appliance

City Directory Search Results for ***975 Los Medanos Street (Parcel B)***

Date(s)	Occupant Listed
1972	Pittsburg Youth Center
1985, 1986	A Appliances, Magic Auto Repair

Parcel A was not listed with the address of 295 West 10th Street in any of the city directories reviewed. Parcel B was used for residential and commercial purposes from at least 1971 through 2001.

Although small-scale auto repair operations were performed on the subject property from 1985 until 1986, no indication of the presence of fuel or oil storage tanks was found in the review of historical sources. Based on the small size of the operation visible in aerial photographs and Sanborn maps, and the time elapsed since this property use, the historical uses of the subject property are not expected to represent a significant environmental concern.

3.5 HISTORICAL TOPOGRAPHIC MAPS

A search of United States Geological Service historical topographic maps was conducted for the subject property. Topographic maps were reviewed for the following years:

Date(s)	Subject Property Description	Surrounding Area Descriptions
1980	No structures depicted an the subject property; however, subject property and surrounding areas are shaded orange, indicating dense urban development	Dense Urban Development

3.6 CHAIN OF TITLE

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

4.0 REGULATORY AGENCY RECORDS REVIEW

4.1 REGULATORY AGENCIES

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

4.1.1 HEALTH DEPARTMENT

AEI contacted the Contra Costa County Hazardous Materials Program (CCCHMP) for information on the subject property and nearby sites of concern. Files at this agency may contain information regarding hazardous materials storage, as well as information regarding unauthorized releases of petroleum hydrocarbons or other contaminants that may affect the soil or groundwater in the area.

Date	Business	Document type	Document Notes/Violations
2005	City of Pittsburg (985 Railroad Avenue)	UST Removal Inspection	An inactive UST was removed in November 2005 and two holes were discovered.
1987	Bell Gas (998 Railroad Avenue)	UST Unauthorized Release Report	In June 1986 a leak was discovered during a tank test and the tank was removed.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the CCCHMP.

4.1.2 FIRE DEPARTMENT

AEI visited the Contra Costa County Fire Protection District (CCCFPD) for information on the subject property and nearby sites of concern to identify any evidence of previous or current hazardous material usage.

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the CCCFPD.

4.1.3 BUILDING DEPARTMENT

AEI contacted the Pittsburg Building Department (PBD) for information on the subject property in order to identify historical tenants and property use. Please refer to the following table for a listing of permits reviewed:

*Building Permits Reviewed for **Parcel A***

Year(s)	Owner/Applicant	Description of Permit/Building Use
1965	Indecipherable	Building Permit for Construction
1965	Foster's Freeze	Building Permit for Electrical Repairs/Commercial Use
2008	Pittsburg Redevelopment Agency	Building Permit for Demolition

*Building Permits Reviewed for **Parcel B***

Year(s)	Owner/Applicant	Description of Permit/Building Use
1946	Indecipherable	Building Permit for the Construction of Bowling and Stores/Commercial Use
2007	City of Pittsburg	Building Permit for Demolition

No information indicating current or prior use or storage of hazardous materials, or the existence of AULs was on file for the subject property with the PBD.

4.1.4 PLANNING DEPARTMENT

AEI contacted the Pittsburg Planning Department (PPD) for information on the subject property in order to identify AULs associated with the subject property.

No information indicating the existence of AULs was on file for the subject property with the PPD.

4.1.5 COUNTY ASSESSOR OFFICE

AEI visited the Contra Costa County assessor's office for information on the subject property in order to determine the earliest recorded date of development and use.

According to the Contra Costa County assessor's office, the earliest recorded date of development on subject property Parcel A was 2004, and the subject property was utilized for commercial purposes. The earliest recorded date of development on subject property Parcel B was 1995, and the property was utilized for commercial purposes.

4.1.6 DEPARTMENT OF OIL AND GAS

The California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) maps concerning the subject property and nearby properties were reviewed. DOGGR maps contain information regarding oil and gas development.

According to the DOGGR map, there are no oil or gas wells on or within 500 feet of the subject property.

4.1.7 OTHER AGENCIES SEARCHED

AEI used the RWQCB online GeoTracker database for groundwater monitoring reports and information regarding LUST cases.

Date	Business	Document type	Document Notes/Violations
2010	Bell Gas (998 Railroad Avenue)	Groundwater Monitoring Report	Site history, contamination plume was delineated; local groundwater flow was downgradient of subject property.

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted Track Info-First Search to conduct a search of federal, state, tribal, and local databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-05 are summarized in the following table. A copy of the regulatory database report is included in Appendix B of this report.

The subject property was not identified in the databases reviewed.

In determining if a site is a potential environmental concern to the subject property in the records summary table below, AEI has applied the following criteria to classify the site(s) as low concern: 1) the site(s) only hold an operating permit (which does not imply a release), 2) the site(s) have been granted "No Further Action" by the appropriate regulatory agency, and/or 3) based upon AEI's review, the distance and/or topographic position relative to the subject property reduce the level of risk associated with the site(s).

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
NPL	1	No	0	No
DELISTED NPL	0.5	No	0	No
CERCLIS	0.5	No	2	No
CERCLIS NFRAP	0.5	No	0	No
RCRA CORRACTS	1	No	3	Yes; one of the three sites represent a potential environmental concern and are further discussed below.
RCRA-TSD	0.5	No	1	Yes; one of the three sites represents a potential environmental concern and is further discussed below.
RCRA LG-GEN, SM-GEN, CESQGs, VGN, NLR	TP/ADJ	No	7	No
US ENG CONTROLS	TP	No	0	No
US INST CONTROLS	TP	No	2	No
ERNS	TP	No	2	No
STATE/TRIBAL HWS	1	No	0	No
STATE/TRIBAL SWLF	0.5	No	2	No

Database	Search Distance (Miles)	Subject Property Listed	Total Number of Listings	Potential Environmental Concern to the Subject Property (Yes/No)
STATE/TRIBAL REGISTERED STORAGE TANKS	TP/ADJ	No	15	No
STATE/TRIBAL LUST	0.5	No	14	Yes; three of the fourteen sites represent a potential environmental concern and are further discussed below.
STATE/TRIBAL ENG-INST CONTROLS	TP	No	0	No
STATE/TRIBAL VCP	0.5	No	3	No
STATE/TRIBAL BROWNFIELD	0.5	No	0	No
ORPHAN	N/A	No	2	None of the identified orphan sites are located in the immediate vicinity (500-feet) of the subject property, and therefore, these sites are not expected to represent a significant environmental concern.
NON-ASTM DATABASES	TP/ADJ	No	0	No

Site Name: City of Pittsburg Database(s): LUST Address: 985 Railroad Avenue Distance: 0.12 mile Direction: Northwest
Comments: City of Pittsburg was plotted by the regulatory database as being 0.12 mile northwest (hydrologically up to cross gradient) from the subject property. However, through internet research AEI determined that the site is actually 0.05 mile west (hydrologically cross gradient) from Parcel A. According to information from GeoTracker a release of diesel, gasoline and waste oil which affected groundwater in May 2005 during the demolition of the former automotive repair facility. The site has since been developed for a mixed use commercial and residential building. Four monitoring wells were installed in February 2006 and groundwater monitoring and remediation have been ongoing since that time. In July 2010 the RWQCB granted case closure for this site. Based on the current regulatory status, this site is does not represent a significant environmental concern.

Site Name: Bell Gas Database(s): LUST Address: 998 Railroad Avenue Distance: 0.15 mile Direction: Northwest
Comments: Bell Gas was plotted by the regulatory database as being 0.15 mile (hydrologically up gradient) of the subject property. However, through internet research AEI determined that the site is actually 0.10 mile west (hydrologically cross gradient) of Parcel A of the subject property). According to

information from GeoTracker this site reported a release of gasoline in May 1986. In January 1987 two USTs were removed from the site and several holes were observed along the bottom of these tanks. In February 1987 a third UST was also removed. The site is currently owned by in use as a sports field for Marina High School. The monitoring well closest to Parcel A of the subject property is Gateway Monitoring Well 1 (GMW-1). The most recent groundwater monitoring report from July 2010 states that concentrations of ethylbenzene, naphthalene, xylene and TPH exceeded the applicable screening levels. These concentrations were 590 parts per billion (ppb), 140 ppb, 2,500 ppb and 17,000 ppb respectively. Isoconcentration maps of TPH, benzene, naphthalene and methyl tert-butyl ether (MTBE) indicate that the contamination plume has migrated east beyond the intersection of Railroad Avenue and West 10th Street, within 0.07 mile of the subject property. However, contour maps of the site indicate that groundwater flow is downgradient of the subject property. Based on the direction of groundwater flow, this site is not a significant environmental concern.

INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

Pursuant to ASTM E1527-05, the following interviews were performed during this investigation in order to obtain information indicating RECs in connection with the subject property.

6.1.1 INTERVIEW WITH OWNER

The representative for the subject property owner, Ms. Melaine Venenciano, was contacted by telephone on January 14, 2011. Ms. Venenciano has been associated with Parcels A and B of the subject property for seven and four years, respectively. Ms. Venenciano was asked if she was aware of any of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		Yes	**X**	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		Yes	**X**	No
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.		Yes	**X**	No

6.1.2 INTERVIEW WITH KEY SITE MANAGER

The key site manager was identified as Ms. Venenciano, refer to Section 6.1.1.

6.1.3 PAST OWNERS, OPERATORS AND OCCUPANTS

Interviews with past owners and occupants regarding historical onsite operations were not reasonably ascertainable. However, based on information obtained from other sources including aerial photographs, city directories and building records, it is likely that the information provided by past owners and operators would have been duplicative.

6.1.4 INTERVIEW WITH OTHERS

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

6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-05 and EPA's AAI Rule, certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the environmental professional. The responsibility for qualifying for Landowner Liability Protections (LLPs) by conducting the inquiries ultimately rests with the User, and providing the information to the environmental professional would be prudent if such information is available.

6.2.1 ENVIRONMENTAL LIENS

AEI was not informed by the User, Domus Development/Newport Partners, of any environmental cleanup liens encumbering the subject property that are filed or recorded under federal, tribal, state or local law.

At the request of the client, AEI contracted Environmental Data Resources (EDR) to perform an environmental lien search for each of the subject property parcel. No environmental liens or AULs were recorded for the subject property. A copy of EDR's report has been included as Appendix F.

6.2.2 ACTIVITY AND LAND USE LIMITATIONS

AEI was not informed by the User of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the subject property and/or have been filed or recorded in a registry under federal, tribal, state or local law.

6.2.3 SPECIALIZED KNOWLEDGE

AEI was not informed by the User of any specialized knowledge or experience related to the subject property or nearby properties.

6.2.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

The User did not indicate to AEI any information to suggest that the valuation of the subject property is significantly less than the valuation for comparable properties due to environmental factors.

6.2.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The User did not inform AEI of any commonly known or reasonably ascertainable information about the subject property which aided AEI in identifying conditions indicative of a release or threatened release.

6.2.6 KNOWLEDGE OF PRESENCE OR LIKELY PRESENCE OF CONTAMINATION

The User did not inform AEI of any obvious indicators that pointed to the presence or likely presence of contamination at the subject property.

6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

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

7.0 SITE INSPECTION AND RECONNAISSANCE

On January 31, 2011, a site reconnaissance of the subject property and adjacent properties was conducted by Ms. Roxanne Robles of AEI in order to obtain information indicating the likelihood of RECs at the subject property and adjacent properties as specified in ASTM Standard Practice E1527-05 §8.4.2, 8.4.3 and 8.4.4. During the onsite reconnaissance, AEI was not accompanied.

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

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

The subject property is currently vacant and undeveloped. None of the above listed items were observed during the site inspection.

7.2 NON-ASTM SERVICES

7.2.1 ASBESTOS-CONTAINING BUILDING MATERIALS

The subject property is currently vacant land or lacks structures. Consequently, no building components containing suspect asbestos containing materials were identified during the site inspection.

7.2.2 LEAD-BASED PAINT

The subject property is currently vacant land or lacks structures. Consequently, no building components containing suspect lead-based paint were identified during the site inspection.

7.2.3 RADON

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

Radon sampling was not requested as part of this investigation. According to the California Department of Health Services Radon Database, nine tests were conducted for radon levels in the subject property zip code (94565) in 2002. All of these tests indicated that radon levels were below the action level of 4.0 pCi/L set forth by the US EPA. Based on the vacant nature of the property and the lack of subsurface areas, radon does not appear to be a concern. However, testing is required to determine site-specific radon levels.

7.2.4 DRINKING WATER SOURCES AND LEAD IN DRINKING WATER

The Contra Costa Water District supplies potable water to the subject property. The most recent water quality report states that none of the 62 samples taken were above the action limit and therefore are well within standards established by the USEPA.

7.2.5 MOLD / INDOOR AIR QUALITY ISSUES

The subject property is currently vacant land or lacks structures. Consequently, mold was not addressed as part of this assessment.

7.3 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

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

None of the above listed items were observed during the site inspection.

8.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

By signing this report, the senior author declares that, to the best of his or her professional knowledge and belief, he or she meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR Part 312.

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

Prepared By:

Roxanne Robles
Project Manager

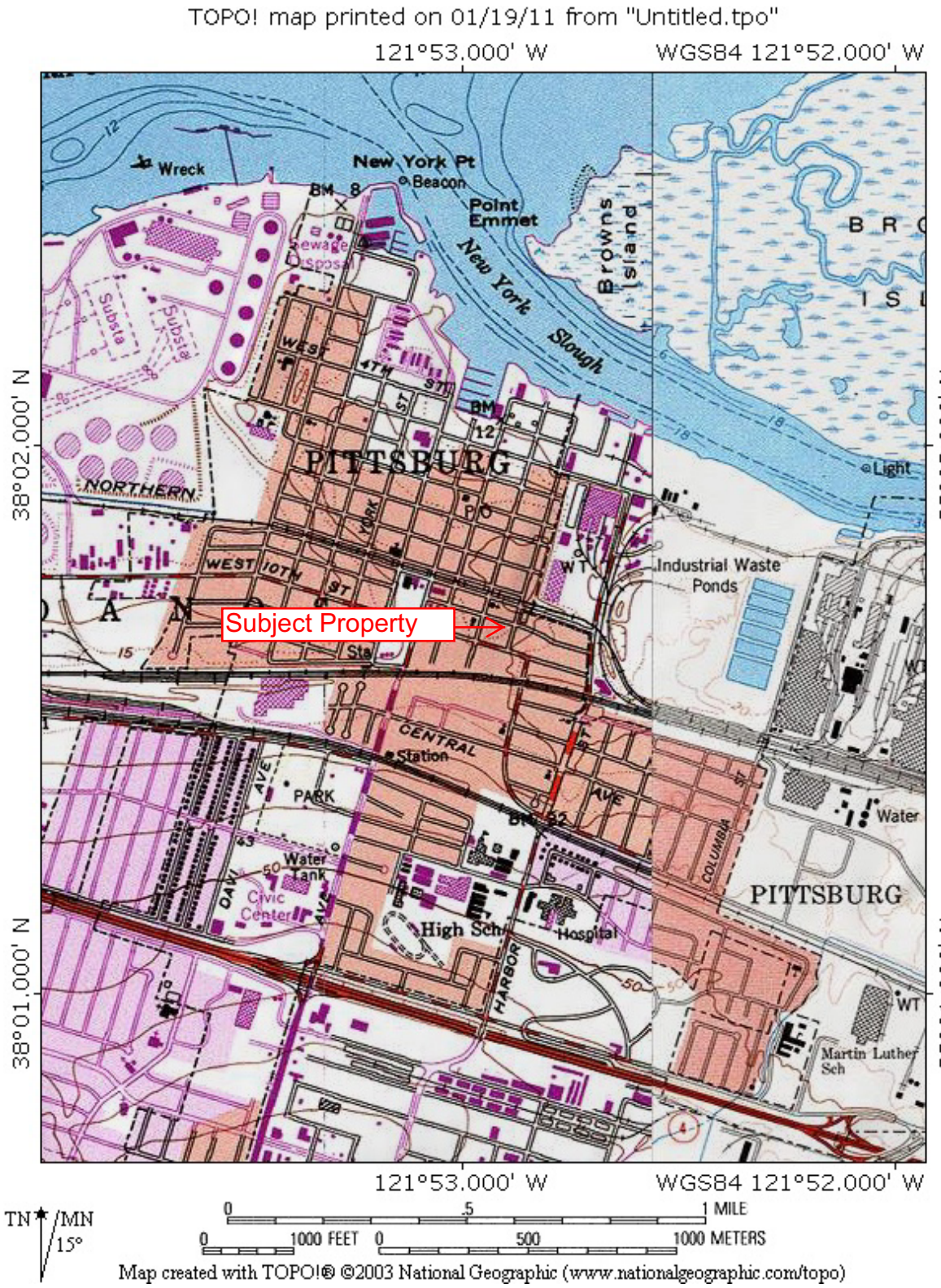
Reviewed By:

Steve Kovach, REA
Senior Author

9.0 REFERENCES

Item	Date(s)	Source
Topographic Map	1980	United States Geological Survey
Regulatory Database	January 13, 2011	Track Info Services
Aerial Photographs	1939, 1957, 1965, 1977, 1984, 1996	Environmental Data Resources
Aerial Photographs	2004	Google Earth
Health Department Records	1987, 2005	Contra Costa County Hazardous Materials Program
Fire Prevention Records	January 26, 2011	Contra Costa Fire Prevention
Building Department Records	1946, 1965, 2007, 2008	City of Pittsburg
Groundwater Monitoring Reports	2010	Regional Water Quality Control Board
Environmental Lien Search	February 3, 2011	Environmental Data Resources

FIGURES



SITE LOCATION MAP

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

FIGURE 1

Project Number: 294171

Source: USGS

AEI Consultants

SITE MAP

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Legend

Approximate Property Boundary

FIGURE 2

Project Number: 294171

AEI Consultants

APPENDIX A

PROPERTY PHOTOGRAPHS

1. View of Parcel A from the south beyond East 10th Street.

2. View of Parcel A from the east beyond Los Medanos Street.

3. View of Parcel B from the west beyond Los Medanos Street.

4. View of Parcel B from the north beyond East 9th Street.

5. View of mulch piles located on Parcel B.

6. View of 900 Los Medanos Street.

7. View of 301, 303 and 305 East 10th Street.

8. View of 325 East 10th Street.

9. View of 300 East 10th Street.

10. View of 280 and 284 East 10th Street.

11. View of 270 East 10th Street.

12. View of vacant lot adjacent to the west of Parcel A.

APPENDIX B

REGULATORY DATABASE

TRACK ➤ INFO SERVICES, LLC

Environmental FirstSearch ™ Report

Target Property:

901 LOS MEDANOS 295W.1

PITTSBURG CA 94565

Job Number: SF_294171

PREPARED FOR:

AEI Consultants

2500 Camino Diablo

Walnut Creek, CA 94597

01-13-11

Tel: (866) 664-9981 *Fax: (818) 249-4227*

Environmental FirstSearch is a registered trademark of FirstSearch Technology Corporation. All rights reserved.

Environmental FirstSearch
Search Summary Report

Target Site: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	10-21-10	1.00	0	0	0	0	0	0	0
NPL Delisted	Y	10-21-10	0.50	0	0	0	0	-	0	0
CERCLIS	Y	11-30-10	0.50	0	0	0	2	-	0	2
NFRAP	Y	11-30-10	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	11-10-10	1.00	0	0	0	0	2	1	3
RCRA TSD	Y	11-10-10	1.00	0	0	0	0	1	0	1
RCRA GEN	Y	11-10-10	0.25	0	0	6	-	-	1	7
RCRA NLR	Y	11-10-10	0.25	0	0	1	-	-	0	1
Federal Brownfield	Y	12-10-10	0.50	0	0	0	0	-	0	0
ERNS	Y	10-21-10	0.12	0	0	-	-	-	2	2
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	12-13-10	1.00	0	0	0	2	4	7	13
State Spills 90	Y	12-06-10	0.12	0	0	-	-	-	0	0
State/Tribal SWL	Y	12-01-10	0.50	0	0	0	1	-	1	2
State/Tribal LUST	Y	12-06-10	0.50	0	4	6	3	-	1	14
State/Tribal UST/AST	Y	10-27-10	0.25	0	1	8	-	-	6	15
State/Tribal EC	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal IC	Y	12-02-10	0.50	0	0	0	0	-	2	2
State/Tribal VCP	Y	12-13-10	0.50	0	0	0	0	-	3	3
State/Tribal Brownfields	Y	NA	0.50	0	0	0	0	-	0	0
State Permits	Y	10-13-10	0.12	0	0	-	-	-	1	1
State Other	Y	12-13-10	0.25	0	0	0	-	-	2	2
Federal IC/EC	Y	11-04-10	0.50	0	0	0	0	-	0	0
- TOTALS -				0	5	21	8	7	28	69

Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to TRACK Info Services, certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in TRACK Info Services's databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

Waiver of Liability

Although TRACK Info Services uses its best efforts to research the actual location of each site, TRACK Info Services does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of TRACK Info Services's services proceeding are signifying an understanding of TRACK Info Services's searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

Environmental FirstSearch
Site Information Report

Request Date:	01-13-11	**Search Type:**	COORD
Requestor Name:	Karina Garcia	**Job Number:**	SF_294171
Standard:	AAI	**Filtered Report**	

Target Site: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

Demographics

Sites:	69	**Non-Geocoded:**	28	**Population:**	NA
Radon:	0.3 - 4 PCI/L				

Site Location

	Degrees (Decimal)	Degrees (Min/Sec)		UTMs
Longitude:	-121.882877	-121:52:58	**Easting:**	598047.548
Latitude:	38.027646	38:1:40	**Northing:**	4209265.545
Elevation:	24		**Zone:**	10

Comment

Comment:

Additional Requests/Services

Adjacent ZIP Codes: 0 Mile(s)

ZIP Code	City Name	ST	Dist/Dir	Sel

Services:

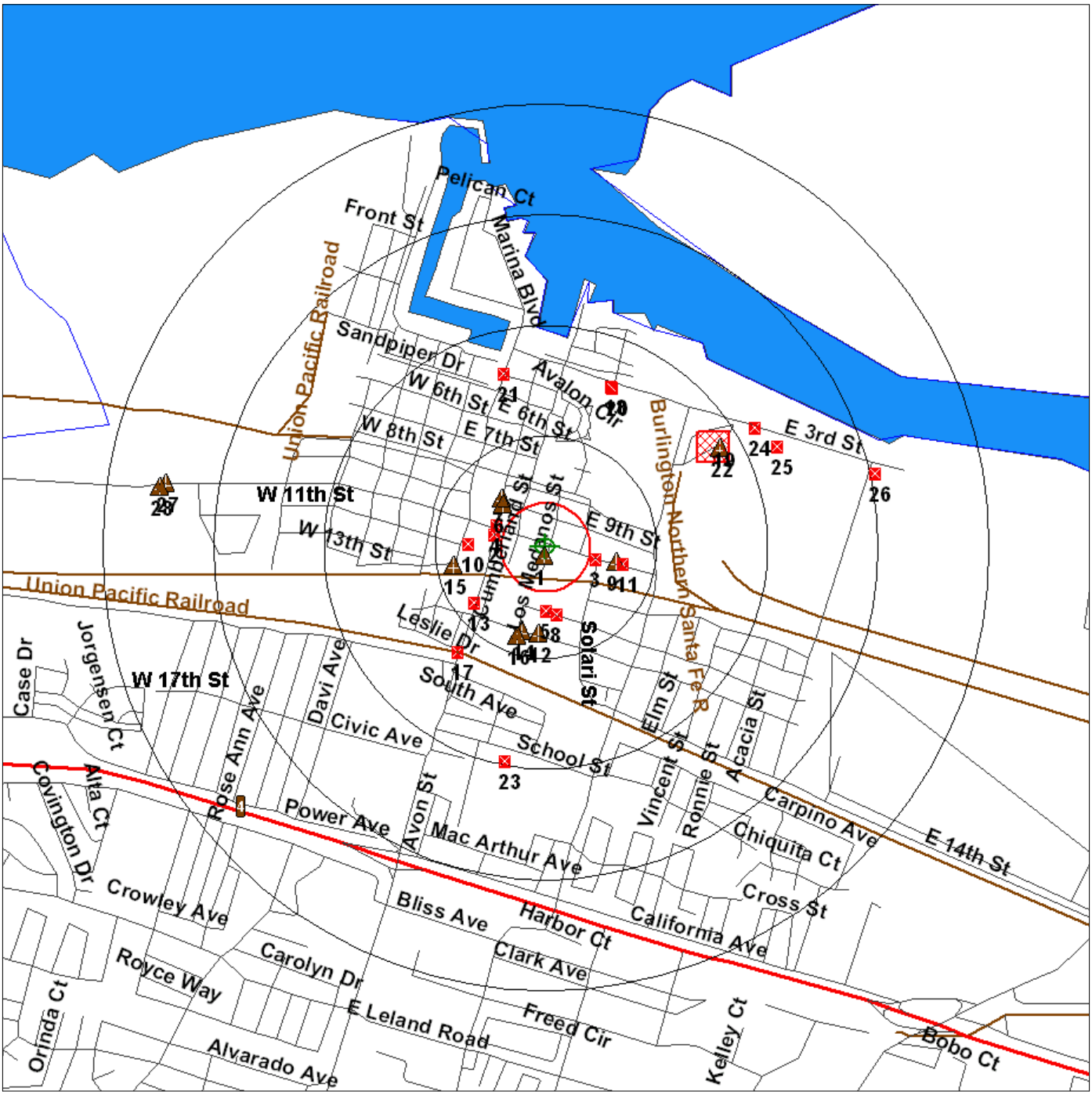
	Requested?	Date
Fire Insurance Maps	No	
Aerial Photographs	No	
Historical Topos	No	
City Directories	No	
Title Search/Env Liens	No	
Municipal Reports	No	
Online Topos	No	

Environmental FirstSearch

1 Mile Radius

Single Map:

901 LOS MEDANOS 295W.1 , PITTSBURG CA 94565



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.027646 Longitude: -121.882877) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

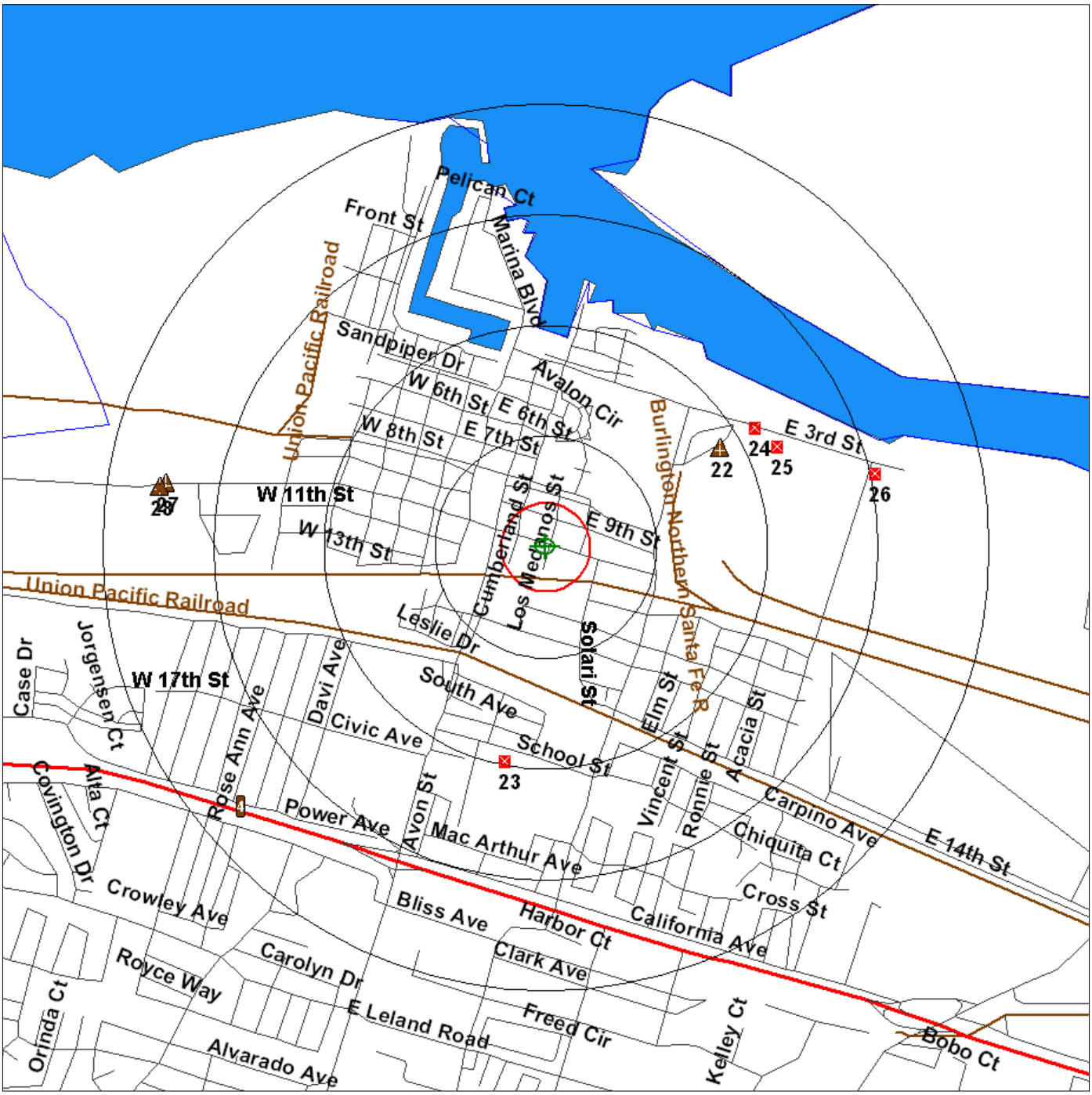
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

1 Mile Radius

AAI: NPL, RCRACOR, STATE, RCRATSD

901 LOS MEDANOS 295W.1 , PITTSBURG CA 94565



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.027646 Longitude: -121.882877) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

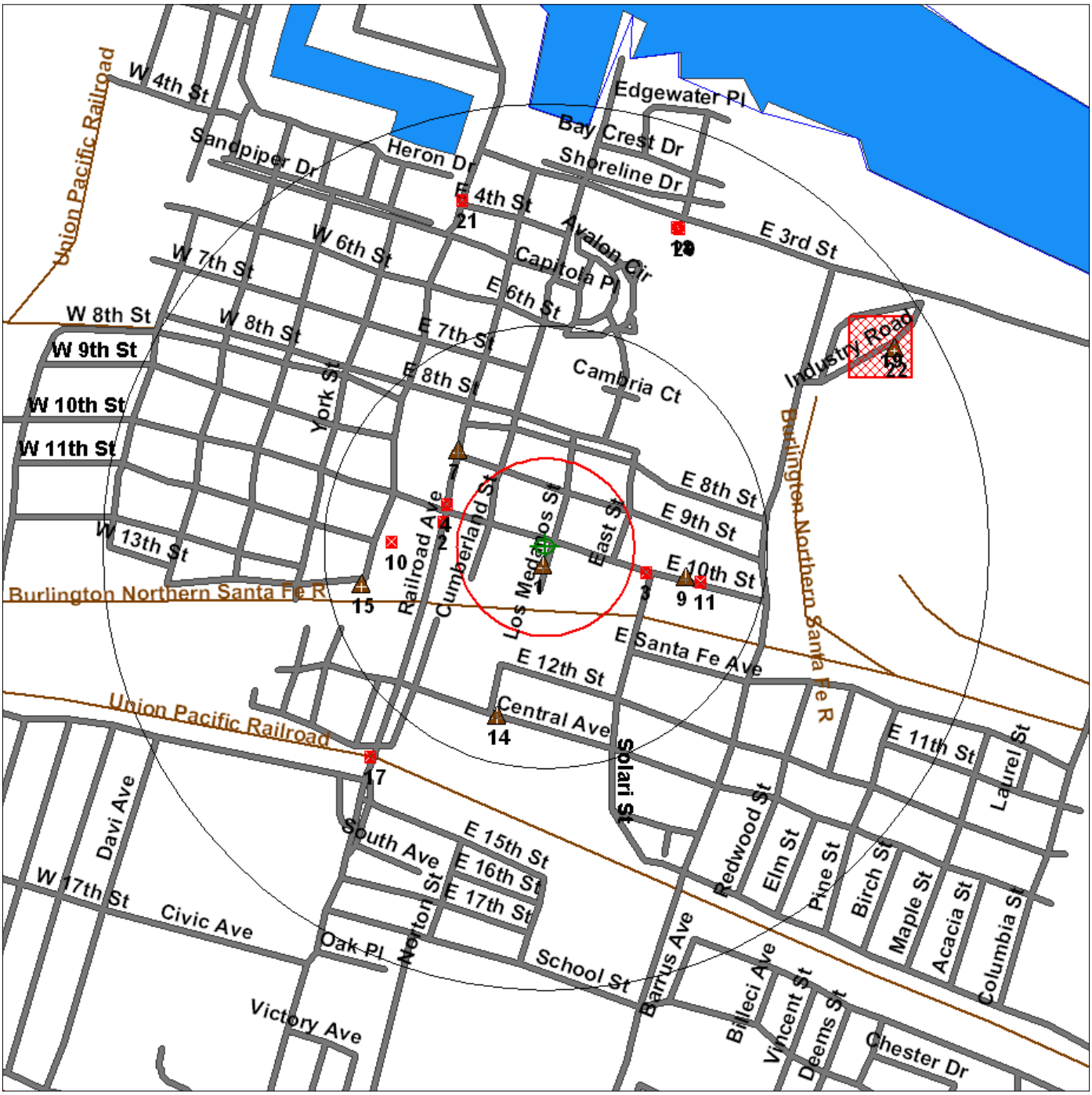
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.5 Mile Radius

AAI: Multiple Databases

901 LOS MEDANOS 295W.1 , PITTSBURG CA 94565



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.027646 Longitude: -121.882877) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

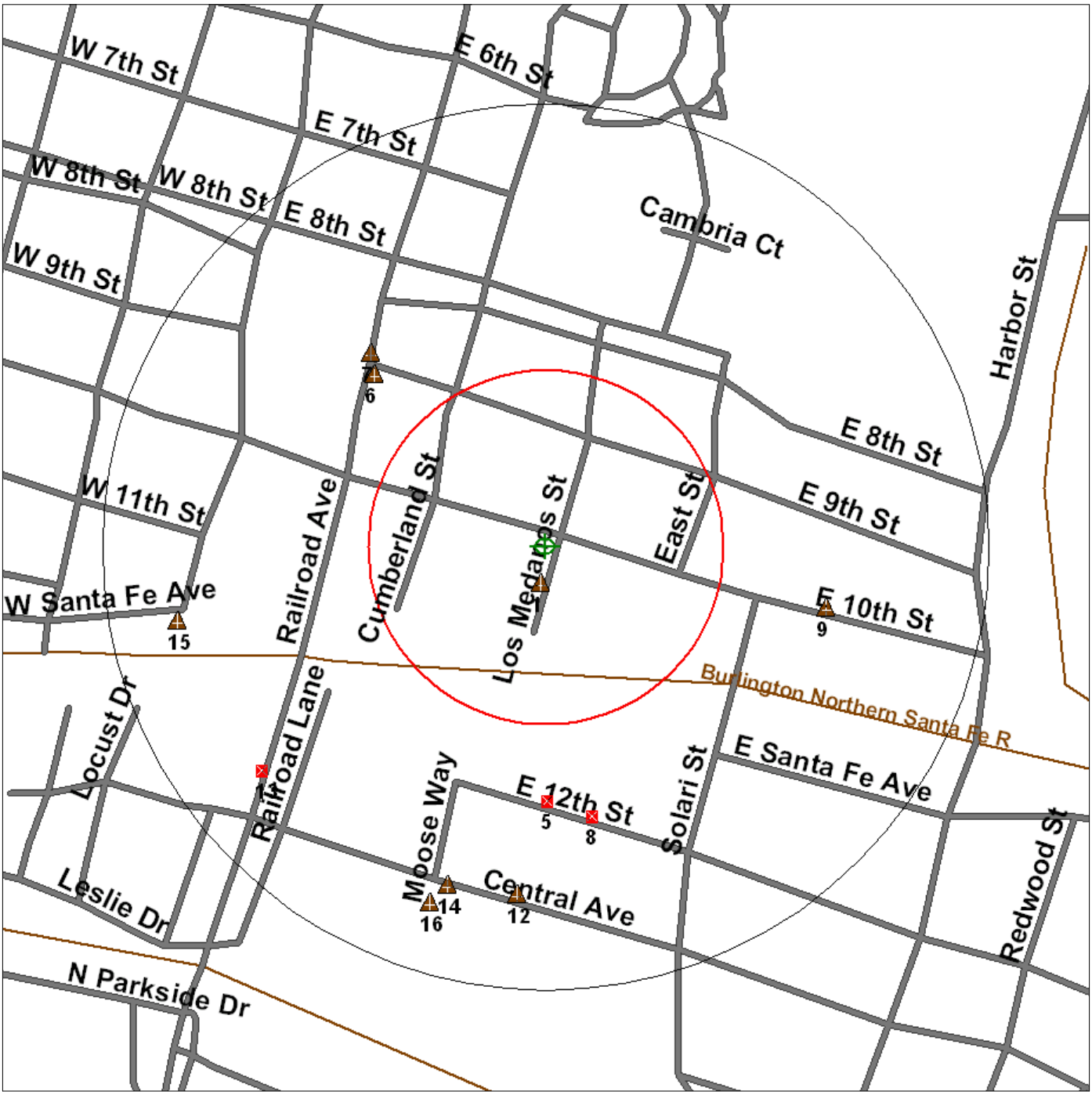
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.25 Mile Radius

AAI: RCRAGEN, UST, RCRANLR, OTHER

901 LOS MEDANOS 295W.1 , PITTSBURG CA 94565



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.027646 Longitude: -121.882877) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

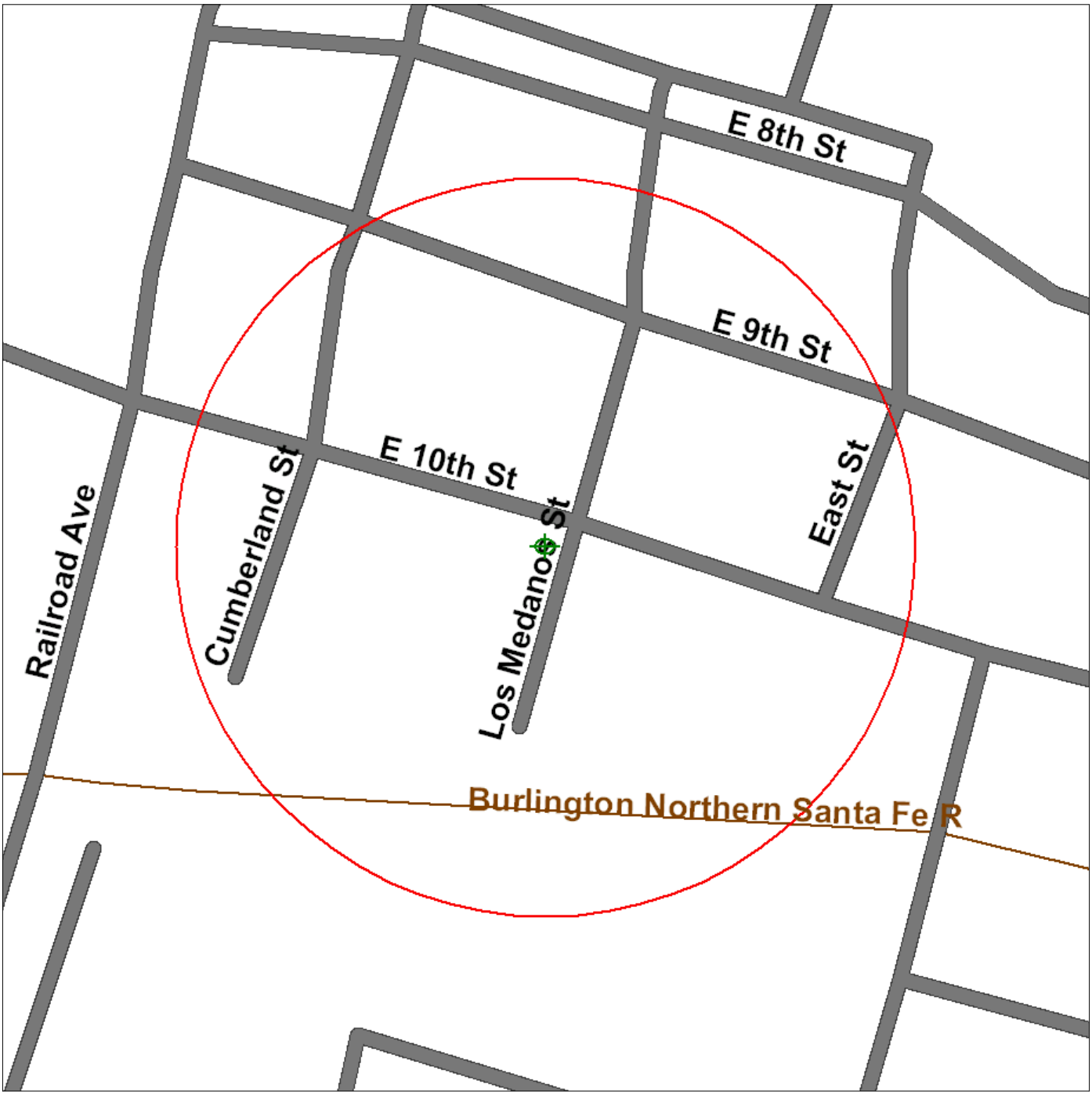
Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch

.12 Mile Radius

AAI: SPILLS90, ERNS, PERMITS

901 LOS MEDANOS 295W.1 , PITTSBURG CA 94565



Source: U.S. Census TIGER Files

Target Site (Latitude: 38.027646 Longitude: -121.882877) .....

Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius

Environmental FirstSearch
Target Site Summary Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TOTAL: 69 **GEOCODED:** 41 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

Environmental FirstSearch
Sites Summary Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TOTAL: 69 **GEOCODED:** 41 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	LUST	CATALINE BUILT HOMES INC T0601300477/COMPLETED - CASE CLO	1050 LOS MEDANOS ST PITTSBURG CA 94565	0.02 SW	- 1	1
1	UST	CATALINE BUILT HOMES, INC. TISID-STATE1547/INACTIVE	1050 LOS MEDANOS PITTSBURG CA 94565	0.02 SW	- 1	2
2	LUST	CITY OF PITTSBURG T0601359176/COMPLETED - CASE CLO	985 RAILROAD AVE PITTSBURG CA	0.12 NW	- 4	4
3	LUST	JOSE S SERVICE STATION T0601300155/COMPLETED - CASE CLO	394 10TH ST W PITTSBURG CA 94565	0.12 SE	- 1	6
4	LUST	PITTSBURG ST REDEVLOPMENT 1 T0601300089/OPEN - ASSESSMENT an	1095 RAILROAD AVE PITTSBURG CA 94565	0.12 NW	- 4	8
5	RCRAGN	PACIFIC BELL CAT080020894/SGN	337 EAST 12TH ST PITTSBURG CA 94565	0.14 SE	+ 1	9
6	UST	REDDING PETROLEUM CONTRACOSTACO0164	1001 RAIL ROAD AVE PITTSBURG CA 94565	0.14 NW	- 3	10
6	UST	REDDING PETROLEUM INC TISID-STATE13755/ACTIVE	1001 RAILROAD PITTSBURG CA 94565	0.14 NW	- 3	10
7	UST	ALL STAR GAS TISID-STATE14214/ACTIVE	998 RAILROAD PITTSBURG CA 94565	0.15 NW	- 2	11
7	UST	BELL GAS and MINI MARKET CONTRACOSTACO7010	998 RAILROAD AVE PITTSBURG CA 94565	0.15 NW	- 2	11
7	LUST	BELL GAS T0601300541/OPEN - VERIFICATION	998 RAILROAD AVE PITTSBURG CA 94565	0.15 NW	- 2	13
8	UST	PITTSBURG CORP YARD CONTRACOSTACO7011	357 E 12TH ST PITTSBURG CA 94565	0.15 SE	+ 1	18
9	LUST	FAULTLESS CLEANERS T0601300530/COMPLETED - CASE CLO	427 10TH ST E PITTSBURG CA 94565	0.16 SE	- 7	19
9	RCRAGN	FAUTLESS CLEANERS CAD981617491/SGN	427 E 10TH ST PITTSBURG CA 94565	0.16 SE	- 7	20
10	LUST	REDDING PETROLEUM T0601382732/OPEN - REMEDIATION	1001 RAILROAD AVE PITTSBURG CA	0.17 NW	- 9	22
11	LUST	PITTSBURG PLUMBING T0601300442/COMPLETED - CASE CLO	441 10TH ST E PITTSBURG CA 94565	0.18 SE	- 8	29
12	UST	PACIFIC BELL/PITTSBURG CONTRACOSTACO1642	355 CENTRAL AVE PITTSBURG CA 94565	0.20 SW	+ 3	30
12	UST	PACIFIC BELL (WF-028) TISID-STATE1594/INACTIVE	355 CENTRAL PITTSBURG CA 94565	0.20 SW	+ 3	30
12	RCRAGN	PACIFIC BELL CAT080020266/SGN	355 CENTRAL AVE PITTSBURG CA 94565	0.20 SW	+ 3	31
13	RCRAGN	RAY SAW and TOOL RPR CAD981997331/SGN	1187 RAILROAD AVE PITTSBURG CA 94565	0.20 SW	0	32
14	LUST	PEPSI COLA COMPANY T0601300216/COMPLETED - CASE CLO	338 CENTRAL AVE PITTSBURG CA 94565	0.20 SW	+ 3	34

Environmental FirstSearch
Sites Summary Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TOTAL: 69 **GEOCODED:** 41 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
14	UST	PEPSI COLA BOTTLING COMPANY TISID-STATE1534/INACTIVE	338 CENTRAL PITTSBURG CA	0.20 SW	+ 3	37
15	RCRAGN	BURLINGTON NORTHERN AND SANTA CAR000036285/SGN	1 W SANTA FE AVE PITTSBURG CA 94565	0.21 SW	- 6	38
15	LUST	SANTA FE PITTSBURG DEPOT T0601300435/COMPLETED - CASE CLO	1 SANTA FE AVE W PITTSBURG CA 94565	0.21 SW	- 6	39
16	RCRANLR	PACIFIC BELL CAT080020886/NLR	345 CENTRAL AVE PITTSBURG CA 94565	0.21 SW	+ 3	40
16	RCRAGN	PACIFIC BELL CAT080020886/TR	345 CENTRAL AVE PITTSBURG CA 94565	0.21 SW	+ 3	41
17	LUST	PITTSBURG ST RDEVELOPMENT 3 T0601300441/COMPLETED - CASE CLO	1300 RAILROAD AVE PITTSBURG CA 94565	0.31 SW	+ 4	43
18	CERCLIS	PITTSBURG REDEVELOPMENT AGENCY CAN000905831/NOT PROPOSED	385-495 EAST THIRD ST PITTSBURG CA 94565	0.39 NE	- 9	44
19	SWL	DELTA AUTO WRECKERS SWIS07-TI-0923/ACTIVE	6 INDUSTRY PITTSBURG CA 94565	0.39 NE	N/A	46
20	LUST	CAL ASIA DEVELOPMENT T0601300043/COMPLETED - CASE CLO	391 3RD ST E PITTSBURG CA 94565	0.39 NE	- 9	47
21	LUST	PITTSBURG MARINA T0601300729/COMPLETED - CASE CLO	51 MARINA BLVD PITTSBURG CA 94565	0.40 NW	- 3	49
22	STATE	DELTA AUTO WRECKER CAL07750026/ACTIVE	6 INDUSTRY RD PITTSBURG CA 94565	0.45 NE	- 14	51
22	CERCLIS	DELTA AUTO WRECKER CASFN0905518/NOT PROPOSED	6 INDUSTRY RD PITTSBURG CA 94565	0.45 NE	- 14	52
23	STATE	PITTSBURG HIGH SCHOOL - MAIN/N CAL60000879/NO FURTHER ACTION	250 SCHOOL ST PITTSBURG CA 94565	0.49 SW	+ 23	54
24	STATE	K AND S BODY SHOP CAL07750025/PRELIMINARY ENDANGER	600 E. 3RD ST PITTSBURG CA 94565	0.54 NE	- 13	57
25	STATE	KOCH CARBON INC. CAL07290043/PRELIMINARY ENDANGER	700- 707 E. 3RD ST PITTSBURG CA 94565	0.57 NE	- 14	59
26	STATE	GWF POWER SYSTEMS CAL07490047/BACKLOG	895 E. 3RD ST PITTSBURG CA 94565	0.76 NE	- 13	60
27	RCRACOR	PITTSBURG POWER PLANT CAT080011695/CA	696 WEST TENTH ST PITTSBURG CA 94565	0.87 NW	- 19	62
27	RCRATSD	PITTSBURG POWER PLANT CAT080011695/TSD	696 W 10TH ST PITTSBURG CA 94565	0.87 NW	- 19	69
28	STATE	GREIF BROTHERS CORPORATION CAL07260001/VOLUNTARY CLEANUP PR	701 WILLOW PASS RD PITTSBURG CA 94565	0.88 NW	- 18	73
28	RCRACOR	SONOCO FIBRE DRUM INC CAD093073427/CA	701 WILLOW PASS RD PITTSBURG CA 94565	0.88 NW	- 18	76

Environmental FirstSearch
Sites Summary Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TOTAL: 69 **GEOCODED:** 41 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	VCP	JOHNS MANVILLE CAL7390022/CERTIFIED / OPERATIO	E 3RD ST PITTSBURG CA 94565	NON GC	N/A	78
	UST	DELTA DIABLO PITTSBURG PUMP ST TISID-STATE14021/ACTIVE	7TH AND MONTEZUMA ST PITTSBURG CA 94565	NON GC	N/A	84
	VCP	TRANS BAY CABLE CONVERTER STAT CAL60000487/CERTIFIED OandM - LA	570 TO 620 AND 650 W. 10TH PITTSBURG CA 94565	NON GC	N/A	86
	LUST	BANISTER ELECTRIC T0601300589/COMPLETED - CASE CLO	498 10TH ST PITTSBURG CA 94565	NON GC	N/A	89
	INSTCONTRO	JOHNS MANVILLE DR_7390022/CERTIFIED / OPERATIO	EAST 3RD ST PITTSBURG CA 94565	NON GC	N/A	90
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-94565	UNKNOWN CA 94565	NON GC	N/A	91
	VCP	JOHNS MANVILLE CAL07390022/CERTIFIED / OPERATIO	EAST 3RD ST PITTSBURG CA 94565	NON GC	N/A	93
	ERNS	PGandE 332546/FIXED FACILITY	PITTSBURG POWER PLANT W 10T PITTSBURG CA 94565	NON GC	N/A	97
	STATE	MIRANT DELTA LLC CAL80001834/ACTIVE	696 WEST 10TH ST PITTSBURG CA 94565	NON GC	N/A	99
	STATE	MARINA SCHOOL EXPANSION CAL70000066/NO FURTHER ACTION	EAST 8TH AND EAST 10TH ST PITTSBURG CA 94565	NON GC	N/A	103
	STATE	JOHNS MANVILLE CAL07390022/VOLUNTARY CLEANUP PR	EAST 3RD ST PITTSBURG CA 94565	NON GC	N/A	106
	RCRAGN	A STRIPPING WORKSHOP CAR000190470/SGN	564 W 10TH PITTSBURG CA 94565	NON GC	N/A	108
	RCRACOR	DOWELL SCHLUMBERGER INC CAT080010580/CA	LOVERIDGE RD PITTSBURG CA 94565	NON GC	N/A	110
	STATE	PITTSBURG MARINA EXPANSION PHA CAL07150006/PROPERTY/SITE REFERR	MONTEZUMA AND CODY PITTSBURG CA 94565	NON GC	N/A	113
	STATE	WESTERN STATES CHEMICAL COMPAN CAL07280073/NO FURTHER ACTION FO	EAST OF NICHOLS ROAD ON POR PITTSBURG CA 94565	NON GC	N/A	115
	SWL	KELLER CANYON LANDFILL WMUD2 071177001/ACTIVE	EAST OF BAILEY RD, SO OF PI PITTSBURG CA	NON GC	N/A	116
	UST	MANVILLE CORPORATION TISID-STATE1642/INACTIVE	E. 3RD AND HARBOR ST PITTSBURG CA 94565	NON GC	N/A	117
	ERNS	PACIFIC GAS AND ELECTRIC 589026/FIXED FACILITY	12TH ST AND WEST SOLARI IN PITTSBURG CA 94565	NON GC	N/A	118
	UST	RIVERVIEW FIRE STATION 84 TISID-STATE13904/ACTIVE	200 6TH PITTSBURG CA 94565	NON GC	N/A	119
	STATE	ALVES RANCH 11- ACRE SCHOOL SI CAL60000160/ACTIVE	WEST LELAND AND ALVES RANCH PITTSBURGH CA 94565	NON GC	N/A	120

Environmental FirstSearch
Sites Summary Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TOTAL: 69 **GEOCODED:** 41 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	PERMIT	KELLER CANYON LANDFILL L10008210862/OPEN	EAST OF BAILEY RD SO OF PIT PITTSBURG CA	NON GC	N/A	121
	OTHER	MARINA SCHOOL EXPANSION CAL70000066/NO FURTHER ACTION	EAST 8TH AND EAST 10TH ST PITTSBURG CA 94565	NON GC	N/A	123
	OTHER	WESTERN STATES CHEMICAL COMPAN CAL07280073/NO FURTHER ACTION FO	EAST OF NICHOLS ROAD ON POR PITTSBURG CA 94565	NON GC	N/A	126
	UST	BANISTER ELECTRIC, INC TISID-STATE1557/INACTIVE	498 10TH PITTSBURG CA 94565	NON GC	N/A	127
	UST	CITY OF PITTSBURG TISID-STATE14216/ACTIVE	357 12TH PITTSBURG CA 94565	NON GC	N/A	127
	STATE	PGandE/SHELL - WEST PITTSBURG CAL07490045/PROPERTY/SITE REFERR	WILLOW PASS ROAD WEST PITTSBURG CA 94565	NON GC	N/A	129
	UST	JOSE S SERVICE STATION TISID-STATE1868/INACTIVE	394 10TH PITTSBURG CA 94565	NON GC	N/A	130
	INSTCONTRO	TRANS BAY CABLE CONVERTER STAT DR_60000487/CERTIFIED OandM - LA	570-620 and 650 W 10TH ST PITTSBURG CA 94565	NON GC	N/A	131

Environmental FirstSearch
User Comment Sites Summary Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TOTAL: 69 **GEOCODED:** 41 **NON GEOCODED:** 28 **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 31 **DIST/DIR:** 0.02 SW **ELEVATION:** 23 **MAP ID:** 1

NAME: CATALINE BUILT HOMES INC
ADDRESS: 1050 LOS MEDANOS ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300477
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0516*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *12590*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Soil*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *1997-03-21*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 22 **DIST/DIR:** 0.02 SW **ELEVATION:** 23 **MAP ID:** 1

NAME: CATALINE BUILT HOMES, INC.
ADDRESS: 1050 LOS MEDANOS
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1547
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 32 **DIST/DIR:** 0.12 NW **ELEVATION:** 20 **MAP ID:** 2

NAME: CITY OF PITTSBURG
ADDRESS: 985 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601359176
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0859*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Waste Oil / Motor / Hydraulic / Lubricating, Gasoline, Diesel*
POTENTIAL MEDIA AFFECTED: *Aquifer used for drinking water supply, Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *2010-07-15*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2010-07-15 00:00:00*
ACTION (blank if not reported): *Closure/No Further Action Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-04-17 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-07-21 00:00:00*
ACTION (blank if not reported): *File review*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-09-21 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-10-15 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-07-14 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 32 **DIST/DIR:** 0.12 NW **ELEVATION:** 20 **MAP ID:** 2

NAME: CITY OF PITTSBURG
ADDRESS: 985 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601359176
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-05-24 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-03-06 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Treatment, In Situ, Other*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Excavate and Dispose*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-04-08 00:00:00*
ACTION (blank if not reported): *GW Monitoring Well Transfer Agreement*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-08-23 00:00:00*
ACTION (blank if not reported): *Well Installation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-10-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-04-08 00:00:00*
ACTION (blank if not reported): *Entrata 998 Railroad Avenue*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-07-15 00:00:00*
ACTION (blank if not reported): *DWRs (destruction of P-1, P-2, and GWM1)*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-04-30 00:00:00*
ACTION (blank if not reported): *1stQM09*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-30 00:00:00*
ACTION (blank if not reported): *April 2008 Quarterly Groundwater Sampling REport*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 32 **DIST/DIR:** 0.12 NW **ELEVATION:** 20 **MAP ID:** 2

NAME: CITY OF PITTSBURG
ADDRESS: 985 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601359176
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-10-30 00:00:00*
ACTION (blank if not reported): *August 2008 Quarterly Groundwater Sampling Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2006-08-30 00:00:00*
ACTION (blank if not reported): *Final Remedial Action Report / Corrective Action Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2006-05-20 00:00:00*
ACTION (blank if not reported): *Corrective Action Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-09-30 00:00:00*
ACTION (blank if not reported): *Third Quarter 2009 Groundwater Monitoring Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-01-30 00:00:00*
ACTION (blank if not reported): *October 2008 Quarterly Groundwater Sampling Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-10-29 00:00:00*
ACTION (blank if not reported): *Requirement for Including Gateway wells MW-2, MW-3, and MW-4 in the Bell Gas and Diesel GW Sampling Program*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-04-08 00:00:00*
ACTION (blank if not reported): *GW Monitoring Well Transfer Agreement*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-04-30 00:00:00*
ACTION (blank if not reported): *January 2008 Quarterly Graoundwater Sampling Report*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 34 **DIST/DIR:** 0.12 SE **ELEVATION:** 23 **MAP ID:** 3

NAME: JOSE S SERVICE STATION
ADDRESS: 394 10TH ST W
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300155
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0165*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *07*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *1997-03-24*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 39 **DIST/DIR:** 0.12 NW **ELEVATION:** 20 **MAP ID:** 4

NAME: PITTSBURG ST REDEVLOPMENT 1
ADDRESS: 1095 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300089
ID2:
STATUS: OPEN - ASSESSMENT and INTERIM RE
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0093*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70726*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Open - Assessment and Interim Remedial Action*
STATUS DATE: *2010-09-13*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-08-04 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-07-09 00:00:00*
ACTION (blank if not reported): *File review*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-06-16 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 39 **DIST/DIR:** 0.12 NW **ELEVATION:** 20 **MAP ID:** 4

NAME: PITTSBURG ST REDEVLOPMENT 1
ADDRESS: 1095 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300089
ID2:
STATUS: OPEN - ASSESSMENT and INTERIM RE
PHONE:

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-16 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-10-31 00:00:00*
ACTION (blank if not reported): *Additional Soil and Groundwater Assessment*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 10 **DIST/DIR:** 0.14 SE **ELEVATION:** 25 **MAP ID:** 5

NAME: PACIFIC BELL
ADDRESS: 337 EAST 12TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080020894
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
337 EAST 12TH STREET
PITTSBURG CA 94565

PHONE: 4084916029

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 27 **DIST/DIR:** 0.14 NW **ELEVATION:** 21 **MAP ID:** 6

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAIL ROAD AVE
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 03/01/2000
ID1: CONTRACOSTACO01647
ID2:
STATUS:
PHONE:

CONTRA COSTA COUNTY TANKS LIST INFORMATION (note: this agency may have duplicate records for this site):
According to the Contra Costa County Health Services Dept. the following information is current as of 05/07/03

Certification Number (if provided): *11011*
Certificate Date (if blank, certificate number reserved, but not issued yet): *12/17/98*
Comments:

UST

SEARCH ID: 28 **DIST/DIR:** 0.14 NW **ELEVATION:** 21 **MAP ID:** 6

NAME: REDDING PETROLEUM INC
ADDRESS: 1001 RAILROAD
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE13755
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA
This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.
The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.
Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.
Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 20 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: ALL STAR GAS
ADDRESS: 998 RAILROAD
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE14214
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

UST

SEARCH ID: 21 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS and MINI MARKET
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 03/01/2000
ID1: CONTRACOSTACO70107
ID2:
STATUS:
PHONE:

CONTRA COSTA COUNTY TANKS LIST INFORMATION (note: this agency may have duplicate records for this site):
According to the Contra Costa County Health Services Dept. the following information is current as of 05/07/03

Certification Number (if provided): *11428*
Certificate Date (if blank, certificate number reserved, but not issued yet): *12/21/98*
Comments:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 29 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300541
ID2:
STATUS: OPEN - VERIFICATION MONITORING
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0588*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70107*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Open - Verification Monitoring*
STATUS DATE: *2009-10-29*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-10-15 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-04-06 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-04-03 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-03-04 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-11-30 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-05-16 00:00:00*
ACTION (blank if not reported): *Notice of Violation*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 29 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300541
ID2:
STATUS: OPEN - VERIFICATION MONITORING
PHONE:

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-09-07 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-07-17 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-03-27 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-07-27 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-08-13 00:00:00*
ACTION (blank if not reported): *Notice of Responsibility*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-04-09 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2000-01-29 00:00:00*
ACTION (blank if not reported): ** Historical Enforcement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-10-22 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-08-27 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-01-25 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-08-05 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-08-27 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2010-04-14 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 29 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300541
ID2:
STATUS: OPEN - VERIFICATION MONITORING
PHONE:

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2006-10-03 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-07-21 00:00:00*
ACTION (blank if not reported): *File review*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-10-28 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-12-22 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-07-21 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2010-07-29 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-01-30 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Excavate and Dispose*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Chemical Oxidation, In Situ*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Pump and Treat Groundwater*

ACTION TYPE (blank if not reported): *REMEDIATION*

- Continued on next page -

LUST

SEARCH ID: 29 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300541
ID2:
STATUS: OPEN - VERIFICATION MONITORING
PHONE:

DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Excavate and Treat*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-02-27 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-11-14 00:00:00*
ACTION (blank if not reported): *Underground Storage Tank Removal and Soil Excavation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-04-30 00:00:00*
ACTION (blank if not reported): *Groundwater Monitoring Report - First Quarter 2010*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-04-30 00:00:00*
ACTION (blank if not reported): *GW Monitoring and Interim Remedial Action Report First Quarter 2009*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-02-26 00:00:00*
ACTION (blank if not reported): *Other Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-07-30 00:00:00*
ACTION (blank if not reported): *Groundwater Monitoring, Soil Vapor Sampling and Interim Remedial Action Report - Second Quarter 2010*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-09 00:00:00*
ACTION (blank if not reported): *Underground Storage Tank Removal and Soil Excavation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-04-27 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-10-30 00:00:00*
ACTION (blank if not reported): *3rdQM10*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-02-25 00:00:00*
ACTION (blank if not reported): *Other Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2006-10-31 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-09 00:00:00*
ACTION (blank if not reported): *Underground Storage Tank Removal and Soil Excavation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-09 00:00:00*

- Continued on next page -

LUST

SEARCH ID: 29 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300541
ID2:
STATUS: OPEN - VERIFICATION MONITORING
PHONE:

ACTION (blank if not reported): *Underground Storage Tank Removal and Soil Excavation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-02-19 00:00:00*
ACTION (blank if not reported): *Post Remediation Plume Characterization Work Plan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-07-06 00:00:00*
ACTION (blank if not reported): *Groundwater and Soil Vapor Monitoring Well Installation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-04-02 00:00:00*
ACTION (blank if not reported): *Addendum to Post Remediation Plume Characterization Work Plan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-08-26 00:00:00*
ACTION (blank if not reported): *Approval of Surface Fill Material from Areea 2 at Range Road Middle School Site for Use as Backfill Material at Bell Gas StationSite*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-01-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-02-25 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-11-21 00:00:00*
ACTION (blank if not reported): *Corrective Action Plan / Remedial Action Plan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-01-30 00:00:00*
ACTION (blank if not reported): *4thQM08 report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-11-21 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-10-03 00:00:00*
ACTION (blank if not reported): *Additional Plume Characterization/Monitoring Well Installation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-07-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-04-27 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-12 00:00:00*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 29 **DIST/DIR:** 0.15 NW **ELEVATION:** 22 **MAP ID:** 7

NAME: BELL GAS
ADDRESS: 998 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300541
ID2:
STATUS: OPEN - VERIFICATION MONITORING
PHONE:

ACTION (blank if not reported): *Review of Geophysical Investigation Report, Range Road Middle School Site*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-10-30 00:00:00*
ACTION (blank if not reported): *Groundwater Monitoring Report Third Quarter 2008*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-01-30 00:00:00*
ACTION (blank if not reported): *Groundwater Monitoring and Soil Vapor Sampling Report - Fourth Quarter 2009*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 26 **DIST/DIR:** 0.15 SE **ELEVATION:** 25 **MAP ID:** 8

NAME: PITTSBURG CORP YARD
ADDRESS: 357 E 12TH ST
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 03/01/2000
ID1: CONTRACOSTACO70110
ID2:
STATUS:
PHONE:

CONTRA COSTA COUNTY TANKS LIST INFORMATION (note: this agency may have duplicate records for this site):
According to the Contra Costa County Health Services Dept. the following information is current as of 05/07/03

Certification Number (if provided): *11430*
Certificate Date (if blank, certificate number reserved, but not issued yet): *06/08/99*
Comments: *UPGRADE*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 33 **DIST/DIR:** 0.16 SE **ELEVATION:** 17 **MAP ID:** 9

NAME: FAULTLESS CLEANERS
ADDRESS: 427 10TH ST E
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300530
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0574*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70881*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *1999-02-22*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 7 **DIST/DIR:** 0.16 SE **ELEVATION:** 17 **MAP ID:** 9

NAME: FAUTLESS CLEANERS
ADDRESS: 427 E 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAD981617491
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
427 E 10TH ST
PITTSBURG CA 94001

PHONE: 4154232800

UNIVERSE INFORMATION:

NAIC INFORMATION

81232 - DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0832*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER:
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Aquifer used for drinking water supply*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Open - Remediation*
STATUS DATE: *2008-09-22*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-10-25 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-09-22 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-07-23 00:00:00*
ACTION (blank if not reported): *File review*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-10-15 00:00:00*
ACTION (blank if not reported): *Site Visit / Inspection / Sampling*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-05-09 00:00:00*
ACTION (blank if not reported): *13267 Monitoring Program*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-07-16 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-12-11 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-02-24 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-07-30 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-02-20 00:00:00*
ACTION (blank if not reported): *13267 Monitoring Program*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-07-05 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2010-05-12 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-04-24 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-12-18 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-05-09 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-05-14 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-06-13 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-05-09 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-05-09 00:00:00*
ACTION (blank if not reported): *File review*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-06-17 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Excavate and Dispose*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-07-31 00:00:00*
ACTION (blank if not reported): *Quarterly Report- Second Quarter 2009*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-11-21 00:00:00*
ACTION (blank if not reported): *draft fact sheet*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2004-08-01 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-05-12 00:00:00*
ACTION (blank if not reported): *Other Type of Submission by RP*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-07-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-01-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-11-21 00:00:00*
ACTION (blank if not reported): *CAP - DPE*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-03-17 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2004-10-31 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

DATE (blank if not reported): *2004-07-31 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-05-30 00:00:00*
ACTION (blank if not reported): *Other Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-01-31 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-07-30 00:00:00*
ACTION (blank if not reported): *Quarterly Report - Second Quarter 2010*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-06-11 00:00:00*
ACTION (blank if not reported): *Other Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-11-21 00:00:00*
ACTION (blank if not reported): *Radius List*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-03-30 00:00:00*
ACTION (blank if not reported): *Other Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-01-30 00:00:00*
ACTION (blank if not reported): *Quarterly Report - Fourth Quarter 2008*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-04-13 00:00:00*
ACTION (blank if not reported): *RP email: Environmental Cleanup at 1001 Railroad Ave*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-08-15 00:00:00*
ACTION (blank if not reported): *Additional Site Assessment Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-11-26 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-11-26 00:00:00*
ACTION (blank if not reported): *Sensitive Receptor Survey Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-04-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-03-17 00:00:00*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

ACTION (blank if not reported): *Other Report / Document*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-05-30 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-04-30 00:00:00*
ACTION (blank if not reported): *1stQM10*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2004-03-01 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-10-05 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-01-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2006-01-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2006-10-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-03-31 00:00:00*
ACTION (blank if not reported): *RP email: Environmental Cleanup at 1001 Railroad Ave*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-01-30 00:00:00*
ACTION (blank if not reported): *Annual Report - Fourth Quarter 2009*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-21 00:00:00*
ACTION (blank if not reported): *CAP/RAP - Feasibility Study Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-10-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-10-30 00:00:00*
ACTION (blank if not reported): *3rdQM10*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2011-01-30 00:00:00*
ACTION (blank if not reported): *4thQM10*

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-08-13 00:00:00*
ACTION (blank if not reported): *Well Installation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-05-25 00:00:00*
ACTION (blank if not reported): *email 05-24-10*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-10-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-04-01 00:00:00*
ACTION (blank if not reported): *Other Report / Document*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2007-11-26 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-07-11 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-04-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-11-21 00:00:00*
ACTION (blank if not reported): *Additional Site Assessment Work Plan - Well Installation*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-09-03 00:00:00*
ACTION (blank if not reported): *Ramos letter to the City of Pittsburg requesting permission for temporary use of city parcels*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-07-30 00:00:00*
ACTION (blank if not reported): *2ndQM08*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2010-01-30 00:00:00*
ACTION (blank if not reported): *Quarterly Report - Third Quarter 2009*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2009-04-30 00:00:00*
ACTION (blank if not reported): *1stQM09*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-04-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 40 **DIST/DIR:** 0.17 NW **ELEVATION:** 15 **MAP ID:** 10

NAME: REDDING PETROLEUM
ADDRESS: 1001 RAILROAD AVE
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601382732
ID2:
STATUS: OPEN - REMEDIATION
PHONE:

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 37 **DIST/DIR:** 0.18 SE **ELEVATION:** 16 **MAP ID:** 11

NAME: PITTSBURG PLUMBING
ADDRESS: 441 10TH ST E
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300442
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0478*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *71224*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Waste Oil / Motor / Hydraulic / Lubricating*
POTENTIAL MEDIA AFFECTED: *Soil*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *2009-04-30*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported): *Samples taken following over-excavation, yielded nondetectable levels of hydrocarbon contamination, therefore, the site generally meets the criteria for low risk closure.*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2000-09-29 00:00:00*
ACTION (blank if not reported): ** Historical Enforcement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-04-30 00:00:00*
ACTION (blank if not reported): *Closure/No Further Action Letter*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 37 **DIST/DIR:** 0.18 SE **ELEVATION:** 16 **MAP ID:** 11

NAME: PITTSBURG PLUMBING
ADDRESS: 441 10TH ST E
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300442
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

ACTION (blank if not reported): *Excavate and Dispose*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 24 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 12

NAME: PACIFIC BELL/PITTSBURG
ADDRESS: 355 CENTRAL AVE
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 03/01/2000
ID1: CONTRACOSTACO16423
ID2:
STATUS:
PHONE:

CONTRA COSTA COUNTY TANKS LIST INFORMATION (note: this agency may have duplicate records for this site):
According to the Contra Costa County Health Services Dept. the following information is current as of 05/07/03

Certification Number (if provided): *11116*
Certificate Date (if blank, certificate number reserved, but not issued yet): *10/30/98*
Comments:

UST

SEARCH ID: 23 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 12

NAME: PACIFIC BELL (WF-028)
ADDRESS: 355 CENTRAL
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1594
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA
This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.
The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.
Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.
Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 9 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 12

NAME: PACIFIC BELL
ADDRESS: 355 CENTRAL AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080020266
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
355 CENTRAL AVENUE
PITTSBURG CA 94565

PHONE: 4084916029

UNIVERSE INFORMATION:

NAIC INFORMATION

5133 - TELECOMMUNICATIONS

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 11 **DIST/DIR:** 0.20 SW **ELEVATION:** 24 **MAP ID:** 13

NAME: RAY SAW and TOOL RPR
ADDRESS: 1187 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAD981997331
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
1187 RAILROAD AVE
PITTSBURG CA 94565

PHONE: 4154382712

UNIVERSE INFORMATION:

NAIC INFORMATION

8112 - ELECTRONIC AND PRECISION EQUIPMENT REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 35 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 14

NAME: PEPSI COLA COMPANY
ADDRESS: 338 CENTRAL AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300216
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0233*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *11008*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *2008-08-12*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2002-05-24 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-07-27 00:00:00*
ACTION (blank if not reported): *13267 Monitoring Program*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-09-15 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-04-13 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-03-16 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2002-11-01 00:00:00*
ACTION (blank if not reported): *File review*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 35 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 14

NAME: PEPSI COLA COMPANY
ADDRESS: 338 CENTRAL AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300216
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2002-11-01 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2002-08-20 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2007-12-26 00:00:00*
ACTION (blank if not reported): *13267 Requirement*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2001-09-18 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2003-01-03 00:00:00*
ACTION (blank if not reported): *Staff Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-08-19 00:00:00*
ACTION (blank if not reported): *Closure/No Further Action Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2004-11-19 00:00:00*
ACTION (blank if not reported): ** No Action*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2001-08-02 00:00:00*
ACTION (blank if not reported): ** Historical Enforcement*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *REMEDIATION*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported):

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-06-02 00:00:00*
ACTION (blank if not reported): *Technical Report*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 35 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 14

NAME: PEPSI COLA COMPANY
ADDRESS: 338 CENTRAL AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300216
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-06-06 00:00:00*
ACTION (blank if not reported): *Technical Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-12-12 00:00:00*
ACTION (blank if not reported): *Additional Information Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-04-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-06-04 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2002-07-15 00:00:00*
ACTION (blank if not reported): *Other Type of Submission by RP*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2002-11-22 00:00:00*
ACTION (blank if not reported): *Soil and Water Investigation Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2004-10-31 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-01-31 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-05-29 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-06-05 00:00:00*
ACTION (blank if not reported): *Technical Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2008-05-20 00:00:00*
ACTION (blank if not reported): *Public Participation Plan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2004-05-03 00:00:00*
ACTION (blank if not reported): *Other Type of Submission by RP*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-06-01 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 35 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 14

NAME: PEPSI COLA COMPANY
ADDRESS: 338 CENTRAL AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300216
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

DATE (blank if not reported): *2002-11-01 00:00:00*
ACTION (blank if not reported): *Other Type of Submission by RP*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2002-07-15 00:00:00*
ACTION (blank if not reported): *Additional Information Workplan*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2004-08-01 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-06-03 00:00:00*
ACTION (blank if not reported): *Technical Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2003-05-30 00:00:00*
ACTION (blank if not reported): *Technical Report*

ACTION TYPE (blank if not reported): *RESPONSE*
DATE (blank if not reported): *2005-07-30 00:00:00*
ACTION (blank if not reported): *Monitoring Report - Quarterly*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 25 **DIST/DIR:** 0.20 SW **ELEVATION:** 27 **MAP ID:** 14

NAME: PEPSI COLA BOTTLING COMPANY
ADDRESS: 338 CENTRAL
PITTSBURG CA
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1534
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 6 **DIST/DIR:** 0.21 SW **ELEVATION:** 18 **MAP ID:** 15

NAME: BURLINGTON NORTHERN AND SANTA FE RAILWAY
ADDRESS: 1 W SANTA FE AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAR000036285
ID2:
STATUS: SGN
PHONE:

SITE INFORMATION

CONTACT INFORMATION: LADONNA DICAMILLO
740 E CARNEGIE DR
SAN BERNARDINO CA 924083571

PHONE: 9093864082

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

HAZARDOUS WASTE INFORMATION:

Cadmium
Lead
Ignitable waste
Corrosive waste
D000

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 41 **DIST/DIR:** 0.21 SW **ELEVATION:** 18 **MAP ID:** 15

NAME: SANTA FE PITTSBURG DEPOT
ADDRESS: 1 SANTA FE AVE W
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300435
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0470*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70909*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Diesel*
POTENTIAL MEDIA AFFECTED: *Soil*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *1998-07-23*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRANLR

SEARCH ID: 12 **DIST/DIR:** 0.21 SW **ELEVATION:** 27 **MAP ID:** 16

NAME: PACIFIC BELL
ADDRESS: 345 CENTRAL AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080020886
ID2:
STATUS: NLR
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
345 CENTRAL AVENUE
PITTSBURG CA 94565

PHONE: 4084916029

UNIVERSE INFORMATION:

NAIC INFORMATION

ENFORCEMENT INFORMATION:

VIOLATION INFORMATION:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 8 **DIST/DIR:** 0.21 SW **ELEVATION:** 27 **MAP ID:** 16

NAME:	PACIFIC BELL	**REV:**	7/8/03
ADDRESS:	345 CENTRAL AVE	**ID1:**	CAT080020886
	PITTSBURG CA 94565	**ID2:**	
	CONTRA COSTA	**STATUS:**	TR
CONTACT:	ENVIRONMENTAL MANAGER	**PHONE:**	4084916029
SOURCE:	EPA		

DETAILS NOT AVAILABLE

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 38 **DIST/DIR:** 0.31 SW **ELEVATION:** 28 **MAP ID:** 17

NAME: PITTSBURG ST RDEVELOPMENT 3
ADDRESS: 1300 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300441
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0477*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70728*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Soil*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *2009-02-02*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2009-02-02 00:00:00*
ACTION (blank if not reported): *Closure/No Further Action Letter*

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2001-01-30 00:00:00*
ACTION (blank if not reported): ** Historical Enforcement*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 38 **DIST/DIR:** 0.31 SW **ELEVATION:** 28 **MAP ID:** 17

NAME: PITTSBURG ST RDEVELOPMENT 3
ADDRESS: 1300 RAILROAD AVE
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300441
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

CERCLIS

SEARCH ID: 2 **DIST/DIR:** 0.39 NE **ELEVATION:** 15 **MAP ID:** 18

NAME: PITTSBURG REDEVELOPMENT AGENCY
ADDRESS: 385-495 EAST THIRD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 6/8/06
ID1: CAN000905831
ID2: 0905831
STATUS: NOT PROPOSED
PHONE:

DESCRIPTION:

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
PRE-CERCLIS SCREENING	EPA Fund-Financed		01-19-2001

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

SWL

SEARCH ID: 19 **DIST/DIR:** 0.39 NE **ELEVATION:** **MAP ID:** 19

NAME: DELTA AUTO WRECKERS
ADDRESS: 6 INDUSTRY
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE:

REV: 01/19/05
ID1: SWIS07-TI-0923
ID2:
STATUS: ACTIVE
PHONE:

SITE OPERATOR INFORMATION:

SITE OPERATOR INFORMATION:

Operator: *Delta Auto Wreckers*
Operator Address: *6 Industry Pittsburg CA 94565*
Permit Date:
Permit Status:
Land Use Name: *Commercial*
GIS Source for LAT and LONG: *Map*

Operator: *Delta Auto Wreckers*
Operator Address: *6 Industry Pittsburg CA 94565*
Permit Date:
Permit Status:
Land Use Name: *Commercial*
GIS Source for LAT and LONG: *Map*

SITE ACTIVITY INFORMATION:

SITE ACTIVITY INFORMATION:

Activity: *Auto Dismantler*
Accepted Waste: *Tires, Passenger*
Operational Status: *Active*
Regulatory Status *Excluded*
Closure Date:
Closure Type:
Permitted Throughput with Units: *0 Tires*
Permitted Capacity with Units: *0*
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: *0*
Permitted Disposal Acreage:
Last Tire Inspection Count: *500*
Last Tire Inspection Count Date: *4/7/2000*
Original Tire Inspection Count: *2000*
Last Tire Inspection Count Date: *1/29/1999*
Inspection Frequency: *30 Months*

Activity: *Auto Dismantler*
Accepted Waste: *Tires, Passenger*
Operational Status: *Active*
Regulatory Status *Excluded*
Closure Date:
Closure Type:
Permitted Throughput with Units: *0 Tires*
Permitted Capacity with Units: *0*
Remaining Capacity with Units (landfills only):
Permitted Total Acreage: *0*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

SWL

SEARCH ID: 19 **DIST/DIR:** 0.39 NE **ELEVATION:** **MAP ID:** 19

NAME: DELTA AUTO WRECKERS
ADDRESS: 6 INDUSTRY
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE:

REV: 01/19/05
ID1: SWIS07-TI-0923
ID2:
STATUS: ACTIVE
PHONE:

Permitted Disposal Acreage:
Last Tire Inspection Count: *500*
Last Tire Inspection Count Date: *4/7/2000*
Original Tire Inspection Count: *2000*
Last Tire Inspection Count Date: *1/29/1999*
Inspection Frequency: *30 Months*

SITE OWNER INFORMATION:

SITE OWNER INFORMATION:

Owner: *Delta Auto Wreckers*
Owner Phone: *9254323939*
Owner Address: *6 Industry*

Owner: *Delta Auto Wreckers*
Owner Phone: *9254323939*
Owner Address: *6 Industry*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 30 **DIST/DIR:** 0.39 NE **ELEVATION:** 15 **MAP ID:** 20

NAME: CAL ASIA DEVELOPMENT
ADDRESS: 391 3RD ST E
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300043
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0046*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70034*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Soil*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *1997-03-24*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 36 **DIST/DIR:** 0.40 NW **ELEVATION:** 21 **MAP ID:** 21

NAME: PITTSBURG MARINA
ADDRESS: 51 MARINA BLVD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300729
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0784*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *70115*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *2008-07-10*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *ENFORCEMENT*
DATE (blank if not reported): *2008-07-10 00:00:00*
ACTION (blank if not reported): *Closure/No Further Action Letter*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE
MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 36 **DIST/DIR:** 0.40 NW **ELEVATION:** 21 **MAP ID:** 21

NAME: PITTSBURG MARINA
ADDRESS: 51 MARINA BLVD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300729
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

MTBE CLASS:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 13 **DIST/DIR:** 0.45 NE **ELEVATION:** 10 **MAP ID:** 22

NAME: DELTA AUTO WRECKER
ADDRESS: 6 INDUSTRY RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07750026
ID2: STATE RESPONSE
STATUS: ACTIVE
PHONE:

GENERAL SITE INFORMATION

Site Type:	*State Response*
Status:	*Active*
Status Date:	*2009-06-05*
NPL Site:	*NO*
Funding:	
Regulatory Agencies Involved:	*HWMP, SMBRP*
Lead Agency:	*HWMP*
Project Manager:	*TONY NATERA*
Supervisor:	*Daniel Murphy*
Branch:	*Berkeley*
Acres:	*2*
Assessor s Parcel Number:	*073042004, 073043003*
Past Uses:	*JUNKYARD*
Potential Contaminants:	*Lead TPH-MOTOR OIL*
Confirmed Contaminants:	*Lead TPH-MOTOR OIL*
Potential Media Affected:	*SOIL*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

OTHER SITE NAMES (blank below = not reported by agency)

073042004

073043003

110009349801

201333

07750026

INFORMATION ON SCHEDULED ACTIVITIES FOR THIS SITE (blank below = not reported by agency)

Area Name:	***PROJECT WIDE***
Sub-Area Name:	
Document Type:	*Remedial Investigation / Feasibility Study*
Completion Due Date:	*2010-10-13 00:00:00*
Revised Completion Due Date:	

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Consent Agreement***
Completion Date:	***2007-04-09 00:00:00***
Comments:	*The Consent Order supercedes the Enforcement Order and First Amended Enforcement Order.*

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Unilateral Order (I/SE, RAO, CAO, EPA AO)***

- Continued on next page -

STATE

SEARCH ID: 13 **DIST/DIR:** 0.45 NE **ELEVATION:** 10 **MAP ID:** 22

NAME: DELTA AUTO WRECKER
ADDRESS: 6 INDUSTRY RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07750026
ID2: STATE RESPONSE
STATUS: ACTIVE
PHONE:

Completion Date: ***2007-02-26 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Unilateral Order (I/SE, RAO, CAO, EPA AO)***
Completion Date: ***2006-10-03 00:00:00***
Comments: *Enforcement Order identifies hazardous waste management violations and actions required to correct them. Additionally, the Enforcement Order requires that a Preliminary Endangerment Assessment workplan be prepared, submitted to DTSC for review, and implemented. A PEA report with the results and findings of the PEA is also to be submitted to DTSC.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2002-08-15 00:00:00***
Comments: *Report documents concentration of lead and petroleum hydrocarbons in soils, debris and containers throughout the property. Hazardous Waste management activities identified include illegal disposal into adjacent property (POSCO), ilegal storage, open containers, unlabeled drums and containers, no contingency plan of any kind.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Screening***
Completion Date: ***1999-05-10 00:00:00***
Comments: *Screening checklist prepared by DTSC on April 23, 1999 and concurred by EPA on May 10, 1999. Document recomends no further action under CERCLA and continued action by DTSC.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Assessment Work Plan***
Completion Date: ***2000-10-20 00:00:00***
Comments: *Sampling Plan prepared at the behest of USEPA.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

CERCLIS

SEARCH ID: 1 **DIST/DIR:** 0.45 NE **ELEVATION:** 10 **MAP ID:** 22

NAME: DELTA AUTO WRECKER
ADDRESS: 6 INDUSTRY RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT: DAWN RICHMOND
SOURCE: EPA

REV: 11/30/10
ID1: CASFN0905518
ID2: 0905518
STATUS: NOT PROPOSED
PHONE: 4159723097

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
discovery	EPA Fund-Financed		12/1/1998

DESCRIPTION:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 18 **DIST/DIR:** 0.49 SW **ELEVATION:** 47 **MAP ID:** 23

NAME: PITTSBURG HIGH SCHOOL - MAIN/NORTH CAMPUS
ADDRESS: 250 SCHOOL ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000879
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type: *School Investigation*
Status: *No Further Action*
Status Date: *2010-11-23 00:00:00*
NPL Site: *NO*
Funding: *School District*
Regulatory Agencies Involved: *SMBRP*
Lead Agency: *SMBRP*
Project Manager: *JOSE LUEVANO*
Supervisor: *Juan Koponen*
Branch: *Cleanup Sacramento*
Acres: *29.98*
Assessor s Parcel Number: *086202003*
Past Uses: *INCINERATOR - OTHER, MAINTENANCE / CLEANING, RAILROAD RIGHT OF WAY, SCHOOL - HIGH SCHOOL, SCHOOL - MIDDLE, TRANSFORMER REPAIR, TRANSPORTATION - PIPELINE, UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE*
Potential Contaminants: *30001 30004 30013 30024 30025 3002502*
Confirmed Contaminants: *30001 30004 30013 30024 30025 3002502*
Potential Media Affected: *NMA, SOIL, SV*
Restricted Use: *NO*
Site Management Required: *NONE SPECIFIED*
Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)

086202003

204216

60000879

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Cost Recovery Closeout Memo***
Completion Date: ***2010-11-16 00:00:00***
Comments: *DTSC sent a CRU to the accounting unit to summarize costs associated with supplemental site investigation,for Pittsburg*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Tech Memo***
Completion Date: ***2009-06-23 00:00:00***
Comments: *DTSC approved the PEA Tech Memo for implementation contingent on collection of additional arsenic samples in play field area of north campus. Note: The approval letter was mistakenly dated for June 24, 2009 (should read June 23, 2009).*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Report***
Completion Date: ***2010-04-08 00:00:00***
Comments: *DTSC approvee the PEA letter with a further action determination*

- Continued on next page -

STATE

SEARCH ID: 18 **DIST/DIR:** 0.49 SW **ELEVATION:** 47 **MAP ID:** 23

NAME: PITTSBURG HIGH SCHOOL - MAIN/NORTH CAMPUS
ADDRESS: 250 SCHOOL ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000879
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Tech Memo***
Completion Date: ***2009-12-01 00:00:00***
Comments: *DTSC Approved the SSI Tech Memo Workplan*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2009-12-02 00:00:00***
Comments: *SSI field work was implemented on Dec 2, 2009.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2010-01-28 00:00:00***
Comments: *The additional sampling activities in the area of the suspected UST (Small Storage Shed area), Auto Shop Planter Box (east side), the pole mounted transformer, and Planter Boxes 3, 5, and 6 data is intended to further delineate and/or define impacted areas. The specified work is being carried out pursuant to the previously approved PEA Tech Memo Workplan.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2010-04-09 00:00:00***
Comments: *On Apr 5, 2010, DTSC traveled to the site to provided field oversight of housekeeping activities in the area of the Auto Shop, Planter Boxes, and PMT. Housekeeping activities were not implemented due to coordination issues with debris disposal. DTSC was not informed of the cancelation.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Report***
Completion Date: ***2010-06-08 00:00:00***
Comments: *DTSC approved the SSI with a no further action determination*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Workplan***
Completion Date: ***2009-03-02 00:00:00***
Comments: *DTSC approved the PEA workplan for implementation.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Other Report***
Completion Date: ***2008-08-04 00:00:00***
Comments: *Phase I ESA completed for Main, North and East Campuses, Pittsburg High School.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2009-04-13 00:00:00***
Comments: *DTSC provided field oversight of first day of PEA fieldwork implementation. Observed soil gas sampling activities, tank investigation activities and surface soil sampling.*

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Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 18 **DIST/DIR:** 0.49 SW **ELEVATION:** 47 **MAP ID:** 23

NAME: PITTSBURG HIGH SCHOOL - MAIN/NORTH CAMPUS
ADDRESS: 250 SCHOOL ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000879
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Environmental Oversight Agreement***
Completion Date: ***2008-06-06 00:00:00***
Comments: *Rec d executed agreement from Javier. Sent overnight to District.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 16 **DIST/DIR:** 0.54 NE **ELEVATION:** 11 **MAP ID:** 24

NAME: K AND S BODY SHOP
ADDRESS: 600 E. 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07750025
ID2:
STATUS: PRELIMINARY ENDANGERMENT ASSES
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)
K AND S BODY SHOP

GENERAL SITE INFORMATION
File Name (if different than site name):

Status: *PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED*
AWP Site Type: *RESPONSIBLE PARTY*
NPL Site: *N*
Fund:
Status Date: *08282002*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *XBRYANT*
DTSC Region and RWQCB : *BERKELEY*
Branch: *NORTH COAST*
RWQCB: *SAN FRANCISCO BAY*
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)
ID SOURCE NAME, and VALUE: *CALSTARS CODE 201407*

BACKGROUND INFORMATION (blank below = not reported by agency)
Historical information on the property s uses is unclear due to record keeping and the number of times the property has changed ownership. It appears from old local maps that from 1948 to about 1966 the property was used as a wooden pallet storage yard. In 1978, the property was developed into the repair shop, DandL Transmission. The auto shop was divided into two sections; the rear section of the building was used for the repair and maintenance of automobile transmissions. Part of the property was leased out and operated as Pittsburg Transmission and General Auto Repair. In 1998, the entire property was sold to the owner of Pittsburg Transmission and General Auto Repair, Mr. Khadim H. Shah. The operation changed to an auto body repair and paint shop and Mr. Shah renamed the business, KandS Body Shop. The site is still active. Since 1978, the site has been used as an auto repair shop. The site currently consists of one main building, that makes up the auto body repair and paint shop, the construction of the auto shop is an Industrial Class, galvanized steel building and consists of 0.59 acres. Five to ten feet, on the southwest side of the auto shop is a metal railroad boxcar used as a shed, to store parts and equipment. To the east and west of the auto shop, are two open unpaved lots being used to store vehicle and vehicle parts. The site is unpaved, with the exception of the body shop building. A fence that surrounds the property restricts access to the site.

PROJECTED ACTIVITIES (blank below = not reported by agency)
Activity: ***PRELIMINARY ENDANGERMENT ASSESSMENT***
Activity Status: *PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *04112002*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)
Comments Date: ***04112002***

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Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 16 **DIST/DIR:** 0.54 NE **ELEVATION:** 11 **MAP ID:** 24

NAME: K AND S BODY SHOP
ADDRESS: 600 E. 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07750025
ID2:
STATUS: PRELIMINARY ENDANGERMENT ASSES
PHONE:

: *Completed PA/SI which recommended that a Preliminary Endangerment Assessment be conducted. Hazardous substances believed to be used are most likely the common chemicals used in the auto repair industry. These chemicals include solvent, paint and paint thinners, lacquers, oils and degreasers.*

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 17 **DIST/DIR:** 0.57 NE **ELEVATION:** 10 **MAP ID:** 25

NAME: KOCH CARBON INC.
ADDRESS: 700- 707 E. 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 03/02/04
ID1: CAL07290043
ID2:
STATUS: PRELIMINARY ENDANGERMENT ASSES
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)
KOCH CARBON INC.

GENERAL SITE INFORMATION
File Name (if different than site name):

Status: *PRELIMINARY ENDANGERMENT ASSESSMENT REQUIRED*
AWP Site Type: *N/A*
NPL Site:
Fund:
Status Date: *05101999*
Lead: *N/A*
Staff: *RMIYA*
DTSC Region and RWQCB : *BERKELEY*
Branch: *NORTH COAST*
RWQCB:
Site Access:
Groundwater Contamination:
Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)
ID SOURCE NAME, and VALUE:

BACKGROUND INFORMATION (blank below = not reported by agency)
The twenty five-acre property is located in a mixed industrial / commercial area. Prior to Koch Carbon, LLC s occupation of the site in teh late 1990 s, the property was used during various periods since 1911 as a lumber storage yard by Redwood Manufacturers Co., Inc., and storage for steel spools and drums by U.S. Steel/USX Corporation. Dredge materials were also placed on the site as graded fill material in 1991. The Koch Carbon, LLC facility is a petroleum coke bulk handling facility. Environmental investigations began in 1987. Oil and grease concentrations were detected as high as 57,000 mg/kg in soil next to a historic redwood pipe, while groundwater samples were below 4 mg/L. Another investigation conducted in 1988 detected soil concentrations of total petroleum hydrocarbons (TPH)-motor oil and TPH-diesel as high as 13,500 and 4,940 mg/kg respectively. Groundwater samples collected in 1995 from onsite monitoring wells detected lead concentrations up to 29 ug/L in 1991 and 31 ug/L. Mercury, selenium and thallium MCLs were also exceeded. Onsite soil samples collected and analyzed in 1995 had lead concentrations up to 1,970 and the highest concentration of oil and grease detected was 6,830 mg/kg. A Department of Toxic Substances Control (DTSC) site screening conducted in April 2003 referred the site to the San Francisco Regional Water Quality Control Board (RWQCB) because the petroleu petroleum exclusion (California Health and Safety Code; Chapter 6.8, section 25317) prohibits DTSC oversight at this property. Referral to the RWQCB was made for follow-up.

INFORMATION ON SPECIAL PROGRAMS THE SITE IS ASSOCIATED WITH (blank below = not reported by agency)

PROJECTED ACTIVITIES (blank below = not reported by agency)
Activity:
Activity Status:
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed:
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*

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Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 17 **DIST/DIR:** 0.57 NE **ELEVATION:** 10 **MAP ID:** 25

NAME: KOCH CARBON INC.
ADDRESS: 700- 707 E. 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 03/02/04
ID1: CAL07290043
ID2:
STATUS: PRELIMINARY ENDANGERMENT ASSES
PHONE:

Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)
Comments Date:
:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 15 **DIST/DIR:** 0.76 NE **ELEVATION:** 11 **MAP ID:** 26

NAME: GWF POWER SYSTEMS
ADDRESS: 895 E. 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07490047
ID2: STATE RESPONSE
STATUS: BACKLOG
PHONE:

GENERAL SITE INFORMATION

Site Type: *State Response*
Status: *Backlog*
Status Date: *2009-05-07*
NPL Site: *NO*
Funding: *EPA Grant*
Regulatory Agencies Involved: *SMBRP*
Lead Agency: *SMBRP*
Project Manager:
Supervisor: *Daniel Murphy*
Branch: *Berkeley*
Acres: *2.5*
Assessor s Parcel Number: *073020019*
Past Uses: *LANDFILL - CONSTRUCTION*
Potential Contaminants: *Lead Polynuclear aromatic hydrocarbons (PAHs) Tetrachloroethylene (PCE) TPH-gas02 Cadmium and compounds Copper and compounds Selenium Thallium and compounds Zinc*
Confirmed Contaminants: *Selenium Thallium and compounds Polynuclear aromatic hydrocarbons (PAHs) Tetrachloroethylene (PCE) Cadmium and compounds Copper and compounds Lead TPH-MOTOR OIL Zinc*
Potential Media Affected: *SOIL*
Restricted Use: *NO*
Site Management Required: *NONE SPECIFIED*
Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)

073020019

110033620794

200447

07490047

07490049

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: **** Discovery***
Completion Date: ***1999-05-10 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Assessment/Site Inspection Report (PA/SI)***
Completion Date: ***2001-06-28 00:00:00***
Comments: *Completed a Preliminary Assessment for the site under the PA/SI grant. The assessment indicates that the property is capped under a power plant building and no further remediation is required. However, a deed restriction for the property is necessary.*

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

SITE INFORMATION

CONTACT INFORMATION: JEFFREY BRICKER
P O BOX 192
PITTSBURG CA 94565

PHONE: 9254273532

UNIVERSE INFORMATION:

NAIC INFORMATION

2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
221112 - FOSSIL FUEL ELECTRIC POWER GENERATION
2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
2211 - ELECTRIC POWER GENERATION, TRANSMISSION AND DISTRIBUTION
22133 - STEAM AND AIR-CONDITIONING SUPPLY

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 3/12/2002
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 9/21/1990
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 7/9/2004
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 5/24/2001
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 5/4/2004
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 11/30/2004
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 1/6/2005
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 1/6/2005
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 9/21/1990

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 5/24/2001
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 3/12/2002
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 5/4/2004
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 11/30/2004
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 1/6/2005
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 1/6/2005
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 5/6/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 11/18/1993
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 11/18/1993
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 12/27/1990
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 7/9/2004
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 10/5/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/18/1994
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 12/27/1990
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 5/6/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/18/1994
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 2/19/1992
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

AGENCY: S - STATE **DATE:** 10/5/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 2/19/1992
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S - STATE
DETERMINED: 8/1/1987 **DETERMINED BY:** S - STATE
CITATION: 264.90-94.F
VIOLATION NUMBER: 0001 **RESPONSIBLE:** B - STATE CONTRACTOR
DETERMINED: 8/19/2004 **DETERMINED BY:** B - STATE CONTRACTOR
CITATION:
RESOLVED: 6/24/1992
TYPE: TSD-GROUNDWATER MONITORING REQUIREMENTS

RESOLVED: 9/13/2004
TYPE: GENERATOR-GENERAL REQUIREMENTS

VIOLATION NUMBER: 0002 **RESPONSIBLE:** S - STATE
DETERMINED: 8/28/1989 **DETERMINED BY:** S - STATE
CITATION: 270
RESOLVED: 11/20/1989
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0003 **RESPONSIBLE:** S - STATE
DETERMINED: 8/28/1989 **DETERMINED BY:** S - STATE
CITATION: 264.70-77.E
RESOLVED: 11/20/1989
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0004 **RESPONSIBLE:** S - STATE
DETERMINED: 8/17/1990 **DETERMINED BY:** S - STATE
CITATION: 268.7
RESOLVED: 6/24/1992
TYPE: GENERATOR-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0005 **RESPONSIBLE:** S - STATE
DETERMINED: 8/17/1990 **DETERMINED BY:** S - STATE
CITATION: 270
RESOLVED: 6/24/1992
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0006 **RESPONSIBLE:** S - STATE
DETERMINED: 8/17/1990 **DETERMINED BY:** S - STATE
CITATION: 264.110-120.G
RESOLVED: 6/24/1992
TYPE: TSD-CLOSURE/POST-CLOSURE REQUIREMENTS

VIOLATION NUMBER: 0007 **RESPONSIBLE:** S - STATE
DETERMINED: 10/19/1990 **DETERMINED BY:** S - STATE

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

CITATION: 264.90-94.F
RESOLVED: 6/24/1992
TYPE: TSD-GROUNDWATER MONITORING REQUIREMENTS

VIOLATION NUMBER: 0008 **RESPONSIBLE:** S - STATE
DETERMINED: 11/18/1991 **DETERMINED BY:** S - STATE
CITATION: 264.140-150.H
RESOLVED: 10/12/1993
TYPE: TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS

VIOLATION NUMBER: 0009 **RESPONSIBLE:** S - STATE
DETERMINED: 3/27/1992 **DETERMINED BY:** S - STATE
CITATION: 268 ALL
RESOLVED: 9/21/1993
TYPE: TSD-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0010 **RESPONSIBLE:** S - STATE
DETERMINED: 3/27/1992 **DETERMINED BY:** S - STATE
CITATION: 264.70-77.E
RESOLVED: 9/21/1993
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0011 **RESPONSIBLE:** S - STATE
DETERMINED: 3/27/1992 **DETERMINED BY:** S - STATE
CITATION: 264.50-56.D
RESOLVED: 9/21/1993
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0012 **RESPONSIBLE:** S - STATE
DETERMINED: 3/27/1992 **DETERMINED BY:** S - STATE
CITATION: 270
RESOLVED: 9/21/1993
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0013 **RESPONSIBLE:** S - STATE
DETERMINED: 6/24/1992 **DETERMINED BY:** S - STATE
CITATION: 264.140-150.H
RESOLVED: 10/12/1993
TYPE: TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS

VIOLATION NUMBER: 0014 **RESPONSIBLE:** S - STATE
DETERMINED: 11/18/1993 **DETERMINED BY:** S - STATE
CITATION: 262.10-12.A
RESOLVED: 8/16/1994
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0015 **RESPONSIBLE:** S - STATE
DETERMINED: 11/18/1993 **DETERMINED BY:** S - STATE
CITATION: 262.30-34.C
RESOLVED: 8/16/1994
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0016 **RESPONSIBLE:** S - STATE

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

DETERMINED: 11/18/1993 **DETERMINED BY:** S - STATE
CITATION: 262.50-60
RESOLVED: 8/16/1994
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0017 **RESPONSIBLE:** S - STATE
DETERMINED: 11/18/1993 **DETERMINED BY:** S - STATE
CITATION: 264.10-18.B
RESOLVED: 8/16/1994
TYPE: TSD-OTHER REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0018 **RESPONSIBLE:** S - STATE
DETERMINED: 8/18/1994 **DETERMINED BY:** S - STATE
CITATION: 262.30-34.C
RESOLVED: 8/18/1994
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0019 **RESPONSIBLE:** S - STATE
DETERMINED: 8/18/1994 **DETERMINED BY:** S - STATE
CITATION: 262.50-60
RESOLVED: 2/10/1998
TYPE: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)

VIOLATION NUMBER: 0200 **RESPONSIBLE:** S - STATE
DETERMINED: 5/24/2001 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 6/7/2001
TYPE: TSD-CONTINGENCY PLAN REQUREMENTS

VIOLATION NUMBER: 0205 **RESPONSIBLE:** S - STATE
DETERMINED: 5/24/2001 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 6/7/2001
TYPE: TSD-GENERAL STANDARDS

VIOLATION NUMBER: 0210 **RESPONSIBLE:** S - STATE
DETERMINED: 5/24/2001 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 6/7/2001
TYPE: TSD-MANIFEST REQUIREMENTS

VIOLATION NUMBER: 0215 **RESPONSIBLE:** S - STATE
DETERMINED: 5/24/2001 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 6/7/2001
TYPE: TSD-OTHER REQUIREMENTS

VIOLATION NUMBER: 0220 **RESPONSIBLE:** S - STATE
DETERMINED: 6/28/2001 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 5/15/2002
TYPE: TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

VIOLATION NUMBER: 0225 **RESPONSIBLE:** S - STATE
DETERMINED: 1/17/2002 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 4/23/2002
TYPE: TRANSPORTER-HAZARDOUS WASTE DISCHARGES

VIOLATION NUMBER: 0230 **RESPONSIBLE:** S - STATE
DETERMINED: 1/29/2002 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 11/15/2002
TYPE: TSD-FINANCIAL RESPONSIBILITY REQUIREMENTS

VIOLATION NUMBER: 0235 **RESPONSIBLE:** S - STATE
DETERMINED: 5/3/2004 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 5/11/2004
TYPE: TSD-GROUNDWATER MONITORING REQUIREMENTS

VIOLATION NUMBER: 0246 **RESPONSIBLE:** S - STATE
DETERMINED: 11/30/2004 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 12/3/2005
TYPE: TSD-GENERAL STANDARDS

CORRECTIVE ACTION INFORMATION

CA EVENT: 1/26/2000 CA300 - CMS WORKPLAN APPROVED

CA EVENT: 12/21/1996 CA300 - CMS WORKPLAN APPROVED

CA EVENT: 3/18/1996 CA200 - RFI APPROVED

CA EVENT: 3/19/1999 CA725IN - HUMAN EXPOSURES CONTROLLED DETERMINATION-MORE INFORMATION NEEDED

CA EVENT: 3/19/1999 CA750YE - RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE

CA EVENT: 4/17/2000 CA725YE - HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE

CA EVENT: 4/17/2000 CA750YE - RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE

CA EVENT: 4/30/1991 CA150 - RFI WORKPLAN APPROVED

CA EVENT: 5/28/1998 CA600SR - STABILIZATION MEASURES IMPLEMENTED-PRIMARY MEAS IS SOURCE REMOVL and/OR TRT

CA EVENT: 5/28/1998 CA650 - STABILIZATION CONSTRUCTION COMPLETED

CA EVENT: 8/15/1994 CA075HI - CA PRIORITIZATION-HIGH CA PRIORITY

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 4 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 WEST TENTH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080011695
ID2:
STATUS: CA
PHONE:

CA EVENT: 8/15/1994 CA225IN - STABILIZATION MEASURES EVALUATION-FURTHER INVESTIGATION NECESSARY

CA EVENT: 9/24/1986 CA050 - RFA COMPLETED

CA EVENT: 9/29/1987 CA100 - RFI IMPOSITION

HAZARDOUS WASTE INFORMATION:

The following spent non-halogenated solvents: Xylene, acetone, ethyl acetate, ethyl benzene, ethyl ether, methyl isobutyl ketone, n-butyl alcohol, cyclohexanone, and methanol; all spent solvent mixtures/ blends containing, b
Mercury
Methyl ethyl ketone
Lead
Ignitable waste
D000
Corrosive waste
Chromium
Cadmium
The following spent non-halogenated solvents: toluene, methyl ethyl ketone, carbon disulfide, isobutanol, pyridine, benzene, 2-ethoxyethanol, and 2-nitropropane; all spent solvent mixtures/blends containing, before use, a to

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRATSD

SEARCH ID: 3 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 W 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT: JEFFREY BRICKER
SOURCE: EPA

REV: 6/8/02
ID1: CAT080011695
ID2:
STATUS: TSD
PHONE: 9254273532

SITE INFORMATION

CONTACT INFORMATION: JEFFREY BRICKER
ENV ENG
P O BOX 192
PITTSBURG CA 94565

PHONE: 9254273532

CONTACT INFORMATION: RANDALL E HARRISON
VICE PRESIDENT
50 CALIFORNIA STREET STE 3220
SAN FRANCISCO CA 94111

PHONE: 4152832280

UNIVERSE NAME:

INCINERATOR
ST: STORAGE AND TREATMENT
SUBJECT TO CEI
DF: LAND DISPOSAL FACILITY
TSDS SUBJECT TO CORRECTIVE ACT
SUBJECT TO CORRECTIVE ACTION

SIC INFORMATION:

4911 - TRANS. and UTILITIES - ELECTRIC SERVICES
4911 - TRANS. and UTILITIES - ELECTRIC SERVICES
4961 - TRANS. and UTILITIES - STEAM AND AIR CONDITIONING SU
4911 - TRANS. and UTILITIES - ELECTRIC SERVICES
4911 - TRANS. and UTILITIES - ELECTRIC SERVICES
4911 - TRANS. and UTILITIES - ELECTRIC SERVICES

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 19-FEB-92
TYPE: 310 - FINAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 18-NOV-93
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 18-AUG-94
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 24-MAY-01
TYPE: 120 - WRITTEN INFORMAL

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRATSD

SEARCH ID: 3 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 W 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT: JEFFREY BRICKER
SOURCE: EPA

REV: 6/8/02
ID1: CAT080011695
ID2:
STATUS: TSD
PHONE: 9254273532

AGENCY: S - STATE **DATE:** 27-DEC-90
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 06-MAY-92
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 05-OCT-89
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 21-SEP-90
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S - STATE
DETERMINED: 01-AUG-87 **DETERMINED BY:** S - STATE
CITATION: 264.90-94.F **RESOLVED:** 06/24/1992
TYPE: DGW - TSD GROUNDWATER MONITORING REQUIREMENTS

VIOLATION NUMBER: 0002 **RESPONSIBLE:** S - STATE
DETERMINED: 28-AUG-89 **DETERMINED BY:** S - STATE
CITATION: 270 **RESOLVED:** 11/20/1989
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0003 **RESPONSIBLE:** S - STATE
DETERMINED: 28-AUG-89 **DETERMINED BY:** S - STATE
CITATION: 264.70-77.E **RESOLVED:** 11/20/1989
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0004 **RESPONSIBLE:** S - STATE
DETERMINED: 17-AUG-90 **DETERMINED BY:** S - STATE
CITATION: 268.7 **RESOLVED:** 06/24/1992
TYPE: GLB - GENERATOR LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0005 **RESPONSIBLE:** S - STATE
DETERMINED: 17-AUG-90 **DETERMINED BY:** S - STATE
CITATION: 270 **RESOLVED:** 06/24/1992
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0006 **RESPONSIBLE:** S - STATE
DETERMINED: 17-AUG-90 **DETERMINED BY:** S - STATE
CITATION: 264.110-120.G **RESOLVED:** 06/24/1992
TYPE: DCL - TSD CLOSURE/POST CLOSURE REQUIREMENTS

VIOLATION NUMBER: 0007 **RESPONSIBLE:** S - STATE
DETERMINED: 19-OCT-90 **DETERMINED BY:** S - STATE
CITATION: 264.90-94.F **RESOLVED:** 06/24/1992
TYPE: DGW - TSD GROUNDWATER MONITORING REQUIREMENTS

VIOLATION NUMBER: 0008 **RESPONSIBLE:** S - STATE
DETERMINED: 18-NOV-91 **DETERMINED BY:** S - STATE
CITATION: 264.140-150.H **RESOLVED:** 10/12/1993

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRATSD

SEARCH ID: 3 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 W 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT: JEFFREY BRICKER
SOURCE: EPA

REV: 6/8/02
ID1: CAT080011695
ID2:
STATUS: TSD
PHONE: 9254273532

TYPE: DFR - TSD FINANCIAL RESPONSIBILITY REQUIREMENTS

VIOLATION NUMBER: 0009 **RESPONSIBLE:** S - STATE
DETERMINED: 27-MAR-92 **DETERMINED BY:** S - STATE
CITATION: 268 ALL **RESOLVED:** 09/21/1993
TYPE: DLB - TSD LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0010 **RESPONSIBLE:** S - STATE
DETERMINED: 27-MAR-92 **DETERMINED BY:** S - STATE
CITATION: 264.70-77.E **RESOLVED:** 09/21/1993
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0011 **RESPONSIBLE:** S - STATE
DETERMINED: 27-MAR-92 **DETERMINED BY:** S - STATE
CITATION: 264.50-56.D **RESOLVED:** 09/21/1993
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0012 **RESPONSIBLE:** S - STATE
DETERMINED: 27-MAR-92 **DETERMINED BY:** S - STATE
CITATION: 270 **RESOLVED:** 09/21/1993
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0013 **RESPONSIBLE:** S - STATE
DETERMINED: 24-JUN-92 **DETERMINED BY:** S - STATE
CITATION: 264.140-150.H **RESOLVED:** 10/12/1993
TYPE: DFR - TSD FINANCIAL RESPONSIBILITY REQUIREMENTS

VIOLATION NUMBER: 0014 **RESPONSIBLE:** S - STATE
DETERMINED: 18-NOV-93 **DETERMINED BY:** S - STATE
CITATION: 262.10-12.A **RESOLVED:** 08/16/1994
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0015 **RESPONSIBLE:** S - STATE
DETERMINED: 18-NOV-93 **DETERMINED BY:** S - STATE
CITATION: 262.30-34.C **RESOLVED:** 08/16/1994
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0016 **RESPONSIBLE:** S - STATE
DETERMINED: 18-NOV-93 **DETERMINED BY:** S - STATE
CITATION: 262.50-60 **RESOLVED:** 08/16/1994
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0017 **RESPONSIBLE:** S - STATE
DETERMINED: 18-NOV-93 **DETERMINED BY:** S - STATE
CITATION: 264.10-18.B **RESOLVED:** 08/16/1994
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0018 **RESPONSIBLE:** S - STATE
DETERMINED: 18-AUG-94 **DETERMINED BY:** S - STATE
CITATION: 262.30-34.C **RESOLVED:** 08/18/1994
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0019 **RESPONSIBLE:** S - STATE

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRATSD

SEARCH ID: 3 **DIST/DIR:** 0.87 NW **ELEVATION:** 5 **MAP ID:** 27

NAME: PITTSBURG POWER PLANT
ADDRESS: 696 W 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT: JEFFREY BRICKER
SOURCE: EPA

REV: 6/8/02
ID1: CAT080011695
ID2:
STATUS: TSD
PHONE: 9254273532

DETERMINED: 18-AUG-94 **DETERMINED BY:** S - STATE
CITATION: 262.50-60 **RESOLVED:**
TYPE: GER - GENERATOR ALL REQUIREMENTS

VIOLATION NUMBER: 0020 **RESPONSIBLE:** S - STATE
DETERMINED: 24-MAY-01 **DETERMINED BY:** S - STATE
CITATION: 264.50-56.D **RESOLVED:** 06/07/2001
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0021 **RESPONSIBLE:** S - STATE
DETERMINED: 24-MAY-01 **DETERMINED BY:** S - STATE
CITATION: 264.10-18.B **RESOLVED:** 06/07/2001
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0022 **RESPONSIBLE:** S - STATE
DETERMINED: 24-MAY-01 **DETERMINED BY:** S - STATE
CITATION: 264.70-77.E **RESOLVED:** 06/07/2001
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0023 **RESPONSIBLE:** S - STATE
DETERMINED: 24-MAY-01 **DETERMINED BY:** S - STATE
CITATION: 270 **RESOLVED:** 06/07/2001
TYPE: DOT - TSD OTHER REQUIREMENTS (OVERSIGHT LEVEL)

VIOLATION NUMBER: 0024 **RESPONSIBLE:** S - STATE
DETERMINED: 28-JUN-01 **DETERMINED BY:** S - STATE
CITATION: 264.140-150.H **RESOLVED:**
TYPE: DFR - TSD FINANCIAL RESPONSIBILITY REQUIREMENTS

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 14 **DIST/DIR:** 0.88 NW **ELEVATION:** 6 **MAP ID:** 28

NAME: GREIF BROTHERS CORPORATION
ADDRESS: 701 WILLOW PASS RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07260001
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)
GREIF BROTHERS CORPORATION

GENERAL SITE INFORMATION
File Name (if different than site name):

Status: *VOLUNTARY CLEANUP PROGRAM*
AWP Site Type: *VOLUNTARY CLEANUP PROGRAM*
NPL Site: *N*
Fund: *C*
Status Date: *11081999*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *PLEE1*
DTSC Region and RWQCB : *BERKELEY*
Branch: *NORTH COAST*
RWQCB: *SAN FRANCISCO BAY*
Site Access: *Controlled*
Groundwater Contamination: *Confirmed*
Number of Sources Contributing to Contamination at the Site: *1*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)
ID SOURCE NAME, and VALUE: *CALSTARS CODE 201237*

BACKGROUND INFORMATION (blank below = not reported by agency)
The Site consists of an industrial building located on 36.24 acres. Paved parking, storage areas, and landscaped areas are present. The facility was constructed by Continental Group, Inc. (CGI) in 1953 and operated by CGI through 1981. In 1981, CGI reorganized and the facility was subsequently operated by the newly-formed subsidiary Continental Fiber Drums, Inc. Sonoco purchased the subsidiary in 1985 and manufactured fiber drums at the Site. In 1998, Sonoco sold the facility to Greif Bros. In 2001, Davis and Associates acquired the facility for development into a warehouse. Sampling has indicated that the soil and groundwater are contaminated with trichloroethylene (TCE), cis-1,2- dichloroethylene, and vinyl chloride. On November 8, 1999, Sonoco entered into a Voluntary Cleanup Areement to investigate and cleanup the Site. DTSC approved a Final Removal Action Workplan on April 10, 2002 that addressed TCE-contaminated soil. The removal was implemented in May 2002. Approximately 40 tons of soil exceeding the residential cleanup level for TCE were excavated and disposed off-site. Sonoco has completed groundwater investigations to delineate the extent of groundwater contamination. The Remedial Investigation was approved by DTSC on May 23, 2003. A chemical oxidation pilot study using potassium permanganate solution was conducted from March through July 2002. The pilot study results demonstrated that potassium permanganate injection can reduce volatile organic compound concentrations in groundwater at the Site. However, the results also suggest that the distribution of injected solution is slow because of the soil type and the relatively slow groundwater velocity.

PROJECTED ACTIVITIES (blank below = not reported by agency)
Activity: ***I/SE, IORSE, FFA, FFSRA, VCA, EA***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *11241999*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 14 **DIST/DIR:** 0.88 NW **ELEVATION:** 6 **MAP ID:** 28

NAME: GREIF BROTHERS CORPORATION
ADDRESS: 701 WILLOW PASS RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07260001
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

Activity: ***REMOVAL ACTION WORKPLAN***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date: *04302005*
Revised Completion Due Date: *12312005*
Date Activity Actually Completed:
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***REMOVAL ACTION***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date: *07302006*
Revised Completion Due Date:
Date Activity Actually Completed:
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***REMOVAL ACTION WORKPLAN***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *04102002*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***REMOVAL ACTION***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *07162002*
Yards of Solids Removed: *45*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***CERTIFICATION***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date: *10302006*
Revised Completion Due Date:
Date Activity Actually Completed:
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***CEQA INCLUDING NEGATIVE DECS***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 14 **DIST/DIR:** 0.88 NW **ELEVATION:** 6 **MAP ID:** 28

NAME: GREIF BROTHERS CORPORATION
ADDRESS: 701 WILLOW PASS RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07260001
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

Revised Completion Due Date:
Date Activity Actually Completed: *04102002*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)
Comments Date:
: *Mercury contaminated sludge/soil was excavated and disposed off-site. Material was found as part of the building improvements being made. Levels reduce below residential PRGs for mercury.*

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 5 **DIST/DIR:** 0.88 NW **ELEVATION:** 6 **MAP ID:** 28

NAME: SONOCO FIBRE DRUM INC
ADDRESS: 701 WILLOW PASS RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAD093073427
ID2:
STATUS: CA
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
701 WILLOW PASS RD
PITTSBURG CA 94565

PHONE: 4154324712

UNIVERSE INFORMATION:

NAIC INFORMATION

322214 - FIBER CAN, TUBE, DRUM, AND SIMILAR PRODUCTS MANUFACTURING
322214 - FIBER CAN, TUBE, DRUM, AND SIMILAR PRODUCTS MANUFACTURING

ENFORCEMENT INFORMATION:

AGENCY: E - EPA **DATE:** 7/2/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 3/30/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: E - EPA **DATE:** 7/2/1992
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 3/30/1989
TYPE: 120 - WRITTEN INFORMAL

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** E - EPA
DETERMINED: 6/30/1992 **DETERMINED BY:** E - EPA
CITATION:
RESOLVED: 7/22/1992
TYPE: GENERATOR-OTHER REQUIREMENTS

VIOLATION NUMBER: 0002 **RESPONSIBLE:** E - EPA
DETERMINED: 5/19/1992 **DETERMINED BY:** E - EPA
CITATION:
RESOLVED: 6/2/1992
TYPE: GENERATOR-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0003 **RESPONSIBLE:** E - EPA
DETERMINED: 5/19/1992 **DETERMINED BY:** E - EPA
CITATION:

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 5 **DIST/DIR:** 0.88 NW **ELEVATION:** 6 **MAP ID:** 28

NAME: SONOCO FIBRE DRUM INC
ADDRESS: 701 WILLOW PASS RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAD093073427
ID2:
STATUS: CA
PHONE:

RESOLVED: 6/2/1992
TYPE: GENERATOR-PRE-TRANSPORT REQUIREMENTS

VIOLATION NUMBER: 0004 **RESPONSIBLE:** S - STATE
DETERMINED: 2/27/1989 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 2/16/1990
TYPE: TSD-OTHER REQUIREMENTS

VIOLATION NUMBER: 0005 **RESPONSIBLE:** S - STATE
DETERMINED: 2/27/1989 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 2/9/1990
TYPE: TSD-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0006 **RESPONSIBLE:** S - STATE
DETERMINED: 2/27/1989 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 2/9/1990
TYPE: GENERATOR-LAND BAN REQUIREMENTS

CORRECTIVE ACTION INFORMATION

CA EVENT: 12/26/1991 CA075LO - CA PRIORITIZATION-LOW CA PRIORITY

CA EVENT: 8/30/1991 CA075LO - CA PRIORITIZATION-LOW CA PRIORITY

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

GENERAL SITE INFORMATION

Site Type:	*Voluntary Cleanup*
Status:	*Certified / Operation and Maintenance*
Status Date:	*2009-11-12 00:00:00*
NPL Site:	*NO*
Funding:	*Responsible Party*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*MILLY PEKKE*
Supervisor:	*Daniel Murphy*
Branch:	*Cleanup Berkeley*
Acres:	*25.3*
Assessor s Parcel Number:	*073-010-007, 073-010-008, 073-050-001*
Past Uses:	*MANUFACTURING - OTHER*
Potential Contaminants:	*40001 30024 30025 3002502 30027*
Confirmed Contaminants:	*40001 30024 30025 30027 3002502*
Potential Media Affected:	*OTH, SOIL*
Restricted Use:	*YES*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	*Voluntary Cleanup Program*

OTHER SITE NAMES (blank below = not reported by agency)

Harbor Park Development

MANVILLE ASBESTOS-PITTSBURG

073-010-007

073-010-008

073-050-001

110033606747

201318

07390022

INFORMATION ON SCHEDULED ACTIVITIES FOR THIS SITE (blank below = not reported by agency)

Area Name:	***OU 2- North Parcel***
Sub-Area Name:	
Document Type:	*Operations and Maintenance Report*
Completion Due Date:	*2011-05-26 00:00:00*
Revised Completion Due Date:	

Area Name:	***OU 1 -Plant Site***
Sub-Area Name:	
Document Type:	*Operations and Maintenance Report*
Completion Due Date:	*2011-04-27 00:00:00*
Revised Completion Due Date:	

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name: ***OU 2- North Parcel***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2011*

Area Name: ***OU 2- North Parcel***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2012*

Area Name: ***OU 2- North Parcel***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2012*

Area Name: ***OU 2- North Parcel***
Sub-Area Name:
Document Type: *5 Year Review Reports*
Completion Due Date: *2011*

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2011*

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2011*

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2012*

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2012*

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2012*

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2012*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Area Name: ***OU 1 -Plant Site***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2013*

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Remedial Action Plan***
Completion Date: ***1986-12-01 00:00:00***
Comments: *Required the installation of a 9 inch engineered fill material over the existing soil and graded to facilitate runoff.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***5 Year Review Reports***
Completion Date: ***2001-06-13 00:00:00***
Comments: *animal burrows, holes and cracks were noted during the inspection. Area was repaired.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Phase 1***
Completion Date: ***1987-06-18 00:00:00***
Comments: *completed site screening, further investigation is needed.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Remedial Action Plan***
Completion Date: ***2006-06-22 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Report***
Completion Date: ***2001-08-07 00:00:00***
Comments: *Approved*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Removal Action Design***
Completion Date: ***2006-08-25 00:00:00***
Comments:

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2008-03-03 00:00:00***
Comments: *Field work completed*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Remedial Action Completion Report***

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Completion Date: ***2008-11-06 00:00:00***
Comments: *Remedial actions have been completed in accordance with the RAP.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Fact Sheets***
Completion Date: ***2006-02-02 00:00:00***
Comments: *Completed*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Public Notice***
Completion Date: ***2006-01-24 00:00:00***
Comments:

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-09-10 00:00:00***
Comments: *Minor maintenancec issues identified, recommended repairs conducted and up to standards.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-09-13 00:00:00***
Comments: *Minor maintenancec issues identified, recommended repairs conducted and up to standards.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-12-03 00:00:00***
Comments:

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***5 Year Review Reports***
Completion Date: ***2006-12-11 00:00:00***
Comments:

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Design/Implementation Workplan***
Completion Date: ***2007-11-02 00:00:00***
Comments: *Grading plan approval from the city, approval letter for the RDIP addendum.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Plan***
Completion Date: ***2008-10-09 00:00:00***
Comments: *The Operation and Maintenance Plan outlines the procedures for operating, maintaining, and repairing the berm where asbestos-cotaining materials and petroleum hydrocarbon-affected soil is contained on-site.*

Area Name: ***OU 3 - City of Pittsburg Linear Park Property***

- Continued on next page -

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Sub- Area Name:
Document Type: ***Site Characterization Report***
Completion Date: ***2009-09-14 00:00:00***
Comments: *The Soil Investigation Report presents the results of a limited, shallow soil investigation that was performed to determine whether asbestos-containing materials (ACM) are present in Linear Park Property. Soil samples were collected from soil borings that were drilled at 16 locations to a depth of 10 feet or less. The samples were also analyzed for total petroleum hydrocarbons as diesel and motor oil, polynuclear aromatic compounds, and volatile organic compounds, although no significant concentrations of these analytes were detected. ACM was found to occur in shallow soil in a localized area around soil borings SB-3 and SB-5 at the northeast corner of the property*

Area Name: ***OU 3 - City of Pittsburg Linear Park Property***
Sub- Area Name:
Document Type: ***Site Characterization Workplan***
Completion Date: ***2008-07-11 00:00:00***
Comments: *The Work Plan scope of work included drilling of up to 16 soil borings to investigate for the presence of asbestos-containing materials within 10 feet of the ground surface in the Linear Park Property. The Work Plan was prepared because asbestos-containing materials were observed to extend beyond the southern boundary of the former Johns Manville Plant Site when cleanup activities were conducted.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2009-12-16 00:00:00***
Comments: *All repairs recomended appear approppriate and address of problems identified. The report is technically sound.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2009-12-16 00:00:00***
Comments: *All repairs recomended appear approppriate and address of problems identified. The report is technically sound.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-03-16 00:00:00***
Comments: *All structures found to be in proper condition. Minor problems found. Report approved.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-02-02 00:00:00***
Comments: *Minor problems reported, appropriate corrective actions proposed*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-02-02 00:00:00***
Comments: *Minor problems reported, appropriate corrective actions proposed.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Completion Date: ***2010-08-03 00:00:00***
Comments: *Everything appears to be relatively stable. No unusual events or trends were reported by the operator or noticed by the reviewer.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Land Use Restriction***
Completion Date: ***2007-12-10 00:00:00***
Comments: *Sent to the County and received a receipt for our record.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operation and Maintenance Order/Agreement***
Completion Date: ***2009-09-25 00:00:00***
Comments: *The Operation and Maintenance Agreement provides for ongoing inspection, reporting, maintenance, and repair of the engineered containment berm located on the east side of the Plant Site.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***CEQA - Initial Study/ Neg. Declaration***
Completion Date: ***2006-06-22 00:00:00***
Comments:

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operation and Maintenance Order/Agreement***
Completion Date: ***2009-09-25 00:00:00***
Comments: *The Operation and Maintenance Agreement provides for ongoing inspection, reporting, maintenance, and repair of the soil cap that covers most of the North Parcel.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Certification***
Completion Date: ***2009-11-12 00:00:00***
Comments: *DTSC certified completion of the remedial action at the Plant Site. An Operation and Maintenance Agreement and Land Use Covenant are in place and there will ongoing inspection and maintenance of the containment area.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Land Use Restriction***
Completion Date: ***2009-10-07 00:00:00***
Comments: *The Land Use Covenant prohibits residential and other sensitive uses on the 3.2-acre Berm Property along the eastern boundary of the Plant Site. The Land Use Covenant identifies a 17.3-acre portion of the Plant Site as the Residential Property. Extraction of groundwater is restricted over the entire Plant Site and there are restrictions on disturbance of a localized area where there are residual petroleum hydrocarbons in groundwater.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Voluntary Cleanup Agreement***
Completion Date: ***2000-07-13 00:00:00***
Comments: *VCA with John Manville signed*

Area Name: ***PROJECT WIDE***

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 66 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: E 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL7390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Sub- Area Name:
Document Type: ***Voluntary Cleanup Agreement***
Completion Date: ***2005-03-22 00:00:00***
Comments: *VCA with Pittsburg River Park LLC signed*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Certification***
Completion Date: ***2009-11-12 00:00:00***
Comments: *DTSC certified completion of the remedial action at the North Parcel. An Operation and Maintenance Agreement and Land Use Covenant are in place and there will ongoing inspection and maintenance of the soil cover.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Annual Oversight Cost Estimate***
Completion Date: ***2010-10-13 00:00:00***
Comments: *Completed earlier than expected.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 59 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: DELTA DIABLO PITTSBURG PUMP ST
ADDRESS: 7TH AND MONTEZUMA ST
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE14021
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 67 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: TRANS BAY CABLE CONVERTER STATION
ADDRESS: 570 TO 620 AND 650 W. 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000487
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED OandM - LAND USE RESTR
PHONE:

GENERAL SITE INFORMATION

Site Type:	*Voluntary Cleanup*
Status:	*Certified OandM - Land Use Restrictions Only*
Status Date:	*2010-05-18 00:00:00*
NPL Site:	*NO*
Funding:	*Responsible Party*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*MILLY PEKKE*
Supervisor:	*Daniel Murphy*
Branch:	*Cleanup Berkeley*
Acres:	*5*
Assessor s Parcel Number:	*085-270-025, 085-527-018, 085-527-019*
Past Uses:	*JUNKYARD, VEHICLE MAINTENANCE*
Potential Contaminants:	*30001 30005 30013 30019 30024 30025 3002502*
Confirmed Contaminants:	*30019 30024 30025 30001 30005 30013 3002502*
Potential Media Affected:	*SOIL*
Restricted Use:	*YES*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	*Voluntary Cleanup Program*

OTHER SITE NAMES (blank below = not reported by agency)

085-270-025

085-527-018

085-527-019

110033609637

201725

60000487

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name:	***PROJECT WIDE***
Sub-Area Name:	
Document Type:	*5 Year Review Reports*
Completion Due Date:	*2015*

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Application***
Completion Date:	***2007-01-30 00:00:00***
Comments:	*Voluntary Cleanup Program application submitted. Determined to be incomplete as site to be considered not sufficiently defined.*
Area Name:	***PROJECT WIDE***

- Continued on next page -

VCP

SEARCH ID: 67 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: TRANS BAY CABLE CONVERTER STATION
ADDRESS: 570 TO 620 AND 650 W. 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000487
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED OandM - LAND USE RESTR
PHONE:

Sub- Area Name:
Document Type: ***Removal Action Workplan***
Completion Date: ***2007-07-26 00:00:00***
Comments: *Removal Action Workplan approved for public comment. Public comment period to run from 6/22/2007 through 7/23/2007.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Public Notice***
Completion Date: ***2007-06-18 00:00:00***
Comments: *Final Public Notice sent to consultant for placement in Contra Costa Times.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fact Sheets***
Completion Date: ***2007-06-18 00:00:00***
Comments: *Formatted Fact Sheet for the Removal Action Workplan sent to the consultant for distribution to mailing list.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fact Sheets***
Completion Date: ***2007-03-30 00:00:00***
Comments: *Baseline Community Survey cover letter and survey approved by DTSC. URS to mail out by 4/2/2007 to approved mailing list. Responses requested by 4/20/2007.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Community Profile***
Completion Date: ***2007-05-14 00:00:00***
Comments: *Community Profile Report approved by Public Participation Specialist.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2008-03-31 00:00:00***
Comments: *In response to repeated requests, consultant notified on 4/15/2008 that field work was completed on 3/31/2008.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Remedial Action Completion Report***
Completion Date: ***2009-03-05 00:00:00***
Comments: *Implementation Report documents the removal of soil containing lead, PAHs and/or diesel and motor-oil range petroleum hydrocarbons above the Site s commercial/industrial cleanup goals. Approximately 1,195 cubic yards (1,673 tons) of California hazardous waste soils and 1,633 cubic yards (2,286 tons) of Class II non-hazardous soils were removed and disposed offsite.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Removal Action Workplan***
Completion Date: ***2007-10-23 00:00:00***
Comments: *Minor modification to Removal Action Workplan approved to allow tipping soil from truck containers into specialty railcars at a transfer facility at Pier 96 in San Francisco. DTSC had required revision of the draft RAW prior to issuance of the*

- Continued on next page -

VCP

SEARCH ID: 67 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: TRANS BAY CABLE CONVERTER STATION
ADDRESS: 570 TO 620 AND 650 W. 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000487
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED OandM - LAND USE RESTR
PHONE:

RAW for public comment to remove this option. A concurrent investigation by the Hazardous Waste Management Program and the Office of Legal Affairs to clarify whether the operations at the facility required a transfer facility permit. This investigation determined that the facility was already subject to federal hazardous waste management regulations as a federally certified railroad operation. Therefore, under the doctrine of federal preemption of state law, the facility did not require a transfer facility permit from DTSC to tip soil from truck containers into railcars.

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Voluntary Cleanup Agreement***
Completion Date: ***2007-03-02 00:00:00***
Comments: *VCA signed for oversight of the site characterization and cleanup of the site and for oversight for the preparation of a soil management plan for the offsite cable route.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***CEQA - Responsible Agency Review***
Completion Date: ***2007-07-26 00:00:00***
Comments: *RAW approved and CEQA Notice of Determination signed. Signed NOD, Statement of Findings, Findings of Fact and Responsible Agency Checklist sent to HQ for filing.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Certification***
Completion Date: ***2010-05-18 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Land Use Restriction***
Completion Date: ***2009-11-17 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Land Use Restriction - Amendment***
Completion Date: ***2010-05-13 00:00:00***
Comments: *October 30, 2009 Land Use Covenant for Parcel 085-270-025 was replaced and superseded by Land Use Covenant executed May 13, 2010 to correct property ownership information. May 13, 2010 Land Use Covenant was recorded on May 17, 2010.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Land Use Restriction Monitoring Report***
Completion Date: ***2010-01-15 00:00:00***
Comments: *An annual inspection of the property was conducted by Trans Bay Cable s consultant on January 8, 2010 to verify that the Property is being utilized in compliance with the land use covenant requirements. No violations were noted. A photographic log was submitted as part of the inspection report.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Land Use Restriction***
Completion Date: ***2010-05-17 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 67 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: TRANS BAY CABLE CONVERTER STATION
ADDRESS: 570 TO 620 AND 650 W. 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL60000487
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED OandM - LAND USE RESTR
PHONE:

Sub- Area Name:
Document Type: ***Annual Oversight Cost Estimate***
Completion Date: ***2010-08-04 00:00:00***
Comments: *Sent a cost estimate of approximately 75 hours for all staff for 07/01/2010 to 06/30/2011.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

LUST

SEARCH ID: 63 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BANISTER ELECTRIC
ADDRESS: 498 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 12/06/10
ID1: T0601300589
ID2:
STATUS: COMPLETED - CASE CLOSED
PHONE:

RELEASE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

Please note that some data previously provided by the State Water Resources Control Board in the LUSTIS database is not currently being provided by the agency in the most recent edition. Incidents that occurred after the year 2000 may not have much information. Field headers with blank information following after should be interpreted as unreported by the agency.

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *07-0636*
LOCAL AGENCY: *CONTRA COSTA COUNTY*
LOCAL CASE NUMBER: *13084*
RESPONSIBLE PARTY:
ADDRESS OF RESPONSIBLE PARTY:
SITE OPERATOR:
WATER SYSTEM:

CASE TYPE: *LUST Cleanup Site*
POTENTIAL CONTAMINANTS OF CONCERN: *Gasoline*
POTENTIAL MEDIA AFFECTED: *Other Groundwater (uses other than drinking water)*
LEAK CAUSE:
LEAK SOURCE:
HOW LEAK WAS DISCOVERED:
DATE DISCOVERED (blank if not reported):
HOW LEAK WAS STOPPED:
STOP DATE (blank if not reported):
STATUS: *Completed - Case Closed*
STATUS DATE: *1998-08-11*
ABATEMENT METHOD (please note that not all code translations have been provided by the reporting agency):
ENFORCEMENT TYPE (please note that not all code translations have been provided by the reporting agency):
DATE OF ENFORCEMENT (blank if not reported):
SITE HISTORY (blank if not reported):

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Reported*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Stopped*

ACTION TYPE (blank if not reported): *Other*
DATE (blank if not reported): *1950-01-01 00:00:00*
ACTION (blank if not reported): *Leak Discovery*

MTBE DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD LUSTIS DATABASE

MTBE DATE(Date of historical maximum MTBE concentration):
MTBE GROUNDWATER CONCENTRATION (parts per billion):
MTBE SOIL CONCENTRATION (parts per million):
MTBE CNTS:
MTBE FUEL:
MTBE TESTED:
MTBE CLASS:

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

INSTCONTROL

SEARCH ID: 68 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/02/10
ID1: DR_7390022
ID2:
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

CALIFORIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL DEED RESTRICTED SITE LISTING:
For specific information relating to a deed restriction or to view a scanned copy of a deed, please visit the DTSC webpage at http://www.dtsc.ca.gov/index.cfm and search for deed-restricted sites.

Area: *OU 2- NORTH PARCEL*
Sub Area:
Site Type: *VOLUNTARY CLEANUP*
Status: *CERTIFIED / OPERATION and MAINTENANCE*
Date Completed: *12/10/2007*

CALIFORIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL DEED RESTRICTED SITE LISTING:
For specific information relating to a deed restriction or to view a scanned copy of a deed, please visit the DTSC webpage at http://www.dtsc.ca.gov/index.cfm and search for deed-restricted sites.

Area: *OU 1 -PLANT SITE*
Sub Area:
Site Type: *VOLUNTARY CLEANUP*
Status: *CERTIFIED / OPERATION and MAINTENANCE*
Date Completed: *10/7/2009*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

TRIBALLAND

SEARCH ID: 64 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION
ADDRESS: UNKNOWN
CA 94565
CONTRA COSTA
CONTACT:
SOURCE: BIA

REV: 01/15/08
ID1: BIA-94565
ID2:
STATUS:
PHONE:

BUREAU OF INDIAN AFFAIRS CONTACT INFORMATION

OFFICE: Pacific Regional Office
CONTACT: CLAY GREGORY,REGIONAL DIRECTOR

ADDRESS: 2800 Cottage Way
Sacramento CA 95825
PHONE: Phone: 916-978-6000
FAX: Fax: 916-978-6099

The Native American Consultation Database (NACD) is a tool for identifying consultation contacts for Indian tribes, Alaska Native villages and corporations, and Native Hawaiian organizations. The database is not a comprehensive source of information, but it does provide a starting point for the consultation process by identifying tribal leaders and NAGPRA contacts. This database can be accessed online at the following web address http://home.nps.gov/nacd/

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 65 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

GENERAL SITE INFORMATION

Site Type:	*Voluntary Cleanup*
Status:	*Certified / Operation and Maintenance*
Status Date:	*2009-11-12*
NPL Site:	*NO*
Funding:	*Responsible Party*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*TONY NATERA*
Supervisor:	*Daniel Murphy*
Branch:	*Berkeley*
Acres:	*25.3*
Assessor s Parcel Number:	*073-010-007, 073-010-008, 073-050-001*
Past Uses:	*MANUFACTURING - OTHER*
Potential Contaminants:	*40001 30024 30025 3002502 30027*
Confirmed Contaminants:	*40001 30024 30025 30027 3002502*
Potential Media Affected:	*OTH, SOIL*
Restricted Use:	*YES*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	*Voluntary Cleanup Program*

OTHER SITE NAMES (blank below = not reported by agency)

Harbor Park Development

MANVILLE ASBESTOS-PITTSBURG

073-010-007

073-010-008

073-050-001

110033606747

201318

07390022

INFORMATION ON SCHEDULED ACTIVITIES FOR THIS SITE (blank below = not reported by agency)

Area Name:	***OU 1 -Plant Site***
Sub-Area Name:	
Document Type:	*Operations and Maintenance Plan*
Completion Due Date:	*2010-08-16 00:00:00*
Revised Completion Due Date:	

Area Name:	***OU 2- North Parcel***
Sub-Area Name:	
Document Type:	*Operations and Maintenance Report*
Completion Due Date:	*2010-11-13 00:00:00*
Revised Completion Due Date:	

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 65 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Area Name: ***OU 2- North Parcel***
Sub-Area Name:
Document Type: *Operations and Maintenance Report*
Completion Due Date: *2011-05-16 00:00:00*
Revised Completion Due Date:

Area Name: ***OU 2- North Parcel***
Sub-Area Name:
Document Type: *5 Year Review Reports*
Completion Due Date: *2011-05-17 00:00:00*
Revised Completion Due Date:

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Land Use Restriction***
Completion Date: ***2007-12-10 00:00:00***
Comments: *Sent to the County and received a receipt for our record.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operation and Maintenance Order/Agreement***
Completion Date: ***2009-09-25 00:00:00***
Comments: *The Operation and Maintenance Agreement provides for ongoing inspection, reporting, maintenance, and repair of the engineered containment berm located on the east side of the Plant Site.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operation and Maintenance Order/Agreement***
Completion Date: ***2009-09-25 00:00:00***
Comments: *The Operation and Maintenance Agreement provides for ongoing inspection, reporting, maintenance, and repair of the soil cap that covers most of the North Parcel.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***CEQA - Initial Study/ Neg. Declaration***
Completion Date: ***2006-06-22 00:00:00***
Comments:

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Certification***
Completion Date: ***2009-11-12 00:00:00***
Comments: *DTSC certified completion of the remedial action at the Plant Site. An Operation and Maintenance Agreement and Land Use Covenant are in place and there will ongoing inspection and maintenance of the containment area.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Land Use Restriction***
Completion Date: ***2009-10-07 00:00:00***
Comments: *The Land Use Covenant prohibits residential and other sensitive uses on the 3.2-acre Berm Property*

- Continued on next page -

VCP

SEARCH ID: 65 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

along the eastern boundary of the Plant Site. The Land Use Covenant identifies a 17.3-acre portion of the Plant Site as the Residential Property. Extraction of groundwater is restricted over the entire Plant Site and there are restrictions on disturbance of a localized area where there are residual petroleum hydrocarbons in groundwater.

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Voluntary Cleanup Agreement***
Completion Date: ***2000-07-13 00:00:00***
Comments: *VCA with John Manville signed*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Voluntary Cleanup Agreement***
Completion Date: ***2005-03-22 00:00:00***
Comments: *VCA with Pittsburg River Park LLC signed*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Certification***
Completion Date: ***2009-11-12 00:00:00***
Comments: *DTSC certified completion of the remedial action at the North Parcel. An Operation and Maintenance Agreement and Land Use Covenant are in place and there will ongoing inspection and maintenance of the soil cover.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Remedial Action Plan***
Completion Date: ***1986-12-01 00:00:00***
Comments: *Required the installation of a 9 inch engineered fill material over the existing soil and graded to facilitate runoff.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***5 Year Review Reports***
Completion Date: ***2001-06-13 00:00:00***
Comments: *animal burrows, holes and cracks were noted during the inspection. Area was repaired.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Phase 1***
Completion Date: ***1987-06-18 00:00:00***
Comments: *completed site screening, further investigation is needed.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Remedial Action Plan***
Completion Date: ***2006-06-22 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Report***
Completion Date: ***2001-08-07 00:00:00***
Comments: *Approved*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 65 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Removal Action Design***
Completion Date: ***2006-08-25 00:00:00***
Comments:

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Fieldwork***
Completion Date: ***2008-03-03 00:00:00***
Comments: *Field work completed*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Remedial Action Completion Report***
Completion Date: ***2008-11-06 00:00:00***
Comments: *Remedial actions have been completed in accordance with the RAP.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Fact Sheets***
Completion Date: ***2006-02-02 00:00:00***
Comments: *Completed*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Public Notice***
Completion Date: ***2006-01-24 00:00:00***
Comments:

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***5 Year Review Reports***
Completion Date: ***2006-12-11 00:00:00***
Comments:

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Design/Implementation Workplan***
Completion Date: ***2007-11-02 00:00:00***
Comments: *Grading plan approval from the city, approval letter for the RDIP addendum.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Plan***
Completion Date: ***2008-10-09 00:00:00***
Comments: *The Operation and Maintenance Plan outlines the procedures for operating, maintaining, and repairing the berm where asbestos-cotaining materials and petroleum hydrocarbon-affected soil is contained on-site.*

Area Name: ***OU 3 - City of Pittsburg Linear Park Property***
Sub- Area Name:
Document Type: ***Site Characterization Report***

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

VCP

SEARCH ID: 65 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL07390022
ID2: VOLUNTARY CLEANUP
STATUS: CERTIFIED / OPERATION and MAINTE
PHONE:

Completion Date: ***2009-09-14 00:00:00***
Comments: *The Soil Investigation Report presents the results of a limited, shallow soil investigation that was performed to determine whether asbestos-containing materials (ACM) are present in Linear Park Property. Soil samples were collected from soil borings that were drilled at 16 locations to a depth of 10 feet or less. The samples were also analyzed for total petroleum hydrocarbons as diesel and motor oil, polynuclear aromatic compounds, and volatile organic compounds, although no significant concentrations of these analytes were detected. ACM was found to occur in shallow soil in a localized area around soil borings SB-3 and SB-5 at the northeast corner of the property*

Area Name: ***OU 3 - City of Pittsburg Linear Park Property***
Sub- Area Name:
Document Type: ***Site Characterization Workplan***
Completion Date: ***2008-07-11 00:00:00***
Comments: *The Work Plan scope of work included drilling of up to 16 soil borings to investigate for the presence of asbestos-containing materials within 10 feet of the ground surface in the Linear Park Property. The Work Plan was prepared because asbestos-containing materials were observed to extend beyond the southern boundary of the former Johns Manville Plant Site when cleanup activities were conducted.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2009-12-16 00:00:00***
Comments: *All repairs recomended appear approppriate and address of problems identified. The report is technically sound.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2009-12-16 00:00:00***
Comments: *All repairs recomended appear approppriate and address of problems identified. The report is technically sound.*

Area Name: ***OU 2- North Parcel***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-03-16 00:00:00***
Comments: *All structures found to be in proper condition. Minor problems found. Report approved.*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-02-02 00:00:00***
Comments: *Minor problems reported, appropriate corrective actions proposed*

Area Name: ***OU 1 -Plant Site***
Sub- Area Name:
Document Type: ***Operations and Maintenance Report***
Completion Date: ***2010-02-02 00:00:00***
Comments: *Minor problems reported, appropriate corrective actions proposed.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

ERNS

SEARCH ID: 45 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PGandE
ADDRESS: PITTSBURG POWER PLANT W 10TH
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: EPA

REV: 6/25/93
ID1: 332546
ID2:
STATUS: FIXED FACILITY
PHONE:

SPILL INFORMATION

DATE OF SPILL: 6/25/1993 **TIME OF SPILL:** 1030

PRODUCT RELEASED (1): TURBINE OIL
QUANTITY (1): 550
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO **GROUNDWATER:** NO
LAND: YES **FIXED FACILITY:** NO
WATER: NO **OTHER:** NO
WATERBODY AFFECTED BY RELEASE:

CAUSE OF RELEASE

DUMPING: NO **EQUIPMENT FAILURE:** NO
NATURAL PHENOMENON: NO **OPERATOR ERROR:** NO
OTHER CAUSE: NO **TRANSP. ACCIDENT:** NO
UNKNOWN: NO

ACTIONS TAKEN: CLEANUP BY PGandE
RELEASE DETECTION: EQUIPMENT FAILURE 6 UNIT
MISC. NOTES: WILL NTFY CA OES

DISCHARGER INFORMATION

DISCHARGER ID: 332546 **DUN and BRADSTREET :**
TYPE OF DISCHARGER: PRIVATE ENTERPRISE
NAME OF DISCHARGER: PGandE
ADDRESS: PITTSBURG POWER PLANT W 10TH
PITTSBURG CA 94565-

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 49 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MIRANT DELTA LLC
ADDRESS: 696 WEST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 02/08/10
ID1: CAL80001834
ID2: CORRECTIVE ACTION
STATUS: ACTIVE
PHONE:

GENERAL SITE INFORMATION

Site Type: *Corrective Action*
Status: *Active*
Status Date: *2008-01-01 00:00:00*
NPL Site: *NO*
Funding:
Regulatory Agencies Involved: *SMBRP*
Lead Agency: *WM*
Project Manager: *TONY NATERA*
Supervisor: *Daniel Murphy*
Branch: *Berkeley*
Acres: *92*
Assessor s Parcel Number: *NONE SPECIFIED*
Past Uses: *MANUFACTURING - CHEMICALS, HAZARDOUS WASTE TREATMENT, LANDFILL - HAZARDOUS WASTE, MANUFACTURING - PETROLEUM, WASTE - INDUSTRIAL TREATMENT FACILITY, WASTE WATER PONDS*
Potential Contaminants: *Arsenic Lead Mercury (elemental) Polynuclear aromatic hydrocarbons (PAHs) Cyanide (free) TPH-diesel TPH-gas TPH-JET FUEL TPH-MOTOR OIL Chromium III Xylenes*
Confirmed Contaminants: *Arsenic Polynuclear aromatic hydrocarbons (PAHs) Cyanide (free) Lead Mercury (elemental) TPH-diesel TPH-gas*
Potential Media Affected: *OTH, SED, SOIL, SURFW, CSS, SED, SOIL, SURFW*
Restricted Use: *NO*
Site Management Required: *NONE SPECIFIED*
Special Programs Associated with this Site:

OTHER SITE NAMES (blank below = not reported by agency)

CAT080011695

T10000000106

80001834

SL372221169

200187

INFORMATION ON SCHEDULED ACTIVITIES FOR THIS SITE (blank below = not reported by agency)

Area Name: ***Shell Pond***
Sub-Area Name:
Document Type: *Fact Sheets*
Completion Due Date: *2010-02-18 00:00:00*
Revised Completion Due Date:

Area Name: ***Shell Pond***
Sub-Area Name:
Document Type: *Public Notice*
Completion Due Date: *2010-02-02 00:00:00*
Revised Completion Due Date:

Area Name: ***Shell Pond***
Sub-Area Name:

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 49 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MIRANT DELTA LLC
ADDRESS: 696 WEST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 02/08/10
ID1: CAL80001834
ID2: CORRECTIVE ACTION
STATUS: ACTIVE
PHONE:

Document Type: *Corrective Measures Study Report*
Completion Due Date: *2010-06-15 00:00:00*
Revised Completion Due Date:

Area Name: ***PROJECT WIDE***
Sub-Area Name:
Document Type: *Public Participation Plan / Community Relations Plan*
Completion Due Date: *2010-04-30 00:00:00*
Revised Completion Due Date:

Area Name: ***Shell Pond***
Sub-Area Name:
Document Type: *CEQA - Responsible Agency Review*
Completion Due Date: *2010-05-15 00:00:00*
Revised Completion Due Date:

FUTURE ACTIVITIES (blank below = not reported by agency)

Area Name: ***Shell Pond***
Sub-Area Name:
Document Type: *Design/Implementation Workplan*
Completion Due Date: *2010*

Area Name: ***Shell Pond***
Sub-Area Name:
Document Type: *Remedial Action Completion Report*
Completion Due Date: *2012*

Area Name: ***Shell Pond***
Sub-Area Name:
Document Type: *Operations and Maintenance Plan*
Completion Due Date: *2012*

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Consent Order***
Completion Date: ***2010-02-03 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: **** Historical Operating Permit Authority***
Completion Date: ***1995-01-20 00:00:00***
Comments:

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***ENTIRE FACILITY***
Document Type: **** Historical Operating Permit Authority***
Completion Date: ***1987-11-14 00:00:00***
Comments:

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 49 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MIRANT DELTA LLC
ADDRESS: 696 WEST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 02/08/10
ID1: CAL80001834
ID2: CORRECTIVE ACTION
STATUS: ACTIVE
PHONE:

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***ENTIRE FACILITY***
Document Type: ***RCRA Facility Assessment Report***
Completion Date: ***1986-09-24 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Annual Oversight Cost Estimate***
Completion Date: ***2009-10-30 00:00:00***
Comments: *Fiscal Year 2009-2010*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***ENTIRE FACILITY***
Document Type: ***Interim Measures Questionnaire***
Completion Date: ***1994-08-15 00:00:00***
Comments:

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***CARBON PILE AND SHELL POND***
Document Type: ***Interim Measures Workplan***
Completion Date: ***1998-05-28 00:00:00***
Comments: *Excavation Activities, Report of - Text*

Area Name: ***Shell Pond***
Sub- Area Name:
Document Type: ***Corrective Measures Study Workplan***
Completion Date: ***2010-01-02 00:00:00***
Comments: *Letter approves temporary suspension of requirement to refresh water in pond to control salinity pending Implementation of Remedial Alternative.*

Area Name: ***5 SWMUS: TANK; PITS; POND; SUMP; PAD, ENTIRE FACILITY, CARBON PILE AND SHELL POND***
Sub- Area Name:
Document Type: ***Corrective Measures Study Report***
Completion Date: ***2000-09-01 00:00:00***
Comments: *Corrective Measures Study Report*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***CARBON PILE AND SHELL POND***
Document Type: ***Monitoring Report***
Completion Date: ***2005-02-02 00:00:00***
Comments: *2004 Annual Groundwater Monitoring Report*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***CARBON PILE AND SHELL POND***
Document Type: ***Monitoring Report***
Completion Date: ***2007-05-09 00:00:00***
Comments: *2006 Annual Groundwater Evaluation Report.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Corrective Measures Study Workplan***

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 49 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MIRANT DELTA LLC
ADDRESS: 696 WEST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 02/08/10
ID1: CAL80001834
ID2: CORRECTIVE ACTION
STATUS: ACTIVE
PHONE:

Completion Date: ***1996-12-21 00:00:00***
Comments:

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***ENTIRE FACILITY***
Document Type: ***RFI Workplan***
Completion Date: ***1991-04-30 00:00:00***
Comments:

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***5 SWMUS: TANK; PITS; POND; SUMP; PAD***
Document Type: ***RFI Report***
Completion Date: ***1996-03-18 00:00:00***
Comments: *RFI approved for five (5) solid waste management unit. Please note that PGE Carbon Pile and Shell Pond units are going through next phase of corrective action.*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***5 SWMUS: TANK; PITS; POND; SUMP; PAD***
Document Type: ***RFI Report***
Completion Date: ***1996-03-18 00:00:00***
Comments: *DELETE this event as another event has been added. Also, after next RCRA upload delete. 10/25/07 laki*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***CARBON PILE AND SHELL POND***
Document Type: ***Public Notice***
Completion Date: ***2000-06-27 00:00:00***
Comments: *Draft Remedy Selection and Permit Modification*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***CARBON PILE AND SHELL POND***
Document Type: ***Monitoring Report***
Completion Date: ***2006-02-20 00:00:00***
Comments: *2005 Annual Groundwater Evaluation Report.*

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***CARBON PILE AND SHELL POND***
Document Type: ***Interim Measures Implementation Report***
Completion Date: ***1998-05-28 00:00:00***
Comments:

Area Name: ***Sites With No Operable Unit***
Sub- Area Name: ***ENTIRE FACILITY***
Document Type: ***RFI Workplan Addendum***
Completion Date: ***2008-06-30 00:00:00***
Comments: *Approval of Cyanide and Cobalt Characterization and Evaluation. Laki 2/2/09*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 48 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MARINA SCHOOL EXPANSION
ADDRESS: EAST 8TH AND EAST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL70000066
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type:	*School Cleanup*
Status:	*No Further Action*
Status Date:	*2007-03-12 00:00:00*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*NEAL HUTCHISON*
Supervisor:	*Mark Malinowski*
Branch:	*Cleanup Sacramento*
Acres:	*4*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*RETAIL - SERVICE STATION, SCHOOL - ELEMENTARY*
Potential Contaminants:	*30003 30013 30016 30024 30025 30272 30550 30593*
Confirmed Contaminants:	*30550 30024 30025 30272 30003 30013 30016 30593*
Potential Media Affected:	*OTH*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

OTHER SITE NAMES (blank below = not reported by agency)

110033608736

T0601300541

204164

70000066

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Workplan***
Completion Date: ***2006-08-15 00:00:00***
Comments: *Lead SSI Tech Memo for Step out sampling was accepted.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Technical Report***
Completion Date: ***2007-03-12 00:00:00***
Comments: *DTSC approved the report. The DTSC letter is uploaded under the Lead House-keeping Activities Tech Memo and under the Fuel Oil Vault SSI.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Workplan***
Completion Date: ***2006-05-05 00:00:00***
Comments: *The final PEA Workplan adequately addresses DTSC s comments and is hereby approved.*

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 48 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MARINA SCHOOL EXPANSION
ADDRESS: EAST 8TH AND EAST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL70000066
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Report***
Completion Date: ***2006-10-25 00:00:00***
Comments: *DTSC approved the PEA with a further action required determination. A supplemental Site Investigation is required to verify lead in soil. The letter also included a SFPD Form 4.14 approval.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Community Profile***
Completion Date: ***2006-08-31 00:00:00***
Comments: *Community Profile approved and Community Surveys mailed out to public. No formal letter prepared.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***4.14 Request***
Completion Date: ***2006-10-25 00:00:00***
Comments: *DTSC aproved the SFPD Form 4.14 with the PEA-further action determination letter.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Report***
Completion Date: ***2007-03-12 00:00:00***
Comments: *DTSC approved document with a no further action determination. Letter is uploaded under the Fuel Oil Vault SSI and under the Lead House-keeping Activities Tech Memo.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Workplan***
Completion Date: ***2006-09-27 00:00:00***
Comments: *DTSC s comments were incorporated into a revised workplan. See uploaded document.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-10-17 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***School Cleanup Agreement***
Completion Date: ***2006-09-18 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Environmental Oversight Agreement***
Completion Date: ***2006-02-27 00:00:00***
Comments: *EOA signed and completed.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 48 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MARINA SCHOOL EXPANSION
ADDRESS: EAST 8TH AND EAST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/13/10
ID1: CAL70000066
ID2: SCHOOL
STATUS: NO FURTHER ACTION
PHONE:

Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-10-19 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-10-26 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-11-01 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Cost Recovery Closeout Memo***
Completion Date: ***2007-06-19 00:00:00***
Comments: *DTSC issued a cost recovery memorandum to accounting to close the project.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 47 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07390022
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

MANVILLE ASBESTOS-PITTSBURG

JOHNS MANVILLE

GENERAL SITE INFORMATION

File Name (if different than site name):

Status: *VOLUNTARY CLEANUP PROGRAM*
AWP Site Type: *VOLUNTARY CLEANUP PROGRAM*
NPL Site: *N*
Fund:
Status Date: *07122000*
Lead: *DEPT OF TOXIC SUBSTANCES CONTROL*
Staff: *PLEE1*
DTSC Region and RWQCB : *BERKELEY*
Branch: *NORTH COAST*
RWQCB: *CENTRAL VALLEY*
Site Access: *Controlled*
Groundwater Contamination: *N*
Number of Sources Contributing to Contamination at the Site: *1*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)

ID SOURCE NAME, and VALUE: *CALSTARS CODE 201318*

BACKGROUND INFORMATION (blank below = not reported by agency)

The Site is located in a mixed industrial and residential area and consist of two properties, the Plant Site and the North Parcel. The 21 acre Plant Site consists of four industrial buildings and a warehouse. The 4.3 acre North Parcel is made up of vacant land. The North Parcel was used by Johns Manville for storage of bulk asbestos fiber used in product manufacturing. Some waste asbestos-cement slurry from the manufacturing plant was also disposed on the North Parcel. The remedial action plan was approved in December 1986 required the installation of a 9-inch engineered fill materials over the existing soil and graded to facilitate runoff. The area was vegetated and maintained. The April 2001 Five-year Review Report on noted animal burrows, holes, and cracks present. The area was repaired. A deed restriction and OandM agreement are under negotiation for this area. For the Plant Site, historical investigation noted that an evaporation pond operated there from the 1940 s and 60 s. Soil investigations have found asbestos containing materials and petroleum hydrocarbons. Volatile organic compounds such as 1,1-dichloroethane and trichloroethylene were detected in groundwater. Ongoing investigations to define the full extent of the contamination is underway.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity: ***SITE SCREENING***
Activity Status: *VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *06181987*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***REMOVAL ACTION WORKPLAN***

- Continued on next page -

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 47 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07390022
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	*07012005*
Revised Completion Due Date:	*01302006*
Date Activity Actually Completed:	
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*
Activity:	***REMOVAL ACTION***
Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	*12012005*
Revised Completion Due Date:	*07312006*
Date Activity Actually Completed:	
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*
Activity:	***REMEDIAL ACTION PLAN / RECORD OF DECISION***
Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	*12011986*
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*
Activity:	***I/SE, IORSE, FFA, FFSRA, VCA, EA***
Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	*07132000*
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*
Activity:	***PRELIMINARY ENDANGERMENT ASSESSMENT***
Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	*08172001*
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*
Activity:	***FIVE-YEAR REVIEW REQUIRED BY CERCLA***
Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	
Revised Completion Due Date:	

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 47 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOHNS MANVILLE
ADDRESS: EAST 3RD ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07390022
ID2:
STATUS: VOLUNTARY CLEANUP PROGRAM
PHONE:

Date Activity Actually Completed:	*06132001*
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*

Activity:	***CERTIFICATION***
Activity Status:	*VOLUNTARY CLEANUP PROGRAM*
Completion Due Date:	*03012006*
Revised Completion Due Date:	*08302006*
Date Activity Actually Completed:	
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRAGN

SEARCH ID: 43 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: A STRIPPING WORKSHOP
ADDRESS: 564 W 10TH
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAR000190470
ID2:
STATUS: SGN
PHONE:

CONTACT INFORMATION:

JOLIN D ONEAL
925-427-6098
STRIPPINGWORKSHOP COMCAST.NET

UNIVERSE INFORMATION:

GOVERNMENT PERFORMANCE AND RESULTS ACT (GPRA)

GPRA CA BASELINE UNIVERSE:	*NO*
GPRA CA 2008:	*NO*

SUBJECT TO CORRECTIVE ACTION (SUBJCA)

SUBJCA:	NO
SUBJCA TSD 3004:	NO
SUBJCA NON TSD:	NO
SUBJCA TSD DISCRETION:	NO
PERMIT WORKLOAD:	-----
CLOSURE WORKLOAD:	-----
POST CLOSURE WORKLOAD:	-----
PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:	-----
CORRECTIVE ACTION WORKLOAD:	NO
GENERATOR STATUS:	SQG
TRANSPORTER:	NO
UNIVERSAL WASTE:	NO
RECYCLER:	NO
USED OIL:	NO
IMPORTER:	NO
MIXED WASTE GENERATOR:	NO
ONSITE BURNER EXEMPT:	NO
FURNACE EXEMPTION:	NO
UNDERGROUND INJECTION:	NO
NAIC 1:	Painting and Wall Covering Contractors
NAIC 2:	
NAIC 3:	
NAIC 4:	

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 42 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: DOWELL SCHLUMBERGER INC
ADDRESS: LOVERIDGE RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080010580
ID2:
STATUS: CA
PHONE:

SITE INFORMATION

CONTACT INFORMATION: ENVIRONMENTAL MANAGER
LOVERIDGE ROAD
PITTSBURG CA 94565

PHONE: 4154325670

UNIVERSE INFORMATION:

NAIC INFORMATION

213112 - SUPPORT ACTIVITIES FOR OIL AND GAS OPERATIONS
325188 - ALL OTHER BASIC INORGANIC CHEMICAL MANUFACTURING
81149 - OTHER PERSONAL AND HOUSEHOLD GOODS REPAIR AND MAINTENANCE

ENFORCEMENT INFORMATION:

AGENCY: S - STATE **DATE:** 2/27/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 2/27/1989
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/25/1988
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 7/30/1993
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/15/1991
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/25/1988
TYPE: 210 - INITIAL 3008(A) COMPLIANCE ORDER

AGENCY: S - STATE **DATE:** 8/13/1987
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 7/30/1993
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/15/1991
TYPE: 120 - WRITTEN INFORMAL

AGENCY: S - STATE **DATE:** 8/13/1987
TYPE: 120 - WRITTEN INFORMAL

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 42 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: DOWELL SCHLUMBERGER INC
ADDRESS: LOVERIDGE RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080010580
ID2:
STATUS: CA
PHONE:

VIOLATION INFORMATION:

VIOLATION NUMBER: 0001 **RESPONSIBLE:** S - STATE
DETERMINED: 10/8/1992 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 3/31/1994
TYPE: GENERATOR-MANIFEST REQUIREMENTS

VIOLATION NUMBER: 0002 **RESPONSIBLE:** S - STATE
DETERMINED: 10/8/1992 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 3/31/1994
TYPE: GENERATOR-OTHER REQUIREMENTS

VIOLATION NUMBER: 0003 **RESPONSIBLE:** S - STATE
DETERMINED: 4/17/1991 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 3/31/1994
TYPE: TSD-OTHER REQUIREMENTS

VIOLATION NUMBER: 0004 **RESPONSIBLE:** S - STATE
DETERMINED: 1/30/1989 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 3/31/1994
TYPE: TSD-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0005 **RESPONSIBLE:** S - STATE
DETERMINED: 1/30/1989 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 3/31/1994
TYPE: GENERATOR-LAND BAN REQUIREMENTS

VIOLATION NUMBER: 0006 **RESPONSIBLE:** S - STATE
DETERMINED: 1/30/1989 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 3/31/1994
TYPE: TSD-CLOSURE/POST-CLOSURE REQUIREMENTS

VIOLATION NUMBER: 0007 **RESPONSIBLE:** S - STATE
DETERMINED: 1/23/1987 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 1/30/1989
TYPE: TSD-OTHER REQUIREMENTS

VIOLATION NUMBER: 0008 **RESPONSIBLE:** S - STATE
DETERMINED: 1/23/1987 **DETERMINED BY:** S - STATE
CITATION:
RESOLVED: 1/30/1989
TYPE: TSD-MANIFEST REQUIREMENTS

CORRECTIVE ACTION INFORMATION

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

RCRACOR

SEARCH ID: 42 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: DOWELL SCHLUMBERGER INC
ADDRESS: LOVERIDGE RD
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: EPA

REV: 11/10/10
ID1: CAT080010580
ID2:
STATUS: CA
PHONE:

CA EVENT: 12/18/1990 CA075ME - CA PRIORITIZATION-MEDIUM CA PRIORITY

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 51 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PITTSBURG MARINA EXPANSION PHASE III
ADDRESS: MONTEZUMA AND CODY
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: CA EPA

REV: 07/03/00
ID1: CAL07150006
ID2:
STATUS: PROPERTY/SITE REFERRED
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)
PITTSBURG MARINA EXPANSION PHASE III

GENERAL SITE INFORMATION
File Name (if different than site name):

Status: *PROPERTY/SITE REFERRED TO ANOTHER AGENCY (REFOA)*
AWP Site Type: *N/A*
NPL Site:
Fund:
Status Date: *06271994*
Lead:
Staff:
Senior Supervisor:

DTSC Region and RWQCB : *2 / BERKELEY*
Branch: *NORTH COAST*
RWQCB: *CENTRAL VALLEY*
Site Access:
On Cortese List:
Groundwater Contamination:
Haz Ranking Score:
Haz Ranking Score:
Number of Sources Contributing to Contamination at the Site: *0*

PROJECTED ACTIVITIES (blank below = not reported by agency)

PROJECTED ACTIVITIES (blank below = not reported by agency)
Activity: ***DISCOVERY (DISC)***
Activity Status: *PROPERTY/SITE REFERRED TO ANOTHER AGENCY*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *02171987*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***(SS)***
Activity Status: *PROPERTY/SITE REFERRED TO ANOTHER AGENCY*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *02171987*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)
DATE **COMMENT**

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 51 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PITTSBURG MARINA EXPANSION PHASE III
ADDRESS: MONTEZUMA AND CODY
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: CA EPA

REV: 07/03/00
ID1: CAL07150006
ID2:
STATUS: PROPERTY/SITE REFERRED
PHONE:

02171987	*FACILITY IDENTIFIED RESIDENTS CONTACTED CONTRA COSTA COUNTY*

DATE	COMMENT
02171987	*ABOUT CONCERNS THAT CONSTRUCTION*
02171987	*ACTIVITY AT THE SITE WAS CREATING DUST*
02171987	*POSSIBLY CONTAINING HAZ WASTE._12/18/86*
02171987	*LETTER FROM CONTRA COSTA CO TO CITY OF*
02171987	*PITTSBURG REQUESTING SITE INVESTIGATION,*
02171987	*SOIL SAMPLING AND TESTING.*
02171987	*SITE SCREENING DONE CONTRA COSTA CO IS LEAD-HAS REQ CITY TO*
02171987	*INVESTIGATE.*
02171987	*SITE IS ALLEGED TO BE A FORMER PUBLIC*
02171987	*LDFL; ALSO SEWAGE TRMT PLANT W/PONDS.*

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 52 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: WESTERN STATES CHEMICAL COMPANY
ADDRESS: EAST OF NICHOLS ROAD ON PORT CHICAGO HWY
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: CA EPA

REV: 07/03/00
ID1: CAL07280073
ID2:
STATUS: NO FURTHER ACTION FOR DTSC
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

OTHER SITE NAMES (blank below = not reported by agency)

OTHER SITE NAMES (blank below = not reported by agency)

OTHER SITE NAMES (blank below = not reported by agency)
U.S. NAVAL WEAPONS STATION

GENERAL SITE INFORMATION
File Name (if different than site name):

Status: *NO FURTHER ACTION FOR DTSC (NFA)*
AWP Site Type: *N/A*
NPL Site:
Fund:
Status Date: *03181987*
Lead:
Staff:
Senior Supervisor:

DTSC Region and RWQCB : *2 / BERKELEY*
Branch: *NORTH COAST*
RWQCB: *SAN FRANCISCO BAY*
Site Access: *Uncontrolled*
On Cortese List: *Delisted*
Groundwater Contamination:
Haz Ranking Score:
Haz Ranking Score:
Number of Sources Contributing to Contamination at the Site: *0*

PROJECTED ACTIVITIES (blank below = not reported by agency)

PROJECTED ACTIVITIES (blank below = not reported by agency)
Activity: ***DISCOVERY (DISC)***
Activity Status: *NO FURTHER ACTION FOR DTSC*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *04011979*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

Activity: ***(SS)***
Activity Status: *NO FURTHER ACTION FOR DTSC*
Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *03181987*
Yards of Solids Removed: *0*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 52 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: WESTERN STATES CHEMICAL COMPANY
ADDRESS: EAST OF NICHOLS ROAD ON PORT CHICAGO HWY
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: CA EPA

REV: 07/03/00
ID1: CAL07280073
ID2:
STATUS: NO FURTHER ACTION FOR DTSC
PHONE:

Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

DATE	COMMENT
04011979	*FACILITY IDENTIFIED ON ECKHARDT SURVEY*
04011979	*USED BY ALLIED CHEM.*
05011980	*FACILITY DRIVE-BY INITIAL SITE IDENTIFICATION*
08141980	*SAMPLE RESULTS SAMPLES TAKEN*
09161980	*SAMPLE RESULTS ANALYSIS OF SAMPLES SHOW POTENTIAL AS,*
09161980	*PB CONTAMINATION; LOW PH.*
08281981	*FINAL STRATEGY IDENT ABANDONED SITE*
03181987	*RATIONALE FOR NFA SITE HAS BEEN DEEMED CLEAN*
03181987	*HAZARD MITIGATED A MEMO FROM H.HATAYAMA (11/26/84) TO*
03181987	*CHUCK WHITE LISTS A OF MITIGATED SITES*
03181987	*WESTERN IS ON LIST.*
03181987	*SITE SCREENING DONE NO FURTHER ACTION/SITE CLEANED.*
09011987	*REPORTED FOR PROP65*
01011988	*ON CORTESE LIST*
01011989	*DELETED FROM CORTESE*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

SWL

SEARCH ID: 53 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: KELLER CANYON LANDFILL
ADDRESS: EAST OF BAILEY RD, SO OF PITTS
PITTSBURG CA
CONTRA COSTA
CONTACT: TIM COX
SOURCE:

REV: 07/03/00
ID1: WMUD2 071177001
ID2: 07-AA-0032
STATUS: ACTIVE
PHONE:

WMUDS FACILITY INFORMATION (blank = not reported)

Regional ID :
NPDES ID :
Region: *2*
Edit Date:
Last Edit:

Waste Discharger Facility: *Yes*

Sub Chapter 15 Facility: *Yes*
Solid Waste Assessment Test Site: *No*
Toxic Pits Cleanup Act Facility: *No*
RCRA Facility: *No*
Department of Defense Facility: *No*
Municipal Solid Waste Facility: *Yes*

Total WMUS at Facility: *1*
Facility Open to the Public: *No*
Facility Type: *SW2*
SIC 1 and SIC 2: *4953 /*

Primary Waste Type: *DESIGNATED: SOLID WASTES*
Secondary Waste Type: *DESIGNATED: CONTAMINATED SOIL*
Tons Per Day: *0*
Complexity: *CATEGORY A - Any major NPDES facility, any non-NPDES facility (particularly those with toxic wastes) that would be a major if dischrge was made to surface or ground waters, or any Class I disposal site. Includes any small-volume complex facility (particul*

LAND OWNER INFORMATION

Land Owner:
Department:
Contact and Phone: *,*
Land Owner Address: *, ,*

AGENCY INFORMATION

Agency Name: *KELLER CANYON LANDFILL CO*
Department:
Agency Contact and Phone: *ERIC HORTON, 5104589800*

WASTE MANAGEMENT UNIT INFORMATION (blank = not reported)

WMU ID : *2 071177001-01*
WMU Status: *OPERATING*
WMU Size in Acres: *244*
Year WMU Will Reach Capacity: *2021*
Close Plan: *0*
Avg Depth to Groundwater: *2*
Primary Liner Present: *-1*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 61 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MANVILLE CORPORATION
ADDRESS: E. 3RD AND HARBOR ST
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1642
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

ERNS

SEARCH ID: 44 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PACIFIC GAS AND ELECTRIC
ADDRESS: 12TH ST AND WEST SOLARI IN FRONT OF THE CITY OF PI
PITTSBURG CA
Contra Costa
CONTACT:
SOURCE: EPA

REV: 8/4/98
ID1: 589026
ID2:
STATUS: FIXED FACILITY
PHONE:

SPILL INFORMATION

DATE OF SPILL: 8/4/1998 **TIME OF SPILL:** 2200

PRODUCT RELEASED (1): OIL, MISC: TRANSFORMER(189 PPM P
QUANTITY (1): 4
UNITS (1): GAL

PRODUCT RELEASED (2):
QUANTITY (2):
UNITS (2):

PRODUCT RELEASED (3):
QUANTITY (3):
UNITS (3):

MEDIUM/MEDIA AFFECTED

AIR: NO **GROUNDWATER:** NO
LAND: YES **FIXED FACILITY:** NO
WATER: NO **OTHER:** NO
WATERBODY AFFECTED BY RELEASE: SOIL

CAUSE OF RELEASE

DUMPING: NO **EQUIPMENT FAILURE:** NO
NATURAL PHENOMENON: NO **OPERATOR ERROR:** NO
OTHER CAUSE: NO **TRANSP. ACCIDENT:** NO
UNKNOWN: NO

ACTIONS TAKEN: OIL WAS REMOVED FROM THE SOIL AND THE POLE WAS WIPED DOWN
RELEASE DETECTION: POLE MOUNTED TRANSFORMER / EXPLODED AND SPILLED 2-4 GAL OF OIL CONTAINING 189 PPM PCB S
MISC. NOTES: WILL NOTIFY: STATE OES / CNTY

DISCHARGER INFORMATION

DISCHARGER ID: 589026 **DUN and BRADSTREET :**
TYPE OF DISCHARGER: PRIVATE ENTERPRISE
NAME OF DISCHARGER: PACIFIC GAS AND ELECTRIC
ADDRESS: 1030 DETROIT AVE
CONCORD CA 94518

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 62 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: RIVERVIEW FIRE STATION 84
ADDRESS: 200 6TH
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE13904
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.

Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.

Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 46 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: ALVES RANCH 11- ACRE SCHOOL SITE
ADDRESS: WEST LELAND AND ALVES RANCH ROADS
PITTSBURGH CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 08/15/06
ID1: CAL60000160
ID2:
STATUS: ACTIVE
PHONE:

GENERAL SITE INFORMATION

Site Type:	*School Investigation*
Status:	*Active*
Status Date:	*2006-01-31 00:00:00*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*NEAL HUTCHISON*
Supervisor:	*MARK MALINOWSKI*
Branch:	*School Evaluation - Glendale / Sacramento*
Acres:	*11.3*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*SCHOOL - HIGH SCHOOL*
Potential Contaminants:	*Asbestos and Naturally Occurring Asbestos (NOA)*
Confirmed Contaminants:	*Asbestos and Naturally Occurring Asbestos (NOA)-NO*
Potential Media Affected:	*SOIL*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

OTHER SITE NAMES (blank below = not reported by agency)

204171-11

60000160

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name:	***PROJECT WIDE***
Sub- Area Name:	
Document Type:	***Environmental Oversight Agreement***
Completion Date:	***2006-02-02 00:00:00***
Comments:	

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

PERMIT

SEARCH ID: 54 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: KELLER CANYON LANDFILL
ADDRESS: EAST OF BAILEY RD SO OF PITTS
PITTSBURG CA
CONTRA COSTA
CONTACT:
SOURCE: CA SWRCB

REV: 10/13/10
ID1: L10008210862
ID2:
STATUS: OPEN
PHONE:

PERMITS DATA FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER LAND DISPOSAL DATABASE

LEAD AGENCY: *SAN FRANCISCO BAY RWQCB (REGION 2)*
REGIONAL BOARD CASE NUMBER: *2 071177001*
LOCAL AGENCY:
LOCAL CASE NUMBER:
CASE TYPE: *Land Disposal Site*
STATUS: *Open*
STATUS DATE: *2001-01-01*
POTENTIAL CONTAMINANTS OF CONCERN:
POTENTIAL MEDIA AFFECTED:
SITE HISTORY (blank if not reported):

CONTACT TYPE: *Regional Board Caseworker*
CONTACT NAME: *KEITH ROBERSON*
ORGANIZATION NAME: *SAN FRANCISCO BAY RWQCB (REGION 2)*
CONTACT ADDRESS: *1515 CLAY STREET, SUITE 1400*
CONTACT CITY: *OAKLAND*
CONTACT EMAIL: *kroberson waterboards.ca.gov*
CONTACT PHONE NUMBER:

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

OTHER

SEARCH ID: 55 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MARINA SCHOOL EXPANSION
ADDRESS: EAST 8TH AND EAST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL70000066
ID2:
STATUS: NO FURTHER ACTION
PHONE:

GENERAL SITE INFORMATION

Site Type:	*School Cleanup*
Status:	*No Further Action*
Status Date:	*2007-03-12*
NPL Site:	*NO*
Funding:	*School District*
Regulatory Agencies Involved:	*SMBRP*
Lead Agency:	*SMBRP*
Project Manager:	*NEAL HUTCHISON*
Supervisor:	*Mark Malinowski*
Branch:	*Sacramento*
Acres:	*4*
Assessor s Parcel Number:	*NONE SPECIFIED*
Past Uses:	*RETAIL - SERVICE STATION, SCHOOL - ELEMENTARY*
Potential Contaminants:	*30003 30013 30016 30024 30025 30272 30550 30593*
Confirmed Contaminants:	*30550 30024 30025 30272 30003 30013 30016 31000 30593*
Potential Media Affected:	*OTH*
Restricted Use:	*NO*
Site Management Required:	*NONE SPECIFIED*
Special Programs Associated with this Site:	

OTHER SITE NAMES (blank below = not reported by agency)

110033608736

T0601300541

204164

70000066

COMPLETED ACTIVITIES AND DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Workplan***
Completion Date: ***2006-05-05 00:00:00***
Comments: *The final PEA Workplan adequately addresses DTSC s comments and is hereby approved.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Preliminary Endangerment Assessment Report***
Completion Date: ***2006-10-25 00:00:00***
Comments: *DTSC approved the PEA with a further action required determination. A supplemental Site Investigation is required to verify lead in soil. The letter also included a SFPD Form 4.14 approval.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Community Profile***
Completion Date: ***2006-08-31 00:00:00***
Comments: *Community Profile approved and Community Surveys mailed out to public. No formal letter prepared.*

- Continued on next page -

OTHER

SEARCH ID: 55 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MARINA SCHOOL EXPANSION
ADDRESS: EAST 8TH AND EAST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL70000066
ID2:
STATUS: NO FURTHER ACTION
PHONE:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***4.14 Request***
Completion Date: ***2006-10-25 00:00:00***
Comments: *DTSC aproved the SFPD Form 4.14 with the PEA-further action determination letter.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Report***
Completion Date: ***2007-03-12 00:00:00***
Comments: *DTSC approved document with a no further action determination. Letter is uploaded under the Fuel Oil Vault SSI and under the Lead House-keeping Activities Tech Memo.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Workplan***
Completion Date: ***2006-09-27 00:00:00***
Comments: *DTSC s comments were incorporated into a revised workplan. See uploaded document.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Supplemental Site Investigation Workplan***
Completion Date: ***2006-08-15 00:00:00***
Comments: *Lead SSI Tech Memo for Step out sampling was accepted.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Technical Report***
Completion Date: ***2007-03-12 00:00:00***
Comments: *DTSC approved the report. The DTSC letter is uploaded under the Lead House-keeping Activities Tech Memo and under the Fuel Oil Vault SSI.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***School Cleanup Agreement***
Completion Date: ***2006-09-18 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-10-19 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-10-26 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

OTHER

SEARCH ID: 55 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: MARINA SCHOOL EXPANSION
ADDRESS: EAST 8TH AND EAST 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 08/04/10
ID1: CAL70000066
ID2:
STATUS: NO FURTHER ACTION
PHONE:

Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-11-01 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Site Inspections/Visit (Non LUR)***
Completion Date: ***2006-10-17 00:00:00***
Comments:

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Cost Recovery Closeout Memo***
Completion Date: ***2007-06-19 00:00:00***
Comments: *DTSC issued a cost recovery memorandum to accounting to close the project.*

Area Name: ***PROJECT WIDE***
Sub- Area Name:
Document Type: ***Environmental Oversight Agreement***
Completion Date: ***2006-02-27 00:00:00***
Comments: *EOA signed and completed.*

OTHER

SEARCH ID: 56 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: WESTERN STATES CHEMICAL COMPANY
ADDRESS: EAST OF NICHOLS ROAD ON PORT CHICAGO HWY
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07280073
ID2:
STATUS: NO FURTHER ACTION FOR DTSC
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

WESTERN STATES CHEMICAL COMPANY

U.S. NAVY

CONCORD NAVAL WEAPONS STATION (SUBSET)

U.S. NAVAL WEAPONS STATION

GENERAL SITE INFORMATION

File Name (if different than site name):

Status:	*NO FURTHER ACTION FOR DTSC*
AWP Site Type:	*N/A*
NPL Site:	
Fund:	
Status Date:	*03181987*
Lead:	*N/A*
Staff:	*RMIYA*
DTSC Region and RWQCB :	*BERKELEY*
Branch:	*NORTH COAST*
RWQCB:	*SAN FRANCISCO BAY*
Site Access:	*Uncontrolled*
On Cortese List:	
Groundwater Contamination:	
Haz Ranking Score:	
Haz Ranking Score:	
Number of Sources Contributing to Contamination at the Site:	*0*

BACKGROUND INFORMATION (blank below = not reported by agency)

The 16-acre Site is located on a parcel currently owned by the United States Concord Naval Station. Western State Chemical Company operated a fertilizer plant on-site from 1950 to 1965. Union Oil became partner to Allied Chemical Company in 1962 and acquired total ownership of the property and the fertilizer plant in 1966. Union Chemical Division (also known as Union Collier), a subsidiary of Union Oil, operated the on-site fertilizer plant until 1976. Operations at Western States Chemical Company and Union Collier produced nitrogen, phosphorus, and potassium fertilizers. The United States Navy purchased the property from Union Collier in 1982 as part of a safety measure for the Concord Naval Station blast radius.

PROJECTED ACTIVITIES (blank below = not reported by agency)

Activity:	***DISCOVERY***
Activity Status:	*NO FURTHER ACTION FOR DTSC*
Completion Due Date:	
Revised Completion Due Date:	
Date Activity Actually Completed:	*04011979*
Yards of Solids Removed:	*0*
Yards of Solids Treated:	*0*
Gallons of Liquid Removed:	*0*
Gallons of Liquid Treated:	*0*
Activity:	***SITE SCREENING***
Activity Status:	*NO FURTHER ACTION FOR DTSC*

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

OTHER

SEARCH ID: 56 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: WESTERN STATES CHEMICAL COMPANY
ADDRESS: EAST OF NICHOLS ROAD ON PORT CHICAGO HWY
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA EPA

REV: 07/18/05
ID1: CAL07280073
ID2:
STATUS: NO FURTHER ACTION FOR DTSC
PHONE:

Completion Due Date:
Revised Completion Due Date:
Date Activity Actually Completed: *03181987*
Yards of Solids Removed: *0*
Yards of Solids Treated: *0*
Gallons of Liquid Removed: *0*
Gallons of Liquid Treated: *0*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)
Comments Date:
: *Completed Site Screening. In August 1980, DHS (predecessor to DTSC) collected soil samples on-site. Sampling results from a composite sample of the gypsum waste piles reported concentrations of iron (1,690 ppm), arsenic (87 ppm), and zinc (218 ppm). In August 1981, DHS identified the site as part of the Abandoned Site Project (ASP). Closure plan activities for the site began in 1981, when Union Collier agreed to sell the property to the US Navy. Site closure plan activities were overseen by the SF Regional Water Quality Control Board (SFRWQCB) and completed by 1982. Following plant closure, the SFRWQCB monitored runoff from the property. A site review conducted in March 1987 by the DHS recommended no further action. However, DTSC s Office of Military Facilities (OMF) became aware of the property in the late 1990s when the Contra Costa Water District collected environmental samples that also indicated high levels of lead, mercury and other metals remain onsite. A DTSC site screening was completed in April 2002 and referred the site to OMF for further investigation.*

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 57 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: BANISTER ELECTRIC, INC
ADDRESS: 498 10TH
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1557
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.
The UST information included in FIDS as provided by the Office of Hazardous Data Management was originally collected from the SWEEPS database. The SWEEPS database recorded Underground Storage Tanks and was maintained by the State Water Resources Control Board (SWRCB). That agency no longer maintains the SWEEPS database and last updated it in 1994. The last release of that 1994 database was in 1997.
Oversight of Underground Storage Tanks within California is now conducted by Certified Unified Program Agencies referred to as CUPA s. There are approximately 102 CUPA s and Local Oversight Programs (LOP s) in the State of California. Most are city or county government agencies. As of 1998, all sites or facilities with underground storage tanks were required by Federal mandate to obtain certification by designated UST oversight agencies (in this case, CUPA s) that the UST/s at their location were upgraded or removed in adherence with the 1998 RCRA standards.
Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

UST

SEARCH ID: 58 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: CITY OF PITTSBURG
ADDRESS: 357 12TH
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE14216
ID2:
STATUS: ACTIVE
PHONE:

UST HISTORICAL DATA

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Information from the FIDS/SWEEPS lists were included in this report search to help identify where underground storage tanks may have existed that were not recorded in CUPA databases or lists collected by us. This may occur if a tank was removed prior to development of recent CUPA UST lists or never registered with a CUPA.

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 50 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PGandE/SHELL - WEST PITTSBURG
ADDRESS: WILLOW PASS ROAD
WEST PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: CA EPA

REV: 07/03/00
ID1: CAL07490045
ID2:
STATUS: PROPERTY/SITE REFERRED TO RCRA
PHONE:

OTHER SITE NAMES (blank below = not reported by agency)

OTHER SITE NAMES (blank below = not reported by agency)
PGandE/SHELL - WEST PITTSBURG

GENERAL SITE INFORMATION
File Name (if different than site name):

Status: *PROPERTY/SITE REFERRED TO RCRA (REFRC)*
AWP Site Type: *N/A*
NPL Site: *N*
Fund:
Status Date: *06201991*
Lead: *DTSC*
Staff:
Senior Supervisor:

DTSC Region and RWQCB : *2 / BERKELEY*
Branch: *NORTH COAST*
RWQCB:
Site Access:
On Cortese List: *Listed*
Groundwater Contamination: *N*
Haz Ranking Score:
Haz Ranking Score:
Number of Sources Contributing to Contamination at the Site: *0*

OTHER AGENCY ID NUMBERS (blank below = not reported by agency)
ID SOURCE NAME, and VALUE: *BEP DATABASE PCODE P23065*

DTSC COMMENTS REGARDING THIS SITE (blank below = not reported by agency)

DATE	COMMENT
01011983	*This is the date the site was first listed pursuant to*
DATE	**COMMENT**
01011983	*section 25356.*
DATE	**COMMENT**
07251991	*Shell Chemical Company maintained a 72-acre evaporation pond*
DATE	**COMMENT**
07251991	*at this site from 1950 until 1973. The pond was used for*
DATE	**COMMENT**
07251991	*the disposal of 1) wastes from fertilizer production, 2)*
DATE	**COMMENT**
07251991	*spent catalysts, and 3) adhesive manufacturing wastes. Pond*
DATE	**COMMENT**

- Continued on next page -

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

STATE

SEARCH ID: 50 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: PGandE/SHELL - WEST PITTSBURG
ADDRESS: WILLOW PASS ROAD
WEST PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE: CA EPA

REV: 07/03/00
ID1: CAL07490045
ID2:
STATUS: PROPERTY/SITE REFERRED TO RCRA
PHONE:

07251991 *sludge and carbon piles contain PAHs and heavy metals.*

Environmental FirstSearch
Site Detail Report

Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

UST

SEARCH ID: 60 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: JOSE S SERVICE STATION
ADDRESS: 394 10TH
PITTSBURG CA 94565
Contra Costa
CONTACT:
SOURCE:

REV: 01/01/94
ID1: TISID-STATE1868
ID2:
STATUS: INACTIVE
PHONE:

UST HISTORICAL DATA

This site was listed in the FIDS Zip Code List as a UST site. The Office of Hazardous Data Management produced the FIDS list. The FIDS list is an index of names and locations of sites recorded in various California State environmental agency databases. It is sorted by zip code and as an index, details regarding the sites were never included.

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Target Property: 901 LOS MEDANOS 295W.1
PITTSBURG CA 94565

JOB: SF_294171

INSTCONTROL

SEARCH ID: 69 **DIST/DIR:** NON GC **ELEVATION:** **MAP ID:**

NAME: TRANS BAY CABLE CONVERTER STATION
ADDRESS: 570-620 and 650 W 10TH ST
PITTSBURG CA 94565
CONTRA COSTA
CONTACT:
SOURCE: CA DTSC

REV: 12/02/10
ID1: DR_60000487
ID2:
STATUS: CERTIFIED OandM - LAND USE RESTR
PHONE:

CALIFORIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL DEED RESTRICTED SITE LISTING:
For specific information relating to a deed restriction or to view a scanned copy of a deed, please visit the DTSC webpage at http://www.dtsc.ca.gov/index.cfm and search for deed-restricted sites.

Area: *PROJECT WIDE*
Sub Area:
Site Type: *VOLUNTARY CLEANUP*
Status: *CERTIFIED OandM - LAND USE RESTRICTIONS ONLY*
Date Completed: *11/17/2009*

CALIFORIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL DEED RESTRICTED SITE LISTING:
For specific information relating to a deed restriction or to view a scanned copy of a deed, please visit the DTSC webpage at http://www.dtsc.ca.gov/index.cfm and search for deed-restricted sites.

Area: *PROJECT WIDE*
Sub Area:
Site Type: *VOLUNTARY CLEANUP*
Status: *CERTIFIED OandM - LAND USE RESTRICTIONS ONLY*
Date Completed: *5/13/2010*

CALIFORIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL DEED RESTRICTED SITE LISTING:
For specific information relating to a deed restriction or to view a scanned copy of a deed, please visit the DTSC webpage at http://www.dtsc.ca.gov/index.cfm and search for deed-restricted sites.

Area: *PROJECT WIDE*
Sub Area:
Site Type: *VOLUNTARY CLEANUP*
Status: *CERTIFIED OandM - LAND USE RESTRICTIONS ONLY*
Date Completed: *5/17/2010*

Environmental FirstSearch Descriptions

NPL: ***EPA*** NATIONAL PRIORITY LIST - The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. Sites are only put on the list after they have been scored using the Hazard Ranking System (HRS), and have been subjected to public comment. Any site on the NPL is eligible for cleanup using Superfund Trust money.
A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.
FINAL - Currently on the Final NPL
PROPOSED - Proposed for NPL

NPL DELISTED: ***EPA*** NATIONAL PRIORITY LIST Subset - Database of delisted NPL sites. 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.
DELISTED - Deleted from the Final NPL

CERCLIS: ***EPA*** COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)- CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.
PART OF NPL- Site is part of NPL site
DELETED - Deleted from the Final NPL
FINAL - Currently on the Final NPL
NOT PROPOSED - Not on the NPL
NOT VALID - Not Valid Site or Incident
PROPOSED - Proposed for NPL
REMOVED - Removed from Proposed NPL
SCAN PLAN - Pre-proposal Site
WITHDRAWN - Withdrawn

NFRAP: ***EPA*** COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES - database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.
NFRAP – No Further Remedial Action Plan
P - Site is part of NPL site
D - Deleted from the Final NPL
F - Currently on the Final NPL
N - Not on the NPL
O - Not Valid Site or Incident
P - Proposed for NPL
R - Removed from Proposed NPL
S - Pre-proposal Site
W – Withdrawn

RCRA COR ACT: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
RCRAInfo facilities that have reported violations and subject to corrective actions.

RCRA TSD: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that treat, store, dispose, or incinerate hazardous waste.

RCRA GEN: ***EPA/MA DEP/CT DEP*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities that generate or transport hazardous waste or meet other RCRA requirements.
LGN - Large Quantity Generators
SGN - Small Quantity Generators
VGN – Conditionally Exempt Generator.
Included are RAATS (RCRA Administrative Action Tracking System) and CMEL (Compliance Monitoring & Enforcement List) facilities.
CONNECTICUT HAZARDOUS WASTE MANIFEST – Database of all shipments of hazardous waste within, into or from Connecticut. The data includes date of shipment, transporter and TSD info, and material shipped and quantity. This data is appended to the details of existing generator records.
MASSACHUSETTES HAZARDOUS WASTE GENERATOR – database of generators that are regulated under the MA DEP.
VQN-MA = generates less than 220 pounds or 27 gallons per month of hazardous waste or waste oil.
SQN-MA = generates 220 to 2,200 pounds or 27 to 270 gallons per month of waste oil.
LQG-MA = generates greater than 2,200 lbs of hazardous waste or waste oil per month.

RCRA NLR: ***EPA*** RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES - Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national EPA offices. This regulation is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984.
Facilities not currently classified by the EPA but are still included in the RCRAInfo database. Reasons for non classification:
Failure to report in a timely matter.
No longer in business.
No longer in business at the listed address.
No longer generating hazardous waste materials in quantities which require reporting.

ERNS: ***EPA/NRC*** EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) - Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

Tribal Lands: ***DOI/BIA*** INDIAN LANDS OF THE UNITED STATES - Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are

Federally-administered lands within a reservation which may or may not be considered part of the reservation.
BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

State/Tribal Sites: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.
CORTESE LIST-Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program. The CAL EPA Dept. of Toxic Substances Control compiles information from subsets of the following databases to make up the CORTESE list:
1. The Dept. of Toxic Substances Control; contaminated or potentially contaminated hazardous waste sites listed in the CAL Sites database. Formerly known as ASPIS are included (CALSITES formerly known as ASPIS).
2. The California State Water Resources Control Board; listing of Leaking Underground Storage Tanks are included (LTANK)
3. The California Integrated Waste Management Board; Sanitary Landfills which have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).
Note: Track Info Services collects each of the above data sets individually and lists them separately in the following First Search categories in order to provide more current and comprehensive information: CALSITES: SPL, LTANK: LUST, WB-LF: SWL

State Spills 90: ***CA EPA*** SLIC REGIONS 1 - 9- The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

State/Tribal SWL: ***CA IWMB/SWRCB/COUNTY*** SWIS SOLID WASTE INFORMATION SYSTEM-The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information on individual sites call the number listed in the source field..
Please Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.
WMUDS-The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. Two of these programs (SWAT & TPCA) are no longer on-going regulatory programs as described below. Chapter 15 (SC15) is still an on-going regulatory program and information is updated periodically but not to the WMUDS database. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.
Note: This database contains poor site location information for many sites in the First Search reports; therefore, it may not be possible to locate or plot some sites in First Search reports.
ORANGE COUNTY LANDFILLS LIST- A list maintained by the Orange County Health Department.

State/Tribal LUST: ***CA SWRCB/COUNTY*** LUSTIS- The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks. Information for this database is collected from the states regional boards quarterly and integrated with this database.
SAN DIEGO COUNTY LEAKING TANKS- The San Diego County Department of Environmental Health maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks within its HE17/58 database. For more information on a specific file call the HazMat Duty Specialist at phone number listed in the source information field.

State/Tribal UST/AST: ***CA EPA/COUNTY/CITY*** ABOVEGROUND STORAGE TANKS LISTING-The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program. This law does not apply to that portion of a tank facility associated with the production oil and regulated by the State Division of Oil and Gas of the Dept. of Conservation.
SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS- Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. Track Info Services included the UST information from the FIDS database in its First Search reports for historical purposes to help its clients identify where tanks may possibly have existed. For more information on specific sites from individual paper files archived at the State Water Resources Control Board call the number listed with the source information.
INDIAN LANDS UNDERGROUND STORAGE TANKS LIST- A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.
CUPA DATABASES & SOURCES- Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority). This program was established under the amendments to the California Health and Safety Code made by SB 1082 in 1994.
A Participating Agency (PA) is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A Designated Agency (DA) is an agency that has not been certified by the CUPA but is the responsible local agency that would implement the six unified programs until they are certified.
Please Note: Track Info Services, LLC collects and maintains information regarding Underground Storage Tanks from majority of the CUPAS and Participating Agencies in the State of California. These agencies typically do not maintain nor release such information on a uniform or consistent schedule; therefor, currency of the data may vary. Please look at the details on a specific site with a UST record in the First Search Report to determine the actual currency date of the record as provided by the relevant agency. Numerous efforts are made on a regular basis to obtain updated records.

State/Tribal IC: ***CA EPA*** DEED-RESTRICTED SITES LISTING- The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

State/Tribal VCP: ***CA EPA*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The Voluntary Cleanup Program (VCP) category contains only those properties undergoing voluntary investigation and/or cleanup and which are listed in the Voluntary Cleanup Program.
Please Note: FirstSearch Reports list the above sites as DB Type VC.

RADON: ***NTIS*** NATIONAL RADON DATABASE - EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

State Permits: ***CA EPA/COUNTY*** SAN DIEGO COUNTY HE17 PERMITS- The HE17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and

local regulations that the County oversees. It tracks if a site is a hazardous waste generator, TSD, gas station, has underground tanks, violations, or unauthorized releases. For more information on a specific file call the HazMat Duty Specialist at the phone number listed in the source information field.
SAN BERNARDINO COUNTY HAZARDOUS MATERIALS PERMITS- Handlers and Generators Permit Information Maintained by the Hazardous Materials Division.
DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

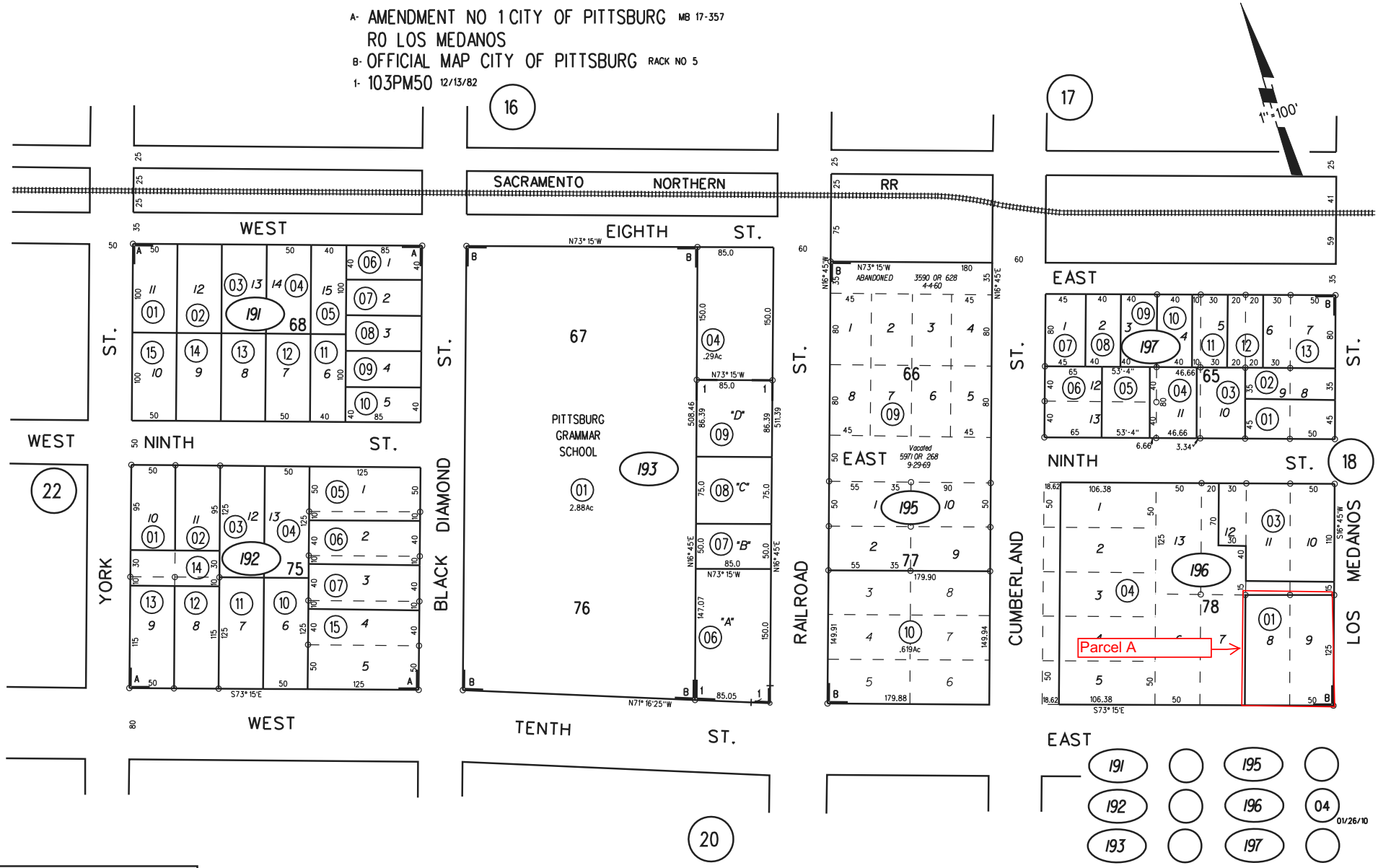
State Other: ***US DOJ*** NATIONAL CLANDESTINE LABORATORY REGISTER - Database of addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the U.S. Department of Justice ("the Department"), and the Department has not verified the entry and does not guarantee its accuracy. All sites that are included in this data set will have an id that starts with NCLR.

State Other: ***CA EPA/COUNTY*** SMBRPD / CAL SITES- The California Department of Toxic Substances Control (DTSC) has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.
The SMBRPD displays information in six categories. The categories are:
1. CalSites Properties (CS)
2. School Property Evaluation Program Properties (SCH)
3. Voluntary Cleanup Program Properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
Please Note: FirstSearch Reports list the above sites as DB Type (STATE).
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where a No Further Action Determination has been made (NFA)
Please Note: FirstSearch Reports list the above sites as DB Type (OTHER).
Each Category contains information on properties based upon the type of work taking place at the site. For example, the CalSites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program. LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG- The County of Los Angeles Public Health Investigation Compliant Control Log.
ORANGE COUNTY INDUSTRIAL SITE CLEANUPS- List maintained by the Orange County Environmental Health Agency.
RIVERSIDE COUNTY WASTE GENERATORS-A list of facilities in Riverside County which generate hazardous waste.
SACRAMENTO COUNTY MASTER HAZMAT LIST-Master list of facilities within Sacramento County with potentially hazardous materials.
SACRAMENTO COUNTY TOXIC SITE CLEANUPS-A list of sites where unauthorized releases of potentially hazardous materials have occurred.

APPENDIX C

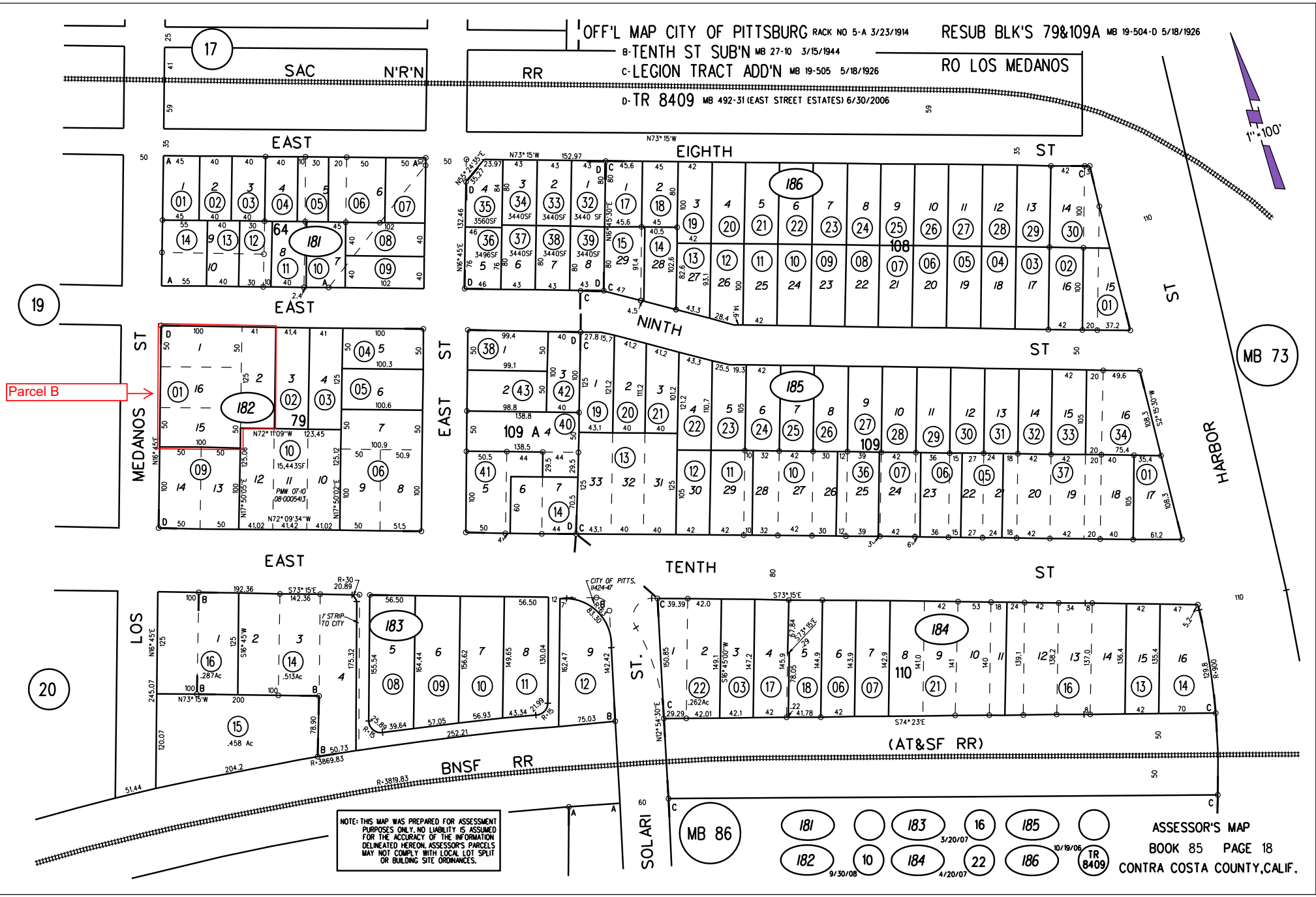
HISTORICAL SOURCES

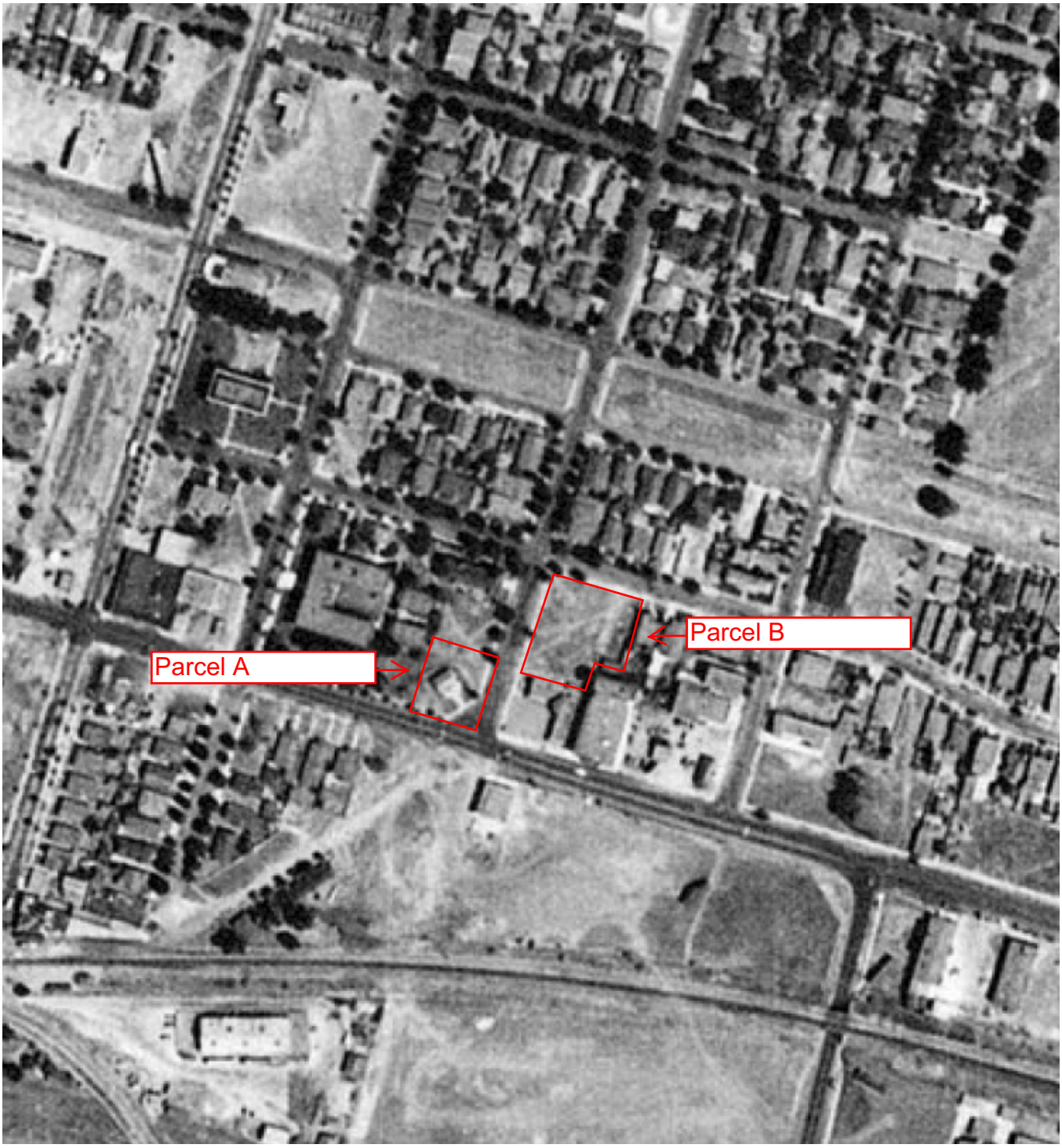
A- AMENDMENT NO 1 CITY OF PITTSBURG MB 17-357
RO LOS MEDANOS
B- OFFICIAL MAP CITY OF PITTSBURG RACK NO 5
1- 103PM50 12/13/82



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

ASSESSOR'S MAP
BOOK 85 PAGE 19
CONTRA COSTA COUNTY, CALIF.


OFF'L MAP CITY OF PITTSBURG RACK NO 5-A 3/23/1914
B-TENTH ST SUB'N MB 27-10 3/15/1944
C-LEGION TRACT ADD'N MB 19-505 5/18/1926
D-TR 8409 MB 492-31 (EAST STREET ESTATES) 6/30/2006
RESUB BLK'S 79&109A MB 19-504-D 5/18/1926
RO LOS MEDANOS
1" = 100'
SAC N'R'N
RR
EAST EIGHTH ST
EAST NINTH ST
EAST TENTH ST
LOS MEDANOS ST
HARBOR ST
SOLARI ST.
BNSF RR
(AT&SF RR)
Parcel B
MB 73
MB 86
17
19
20
181
182
183
184
185
186
108
109
109 A
110
79
64
1' STRIP TO CITY
CITY OF PITTS. 11424-47
PMW 07-10 08-0005413
.287Ac
.513Ac
.458 Ac
.262Ac
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.
ASSESSOR'S MAP
BOOK 85 PAGE 18
CONTRA COSTA COUNTY, CALIF.



AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Approximate Property Boundary

Year: 1939

Project Number: 294171

AEI Consultants

AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Approximate Property Boundary

Year: 1957

Project Number: 294171

AEI Consultants

AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

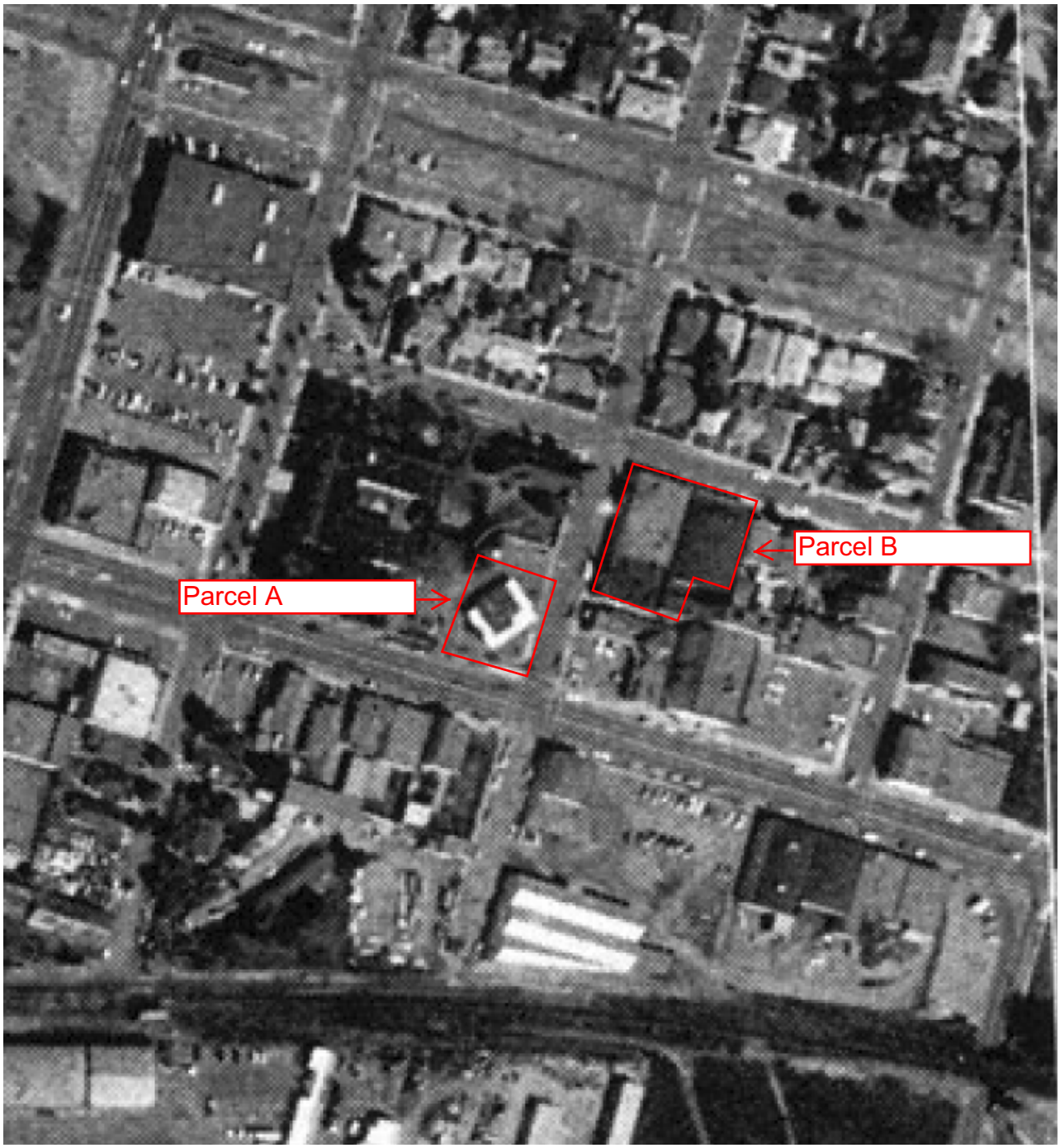
N

Approximate Property Boundary

Year: 1965

Project Number: 294171

AEI Consultants



AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Approximate Property Boundary

Year: 1977

Project Number: 294171

AEI Consultants

AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Approximate Property Boundary

Year: 1984

Project Number: 294171

AEI Consultants

AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Approximate Property Boundary

Year: 1996

Project Number: 294171

AEI Consultants

AERIAL PHOTOGRAPH

901 Los Medanos Street and 295 West 10th Street, Pittsburg, California 94565

N

Approximate Property Boundary

Year: 2004

Project Number: 294171

AEI Consultants

APPENDIX D

REGULATORY AGENCY RECORDS

WILLIAM B. WALKER, M. D.
HEALTH SERVICES DIRECTOR
LEWIS G. PASCALLI, JR., ESQ.
DIRECTOR

CONTRA COSTA
HEALTH SERVICES

HAZARDOUS MATERIALS PROGRAMS
4333 Pacheco Boulevard
Martinez, California
94553-2229
Ph (925) 646-2286
Fax (925) 646-2073

UNDERGROUND STORAGE TANK

REMOVAL/INSTALLATION/CLOSURE INSPECTION

Owner/Operator: CITY OF PITTSBURG Site I.D. No. 773586

Program Status: ☐Active ☒Inactive 985 RAILROAD AVE.

Inspection Type: ☒Removal ☐Closure in Place ☐Installation ☐Repair/Modification ☐Temp Closure

REMOVAL/CLOSURE IN PLACE

✓ Verified contractor certification
✓ Verified fees paid/permit issued
✓ Verified safe work practices
✓ Verified tank cleaned
✓ Observed tank removal
✓ Observed tank condition
✓ Observed soil/water samples taken
~~Observed tank grouting~~

TANK & PIPING INSTALLATION/REPAIR & MODIFICATION

__Observed tank vacuum/pressure test
__Observed tank Holiday Test (steel tank)
__Observed primary air test
__Observed water test of sumps
__Observed tank gauge operation
__Observed automatic shut-down
__Observed water test of dispenser boxes
__Observed secondary piping air test
__Received hydrostatic pipeline test records
__Received leak detection test
__Received precision tank test records
__Verified pipeline leak detector operation

TEMPORARY CLOSURE

__Verified tank is empy
__Verified tank/dispenser locked
__Verified power shut off to dispensers

Comments

CONTRACTOR: O_2: 9.5% ON GASTECH
CES LEE DAVIS
(925) 625-1736
CAL002597052

TANK CONDITION:
BOTTOM - 1 HOLE 3" X 1/2"
NORTH SIDE - 1 HOLE Ø 1/2"

SOIL SAMPLED BY: KLEINFELDER, JOHN WILLIAMS
1. TANK PIT 7' DEEP
2. STOCKPILE 4 PART COMPOSITE

Site Representative's Signature [signature] Date 11/2/05 Specialist's Signature M.W. Date 11-2-05

Total Time for Review and Inspection (in 15-minute increments): 2 HRS. Page 1 of 1

UNDERGROUND STORAGE TANK UNAUTHORIZED RELEASE (LEAK) / CONTAMINATION SITE REPORT

EMERGENCY: [ ] YES [✓] NO

HAS STATE OFFICE OF EMERGENCY SERVICES REPORT BEEN FILED? [✓] YES [ ] NO

REPORT DATE (M M D D Y Y):

CASE #:

FOR LOCAL AGENCY USE ONLY
I HEREBY CERTIFY THAT I AM A DESIGNATED GOVERNMENT EMPLOYEE AND THAT I HAVE REPORTED THIS INFORMATION TO LOCAL OFFICIALS PURSUANT TO SECTION 25180.7 OF THE HEALTH AND SAFTY CODE.

SIGNED: DATE:

REPORTED BY

NAME OF INDIVIDUAL FILING REPORT: MUHAMMAD N. FAROOQ

PHONE: (415) 439-1785

SIGNATURE: [signature] 12-12-87

RECEIVED DEC 16 1987 Contra Costa Health Environmental Health

REPRESENTING: [✓] OWNER/OPERATOR [ ] REGIONAL BOARD [ ] LOCAL AGENCY [ ] OTHER

COMPANY OR AGENCY NAME:

ADDRESS: 998 Railroad Ave. (STREET) Pittsburg (CITY) Ca. (STATE) 94565 (ZIP)

RESPONSIBLE PARTY

NAME: MOHAMMAD N. FAROOQ [ ] UNKNOWN

CONTACT PERSON: Same

PHONE: (415) 439-1785

ADDRESS: 998 Railroad Ave (STREET) Pittsburg (CITY) Ca. (STATE) 94565 (ZIP)

SITE LOCATION

FACILITY NAME (IF APPLICABLE): Bell Gas & Mini Mart

OPERATOR: Zahid Corp.

PHONE: ( ) 439-1785

ADDRESS: 998 Rail Rd. Ave (STREET) Pitt. (CITY) C.C. (COUNTY) 94565 (ZIP)

CROSS STREET: 10th St.

TYPE OF AREA: [✓] COMMERCIAL [ ] INDUSTRIAL [ ] RURAL [ ] RESIDENTIAL [ ] OTHER

TYPE OF BUSINESS: [✓] RETAIL FUEL STATION [ ] FARM [ ] OTHER

IMPLEMENTING AGENCIES

LOCAL AGENCY / AGENCY NAME / CONTACT PERSON / PHONE ( )

REGIONAL BOARD / CONTACT PERSON / PHONE ( )

SUBSTANCES INVOLVED

(1) NAME: Unleaded QUANTITY LOST (GALLONS): [ ] UNKNOWN

(2) [ ] UNKNOWN

DISCOVERY/ABATEMENT

DATE DISCOVERED (M M D D Y Y): June 1986

HOW DISCOVERED: [ ] INVENTORY CONTROL [ ] SUBSURFACE MONITORING [ ] NUISANCE CONDITIONS [✓] TANK TEST [ ] TANK REMOVAL [ ] OTHER

DATE DISCHARGE BEGAN (M M D D Y Y): [✓] UNKNOWN

HAS DISCHARGE BEEN STOPPED? [✓] YES [ ] NO IF YES, DATE (M M D D Y Y):

METHOD USED TO STOP DISCHARGE (CHECK ALL THAT APPLY): [ ] REMOVE CONTENTS [✓] REPLACE TANK [ ] CLOSE TANK [ ] REPAIR TANK [✓] REPAIR PIPING [ ] CHANGE PROCEDURE [ ] OTHER

SOURCE/CAUSE

SOURCE OF DISCHARGE: [✓] TANK LEAK [ ] UNKNOWN [✓] PIPING LEAK [ ] OTHER

TANKS ONLY/CAPACITY: GAL. AGE YRS [ ] UNKNOWN

MATERIAL: [ ] FIBERGLASS [ ] STEEL [ ] OTHER

CAUSE(S): [ ] OVERFILL [ ] RUPTURE/FAILURE [✓] CORROSION [ ] UNKNOWN [ ] SPILL [ ] OTHER

CASE TYPE

CHECK ONE ONLY: [ ] UNDETERMINED [✓] SOIL ONLY [ ] GROUNDWATER [ ] DRINKING WATER - (CHECK ONLY IF WATER WELLS HAVE ACTUALLY BEEN AFFECTED)

CURRENT STATUS

CHECK ONE ONLY: [ ] SITE INVESTIGATION IN PROGRESS (DEFINING EXTENT OF PROBLEM) [ ] CLEANUP IN PROGRESS [✓] SIGNED OFF (CLEANUP COMPLETED OR UNNECESSARY) [ ] NO ACTION TAKEN [ ] POST CLEANUP MONITORING IN PROGRESS [ ] NO FUNDS AVAILABLE TO PROCEED [ ] EVALUATING CLEANUP ALTERNATIVES

REMEDIAL ACTION

CHECK APPROPRIATE ACTION(S) (SEE BACK FOR DETAILS):

[ ] CAP SITE (CD) [ ] EXCAVATE & DISPOSE (ED) [ ] REMOVE FREE PRODUCT (FP) [ ] ENHANCED BIO DEGRADATION (IT)
[ ] CONTAINMENT BARRIER (CB) [ ] EXCAVATE & TREAT (ET) [ ] PUMP & TREAT GROUNDWATER (GT) [ ] REPLACE SUPPLY (RS)
[ ] TREATMENT AT HOOKUP (HU) [ ] NO ACTION REQUIRED (NA) [ ] OTHER (OT) Tank & line Replaced.

COMMENTS

New Tank and lines has been installed in March 1987.
Contaminated Soil was air stripped & put back with the
Permission of Mr. Bruce Benika. Permit was taken from the office by contractor
Soil Sample was given to Mr. Bruce at the site.

HSC 05 (4/87)

APPENDIX E

CLIENT REQUIRED INFORMATION

APPENDIX F

ENVIRONMENTAL LIEN SEARCH AND/OR CHAIN OF TITLE

SF_294171
901 Los Medanos & 295 W. 10th
Pittsburg, CA 94565

Inquiry Number: 2967027.1
January 18, 2011

The EDR Environmental LienSearch™ Report

Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

The EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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

Disclaimer - Copyright and Trademark Notice

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The EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

901 Los Medanos & 295 W. 10th
SF_294171
Pittsburg, CA 94565

RESEARCH SOURCE

Source 1:

Contra Costa Recorder
Contra Costa, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed:	deed
Title is vested in:	Redevelopment Agency of the City of Pittsburg
Title received from:	Lupe Guzman
Deed Dated	10/8/2004
Deed Recorded:	10/15/2004
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	See Exhibit
Miscellaneous Comments:	na
Legal Description:	See Exhibit
Legal Current Owner:	Redevelopment Agency of the City of Pittsburg
Property Identifiers:	085-196-001
Comments:	See Exhibit

Deed 2:

Type of Deed:	deed
Title is vested in:	Redevelopment Agency of the City of Pittsburg
Title received from:	Chattel Properties
Deed Dated	8/30/2007
Deed Recorded:	9/7/2007
Book:	NA
Page:	na
Volume:	na
Instrument:	na
Docket:	NA
Land Record Comments:	

The EDR Environmental LienSearch™ Report

	See Exhibit
Miscellaneous Comments:	na
Legal Description:	See Exhibit
Legal Current Owner:	Redevelopment Agency of the City of Pittsburg
Property Identifiers:	085-182-001
Comments:	See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found ☐ Not Found ☒

Deed Exhibit 1

2

RECORDING REQUESTED BY:
Chicago Title Company
Escrow No 04-**9244625**-JV
Locate No CACTI7707-7707-2380-0009244625
Title No 04-**9244625**-PH

When Recorded Mail Document and Tax Statement To:
Redevelopment Agency of City of Pittsburg,
a public body, corporate and politic
C/O Ursula Luna
295 East 10th Street
Pittsburg, CA 94565

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2004-0395961-00
Acct 2- Chicago Title
Friday, OCT 15, 2004 08 00 00
FRE $0 00
Ttl Pd $0.00 Nbr-0002381348
lee/R2/1-2

APN 085-196-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $
[X] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area X City of **Pittsburg**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LUPE GUZMAN, a married woman who acquired title as, Lupi Palomino, a married woman

hereby GRANT(S) to Redevelopment Agency of City of Pittsburg, a public body, corporate and politic, a Corporation

the following described real property in the City of **Pittsburg**, County of **Contra Costa**, State of **California**
LOTS 8 AND 9 IN BLOCK 78, AS SHOWN ON THE OFFICIAL MAP OF THE CITY OF PITTSBURG, FILED MARCH 23, 1914 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
APN 085-196-001

DATED October 8, 2004

Lupe Palomino
Lupe Guzman

STATE OF CALIFORNIA
COUNTY OF CONTRA COSTA
ON 10 08 04 before me,
ALAIN FRANCOIS CHRISTIAN DE KOSTER personally appeared
LUPE GUZMAN
~~personally known to~~ me (or proved to me on the basis of satisfactory evidence) to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument

Witness my hand and official seal

Signature _____

ALAIN FRANCOIS CHRISTIAN DE KOSTER
COMM 1433019
NOTARY PUBLIC CALIFORNIA
CONTRA COSTA COUNTY
My Comm Expires July 31, 2007

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 7/96)
(grant)(08-04)

GRANT DEED

9244625

395961

Certificate of Acceptance

This is to certify that the interest in real property conveyed by deed or grant dated SEPTEMBER 15, 2004, 2004, from Lupe ~~Palomino~~ Guzman ~~and Martin Guzman~~ to the REDEVELOPMENT AGENCY OF THE CITY OF PITTSBURG, a public body, corporate and politic, is accepted by the undersigned Executive Director of the Redevelopment Agency of the City of Pittsburg

This acceptance is made pursuant to authority conferred by Resolution No 91-315 of the Redevelopment Agency of the City of Pittsburg, adopted on April 15, 1991 and the grantee consents to recordation thereto by its duly authorized officer

9/28/04
Date

Marc S Grisham
Executive Director of the
Redevelopment Agency of the
City of Pittsburg

State of California)
County of Contra Costa)

On SEPTEMBER 28, 2004, before me Alice E. Evenson, a Notary Public, personally appeared - - - Marc S Grisham - - -,

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument

ALICE E. EVENSON
Commission # 1298298
Notary Public - California
Contra Costa County
My Comm. Expires Mar 24, 2005

WITNESS my hand and official seal

Alice E. Evenson
Signature of Notary

END OF DOCUMENT

Deed Exhibit 2

2

RECORDING REQUESTED BY:
Ticor Title Company of California
Escrow No.: 07-**21204828**-MA
Locate No.: CATT0721-0721-0020-0021204828
Title No.: 07-**21204828**-BH

When Recorded Mail Document and Tax Statement To:
Redevelopment Agency of the City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

CONTRA COSTA Co Recorder Office
STEPHEN L. WEIR, Clerk-Recorder
DOC- 2007-0253823-00
Acct 1-Ticor Title Company
Friday, SEP 07, 2007 08:00:00
PIT$1,430.00 MIC $1.00 MOD $2.00
REC $6.00 FTC $1.00 PCO $20.00
Ttl Pd $1,460.00 Nbr-0003843353
ENG/R2/1-2

APN: 085-182-001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)
Documentary transfer tax is $1,430.00
[x] computed on full value of property conveyed, or
[ ] computed on full value less value of liens or encumbrances remaining at time of sale,
[ ] Unincorporated Area City of **Pittsburg**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Chattel Properties, a Nevada Corporation

hereby GRANT(S) to Redevelopment Agency of the City of Pittsburg , a public body, corporate and politic

the following described real property in the City of **Pittsburg**, County of **Contra Costa**, State of **California**:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: August 30, 2007

Chattel Properties
By: Anthony Keslinke
Anthony Keslinke, President

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)
ON 8/30/07 before me,
Janelle Velete, notary public
(here insert name and title of the officer), personally appeared Anthony Keslinke
,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature _____ (Seal)

JANELLE VELETE
COMM. # 1551926
NOTARY PUBLIC-CALIFORNIA
CONTRA COSTA COUNTY
COMM. EXP. FEB. 12, 2009

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Escrow No.: 07-**21204828**-MA
Locate No.: CATT0721-0721-0020-0021204828
Title No.: 07-**21204828**-BH

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Lots 1, 2, 15 and 16 Block 79, map of Resubdivision of Block 79, City of Pittsburg, filed May 18, 1926 in Map Book 19, page 504, Contra Costa County Records.

END OF DOCUMENT

APPENDIX G

ASTM USER QUESTIONNAIRE

ASTM E 1527-05 User Questionnaire

In order to qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the **User** (entities seeking to use the ASTM E1527-05 Practice to complete an environmental site assessment of the property; i.e. Lenders and/or Borrowers) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: 209 East 10th Street and 901 Los Medanos Street, Pittsburg, CA 94565

Person Interviewed/Title: Erin Kelly, Project Assistant Date: 02/ 03/ 2011

If known, when was the property initially developed? Unknown

If different, when were the current building(s) on the property constructed? Currently Vacant

1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (**Note:** If unknown, a review of title records or an environmental lien search is recommended)

Yes ☐ No ☑ If you answer yes, please include an explanation in the space provided below:

2. Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, 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?

Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property). *Institutional Controls* are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

Yes ☐ No ☑ If you answer yes, please include an explanation in the space provided below:

3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

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 *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes___ No✓ If you answer yes, please include an explanation in the space provided below:

4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

a) Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*?

Yes✓ No___ If you answer no, please include an explanation in the space provided below, including whether the lower purchase price is because contamination is known or believed to be present at the *property*?

5. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as *User*:

a. Do you know the past uses of the *property*?

Yes___ No✓

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

Yes___ No✓

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

Yes___ No✓

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

Yes___ No✓

If you answered yes to any of the questions above, please include an explanation in the space provided below:

6. The degree of obviousness of the presence of likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

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 *property*?

Yes ☐ No ☑ If you answer yes, please include an explanation in the space provided below:

_____

_____

_____

_____

Please provide the following property contact information:

Property Owner: City of Pittsburg RDA Phone Number: 925-252-9465

Key Site Personnel: N/A, Vacant Phone Number: N/A

Past Owner: Lupe Guzman (Lupi Palomino) Phone Number: Unknown

APPENDIX H

SBA RELIANCE LETTER

NO DOCUMENTS ARE ASSOCIATED WITH THIS APPENDIX

APPENDIX I

PREVIOUS REPORTS

NO DOCUMENTS ARE ASSOCIATED WITH THIS APPENDIX

APPENDIX J

LABORATORY ANALYTICAL RESULTS

NO DOCUMENTS ARE ASSOCIATED WITH THIS APPENDIX

APPENDIX K

OTHER SUPPORTING DOCUMENTATION

AEI CONSULTANTS
ENVIRONMENTAL & ENGINEERING SERVICES

2500 Camino Diablo, Walnut Creek, CA 94597
tel 800-801-3224
fax 925-944-2895
www.aeiconsultants.com

January 14, 2011

Ms. Alex McMullen
Contra Costa County Hazardous Materials Program
4585 Pacheco Boulevard, Suite 100
Martinez, CA 94553
(925) 335-3200
(925) 646-2073 FAX

Subject: Freedom of Information Act (FOIA) Request/File Review Request
Project Numbers: 294170 and 294170

Dear Alex:

AEI has been contracted to perform a Phase I Environmental Site Assessment. Please indicate if you have any current or archived records pertaining to aboveground storage tanks (ASTs), underground storage tanks (USTs), hazardous materials storage/disposal, industrial waste discharges and/or spills/releases for the following site:

- 901 through 975 Los Medanos Street, Pittsburg, CA
- 998 Los Medanos Street, Pittsburg, CA
- 223 East 10th Street, Pittsburg, CA
- 295 10th Street Pittsburg, CA
- 360 10th Street, Pittsburg, CA
- 505 through 511 West 10th Street, Pittsburg, CA
- 555 through 559 West 10th Street, Pittsburg, CA

If you do not have any records, please indicate in the space below and fax back this sheet to (925) 746-6099, call me at (925) 746-6020, or email me at rrobles@aeiconssultants.com if you have any questions.

Sincerely,

Roxanne Robles
Project Manager

☐ No Files for address(es) listed above
Name: _____
Title: _____
Phone: _____

X_____ _____
Signature Date

AEI CONSULTANTS
ENVIRONMENTAL & ENGINEERING SERVICES

2500 Camino Diablo, Walnut Creek, CA 94597
tel 800-801-3224
fax 925-944-2895
www.aeiconsultants.com

Friday, January 14, 2011

Ms. JoAnn West
Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill, CA 94523
(925) 941-3673
(925) 941-3309 FAX

Subject: Freedom of Information Act (FOIA) Request/File Review Request
AEI Project No. 294170 and 294170

Dear Ms. West:

Please indicate if you have any current or archived records pertaining to aboveground storage tanks (ASTs), underground storage tanks (USTs), hazardous materials storage/disposal and/or industrial waste discharges for the following site:

- 901 through 975 Los Medanos Street, Pittsburg, CA
- 998 Los Medanos Street, Pittsburg, CA
- 223 East 10th Street, Pittsburg, CA
- 295 10th Street Pittsburg, CA
- 360 10th Street, Pittsburg, CA
- 505 through 511 West 10th Street, Pittsburg, CA
- 555 through 559 West 10th Street, Pittsburg, CA

If you do not have any records, please indicate in the space below and fax back this sheet to (925) 746-6099, or call me at (925) 746-6020, if you have any questions.

Sincerely,

Roxanne Robles
Project Manager

☐ No Files for address(es) listed above
Name: _____
Title: _____
Phone: _____

X_____ _____
Signature Date

CITY OF PITTSBURG
65 CIVIC AVENUE
PITTSBURG, CA 94565

PHONE (925) 252-6954
FAX (925) 252-4905

REQUEST FOR COPY OF PUBLIC RECORDS

CITY CLERK'S DEPARTMENT

I, the undersigned, hereby request: X Copy of document
(or)
X Inspection of document

Description of Document	Date of Document	# of Copies
1. Building Records, permits, certificates of		
2. occupancy for the following: 901-955		
3. Los medanos Street, 295 10th Street		

I agree to pay the City of Pittsburg all fees incurred for this service, prior to receiving records, in accordance with the City's Fee Schedule and Government Code Section 6257. The estimated fee is $ _____.

Roxanne Robles, AEI Consultants — Name/Organization

1/14/2011 — Date

7500 Camino Diablo — Address

Walnut Creek, CA 94597

Roxanne Robles — Signature

925-746-6020 — Contact Person/Phone #

Receipt of Document: X pick up @ City Clerk's Office, City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565 or ____ mail document (additional postage fee)

Pay total due below at the Payment Center window, first floor, Civic Center Building. Make check payable to **City of Pittsburg**.

for office use only

	Document	#of pages	fee	postage	total
1.					
2.					
3.					

Total fee due _____
(Revenue Code 110-40022-5547)

Date of request: _____
Request denied: _____
Response sent: _____

Date completed: _____
Reason for denial: _____
Date responded to request: (within 10 days) _____

Completed by: _____
Receipt of fee: _____

Form RM-6

APPENDIX L

QUALIFICATIONS

Roxanne Robles – Project Manager

BS – Environmental and Resource Sciences, University of California, Davis.

Prior to joining the environmental service industry, Ms. Robles spent more than four years studying a diverse range of environmental disciplines including: soil science, natural resource management, environmental law and policy, smart growth and sustainable urban planning, and the native vegetation and geography of California. Ms. Robles provides project management to ensure ASTM compliance and satisfaction of client requirements.

Project experience for Ms. Robles includes:

- Phase I Environmental Site Assessments
- Limited Environmental Assessments
- Environmental Transaction Analyses
- Transaction Screens
- Historical Records Reviews
- Database Reviews

Steve G. Kovach, REA - Due Diligence Manager, Northern California Region

B.A. - Botany, Miami University (Ohio)
Minor – Conservation and the Environment

California Registered Environmental Assessor (REA Class I 08274)
Certified OSHA 40-Hour Hazardous Waste Operations and Emergency Response

Mr. Kovach has spent over nine years working in a broad range of environmental and engineering disciplines including: engineering and environmental due diligence services, industrial air, water, and wastewater permit compliance and monitoring, hazardous waste management and disposal, electrical utilities projects, environmental engineering projects, and wetland ecology research. Mr. Kovach has worked closely with regulatory agencies including the US Environmental Protection Agency, Department of Toxic Substance Control, California Water Resources Control Board, California Integrated Waste Management Board, Bay Area Air Quality Management District, East Bay Municipal Utilities District, and the US Department of Energy.

Currently, Mr. Kovach is the Due Diligence Manager, Northern California Region for AEI, specializing in environmental due diligence services. As a senior member of AEI, Mr. Kovach provides staff supervision and senior review expertise to ensure ASTM compliance and satisfaction of client requirements for environmental assessments. AEI's review process provides for customization of reports to client needs, as well as strict conformance to ASTM standards. Additionally, Mr. Kovach provides senior project management to ensure ASTM compliance and satisfaction of client requirements for Phase I Environmental Site Assessments, Transaction Screens, and other related environmental assessments performed throughout California, Arizona, Nevada, Oregon, and Washington.

Appendix G

Acceptable Separation Distance Screening

Acceptable Separation Distance Screening: Thermal Radiation to People and Buildings and Blast Overpressure Hazards

Site	Distance from Site	Container Size (Gallons)	Physical State	Storage Pressure	Storage Temperature	Acceptable Separation Distance (feet) Thermal Radiation People (ft) /Thermal Radiation Buildings (ft)/Blast Overpressure (ft)
1	538	120	Gas	Ambient	Ambient	114.34/18.87/NA
2	558	332	Gas	Ambient	Ambient	174.71/30.20/NA
3	631	240	Liquid	Ambient	Ambient	152.61/25.99/NA
4	631	85	Liquid	Ambient	Ambient	99.04/16.09/NA
5	631	85	Liquid	Ambient	Ambient	99.04/16.09/NA
6	985	1,250	Liquid	Ambient	Ambient	303.51/55.74/NA
7	1,684	500	Liquid	Ambient	Ambient	207.20/36.50/NA
8	1,684	90	Liquid	Ambient	Ambient	101.42/16.52/NA
9	2,558	179,520	Liquid	Ambient	Cryogenic	2403.61/553.96/NA
10	2,558	17,230	Liquid	Ambient	Ambient	905.39/187.47/NA
11	2,558	17,000	Liquid	Above Ambient	Above Ambient	900.4/186.31/558.84
13	2,558	11,007	Liquid	Ambient	Ambient	751.21/152.39/NA
14	2,558	1,300	Liquid	Ambient	Ambient	308.51/56.76/NA
15	2,558	500	Liquid	Ambient	Ambient	207.20/36.50/NA
16	2,562	1,000	Liquid	Ambient	Ambient	276.57/50.28/NA
17	2,577	9,000	Liquid	Ambient	Ambient	690.78/138.85/NA
18	2,577	9,000	Liquid	Ambient	Ambient	690.78/138.85/NA
19	2,657	6,426	Liquid	Ambient	Ambient	600.33/118.83/NA
20	2,657	1,100	Liquid	Ambient	Ambient	287.77/52.55/NA
21	3,425	131,750	Liquid	Ambient	Ambient	2112.94/480.13/NA
22	3,425	100,000	Liquid	Ambient	Ambient	1,883.65/422.67/NA
23	3,425	44,000	Liquid	Ambient	Ambient	1,338.02/289.18/NA
24	3,425	27,000	Liquid	Ambient	Ambient	1,091.71/230.74/NA
25	3,425	19,318	Liquid	Ambient	Ambient	949.58/197.65/NA
26	3,425	18,030	Liquid	Ambient	Ambient	922.67/191.45/NS
27	3,425	16,500	Liquid	Ambient	Ambient	889.21/183.76/NA
28	3,425	15,000	Liquid	Ambient	Ambient	854.59/175.84/NA
29	3,425	14,000	Liquid	Ambient	Ambient	830.38/170.32/NA
30	3,425	12,000	Liquid	Ambient	Ambient	778.73/158.60/NA

Acceptable Separation Distance Screening: Thermal Radiation to People and Buildings and Blast Overpressure Hazards

Site	Distance from Site	Container Size (Gallons)	Physical State	Storage Pressure	Storage Temperature	Acceptable Separation Distance (feet) Thermal Radiation People (ft) /Thermal Radiation Buildings (ft)/Blast Overpressure (ft)
31	3,425	12,000	Liquid	Ambient	Ambient	778.73/158.60/NA
32	3,425	11,700	Liquid	Ambient	Ambient	770.56/156.76/NA
33	3,425	9,500	Liquid	Ambient	Ambient	706.51/142.36/NA
34	3,425	8,000	Liquid	Ambient	Ambient	657.70/131.49/NA
35	3,425	6,889	Liquid	Ambient	Above Ambient	617.98/122.71/NA
36	3,425	6,800	Liquid	Ambient	Ambient	614.64/121.97/NA
37	3,425	6,800	Liquid	Ambient	Ambient	614.64/121.97/NA
38	3,425	6,500	Liquid	Ambient	Ambient	603.20/119.46/NA
39	3,425	6,000	Liquid	Ambient	Ambient	583.42/115.12/NA
40	3,425	6,000	Liquid	Ambient	Ambient	583.42/115.12/NA
41	3,425	5,500	Liquid	Ambient	Ambient	562.65/110.58/NA
42	3,425	3,467	Liquid	Ambient	Ambient	464.24/89.33/NA
43	3,425	2,000	Liquid	Ambient	Ambient	369.16/69.27/NA
44	3,425	1,585	Liquid	Ambient	Above Ambient	335.07/62.21/NA
45	3,425	1,565	Liquid	Ambient	Above Ambient	333.30/61.85/NA
46	3,425	1,565	Liquid	Ambient	Above Ambient	333.30/61.85/NA
47	3,425	1,500	Liquid	Ambient	Ambient	327.46/60.65/NA
48	3,425	1,350	Liquid	Ambient	Ambient	313.40/57.76/NA
49	3,425	1,056	Liquid	Ambient	Above Ambient	282.92/51.56/NA
50	3,425	1,000	Liquid	Ambient	Ambient	276.57/50.28/NA
51	3,425	709	Liquid	Ambient	Above Ambient	239.65/42.89/NA
52	3,425	700	Liquid	Ambient	Ambient	238.38/42.64/NA
53	3,425	500	Liquid	Ambient	Ambient	207.20/36.50/NA
54	3,425	500	Liquid	Ambient	Ambient	207.20/36.50/NA
55	3,425	439	Liquid	Ambient	Above Ambient	196.27/34.36

Acceptable Separation Distance Screening: Thermal Radiation to People and Buildings and Blast Overpressure Hazards

Site	Distance from Site	Container Size (Gallons)	Physical State	Storage Pressure	Storage Temperature	Acceptable Separation Distance (feet) Thermal Radiation People (ft) /Thermal Radiation Buildings (ft)/Blast Overpressure (ft)
56	3,425	400	Liquid	Ambient	Ambient	188.81/32.92/NA
57	3,425	300	Liquid	Ambient	Ambient	167.48/28.82/NA
58	3,425	300	Liquid	Ambient	Ambient	167.48/28.82/NA
59	3,425	110	Liquid	Ambient	Ambient	110.27/18.12/NA
60	3,425	110	Liquid	Ambient	Ambient	110.27/18.12/NA
61	3,425	105	Liquid	Ambient	Ambient	108.18/17.74/NA
62	3,425	70	Liquid	Ambient	Ambient	91.34/14.71/NA
63	3,425	60	Liquid	Ambient	Ambient	85.66/13.69/NA
64	3,425	55	Liquid	Ambient	Ambient	82.61/13.15/NA
65	3,425	50	Liquid	Ambient	Ambient	79.39/12.59/NA
66	3,425	50	Liquid	Ambient	Ambient	79.39/12.59/NA
67	3,425	50	Liquid	Ambient	Ambient	79.39/12.59/NA
68	3,425	46	Liquid	Ambient	Above Ambient	76.68/12.11/NA
69	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
70	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
71	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
72	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
73	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
74	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
75	3,425	35	Liquid	Ambient	Ambient	68.43/10.67/NA
76	3,425	30	Liquid	Ambient	Ambient	64.18/9.94/NA
77	3,425	5	Liquid	Ambient	Ambient	60.42/4.34/NA
78	3,540	660	Liquid	Ambient	Ambient	232.61/41.49/NA
79	3,899	3,000	Liquid	Ambient	Ambient	437.09/83.56/NA
80	3,957	5,871	Liquid	Above Ambient	Above Ambient	578.16/113.97/393.22
81	3,957	396	Liquid	Above Ambient	Above Ambient	188.02/32.77/161.25
82	3,990	240	Liquid	Ambient	Ambient	152.61/25.99/NA

Acceptable Separation Distance Screening: Thermal Radiation to People and Buildings and Blast Overpressure Hazards

Site	Distance from Site	Container Size (Gallons)	Physical State	Storage Pressure	Storage Temperature	Acceptable Separation Distance (feet) Thermal Radiation People (ft) /Thermal Radiation Buildings (ft)/Blast Overpressure (ft)
83	4,280	7,914,816	Liquid	Ambient	Ambient	The NRG facility is currently not operational. Maximum individual tank capacity in the East Tank Farm is 162,000 barrels (6,804,000 gallons) in the East Tank Farm and 500,000 barrels (21,000,000 gallons) in the South Tank Farm. While this site is currently not operational, it has been proposed for modernization by WesPac Energy. While the proposal has been withdrawn, this site may be placed into use in the future. Prior to issuance of any use permits and any future uses of the site, the tanks will all be retrofitted to current health and safety requirements including floating roofs, which excludes these tanks from further analysis under 24 CFR 51, Subpart C. However, additional evaluation has been conducted in the event retrofit does not occur. All tanks all release into a diked/containment area. Based on the size of the largest containment area, the acceptable separation distance is: 2,966.11/693.40/NA.
84	4,280	40,000	Liquid	Above Ambient	Ambient	1,285.93/276.74/741.55
85	4,280	10,791	Liquid	Ambient	Ambient	745.03/151.00/NA
86	4,280	6,000	Liquid	Ambient	Ambient	583.42/115.12/NA
87	4,280	5,250	Liquid	Ambient	Ambient	551.85/108.23/NA
88	4,280	4,796	Liquid	Ambient	Ambient	531.44/103.79/NA
89	4,280	4,000	Liquid	Ambient	Ambient	492.74/95.44/NA
90	4,280	4000	Liquid	Ambient	Ambient	492.74/95.44/NA
91	4,280	2,015	Liquid	Ambient	Ambient	370.31/69.51/NA
92	4,280	1,500	Liquid	Ambient	Ambient	327.46/60.65/NA
93	4,280	1,000	Liquid	Ambient	Ambient	276.57/50.28/NA
94	4,280	800	Liquid	Ambient	Ambient	252.02/45.35/NA
95	4,280	550	Liquid	Ambient	Ambient	215.59/38.14/NA
96	4,280	500	Liquid	Ambient	Ambient	207.20/36.50/NA
97	4,280	500	Liquid	Ambient	Ambient	207.20/36.50/NA
98	4,495	680	Liquid	Ambient	Ambient	235.52/42.07/NA
99	4,495	150	Liquid	Ambient	Ambient	125.48/20.92/NA
100	4,495	55	Liquid	Ambient	Ambient	82.61/13.15/NA
101	4,660	3,000	Liquid	Ambient	Ambient	437.09/83.56/NA

Acceptable Separation Distance Screening: Thermal Radiation to People and Buildings and Blast Overpressure Hazards

Site	Distance from Site	Container Size (Gallons)	Physical State	Storage Pressure	Storage Temperature	Acceptable Separation Distance (feet) Thermal Radiation People (ft) /Thermal Radiation Buildings (ft)/Blast Overpressure (ft)
102	4,660	2,500	Liquid	Ambient	Ambient	405.12/76.80/NA
103	4,660	1,050	Liquid	Ambient	Ambient	282.25/51.43/NA
104	4,660	500	Liquid	Above Ambient	Ambient	207.20/36.50/174.17
105	4,660	132	Liquid	Ambient	Ambient	118.97/19.72/NA
106	4,850	938	Liquid	Ambient	Ambient	269.29/48.81/NA
107	4,850	938	Liquid	Ambient	Ambient	269.29/48.81/NA
108	4,850	116	Liquid	Above Ambient	Above Ambient	112.73/18.57/NA
109	5,012	300	Liquid	Ambient	Ambient	167.48/28.82/NA
110	5,012	120	Liquid	Ambient	Ambient	114.34/18.87/NA
111	5,012	120	Liquid	Ambient	Ambient	114.34/18.87/NA
112	5,012	85	Liquid	Ambient	Ambient	99.04/16.09/NA
113	5,012	32	Liquid	Ambient	Ambient	65.92/10.24/NA
114	5,034	1,150	Gas	Ambient	Ambient	293.15/53.64/NA
115	5,281	357	Liquid	Ambient	Ambient	180.07/31.23/NA
116	5,281	250	Liquid	Above Ambient	Above Ambient	155.23/26.49/138.50

Source: Contra Costa County Environmental Health Division, HazMat facilities report; HUD Acceptable Separation Distance (ASD) Assessment Tool; NRG Containment Area estimated using Google Earth; City of Pittsburg – NRG/WesPac information, 2016; City of Pittsburg, WesPac Pittsburg Energy Infrastructure Project, Revised Draft EIR, July 2013

Appendix H

Soils Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for

Contra Costa County, California

901 Los Medanos Street

April 7, 2016

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (http://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:433 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 20 40 80 120

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Contra Costa County, California
Survey Area Data: Version 12, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 2, 2015—Jun 3, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Contra Costa County, California (CA013)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
CaC	Capay clay, 2 to 9 percent slopes	0.4	100.0%
Totals for Area of Interest		**0.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Contra Costa County, California

CaC—Capay clay, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: h98f
Elevation: 10 to 500 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 59 degrees F
Frost-free period: 250 to 300 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Capay and similar soils: 85 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Capay

Setting

Landform: Benches
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

H1 - 0 to 36 inches: clay
H2 - 36 to 51 inches: clay
H3 - 51 to 72 inches: silty clay loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum in profile: 10.0
Available water storage in profile: High (about 9.7 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C

Minor Components

Rincon

Percent of map unit: 5 percent

Antioch

Percent of map unit: 5 percent

Brentwood

Percent of map unit: 2 percent

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