Cherryland Place Mixed-Use Project

Community Plan Exemption Checklist pursuant to CEQA Guidelines §15183

prepared by

Alameda County Planning Department
Community Development Agency
224 West Winton Avenue, Suite 111
Hayward, California 94544
Contact: Rodrigo Orduña, AICP, Assistant Director

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, #303
Oakland, California 94612

September 2017

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Environmental Scientists Planners Engineers
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Community Plan Exemption Checklist

1. Project Title

Cherryland Place Mixed-Use Project

2. Lead Agency Name and Address

Alameda County Planning Department
Community Development Agency
224 West Winton Avenue, Suite 111
Hayward, California 94544

3. Contact Person and Phone Number

Rodrigo Orduña, AICP
Assistant Planning Director
(510) 670-6503

4. Project Location

The 2.6-acre project site is located at 20095 and 20097 Mission Boulevard in the unincorporated community of Cherryland in Alameda County. The site includes five contiguous parcels of varying lot sizes, and the Assessor Parcel Numbers (APNs) for these parcels are 414-0021-060-00 (9,026 square feet (sf), 414-0021-061-00 (46,704 sf), 414-0021-078-00 (36,677 sf), 414-0021-079-00 (14,700 sf), and 414-0021-080-00 (7,650 sf). The site is located at the northwest corner of Hampton Road and Mission Boulevard, approximately 0.25 miles south of Interstate 238. Figure 1 shows the location of the site in the region and Figure 2 depicts the project site in its neighborhood context.

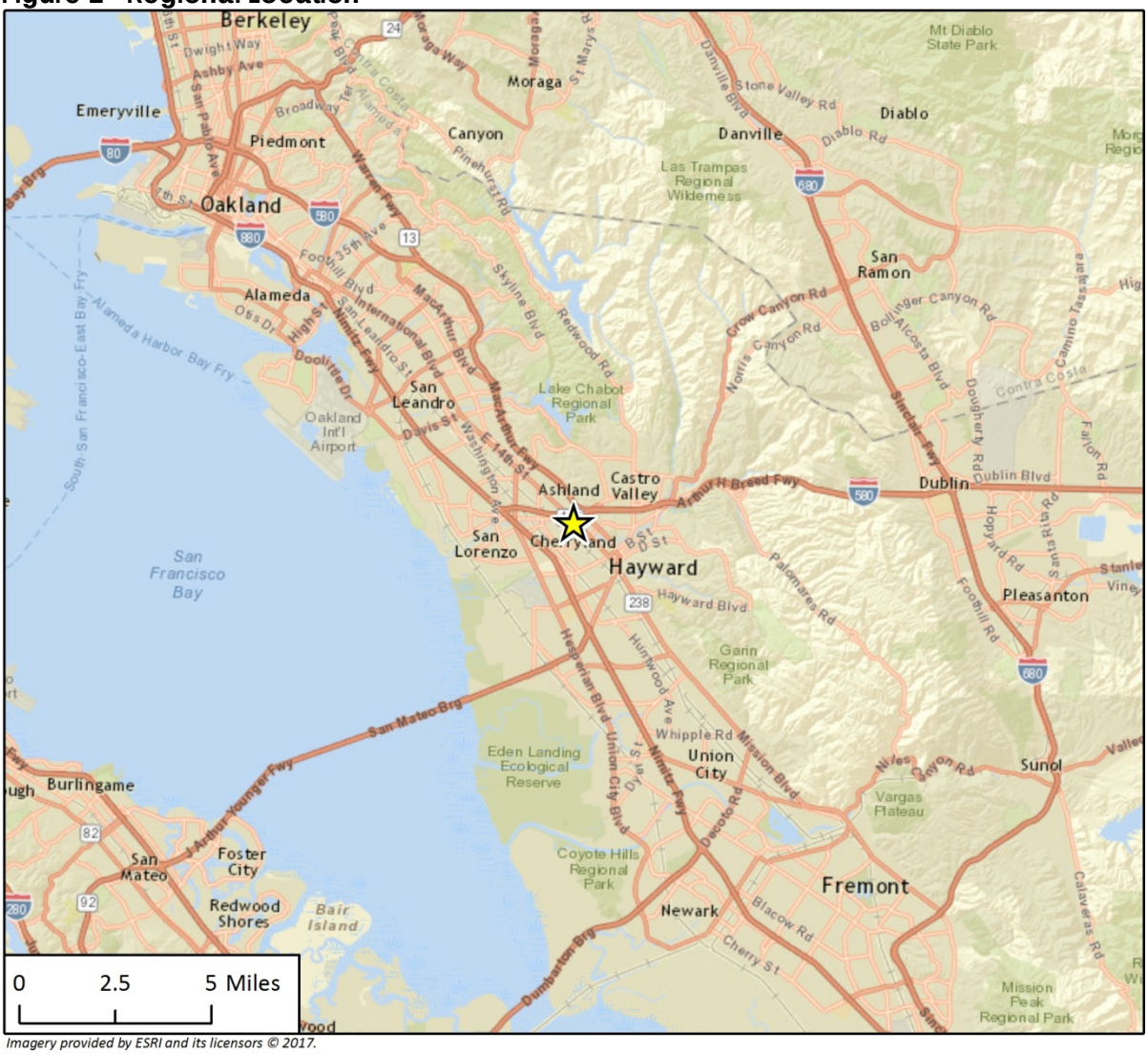
5. Project Sponsor's Name and Address

Stuart Rickard
Bay Area Urban Development, LLC
981 Park Street
Alameda, California 94501

6. General Plan Designation

According to the Eden Area General Plan, the primary land use designation for the project site is General Commercial (Table 3-4A) and the secondary land use designation is Medium-High Density Residential (Table 3-4B).

Figure 1 Regional Location



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Project Location

N

Fig 1 Regional Location

Figure 2 Project Location

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Fig 2 Project Location

7. Zoning

The project site is zoned DMU (District Mixed Use) in the Cherryland District according to the Ashland and Cherryland Business District (ACBD) Specific Plan. The DMU zone is intended to provide a vibrant, walkable urban main street mixed-use commercial environment that supports public transportation alternatives and provides locally and regionally-serving commercial, retail, and entertainment uses, as well as a variety of urban housing choices.

8. Description of the Project

The initial County process related to the proposed project would involve an agreement for the sale of the project site from the County of Alameda to a private developer, which would allow for the applicant to submit an application for construction of a mixed-use infill development with approximately 67 residential units, 13,900 square feet of commercial space, 14,500 square feet of outdoor leasable customer-serving space, and 90 shared on-site parking spaces. The project would adjust the lot lines of the five separate parcels to facilitate the proposed development.

The project would remove existing structures on the site, including trailers, a storage container, light fixtures, playground structures, and picnic tables, except for the concrete platform (encroachment) and two large transformers on property owned by PG&E located in the middle of the site facing Mission Boulevard, which would remain and be screened as part of the proposed project.

See Table 1 for a summary of project details and Figure 3 for the proposed site plan.

Table 1 Project Summary

Site Area	
Site Total	114,757 sf (2.6 acres)
Easements Area*	5,475 sf
Net Site Area	109,282 sf
Project Floor Area	
Residential – Townhomes and Apartments	65,150 sf (67 units total: 37 two-story townhomes, 30 apartments)
Commercial – Ground floor	13,900 sf
Total	79,050 sf
Automobile Parking	
Standard On-Site (9'x19')	90 stalls (15,390 sf)**

* Easements on-site include: Flood control roadway easement maintained for Alameda County Flood Control and Water Conservation District; Sanitary sewer easement maintained for County of Alameda; Encroachment (concrete pad with two transformers maintained by PG&E (Pacific Gas & Electric)

** See additional information in Section 10, *Land Use and Planning*, regarding parking requirements

Figure 3 Proposed Site Plan

The residential density of the project site would be 26 units per acre. Figure 3 shows the site plan for the project. Residential development would include 37 two-story townhomes in the western portion of the site as well as 30 apartments in two stories above ground-floor commercial space facing Mission Boulevard. The two-story townhomes in the west portion of the site would be arranged in three clusters: nine townhomes would comprise the southwestern cluster, 13 townhomes would comprise the western cluster, and 15 townhomes would be arranged in a row along the northern edge of the site. The clusters would be separated from one another by landscaped walkways and trees, and a parking area would divide the townhomes from the mixed-use buildings on the site.

The mixed-use commercial and residential units would include thirty apartments above five to ten commercial units to be located in four three-story buildings (Buildings A, B, C, and D) facing Mission Boulevard. Building A, the southernmost mixed-use building, would include an adjacent outdoor plaza.

The 13,900 square feet of ground-floor would be available for lease to a range of potential uses. For the purposes of this analysis, the project is anticipated to include a neighborhood market (anticipated size of 4,000 square feet) and a business incubator. The community garden space would be open to the public and may involve landscaping and an edible garden. Approximately 14,500 square feet of outdoor leasable customer-serving space would also be provided for uses such as outdoor dining.

Landscaping and Trees

The project would potentially involve removal of the existing on-site trees (one on the project frontage near Mission Boulevard and others on the rear of the site near San Lorenzo Creek). The project would involve landscaping on the project site including a community garden, small trees, shrubs, and grass landscaping around the townhomes in the western portion of the site. Additional landscaping elements would be developed throughout the parking lot and along the front of the project site facing Mission Boulevard.

Off-Site Infrastructure and Improvements

The project would also include off-site infrastructure and pedestrian improvements for the Alameda County Flood Control District (ACFCD) roadway easement connecting from Mission Boulevard to San Lorenzo Creek in the southern portion of the site, including the installation improvements to facilitate a future trailhead for a proposed trail along San Lorenzo Creek and a gated, improved ramp for County service vehicles to access the existing flood control frontage road.

Site Access, Circulation and Parking

The project would include pedestrian walkways for connectivity throughout the site. Motor vehicles would access the project site's centrally-located parking lot via two (2) two-way driveways from Mission Boulevard on the eastern side of the property. One driveway would be located between Buildings A and B, and the second driveway would be located between Buildings C and D. The central parking lot of the project site would include 90 unassigned parking spaces for residents, employees, and customers traveling to the site. In addition to on-site parking, twenty-five (25) parallel on-street parking spaces would line Mission Boulevard at the front of the project site.

9. Surrounding Land Uses and Setting

The site is located at the northwest corner at the intersection of Mission Boulevard and Hampton Road. Mission Boulevard is a major four-lane north-south arterial corridor through the ACBD Plan Area and Hampton Road is a two-lane east-west primarily residential road that continues from Maddox Road. Commercial developments across Mission Boulevard from the project site include a one-story warehouse building, a one-story restaurant (Banchero's), and one-story auto-service and auto retail buildings. Commercial uses at the Mission Boulevard and Hampton Road/Mattox Road intersection include a Carl's Jr. fast-food restaurant, and Hertz car rental building and parking lot, and other auto uses. Low-density residential developments are the primary uses along Hampton Road southwest of the project site, Hampton Road west of the site beyond San Lorenzo Creek, and along Paradise Boulevard northwest of the project site.

The project site and surrounding parcels are zoned District Mixed Use (DMU) under the ACBD Specific Plan. The project site encompasses 2.6 acres and five contiguous parcels in the Cherryland District character area identified in the ACBD Specific Plan. The Cherryland District is located in the southern portion of the ACBD Plan Area, and is defined by Paradise Boulevard as its northern boundary, St. James Court to the south, Montgomery Avenue to the west, and San Lorenzo Creek to the east. The site is currently undeveloped and enclosed by a chain-link fence, with a community garden, miscellaneous utility structures and easements, an Alameda County Sheriff Department's trailer, other trailers, a storage container, light fixtures, playground structures, and picnic tables on the property.

10. Prior Environmental Document(s) Analyzing the CEQA Guidelines Section 15183 Exemption (including State Clearinghouse Number if Assigned)

Ashland and Cherryland Business District (ACBD) Specific Plan Environmental Impact Report (EIR) (State Clearinghouse Number 2015042047)

11. Location of Prior Environmental Document(s) Analyzing the Effects of the Project

Alameda County Planning Department
Community Development Agency
224 West Winton Avenue, Suite 111
Hayward, California 94544

12. Other Public Agencies Whose Approval is Required (e.g., Permits, Financing Approval, or Participation Agreement)

The County of Alameda is the lead agency with responsibility for approving the project. Approval from other public agencies is not required. However, if the proposed offsite trailhead and ramp

elements involve vegetation removal, placement of fill, or construction of structures within the area of California Department of Fish and Wildlife (CDFW) jurisdiction along San Lorenzo Creek, the applicant would be required to obtain a Streambed Alteration Agreement from CDFW pursuant to Section 1600 et seq. of the Fish and Game Code.

Overview of CEQA Guidelines §15183

Statement of Reasons for Exemption from Additional Environmental Review

The Community Plan Exemption Checklist Pursuant to California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) Section 15183 ("Statement of Reasons") evaluates whether the environmental impacts of the proposed project are addressed in the Ashland and Cherryland Business District Specific Plan Environmental Impact Report (hereafter collectively referred to as the ACBD Specific Plan EIR).

California Public Resources Code section 21083.3 and CEQA Guidelines Section 15183 provide an exemption from additional environmental review for projects that are "consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site." (CEQA Guidelines, § 15183[a], also Public Resources Code, § 21083.3[b]: Exemption applies to "a development project [that] is consistent with the general plan of a local agency [if] an environmental impact report was certified with respect to that general plan.)

The CEQA Guidelines further state that "if an impact is not peculiar to the parcel or the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an EIR need not be prepared for the project solely on the basis of that impact" (CEQA Guidelines § 15183[c]). If no additional mitigation measures are required to reduce project-specific impacts to a less than significant level, other than those required in the prior EIR, then the Section 15183 exemption applies. A copy of Section 15183 is provided in Appendix A to this document.

Ashland and Cherryland Business District Specific Plan EIR

The Ashland and Cherryland Business District (ACBD) Specific Plan, adopted in December 2015, encompasses approximately 246 acres along East 14th/Mission Boulevard and Lewelling/East Lewelling Boulevard, north of the City of Hayward in unincorporated Alameda County. The ACBD Plan Area is divided into nine "Character Areas," three districts (Ashland, Cherryland, and Four Corners), four corridors (Bayfair, West Eden, Cherryland, and Central Lewelling), and two neighborhoods (Central Lewelling and Four Corners), and includes policies and development standards to guide future development. The ACBD Specific Plan is consistent with the vision, goals, and policies of the Eden Area General Plan (2010) and the Alameda County General Plan (1996).

One objective of the ACBD Specific Plan is to develop the East 14th Street/Mission Boulevard corridor as a place for higher intensity uses. The Plan's height limits of 75 feet in the Ashland and Cherryland Districts and 45 feet in the West Eden and Cherryland Corridors are intended to allow for such development. Additionally, the ACBD Specific Plan identifies several underutilized and vacant parcels and encourages development at these sites, and includes the project site, 20095 and 20097 Mission Boulevard, as a primary development target. These opportunity sites represent potential economic development opportunities within the Plan Area.

A project is consistent with a community plan if the density of the project is the same or less than the standard contemplated for the involved parcel in the community plan for which an EIR has been certified, and the project complies with the density-related standards contained in that plan (CEQA Guidelines, § 15183(i)(2)). Density standards are expressed in various ways, including based on the number of dwelling units per acre, the number of people in a given area, floor area ratio (FAR), and other measures of building intensity, building height, and size limitations and use restrictions (State of California, Governor's Office of Planning and Research General Plan Guidelines, 2003: 50).

The project is consistent with the density, height, and setback standards analyzed in the ACBD Specific Plan EIR. The maximum allowable housing density for the project site, zoned District Mixed Use (DMU) is 86 dwelling units per acre, with a maximum floor area ratio (FAR) of 2.5 and minimum FAR of 0.5. The project would have a housing density of 26 dwelling units per acre and a FAR of 0.72. The maximum height of 45 feet for the proposed two-story townhomes and three-story mixed-use buildings would not exceed the standard of 5 stories/75 feet. The project also would adhere to the minimum required setbacks of 15 feet from adjacent residential property lines and five feet from the rear property line along San Lorenzo Creek.

The project is also consistent with the anticipated ACBD residential unit and population density presumptions analyzed in the ACBD Specific Plan EIR. Full buildout of the ACBD Specific Plan would increase the density and intensity of existing land uses, including 167 single-family units, 771 multi-family units, and 570,000 square feet (sf) of commercial uses. Development of 938 residential units total would increase population in the ACBD Plan Area by approximately 2,768 residents. The project entails construction of a 67-unit residential mixed-use building fronting Mission Boulevard at the intersection with Hampton Road. The project would contribute seven percent of the anticipated residential units for the buildout of the ACBD Specific Plan, well within the projections of the ACBD Specific Plan EIR. In addition, based on the County average of 2.95 persons per household used in the ACBD Specific Plan EIR the project would increase the local population by approximately 198 persons. The anticipated population growth associated with the project represents approximately seven percent of the potential population forecast in the ACBD Specific Plan EIR. Additionally, the project would include 13,900 sf of ground-floor indoor commercial space and 14,500 sf of outdoor activated customer-serving spaces, which represents approximately two percent of the commercial buildout proposed within the ACBD Specific Plan.

Applicability of CEQA Exemption

Pursuant to CEQA Guidelines Section 15183(d), an exemption applies under the following conditions:

1. The project shall be consistent with:
    a. A community plan adopted as part of the general Plan,
    b. A zoning action that zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or
    c. A general plan of a local agency, and
2. An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan

The exemption applies only to the extent that all feasible mitigation measures for a significant effect specified in the EIR are or will be undertaken by the public agency having jurisdiction to implement such mitigation measures (CEQA Guidelines, §15183(e)(1),(2)).

A "community plan" is defined as a part of the general plan of a city or county that applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, contains specific development policies and implementation measures that will apply those policies to each involved parcel (CEQA Guidelines, §15183(i)(1)). As established by California Government Code 65450, the term "community plan" includes specific plans, neighborhood plans, and habitat conservation plans.

As required by CEQA, the City prepared a Final Environmental Impact Report (EIR), State Clearinghouse Number: 2015042047, which analyzed the environmental impacts of the County of Alameda's Ashland and Cherryland Business District Specific Plan. The ACBD Specific Plan EIR was adopted in December of 2015.

All feasible mitigation measures identified in the ACBD Specific Plan EIR as being applicable to the project will be implemented, as further discussed in the Exemption Checklist.

Scope of CEQA Exemption

In evaluating whether a project is exempt from further environmental review based on consistency with the ACBD Specific Plan EIR, CEQA Guidelines section 15183(b) specifies that examination of environmental effects shall be limited to those effects that:

1. Are peculiar to the project or the parcel on which the project would be located. In Wal-Mart Stores, Inc. v. City of Turlock (2006) 138 Cal.App.4th 273, 294, overruled on other grounds, a court ruled that a project has a peculiar impact if it results in a physical change that belongs exclusively or especially to the project or if it is characteristic of only the project.
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.
3. Are potentially significant offsite impacts and cumulative impacts that were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
4. Are previously identified significant effects that, as a result of substantial new information that was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

An additional EIR, or other environmental document, need not be prepared for a project solely on the basis of an impact that is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards (CEQA Guidelines §15183(c)). An impact is not peculiar if uniformly applied development standards or procedures are imposed with a finding that they will substantially mitigate the applicable environmental impact (CEQA Guidelines §15183(f)). Such uniformly adopted policies or procedures do not have to be addressed in the prior EIR or included in the community plan or the general plan. (Id.) Moreover, the uniformly adopted policies or procedure can be limited to just the community plan area. (Id.)

Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

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

Signature — Date: SEPT. 14, 2017

RODRIGO ORDUÑA — Printed Name

ASST. PLANNING DIRECTOR — Title

Community Plan Exemption Checklist

1 Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	■	☐
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR analyzes aesthetics on pages 4.1-1 through 4.1-17. It reviews the potential for development accommodated by the ACBD Specific Plan to result in adverse effects on scenic vistas and resources, light or glare that could adversely affect day or nighttime views, degradation of the visual character of the Plan Area, and damage to scenic resources including historic buildings.

The ACBD Specific Plan EIR does not identify any significant adverse effects on aesthetics, in part because the ACBD Specific Plan requires Site Development Review for all projects greater than 1,000 square feet within the Plan Area to ensure compatibility with existing structures. Under this policy, the review authority is required to make the following findings:

- The proposed project would be harmonious and compatible with existing development and with the overall character of the neighborhood;
- The location, size, design, and operating characteristics of the proposed project would promote the orderly growth of the County and would not be detrimental to the public interest, health, safety, convenience, or welfare of neighboring properties or to that of the overall community;

- Site and architectural design and functional plan of the structure(s) and related improvements, including landscaping, are of reasonable aesthetic quality and implement the objectives of the ACBD Specific Plan;
- Structure(s) and related improvements, including access and parking, are suitable for the proposed use of the property, consistent with the intent of the applicable zone, promote orderly development in the vicinity of the subject site, and provide adequate consideration of the existing and contemplated uses of land; and
- The design and layout of the proposed project are consistent with the Eden Area General Plan, the ACBD Specific Plan, and the development standards of this Code.

The Specific Plan includes many features to improve the visual quality of the urban environment. In an area that now lacks a cohesive visual identity, due to the haphazard nature of existing development, the formation of distinct Districts and Corridors would improve the visual environment:

- Eden Area General Plan Policy LU-12, P5, new development in the Plan Area would be required to include street trees along public right-of-ways, which would enhance the visual quality of the area.
- ACBD Specific Plan Program 3.1.1, undergrounding of power and utility lines to reduce visual clutter on the East 14th Street/Mission Boulevard and Lewelling/East Lewelling Boulevard corridors.

These ACBD Specific Plan and Eden Area General Plan goals and policies overlap with guiding the desired visual character and quality of specific districts, activity centers, and corridors in the Plan Area. Likewise, the ACBD Specific Plan encourages new streetscape improvements along most corridors. ACBD Specific Plan goals and policies, and objectives and strategies relating to high visual quality areas generally focus on maintaining and improving visual character and quality. Therefore, the ACBD Specific Plan EIR found that impacts to aesthetics and visual quality of the Plan Area were less than significant without mitigation required.

The ACBD Specific Plan would facilitate development with view of Interstate 238, a County-designated scenic freeway. However, increases in the intensity and visibility of urban development in the Plan Area would not affect scenic views from Interstate 238 of the East Bay hills and San Francisco Bay. The Plan Area also is located outside of the scenic corridor associated with Interstate 580, a State-designated scenic highway.

The ACBD Specific Plan also would result in new sources of light and glare in and around the Plan Area. However, these new sources would not substantially increase the amount of light and glare in the already urbanized Plan Area, and would be regulated by the Eden Area General Plan. Therefore, the ACBD Specific Plan EIR found that impacts related to light and glare would be less than significant.

Project-Specific Impacts

a. Would the project have a substantial adverse effect on a scenic vista?

The project site is located on Mission Boulevard, a four-lane arterial corridor in the ACBD Plan Area. Interstate 238, located approximately 0.3 miles north of the project site, is designated as a scenic freeway within the Scenic Route Element of the Alameda County General Plan. Construction of the

proposed project south of the highway would not interfere with scenic views of the East Bay hills to the northeast. The ACBD Specific Plan EIR also identifies two principal public view corridors within the Plan Area near the project site: East 14th Street/Mission Boulevard and East Lewelling Boulevard, as these are the primary arterial roadways in the Plan Area. Although the project would have frontage on Mission Boulevard, the corridor is fully urbanized, consisting primarily of one- and two-story commercial and residential developments. The proposed project would not obstruct or degrade any scenic viewpoints or vistas identified by the ACBD Specific Plan EIR. Therefore, the project would not result in substantial adverse effects on a scenic vista and requires no further analysis.

NO IMPACT

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The project site does not contain rock outcroppings or historic buildings that would be considered scenic resources. The site contains several trees along the property line adjacent to San Lorenzo Creek, all or most of which would be removed for construction of the proposed project. However, none of the existing trees to be removed are notable for species or stature, or identified as scenic resources in the ACBD Specific Plan EIR. Therefore, the project would not substantially affect scenic resources and requires no further analysis.

NO IMPACT

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The project site is currently undeveloped and enclosed by a chain link fence, with several trees and shrubs, a community garden, utility structures and easements, an Alameda County Sheriff Department's trailer, a storage container, light fixtures, trailers, playground structures, and picnic tables currently on the property. Groundcover on-site is approximately 50 percent exposed soil and 50 percent gravel and concrete. The project would involve removal of most of the existing structures on the site and construction of a mixed-use development consisting of multiple buildings up to three stories in height.

The project would substantially increase the mass, scale and intensity of the development on the project site, which would constitute a substantial change in visual character from generally open and partially-improved space to a fully developed site. The ACBD Specific Plan specifically identifies this property as a key site for mixed-use, pedestrian-oriented development within the Cherryland District. The project would adhere to ACBD Specific Plan design standards for the DMU zoning district, which target pedestrian and public transit accessibility, including requirements for building design, height, and setbacks; increased tree cover, landscaping buffers, and fencing to reduce the dominance of automobiles (further discussed in Section 10, *Land Use and Planning*). As discussed in Section 10, *Land Use and Planning*, the proposed maximum height of 45 feet for two-story townhomes and three-story mixed-use buildings would not exceed height standard of 5 stories/75 feet in the Cherryland District. Thus, the project would be within the development assumptions of the ACBD Specific Plan and EIR, and thus within the EIR analysis of this topic. Consistent with the conclusions of the ACBD Specific Plan EIR for the Plan Area as a whole, the project would not substantially degrade the existing visual character or quality of the site and impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The project site is located in an urban area with substantial nighttime light levels. Existing nighttime lighting is primarily attributed to the presence of streetlights along Mission Boulevard (ACBD Specific Plan EIR, 2015). The project would add outdoor light sources typical of residential and commercial uses anticipated in the ACBD Specific Plan EIR. Traffic associated with the project, such as resident trips to and from the site, would generate light from headlamps and glare from auto surfaces and windows. Townhome windows would reflect sunlight but would not create glare that is unusual for this type of development. The project would be required to comply with the Alameda County standard condition of approval that applies to the placement, shielding, height, and diffusion of light fixtures, which would limit light trespass on adjacent properties. Furthermore, because the proposed type and scale of development would be within that anticipated in the ACBD Specific Plan EIR, the project would not generate more light and glare than expected in the Plan Area. Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact related to light and glare.

Standard Condition of Approval

- The project proponent shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. Prior to issuance of Building Permits, the project proponent shall develop a Lighting Plan for approval by the Planning Director and Director of Public Works incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. Lighting shall be installed in compliance with this measure prior to Final Building Inspection approval.

Adherence to the standard condition of approval listed above would ensure significant light and glare impacts would not occur.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Aesthetics found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Aesthetics.

2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	■
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	■
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR identifies no impacts to agricultural resources as the boundaries of the Specific Plan are not adjacent or overlapping with any agricultural or forestland.

Project-Specific Impacts

a. Would the project convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

The project site is located on an undeveloped lot in the fully urbanized Ashland and Cherryland District. As discussed in the ACBD Specific Plan EIR, there is neither State-designated farmland in the ACBD Plan Area (California Department of Conservation [DOC], 2014) nor agricultural zone or forest land on or near the project site. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have no impact on agricultural or forest resources.

NO IMPACT

Conclusion

The project would not result in any impacts to agricultural resources as it is located within the Plan Area already analyzed in the ACBD Specific Plan EIR, which identifies no potential impacts to agricultural resources from new development.

3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	■	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses air quality impacts on pages 4.2-1 through 4.2-17. The ACBD Specific Plan EIR examined a range of potential impacts related to local and regional air quality, and determined that buildout of the ACBD Specific Plan would be not exceed ABAG or Eden Area General Plan growth forecasts. Therefore, implementation of the plan would not obstruct implementation of the Bay Area Air Quality Management District (BAAQMD) 2010 Bay Area Clean Air Plan (CAP). As such, impacts related to potential conflicts with the adopted CAP would be less than significant. The ACBD Specific Plan EIR also found a less than significant impact related to consistency with transportation control measures in the CAP because the ACBD Specific Plan includes a Multimodal Access Plan that would implement these measures.

Buildout of the ACBD Specific Plan would generate temporary emissions during construction and operational emissions associated with new development. Eden Area General Plan Mitigation Measure AIR-3 would require the application of control measures to reduce particulate emissions during construction activities. The ACBD Specific Plan EIR found that the continued implementation of this measure would reduce the impact from construction emissions to less than significant. Operational emissions of reactive organic gases (ROGs), nitrogen oxides (NO_x), and suspended particulate matter (PM_{10}) from full buildout were estimated to exceed applicable BAAQMD thresholds. However, future projects in the Plan Area would be required to under analysis of

operational emissions during CEQA review. Therefore, the ACBD Specific Plan EIR found a less than significant impact related to operational air pollutant emissions.

Setting

Air Quality Standards and Attainment

The project site is located within the San Francisco Bay Area Air Basin (the Basin), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). As the local air quality management agency, the BAAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether or not the standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-compliance. The Basin is in nonattainment for the federal and state standards for ozone, as well as state standards for particulate matter (PM_{10} and $PM_{2.5}$) and the federal standard for 24-hour $PM_{2.5}$ (BAAQMD 2017). Thus, the Basin currently exceeds several state and federal ambient air quality standards and local jurisdictions within the Basin are required to implement strategies to reduce pollutant levels to recognized acceptable standards, avoid or mitigate new development projects which would contribute to air pollution. The health effects associated with criteria pollutants for which the Basin is in non-attainment are described in Table 2.

Table 2 Health Effects Associated with Non-Attainment Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Suspended particulate matter (PM_{10})	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma).[a]
Suspended particulate matter ($PM_{2.5}$)	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma.[a]

More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: EPA, Air Quality Criteria for Particulate Matter, October 2004.

Source: U.S. EPA, http://www.epa.gov/airquality/urbanair/

Air Quality Management

The Bay Area 2017 Clean Air Plan (CAP) provides a plan to improve Bay Area air quality and protect public health. The legal impetus for the CAP is to update the most recent ozone plan, the Bay Area 2005 Ozone Strategy, to comply with state air quality planning requirements as codified in the California Health & Safety Code. Although steady progress in reducing ozone levels in the Bay Area has been made, the region continues to be designated as non-attainment for both the one-hour and eight-hour state ozone standards as noted previously. In addition, emissions of ozone precursors in the Bay Area contribute to air quality problems in neighboring air basins. Under these circumstances, state law requires the CAP to include all feasible measures to reduce emissions of ozone precursors and reduce transport of ozone precursors to neighboring air basins (BAAQMD, 2017).

In 2006, the U.S. Environmental Protection Agency (EPA) tightened the national 24-hour $PM_{2.5}$ standard regarding short-term exposure to fine particulate matter from 65 $\mu g/m^3$ (micro-grams per cubic meter) to 35 $\mu g/m^3$. Based on air quality monitoring data for years 2006-2008 showing that the region was slightly above the standard, U.S. EPA designated the Bay Area as non-attainment for the 24-hour national standard in December 2008. This triggered the requirement for the Bay Area to prepare a State Implementation Plan (SIP) submittal to demonstrate how the region would attain the standard. However, data for both the 2008-2010 and the 2009-2011 cycles showed that Bay Area $PM_{2.5}$ levels currently meet the standard. On October 29, 2012, the U.S. EPA issued a proposed rule-making to determine that the Bay Area now attains the 24-hour $PM_{2.5}$ national standard. Based on this, the Bay Area is required to prepare an abbreviated SIP submittal which includes an emission inventory for primary (directly-emitted) $PM_{2.5}$, as well as precursor pollutants that contribute to formation of secondary PM in the atmosphere; and amendments to the BAAQMD New Source Review (NSR) to address $PM_{2.5}$ (adopted December 2012).[1] However, key SIP requirements to demonstrate how a region will achieve the standard (i.e. the requirement to develop a plan to attain the standard) will be suspended as long as monitoring data continues to show that the Bay Area attains the standard.

In addition to preparing the "abbreviated" SIP submittal, the BAAQMD has prepared a report entitled "Understanding Particulate Matter: Protecting Public Health in the San Francisco Bay Area" (2012). The report will help to guide the BAAQMD's on-going efforts to analyze and reduce PM in the Bay Area in order to better protect public health. The Bay Area will continue to be designated as "non-attainment" for the national 24-hour $PM_{2.5}$ standard until such time as the Air District elects to submit a "redesignation request" and a "maintenance plan" to the U.S. EPA, and the U.S. EPA approves the proposed redesignation.

Air Emission Thresholds

This Initial Study, and the County of Alameda Planning Department as the lead agency, uses the BAAQMD's significance thresholds for project operations from the May 2017 CEQA Guidelines to determine air quality impacts of the project. These thresholds provide more stringent air quality thresholds than the BAAQMD's 1999 BAAQMD thresholds, and thus, a more conservative analysis. Therefore, these thresholds are considered reasonable for use in this Initial Study.

[1] PM is made up of particles that are emitted directly, such as soot and fugitive dust, as well as secondary particles that are formed in the atmosphere from chemical reactions involving precursor pollutants such as oxides of nitrogen (NO_x), sulfur oxides (SO_x), volatile organic compounds (VOCs), and ammonia (NH_3).

Table 3 presents the significance thresholds for construction and operational-related criteria air pollutant and precursor emissions being used for the purposes of this analysis. These represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the Basin's existing air quality conditions. For the purposes of this analysis, the proposed project would result in a significant impact if construction or operational emissions would exceed any of the thresholds shown in Table 3.[2]

Table 3 Air Quality Thresholds of Significance

Pollutant/ Precursor	Maximum Annual Emissions (tpy)	Average Daily Emissions (lbs/day)
ROG	10	54
NO_X	10	54
PM_{10}	15	82
$PM_{2.5}$	10	54

Notes: tpy = tons per year; lbs/day = pounds per day; ROG = reactive organic gases; NO_X = oxides of nitrogen; $PM_{2.5}$ = fine particulate matter with an aerodynamic resistance diameter of 2.5 micrometers or less; PM_{10} = respirable particulate matter with an aerodynamic resistance diameter of 10 micrometers or less.

Source: Table 2-2, Bay Area Air Quality Management District, CEQA Air Quality Guidelines, April 2017

In addition, a significant air quality impact would occur if the project design or project construction does not incorporate control measures recommended by the BAAQMD to control emissions during construction (as listed in Table 8-1 of the BAAQMD CEQA Guidelines, 2017).

Project-Specific Impacts

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project may be inconsistent with the 2017 Clean Air Plan (CAP) if it would result in either population or employment growth that exceeds growth estimates included in the plan. Such growth would generate emissions not accounted for in the air quality plan emissions budget. Therefore, projects need to be evaluated to determine whether they would generate population and employment growth and, if so, whether that growth would exceed the growth rates included in the applicable air quality plan.

As discussed in the ACBD Specific Plan EIR, population growth resulting from the ACBD Specific Plan would not exceed that expected in the 2010 CAP, which was the most recently adopted CAP as of completion of the EIR. Anticipated growth for Alameda County under the updated 2017 CAP would be greater than that under the 2010 CAP by 9 percent. As such, if the proposed project is consistent with the population growth anticipated in the ACBD Specific Plan EIR, it would not obstruct implementation of the 2017 CAP.

The project would provide 67 new residential units that would directly increase the area's population by a net 198 persons (based on the County average of 2.95 persons per household from Table 4.11-1, ACBD Specific Plan EIR, 2015), as well as 13,900 square feet of commercial space. As

[2] Note the thresholds for PM_{10} and $PM_{2.5}$ apply to construction exhaust emissions only.

discussed in Section 13, *Population and Housing*, the project would constitute approximately seven percent of projected population growth and two percent of the commercial growth in the ACBD Plan Area through 2040. Therefore, the project would not result in population growth exceeding growth resulting from buildout of the in the ACBD Specific Plan.

Additionally, the project would be consistent with the goals of the ACBD Specific Plan for mixed-used development at this site, which anticipates a 23% mixed-use development reduction in vehicle miles traveled and associated air pollutant emissions. Due to the project's consistency with the population growth and land use anticipated in the ACBD Specific Plan EIR, impacts related to conflict or obstruction of the applicable air quality management plan would be less than significant and within the impacts identified in the ACBD Specific Plan EIR.

LESS THAN SIGNIFICANT IMPACT

b. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

The proposed project would generate temporary construction emissions and long-term operational emissions on a currently undeveloped site.

Construction Emissions

Construction activities such as demolition, grading, construction worker travel to and from project sites, delivery and hauling of construction supplies and debris to and from project sites, and fuel combustion by on-site construction equipment would generate pollutant emissions. These construction activities would temporarily create emissions of dust, fumes, equipment exhaust, and other air contaminants, particularly during site preparation and grading. Dust emissions can lead to both nuisance and health impacts. According to the BAAQMD's 1999 Thresholds of Significance, PM_{10} is the pollutant of greatest concern with respect to construction activities. PM_{10} emissions from construction can vary daily, depending on various factors, such as the level of activity, type of construction activity taking place, the equipment being operated, weather conditions, and soil conditions. However, as discussed in the ACBD Specific Plan EIR, development under the ACBD Specific Plan would be required to comply with Eden Area General Plan EIR Mitigation Measure AIR-3, which requires the application of control measures to reduce PM_{10} emissions from construction activities, including watering exposed ground areas twice a day during construction, covering haul trucks, suspending grading activities when winds exceed 25 miles per hour, and limiting area subject to excavation, grading or other construction activities at any one time, as well as additional measures. Furthermore, as shown in Table 4, the proposed project buildout would be well below the BAAQMD construction screening criteria levels. For these reasons and because the proposed project is well within the development anticipated under the ACBD Specific Plan EIR, compliance with the PM_{10} control measures would ensure this impact would be less than significant. Further analysis is not required.

Table 4 Criteria Air Pollutant and Precursor Screening Level Sizes

Land Use Type	Operational Screening Size	Operational GHG Screening Size	Construction-Related Screening Size	Proposed Project Buildout
Residential				
Apartment, low-rise	451 du (ROG)	78 du	240 du (ROG)	67 du
Condo/townhouse, general	451 du (ROG)	78 du	240 du (ROG)	
Commercial				
Quality restaurant	47 ksf (NOX)	9 ksf	277 ksf (ROG)	13.9 ksf (including 4 ksf market)
High turnover restaurant	33 ksf (NOX)	7 ksf	277 ksf (ROG)	
Strip mall	99 ksf (NOX)	19 ksf	27 ksf (ROG)	
Hardware/paint store	83 ksf (NOX)	16 ksf	277 ksf (ROG)	
Supermarket	42 ksf (NOX)	8 ksf	277 ksf (ROG)	
Convenience market (24 hr)	5 ksf (NOX)	1 ksf	277 ksf (ROG)	

Notes: du = dwelling units; ksf = thousand square feet; NOX = nitrogen oxides; ROG = reactive organic gases

Table includes all potentially applicable land use categories.

Screening levels include direct and area source emissions. Emissions from engines and industrial sources subject to BAAQMD rules and regulations embedded in the land uses are not included in the screening estimates listed.

Source: Table 3-1, Bay Area Air Quality Management District, CEQA Guidelines May 2017.

Operational Emissions

As discussed above, plan-level impacts related to operational emissions would be less than significant under the condition that subsequent development projects do not exceed the BAAQMD daily thresholds, or that they implement mitigation measures to reduce operational emissions below thresholds. The primary sources of long-term emissions associated with the proposed project would be vehicle trips, natural gas and electricity use, landscape maintenance equipment, and consumer products and architectural coating associated with on-site development. The project would involve 67 residential units which would be below the BAAQMD CEQA Guidelines screening criteria for operation (Table 4).

Because the project ground-floor commercial spaces would be available for lease to a range of potential commercial uses, the space may be subject to BAAQMD CEQA Air Pollutant Screening Criteria for several different commercial land uses (BAAQMD CEQA Guidelines, 2017). The proposed project would include 13,900 sf of commercial space for lease, including a 4,000 sf market. The commercial square footage for the project is substantially less than the screening criteria for NOx for most applicable commercial land uses listed in Table 4. Additionally, the BAAQMD screening criteria acknowledge that emissions for mixed-use, infill, and/or transit-oriented development, such as the proposed project would be less than the “greenfield” type of project that screening criteria area based on. Further, building footprint and energy use comprise only a fraction of operational air quality impacts; the majority of operational emissions come from mobile sources and associated with transportation to and from the project site. Therefore, substantial emissions reductions are expected as a result of the project’s walkable, mixed-use design, and consistency with BAAQMD Transportation Control Measures (Table 5).

Mobile source emissions constitute the vast majority of operational emissions from these types of land use development projects; compared to mobile source emissions, area-source emissions and energy source emissions are negligible. The proposed project would be consistent with the ACBD Specific Plan, which is based on a land use pattern that would co-locate residential and commercial uses within the Plan Area, resulting in reduced trip generation rates from standard trip generation rates for similar land uses. The ACBD Specific Plan EIR assumes an average 23% mixed-use development (MXD) reduction in daily vehicle trips throughout the Plan Area, which may also be applied to the proposed project; a full discussion of transportation projections associated with the project are discussed in Section 16, *Transportation/Traffic*. Therefore, the project would result in a reduction in vehicle miles traveled (VMT) by anchoring high density mixed uses near public transit and encouraging pedestrian traffic.

Table 5 Project Consistency with 2017 BAAQMD Transportation Control Measures

Transportation Control Measures	Consistent with TCM?	Analysis
TR9: Bicycle and Pedestrian Access Facilities (TCM-D2 Improve Pedestrian Access and Facilities, 2010)	Yes	The project would incorporate design and facilities to promote pedestrian traffic, including a paved, landscaped plaza and improvements to the Mission streetscape by maintaining attractive storefront designs, planting trees, improving sidewalk features, and incorporating streetside parking.
TR10: Land Use Strategies (TCM-D3 Support Land Use Patterns, Policies, and Infrastructure Investments that Support High Density, Mixed-Use Development to Facilitate Walking, Bicycling, and Transit Use, 2010)	Yes	The project would involve high density, mixed-use residential and commercial developments in an underutilized area of Mission Boulevard. The ground-floor commercial spaces would utilized by locally-owned small businesses to serve the nearby residential area and create a walkable community space.

Source: Table 5-2, Bay Area Air Quality Management District, Bay Area CAP, Transportation Control Measures, April 2017.

The project would be consistent with the BAAQMD transportation control measures (TCMs) listed above to promote alternative transit and reduce air quality impacts from vehicle use associated with the project. Although construction and operational emissions would potentially degrade air quality, the project would be required to comply with all relevant standards and measures put forth by the Bay Area CAP, Eden Area General Plan, and ACBD Specific Plan; therefore, project operations would result in a less-than-significant impact to air quality. As shown in Table 4, the entire project is well beneath screening criteria size for construction-related ROG emissions, and the residential portion of the project is within the screening level size for operational ROG emissions, therefore, the project would be exempt from extensive air quality analysis for construction-related ROG emissions for the project and operational NOx emissions for residences. Additionally, the project would be consistent with ACBD Specific Plan development goals at the site, and would adhere to Specific Plan policies to reduce vehicle trips and emissions, including:

Policy 1.5. Support infill development.

Policy 2.4. Support businesses that serve adjacent residents and the area at large, which would reduce vehicle trips by local residents to services outside of the Plan Area.

Policy 3.3. Improve the pedestrian experience and establish high-amenity, safe-pedestrian and bicycle connections along East 14th Street/Mission Boulevard and Lewelling/East Lewelling Boulevard.

Policy 4.1. Promote high-intensity, clustered development supporting increased transit use.

Policy 4.2. Provide transit-supportive development

Policy 4.3. Encourage pedestrian scale development

As discussed above, the ACBD Specific Plan EIR found that air quality impacts resulting from buildout would be less than significant. Therefore, project-level impacts for projects consistent with scale and intensity anticipated in the ACBD Specific Plan EIR would also be less than significant. Additionally, adhering to the above applicable standards and mitigation measures would ensure criteria pollutant emissions during construction and operation would fall below BAAQMD significance thresholds and would not expose sensitive receptors to substantial pollutant concentrations. Therefore, individual and cumulative air quality impacts associated with the proposed project would be less than significant and within those identified for plan area buildout in the ACBD Specific Plan EIR, and do not require further analysis.

LESS THAN SIGNIFICANT IMPACT

e. Would the project create objectionable odors affecting a substantial number of people?

Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential uses would not generate objectionable operational odors that would affect a substantial number of people (BAAQMD 2010). General retail and commercial uses are not typically associated with objectionable odors, although restaurants—especially fast food restaurants—may generate odors considered offensive to some people. The proposed food business incubator involves generation of odors, the plans for which would be subject to performance standards per site development review (Alameda County Code 17.42.020).

Construction activities could generate temporary objectionable odors, particularly from operating diesel machinery, which produces oil and fuel smells. However, odors would be limited to the time that construction equipment is operating and would be temporary. In addition, engine idling time for heavy-duty diesel vehicles is restricted to five minutes by the ARB. Impacts related to objectionable odors would not exceed that anticipated by the ACBD Specific Plan EIR and thus would be less than significant**.**

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.

3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Air Quality found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR, beyond those already identified in the Eden Area General Plan EIR, that apply to impacts to Air Quality.

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4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	■	☐	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	■	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	■	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	■	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	■	☐	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses biological resources impacts on pages 4.3-1 through 4.3-31. As noted therein, "with the exception of San Lorenzo Creek, virtually the entirety of the Plan Area is developed or disturbed. Developed areas within the Plan Area include the existing communities of Ashland and Cherryland which consist primarily of commercial/industrial development along East 14th Street/Mission Boulevard and East Lewelling Boulevard, with some residential development and public facilities located throughout."

The ACBD Plan Area is zoned for urban uses and is located in a highly urbanized and developed area, surrounded by existing development and highly travelled transportation corridors which limits the habitat value and potential for presence of sensitive biological resources. However, implementation of development facilitated by the ACBD Specific Plan may result in impacts to special status plant and animal species, therefore, the following mitigation measures are included in the ACBD Specific Plan EIR to reduce project impacts on biological resources:

- **Mitigation Measure B-1(a), Biological Resources Screening and Assessment.** For projects associated with the proposed Specific Plan, the project applicant shall hire a County-approved biologist to perform a preliminary biological resource screening as part of the environmental review process to determine whether the project has any potential to impact biological resources. If it is determined that the project has no potential to impact biological resources, no further action is required. If the project would have the potential to impact biological resources, prior to construction, a County-approved biologist shall conduct a biological resources assessment (BRA) or similar type of study to document the existing biological resources within the project footprint plus a buffer and to determine the potential impacts to those resources. The BRA shall evaluate the potential for impacts to all biological resources including, but not limited to special status species, nesting birds, wildlife movement, sensitive plant communities, critical habitats, and other resources judged to be sensitive by local, state, and/or federal agencies. Pending the results of the BRA, design alterations, further technical studies (e.g., protocol surveys) and/or consultations with the USFWS, NMFS, CDFW and/or other local, state, and federal agencies may be required. The following mitigation measures [B-1(b) through B-1(k)] shall be incorporated, only as applicable, into the BRA for projects where specific resources are present or may be present and impacted by the project. Note that specific surveys described in the mitigation measures below may be completed as part of the BRA where suitable habitat is present.
- **Mitigation Measure B-1(b), Special Status Plant Species Surveys.** If completion of the project-specific BRA determines that special status plant species may occur on-site, surveys for special status plants shall be completed prior to any vegetation removal, grubbing, or other construction activity (including staging and mobilization). The surveys shall be floristic in nature and shall be seasonally timed to coincide with the target species identified in the project-specific BRA. All plant surveys shall be conducted by a County-approved biologist no more than two years before initial ground disturbance. All special status plant species identified on-site shall be mapped onto a site-specific aerial photograph and/or topographic map and/or mapped with the use of Global Positioning System (GPS) unit. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. A report of the survey results shall be submitted to the implementing agency, and the CDFW and/or USFWS, as appropriate, for review and approval.

- **Mitigation Measure B-1(c), Special Status Plant Species Avoidance, Minimization, and Mitigation.** If state listed or CRPR List 1B or 2 species are found during special status plant surveys [pursuant to mitigation measure B-1(b)], then the project shall be re-designed to avoid impacting these plant species, if feasible. Rare plant occurrences that are not within the immediate disturbance footprint, but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent, or other distance as approved by a County-approved biologist, to protect them from harm.
- **Mitigation Measure B-1(d), Restoration and Monitoring.** If special status plants species cannot be avoided and will be impacted by development under the Specific Plan, all impacts shall be mitigated by the project applicant at a minimum ratio of 2:1 (number of acres/individuals restored to number of acres/individuals impacted) for each species as a component of habitat restoration. A restoration plan shall be prepared by the project applicant and submitted to the County for approval. (Note: if a state listed plant species will be impacted, the restoration plan shall be submitted to the CDFW for approval). The restoration plan shall include, at a minimum, the following components:
    - Description of the project/impact site (i.e., location, responsible parties, areas to be impacted by habitat type).
    - Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved].
    - Description of the proposed compensatory mitigation site (location and size, ownership status, existing functions and values).
    - Implementation plan for the compensatory mitigation site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan).
    - Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule).
    - Monitoring plan for the compensatory mitigation site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports).
    - Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type.
    - An adaptive management program and remedial measures to address any shortcomings in meeting success criteria.
    - Notification of completion of compensatory mitigation and agency confirmation.
    - Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).
- **Mitigation Measure B-1(e), Endangered/Threatened Species Habitat Assessments and Protocol Surveys.** Specific habitat assessments and survey protocols are established for several federally and state endangered or threatened species. If the results of the BRA determine that suitable habitat may be present for any such species, protocol habitat assessments/surveys shall

be completed in accordance with CDFW and/or USFWS protocols prior to issuance of any construction permits. If through consultation with the CDFW and/or USFWS it is determined that protocol habitat assessments/surveys are not required, said consultation shall be documented prior to issuance of any construction permits. Each protocol has different survey and timing requirements. The applicants for each project shall be responsible for ensuring they understand the protocol requirements and shall hire a County-approved biologist to conduct protocol surveys.

- **Mitigation Measure B-1(f), Endangered/Threatened Species Avoidance and Minimization.** The habitat requirements of endangered and threatened species are highly variable. The potential impacts from any given project implemented under the Specific Plan are likewise highly variable. However, there are several avoidance and minimization measures that can be applied for a variety of species to reduce the potential for impact, with the final goal of no net loss of the species. The following measures may be applied to aquatic and/or terrestrial species. The County shall select from these measures as appropriate and the project applicant shall be responsible for implementing selected measures.
    - Ground disturbance shall be limited to the minimum necessary to complete the project. The project limits of disturbance shall be flagged. Areas of special biological concern within or adjacent to the limits of disturbance shall have highly visible orange construction fencing installed between said area and the limits of disturbance.
    - All projects occurring within/adjacent to aquatic habitats (including riparian habitats and wetlands) shall be completed between April 1 and October 31, if feasible, to avoid impacts to sensitive aquatic species.
    - All projects occurring within or adjacent to sensitive habitats that may support federally and/or state listed as endangered/threatened species shall have a CDFW- and/or USFWS-approved biologist present during all initial ground disturbing/vegetation clearing activities. Once initial ground disturbing/vegetation clearing activities have been completed, said biologist shall conduct daily pre-activity clearance surveys for endangered/threatened species. Alternatively, and upon approval of the CDFW and/or USFWS, said biologist may conduct site inspections at a minimum of once per week to ensure all prescribed avoidance and minimization measures are begin fully implemented.
    - No endangered/threatened species shall be captured and relocated without expressed permission from the CDFW and/or USFWS.
    - If at any time during construction of the project an endangered/threatened species enters the construction site or otherwise may be impacted by the project, all project activities shall cease. A CDFW/USFWS-approved biologist shall document the occurrence and consult with the CDFW and/or USFWS as appropriate.
    - For all projects occurring in areas where endangered/ threatened species may be present and are at risk of entering the project site during construction, exclusion fencing shall be placed along the project boundaries prior to start of construction (including staging and mobilization). The placement of the fence shall be at the discretion of the CDFW/USFWS-approved biologist. This fence shall consist of solid silt fencing placed at a minimum of 3 feet above grade and 2 feet below grade and shall be attached to wooden stakes placed at intervals of not more than 5 feet. The fence shall be inspected weekly and following rain events and high wind events and shall be maintained in good working condition until all construction activities are complete.

- All vehicle maintenance/fueling/staging shall occur not less than 100 feet from any riparian habitat or water body. Suitable containment procedures shall be implemented to prevent spills. A minimum of one spill kit shall be available at each work location near riparian habitat or water bodies.
- No equipment shall be permitted to enter wetted portions of any affected drainage channel.
- All equipment operating within streams shall be in good conditions and free of leaks. Spill containment shall be installed under all equipment staged within stream areas and extra spill containment and clean up materials shall be located in close proximity for easy access.
- If project activities could degrade water quality, water quality sampling shall be implemented to identify the pre-project baseline, and to monitor during construction for comparison to the baseline.
- If water is to be diverted around work sites, a diversion plan shall be submitted (depending upon the species that may be present) to the CDFW, RWQCB, USFWS, and/or NMFS for their review and approval prior to the start of any construction activities (including staging and mobilization). If pumps are used, all intakes shall be completely screened with wire mesh not larger than five millimeters to prevent animals from entering the pump system.
- At the end of each workday, excavations shall be secured with cover or a ramp provided to prevent wildlife entrapment.
- All trenches, pipes, culverts or similar structures shall be inspected for animals prior to burying, capping, moving, or filling.
- The CDFW/USFWS-approved biologist shall remove invasive aquatic species such as bullfrogs and crayfish from suitable aquatic habitat whenever observed and shall dispatch them in a humane manner and dispose of properly.
- If any federally and/or state protected species are harmed, the CDFW/USFWS-approved biologist shall document the circumstances that led to harm and shall determine if project activities should cease or be altered in an effort to avoid additional harm to these species. Dead or injured special status species shall be disposed of at the discretion of the CDFW and USFWS. All incidences of harm shall be reported to the CDFW and USFWS within 48 hours.
- Considering the potential for projects to impact federal and state listed species and their habitat, the County shall contact the CDFW and USFWS to identify mitigation banks within Alameda County during development of the proposed Specific Plan. Upon implementation of development projects included in the proposed Specific Plan, but on a project-by-project basis, if the results of the BRA determines that impacts to federal and state threatened or endangered species habitat are expected, the applicant shall explore species-appropriate mitigation bank(s) servicing the County for purchase of mitigation credits.

- **Mitigation Measure B-1(g), Non-Listed Special Status Animal Species Avoidance and Minimization.** Several State Species of Special Concern may be impacted by development facilitated by the Specific Plan. The ecological requirements and potential for impacts is highly variable among these species. Depending on the species identified in the BRA, several of the measures identified under B-1(f) shall be applicable to the project. In addition, the County shall select measures from among the following to be implemented by the project applicant to reduce the potential for impacts to non-listed special status animal species:

- For non-listed special status terrestrial amphibians and reptiles, coverboard surveys shall be completed within three months of the start of construction. The coverboards shall be at least four feet by four feet and constructed of untreated plywood placed flat on the ground. The coverboards shall be checked by a County-approved biologist once per week for each week after placement up until the start of vegetation removal. All non-listed special status and common animals found under the coverboards shall be captured and placed in five-gallon buckets for transportation to relocation sites. All relocation sites shall be reviewed by the project applicant and shall consist of suitable habitat. Relocation sites shall be as close to the capture site as possible but far enough away to ensure the animal(s) is not harmed by construction of the project. Relocation shall occur on the same day as capture. CNDDB Field Survey Forms shall be submitted to the CFDW for all special status animal species observed.
- Pre-construction clearance surveys shall be conducted within 14 days of the start of construction (including staging and mobilization). The surveys shall cover the entire disturbance footprint plus a minimum 200-foot buffer, if feasible, and shall identify all special status animal species that may occur on-site. All non-listed special status species shall be relocated from the site either through direct capture or through passive exclusion (e.g., burrowing owl). A report of the pre-construction survey shall be submitted to the County for their review and approval prior to the start of construction.
- A County-approved biologist shall be present during all initial ground disturbing activities, including vegetation removal to recover special status animal species unearthed by construction activities.
- Upon completion of the project, a County-approved biologist shall prepare a Final Compliance Report documenting all compliance activities implemented for the project, including the pre-construction survey results. The report shall be submitted within 30 days of completion of the project.
- If special status bat species may be present and impacted by the project, a County-approved biologist shall conduct within 30 days of the start of construction presence/absence surveys for special status bats in consultation with the CDFW where suitable roosting habitat is present. Surveys shall be conducted using acoustic detectors and by searching tree cavities, crevices, and other areas where bats may roost. If active roosts are located, exclusion devices such as netting shall be installed to discourage bats from occupying the site. If a roost is determined by a County-approved biologist to be used by a large number of bats (large hibernaculum), bat boxes shall be installed near the project site. The number of bat boxes installed will depend on the size of the hibernaculum and shall be determined through consultations with the CDFW. If a maternity colony has become established, all construction activities shall be postponed within a 500-foot buffer around the maternity colony until it is determined by a County-approved biologist that the young have dispersed. Once it has been determined that the roost is clear of bats, the roost shall be removed immediately.

- **Mitigation Measure B-1(h) Pre-construction Surveys for Nesting Birds for Construction Occurring within Nesting Season.** For projects that may result in tree felling or removal of trees or vegetation that may contain a nesting bird, if feasible, construction activities should occur generally between September 16 to January 31 (thus outside of the nesting season). However, if construction activities must during the nesting season (generally February 1 to September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a County-approved biologist no more than 14 days prior to

vegetation removal. The surveys shall include the entire segment disturbance area plus a 200-foot buffer around the site. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the County-approved biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A County-approved biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. A report of these preconstruction nesting bird surveys shall be submitted by the project applicant to the County to document compliance.

- **Mitigation Measure B-1(i), Worker Environmental Awareness Program (WEAP).** Prior to initiation of construction activities for applicable projects (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a County-approved biologist, to aid workers in recognizing special status resources that may occur in the project area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the County to document compliance.
- **Mitigation Measure B-1(j), Tree Protection**. If it is determined that construction may impact trees protected by the Alameda County Tree Ordinance (trees within the County ROW) or trees within the Caltrans ROW, the applicant shall procure all necessary tree removal permits. A certified arborist shall develop a tree protection and replacement plan as appropriate. The plan shall include, but would not be limited to, an inventory of trees to within the construction site, setbacks from trees and protective fencing, restrictions regarding grading and paving near trees, direction regarding pruning and digging within root zone of trees, and requirements for replacement and maintenance of trees. If protected trees will be removed, replacement tree plantings of like species in accordance with local agency standards, but at a minimum ratio of 2:1 (trees planted to trees impacted), shall be installed on-site or at an approved off-site location and a restoration and monitoring program shall be developed in accordance with B-1(d) and shall be implemented for a minimum of seven years or until stasis has been determined by certified arborist. If a protected tree shall be encroached upon but not removed, a certified arborist shall be present to oversee all trimming of roots and branches.

Additionally, implementation of development facilitated by the ACBD Specific Plan EIR may result in impacts to sensitive habitats, including San Lorenzo Creek, a federally protected riverine wetland. Therefore, the following mitigation measures are included in the ACBD Specific Plan EIR to reduce project impacts on biological resources:

- **Mitigation Measure B-2(a), Jurisdictional Delineation.** For projects implemented under the proposed Specific Plan within or adjacent to San Lorenzo Creek, or other wetland, drainage, riparian habitat, or other areas that may fall under the jurisdiction of the CDFW, USACE, and/or RWQCB, a County-approved biologist shall complete a jurisdictional delineation. The

jurisdictional delineation shall determine the extent of the jurisdiction for each of these agencies and shall be conducted in accordance with the requirement set forth by each agency. The result shall be a preliminary jurisdictional delineation report that shall be submitted to the implementing agency, USACE, RWQCB, and CDFW, as appropriate, for review and approval. If jurisdictional areas are expected to be impacted, then the RWQCB would require a Waste Discharge Requirements (WDR) permit and/or Section 401 Water Quality Certification (depending upon whether or not the feature falls under federal jurisdiction). If CDFW asserts its jurisdictional authority, then a Streambed Alteration Agreement pursuant to Section 1600 et seq. of the California Fish and Game Code would also be required prior to construction within the areas of CDFW jurisdiction. If the USACE asserts its authority, then a permit pursuant to Section 404 of the Clean Water Act would likely be required.

- **Mitigation Measure B-2(b), Wetland and Riparian Habitat Restoration.** Impacts to jurisdictional wetland and riparian habitat shall be mitigated by the project applicant at a minimum ratio of 2:1 (acres of habitat restored to acres impacted), and shall occur on-site or as close to the impacted habitat as possible (e.g., within the same watershed). A mitigation and monitoring plan shall be developed by a County-approved biologist in accordance with mitigation measure B-1(d) above and shall be implemented for no less than five years after construction of the segment, or until the County and/or the permitting authority (e.g., CDFW or USACE) has determined that restoration has been successful. Alternately, mitigation may occur through the purchase of credits at a USACE-approved mitigation bank or contribution to the USACE in-lieu fee program.
- **Mitigation Measure B-2(c), Landscaping Plan.** If landscaping is proposed for projects occurring within or adjacent to sensitive habitats, a County-approved biologist/landscape architect shall prepare a landscape plan for that project. This plan shall indicate the locations and species of plants to be installed. Drought tolerant, locally native plant species shall be used. Noxious, invasive, and/or non-native plant species that are recognized on the Federal Noxious Weed List, California Noxious Weeds List, and/or California Invasive Plant Council Lists 1, 2, and 4 shall not be permitted. Species selected for planting shall be similar to those species found in adjacent native habitats.
- **Mitigation Measure B-2(d), Invasive Weed Prevention and Management Program.** Prior to start of construction for projects occurring within or adjacent to sensitive habitats, an Invasive Weed Prevention and Management Program shall be developed by a County-approved biologist to prevent invasion of native habitat by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication. All disturbed areas shall be hydro seeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a County-approved biologist and in accordance with the restoration plan.

Setting

The project site is adjacent to San Lorenzo Creek in an urbanized area. It is partially paved and developed with a number of small structures. San Lorenzo Creek runs underground below the Mission Boulevard and Hampton Road/Mattox Road intersection and emerges at the southern edge of the project site; the creek provides riparian habitat along the western border of the site. San Lorenzo Creek is channelized along the project site and throughout the ACBD Plan Area; it retains its

sandy bottom only near its outlet to the San Francisco Bay adjacent to San Lorenzo, where the creek opens into a tidal marsh. Because the creek supports a multi-use riparian corridor along its banks, it is the target of several conservation and reclamation efforts. The creek provides important habitat for steelhead trout (Oncorhynchus mykiss), Central California Coast Distinct Population Segment, which is federally listed as a "threatened" species (ACBD Specific Plan EIR, 2015).

Project-Specific Impacts

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

A review of the California Natural Diversity Database (CNDDB) for known occurrences of special status species within the Hayward quad search area identified a total of 43 plant and animal species (CDFW, 2016). While identified occurrences of these special status species are not located within the project site, one occurrence of Santa Cruz tarplant, a State-listed endangered species, has been recorded just south of the project site (ACBD Specific Plan EIR, 2015). Development at the site could potentially have direct or indirect effects on this special status species. Special status species also could be present in riparian habitat adjacent to the project site in San Lorenzo Creek. The San Lorenzo Creek watershed provides important habitat for steelhead trout (Oncorhynchus mykiss), Central California Coast Distinct Population Segment, which is federally listed as a "threatened" species (ACBD Specific Plan EIR, 2015). As discussed in Section 9, *Hydrology and Water Quality*, the project would be required to avoid adverse effects on water quality by adherence to a Storm Water Pollution Prevention Plan (SWPPP) and low-impact development provisions for new development in the San Francisco Bay Regional Water Quality Control Board's stormwater permit. The project site also would be buffered from San Lorenzo Creek by a flood control access road on the north side of the creek. However, construction and operation of the project could potentially have adverse effects on special status riparian species. In addition, the removal of existing trees on-site could harm nesting birds if present. ***Implementation of Mitigation Measures B-1(a) through B-1(i) from the ACBD Specific Plan EIR would be required*** to survey for special status species; avoid, minimize, or mitigate harm to such species if present; survey for nesting birds prior to construction and establish buffers for such birds; and train construction workers to recognize special status species. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact on protected species with implementation of these measures.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Although the project site is located in an urbanized area and does not have natural communities considered sensitive by the CDFW, it is adjacent to San Lorenzo Creek and its riparian corridor. San Lorenzo Creek is channelized for flood control along the project site, and there are no federally protected wetland habitats on-site or in surrounding areas. San Lorenzo Creek runs underground

below the Mission Boulevard and Hampton Road/Mattox Road intersection and emerges at the southwest edge of the project site and continues along the western border of the site. San Lorenzo Creek supports a multi-use riparian corridor along its banks and therefore is the target of several conservation and reclamation efforts. As discussed in item 4a, the watershed provides important habitat for steelhead trout (Oncorhynchus mykiss), Central California Coast Distinct Population Segment, which is federally listed as a "threatened" species (ACBD Specific Plan EIR, 2015).

The proposed project could have both direct impacts associated with the disturbance of riparian plants and animals, and indirect impacts resulting from increased erosion, sedimentation, sunlight, and wind. In particular, the proposed ramp to the existing access road on the north side of San Lorenzo Creek could encroach on the riparian corridor. If the project involves vegetation removal, placement of fill, or construction of structures (e.g., the ramp) within the area of CDFW's jurisdiction along San Lorenzo Creek, the applicant would be required to obtain a Streambed Alteration Agreement from CDFW pursuant to Section 1600 et seq. of the Fish and Game Code. As noted in item 4a, adherence to a Storm Water Pollution Prevention Plan (SWPPP) and low-impact development provisions for new development in the San Francisco Bay Regional Water Quality Control Board's stormwater permit would avoid water pollution that could harm aquatic species or habitat. Nevertheless, impacts to riparian habitats adjacent to San Lorenzo Creek would be potentially significant.

Implementation of Mitigation Measures B-2(a) through B-2(d) from the ACBD Specific Plan EIR would be required to delineate jurisdictional wetlands, restore wetland and riparian habitat if necessary, prepare a landscape plan, and prevent the invasion of native habitat by non-native plant species. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact on sensitive habitats with implementation of these measures.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The proposed project is located in a highly urbanized and developed area; the site fronts Mission Boulevard, an arterial transit corridor in the ACBD Plan Area. Existing development and roadway traffic in the Plan Area likely limit wildlife movement through the Plan Area. The CDFW BIOS (2016) mapped one essential connectivity area north of the project site; however, this corridor does not extend into the Plan Area.

Riparian corridors, waterways, and flood control channels, including San Lorenzo Creek, may provide local scale opportunities for wildlife movement. However, the Specific Plan EIR found that development within the Plan Area that is consistent with the ACBD Specific Plan would not inhibit wildlife movement within San Lorenzo Creek. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The proposed project would be located at an undeveloped site with several (fewer than five) trees on-site and more than 20 trees lining the outside of the property adjacent to San Lorenzo Creek and in residential backyards to the north of the site. The applicant would remove the on-site trees

during construction but would add new landscaping on-site and, as required by Eden Area General Plan Policy LU-12, P5, new streetscape trees lining Mission Boulevard.

The Alameda County Tree Ordinance (no. 0-2004-23) and Chapter 12.11 (Regulation of Trees in County Right-of-Way) of the Alameda County Code of Ordinances provide protection to any tree in the public right-of-way (ROW) within the Eden Area which meets the following criteria:

> "Any woody perennial plant characterized by having a single trunk or multitrunk structure at least ten feet high and having a major trunk that is at least two inches in diameter taken at breast height (DBH) taken at 4.5 feet from the ground. It shall also include those plants generally designated as trees and any trees that have been planted as replacement trees under the County Tree Ordinance or any trees planted by the County."

Under the Tree Ordinance and Chapter 12.11 of the County Code, any tree removed from the County ROW must be authorized by a permit issued by the Director and must be mitigated through efforts to replace an existing tree or trees with one or more trees of a type consistent with the character of the neighborhood. In addition, East 14th Street/Mission Boulevard is under Caltrans jurisdiction and trees removed within the Caltrans ROW would require Caltrans approval. ***Implementation of Mitigation Measure B-1(j) from the ACBD Specific Plan EIR would be required*** to procure permits for removal of any protected trees and replace any protected trees at a minimum 2:1 ratio. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact on protected trees with implementation of this measure.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

There are no habitat conservation plans or natural community conservation plans in force at the project site (Section IV, *Biological Resources*, ACBD Specific Plan Initial Study, 2015). No impact would occur.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.

5. The conclusion of the ACBD Specific Plan EIR relating to Biological Resources found all impacts to be less than significant with mitigation. All mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Biological Resources would be implemented.

5 Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	■
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☐	■	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	☐	☐	■	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR analyzes cultural and historic resources impacts on pages 4.4-1 through 4.4-14. According to the ACBD Specific Plan EIR, there are several designated historic resources throughout the Plan Area, which may be affected by development under the ACBD Specific Plan. However, Alameda County's existing development review processes protect locally designated historic resources from demolition, inappropriate alteration, and incompatible adjacent development. Additionally, the Alameda County Historic Preservation Ordinance (2012) establishes a consistent process for the County to make determinations of historical significance. Furthermore, all projects in Alameda County are subject to evaluation of potential impacts to national or California Register-listed properties. The ACBD Specific Plan EIR concludes that impacts to historical resources would be less than significant given compliance with adopted County policies and existing regulations.

The Plan Area includes known prehistoric and historic archaeological resources. In addition, ground disturbance associated with new construction could uncover previously unknown buried archaeological deposits or human remains. However, the ACBD Specific Plan EIR found that this impact would be less than significant with adherence to adopted County policies and existing regulations.

Paleontological resources may be present in portions of the Specific Plan area, especially in the East 14th Street/Mission Boulevard corridor between 163rd Avenue and Paradise Boulevard. Ground disturbance associated with new construction in these areas could disturb unrecorded paleontological resources, which may occur at or near the surface. The ACBD Specific Plan EIR found that this impact would be less than significant with incorporation of Mitigation Measure CR-3 to

monitor for paleontological resources during grading in the above East 14th Street/Mission Boulevard corridor.

Project-Specific Impacts

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The project site does not have any permanent structures and is not located in a historic district (NPS 2014). The ACBD Specific Plan EIR identified one potential historical resource in the vicinity of the project site: the Juan Bautista DeAnza Trail, a National Recreational Trail that extends from Mexico through Arizona to the San Francisco Bay Area, which is generally thought to pass through the Cherryland District. The DeAnza Trail most likely crosses San Lorenzo Creek at the intersection of Mattox Road and Mission Boulevard, then continues along Mission Boulevard in front of the project site, although its exact route is the subject of continued research. The proposed project would not interfere with this historical resource, as it is an unmarked resource that is currently located within the paved street (public right-of-way) at Mission Boulevard in an area that has been previously disturbed and developed. Therefore, construction of the project would have no direct or indirect impacts on historical resources

NO IMPACT

b. Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Although the ACBD Plan Area is known to include prehistoric and historic archaeological resources, including a former Native American village site (CA-Ala-6) recorded in the ACBD Specific Plan EIR as approximately 1.2 miles northwest of the site, the project site and surrounding areas are urbanized and have been previously graded for historic agricultural use and residential development. Therefore, archeological resources that may have existed at or near the surface have likely been disturbed by past development. As a result, the uppermost sediments are not likely to contain archeological resources. However, given the well-documented occupation of the area by indigenous tribes and others both prehistorically and historically, there is reasonable potential that ground disturbance for the project could uncover previously unknown archaeological resources. In addition, even though construction would not involve extensive excavation for deep foundations, underground parking, or soil remediation, excavation for the proposed buildings could extend below levels of past disturbance.

If human remains are unearthed during excavation for projects under the proposed Specific Plan, State Health and Safety Code Section 7050.5 requires that no further disturbance may occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner would have 24 hours to notify the California Native American Heritage Commission.

As anticipated in the ACBD Specific Plan EIR, impacts would be less than significant with adherence to adopted County policies and existing regulations. With implementation of standard conditions of approval for the protection of archaeological resources that could be disturbed during construction, the project would have a less than significant impact.

Standard Conditions of Approval

1. Prior to the initiation of construction or ground-disturbing activities, the project proponent shall retain a professional archaeologist to remain on-call throughout any project ground disturbing construction activities for consultation and the review and evaluation of any unexpected discoveries of significant archaeological resources. The information about the contract with the professional archaeologist shall be submitted to the Alameda County Planning Director for approval prior to commencement of the construction or ground disturbing activities. The on-call archaeologist shall also inform all personnel connected with construction of the Project of the possibility of finding archaeological resources (e.g. human remains, artifacts, bedrock, bone or shell). In addition, the project proponent shall retain the services of a Native American Ohlone tribe member to monitor grading and construction activities per the direction of the professional archeologist.
2. Archaeological monitoring of subsurface construction shall occur during surface clearing, grading and excavations for the proposed bridge abutments, the storm drain outfall, and for utilities and sewers. Monitoring on either a full time or intermittent basis shall be up to the discretion of the Project Archaeologist depending on his/her assessment of the potential for the exposure of significant archaeological resources.
3. An Archaeological Monitoring Closure Report shall be completed by the Project Archaeologist upon the completion of monitoring. A copy shall be filed with the California Historical Resources Information System, Northwest Information Center, CSU Sonoma, Rohnert Park (CHRIS/NWIC) and with the Alameda County Planning Director.
4. The developer shall inform all personnel connected with construction of the Project of the possibility of finding archaeological resources (e.g. human remains, artifacts, bedrock, bone or shell). If during construction such resources are encountered, all work will be halted within a 30-foot radius of the findings and a qualified archaeologist shall be retained to ascertain the nature of the discovery. Mitigation measures recommended by the archaeologist and approved by the Planning Director shall be implemented. Additionally, if human remains are found within the Project Area, State law (CEQA Section 15064.5 and the Health and Safety Code Section 7050.5) requires the following steps to be taken:
    - There shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the County Coroner is contacted;
    - If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours;
    - The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent;
    - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods.

Adherence to the standard conditions of approval listed above would ensure that significant impacts to cultural resources would not occur.

LESS THAN SIGNIFICANT IMPACT

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

The project site is located in an urbanized area of the Mission Boulevard corridor within the ACBD Plan Area. Decades of ground disturbance, development, and agriculture in the area have likely altered or disturbed near-surface paleontological resources. Due to substantial historic ground disturbance and paving in the area, it is unlikely to contain paleontological resources that could be impacted by development at the project site, which does not include deep excavation for such features as deep foundations or subterranean levels. In addition, the project site is not located in the area identified in the ACBD Specific Plan EIR along Mission Boulevard between 163rd Avenue and Paradise Boulevard where Pleistocene deposits along a relatively high potential to yield paleontological resources. While the ACBD Specific Plan EIR found a potentially significant impact on paleontological resources from new development along this segment of Mission Boulevard, the project site is located outside of that area. Since the project would not involve deep excavation or construction in a paleontologically-sensitive area identified in the ACBD Specific Plan EIR, it would have a less than significant impact on paleontological resources.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Cultural Resources found all impacts to be less than significant with implementation of mitigation to monitor paleontological resources. No mitigation measures contained in the ACBD Specific Plan EIR for impacts to Cultural Resources would apply to the project.

6 Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving:				
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	■
2. Strong seismic ground shaking?	☐	☐	■	☐
3. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
4. Landslides?	☐	☐	■	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	■
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	■	☐
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	■	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses geology and soils impacts on pages 4.5-1 through 4.5-21. The basic geologic setting of the project area has not changed since certification of the ACBD Specific Plan EIR. The ACBD Specific Plan EIR found that all impacts related to geology and soils would be less than significant with required implementation of existing regulations, policies, and standard practices, including the following:

- Current California Building Code (CBC) and Uniform Building Code (UBC) includes requirements and guidelines for buildings constructed in areas of high seismic risk.
- Alquist-Priolo Earthquake Fault Zone Act restricts development of buildings for human occupancy within 50 feet of an identified fault.
- Eden Area General Plan SAF-1, P1:Site specific geologic hazard assessments, conducted by a licensed geologist, shall be completed prior to development approval in areas with landslide and liquefaction hazards … and for development proposals submitted in Alquist-Priolo Zones ... Hazards to be mapped include: seismic features, landslide potential, and liquefaction potential. Mitigation measures needed to reduce the risk to life and property from earthquake induced hazards should be included.
- Eden Area General Plan SAF-1, P2: Buildings shall be designed and constructed to withstand ground shaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse of the structure. The County shall require that critical facilities and structures (e.g. hospitals, emergency operations centers) be designed and constructed to remain standing and functional following an earthquake.
- Alameda County General Ordinance Code, Section 15.08.240 requires applicants for new construction to submit soils or geologic reports for sites affected by a number of seismic and geologic hazards. In addition, new structures are required to incorporate design elements to reduce building failures.
- Grading, Erosion and Sediment Control Ordinance (Alameda County General Ordinance Code, Chapter 15.36) establishes standards for grading, construction and the control of erosion and sediments. In addition, Section 15.36.110 of the County Grading Ordinance gives the Director of Public Works the authority to require a soils and geologic investigation in support of any proposed development on private property.

Project-Specific Impacts

a.1. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The project site is located in a seismically active region of California, subject to strong seismic activity from the Hayward Fault and Calaveras Fault, a connecting fault of the San Andreas Fault system (Earthquake Zones of Required Investigation, Hayward Quadrangle; California Geological Survey and California Department of Conservation, 2012). The project site is located approximately 800 feet southwest of the Alquist-Priolo Fault Zone for the Hayward Fault (MACTEC 2009, see Appendix B). The project site is also approximately 10 miles southwest of the Calaveras Fault, as shown in Figure 4.5-2 of the ACBD Specific Plan EIR. Therefore, since the project site is located

outside of a designated Alquist-Priolo Fault Zone and is not located on any active faults, no impact with respect to ground rupture would occur.

NO IMPACT

a.2. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

The project site is located within the Hayward Fault Zone and near the Chabot Fault, both of which are active faults (California Geologic Survey, 2010). A strong seismic event along either fault could create substantial groundshaking, as is the case throughout the San Francisco Bay Region (California Geological Survey [CGS] and U.S. Geological Survey [USGS], 2008). Therefore, the project is subject to very strong ground shaking from earthquakes on the Hayward Fault or other active faults in the region (MATEC 2009). However, the proposed type and location of development would be within that analyzed in the ACBD Specific Plan EIR, which found that this impact would be less than significant across the Plan Area with adherence to the previously listed State and local standards that minimize the exposure of people or structures to seismic ground shaking. Therefore, consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

Although the project site is not mapped in a liquefaction hazard zone by the California Geologic Survey (Fault Activity Map, California Geologic Survey, 2010), it is identified as an area of moderate liquefaction potential in Figure 4.5.4 of the ACBD Specific Plan EIR. Soils on-site are well-drained, silty soils (US Geological Survey, 2016). Liquefaction occurs when saturated and unconsolidated soils lose strength as a result of stress (typically from earthquakes) and may cause damage to infrastructure and foundations. However, the proposed type and location of development would be within that analyzed in the ACBD Specific Plan EIR, which found that this impact across the Plan Area would be less than significant with adherence to the previously listed State and local standards that minimize the exposure of people or structures to liquefaction and other seismic-related ground failure. Therefore, consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The project site is not mapped in a landslide hazard zone by the California Geologic Survey (Fault Activity Map, California Geologic Survey, 2010) and the site and surrounding areas are generally flat and fully urbanized. Consistent with the ACBD Specific Plan EIR, the risk of landslides on-site is low and impacts due to landslide risk would be less than significant.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in substantial soil erosion or the loss of topsoil?

The project site primarily contains Yolo silt loam soils (0 to 3 percent slopes dry MLRA 14), which are not subject to high erosion hazards (U.S. Geological Survey, Web Soil Survey, 2016). Soil erosion

could result from ground disturbance during site preparation and grading activities associated with the project, as well as offsite construction activities associated with the potential new sewer and water connections. However, all project construction activities would be required to comply with Alameda County Ordinance Code regulations to limit erosion during construction (Section 15.36.600, Erosion and sediment control). Because the project site is 2.6 acres, construction activities would also be subject to National Pollution Discharge Elimination System (NPDES) Construction General Permit requirements, which apply to construction sites greater than an acre. As discussed in Section 9, *Hydrology and Water Quality*, these requirements include the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) and incorporation of best management practices (BMPs) to prevent sediment and other forms of pollution from entering waterways. In addition, the project would be required to comply with County Ordinance Code Section 16.16.080, Erosion and siltation control, which sets design requirements for new development, such as including debris basins. In conclusion, the proposed project would be within the scope of the ACBD Specific Plan EIR, which determines all impacts would be less than significant with adherence to the previously listed state and local standards that prevent soil erosion and loss of topsoil.

NO IMPACT

c. Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?

As stated above, the project site is not located in an area susceptible to landsliding, lateral spreading, subsidence, and collapse. Although the site is designated as having moderate potential for liquefaction hazards, the proposed type and location of development would be within that analyzed in the ACBD Specific Plan EIR, which found that this impact across the Plan Area would be less than significant with adherence to the previously listed State and local standards that prevent soil erosion and loss of topsoil. Therefore, consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The project site is comprised primarily of paved surfaces, but also contains some areas of exposed Yolo silt loam soils (0 to 3 percent slopes dry MLRA 14), which are characterized by moderate shrink-swell potential, or expansiveness (USGS Web Soil Survey, 2016). As mentioned before, the project would be subject to the Alameda's County Building Code, which requires a site-specific evaluation of soils conditions that includes recommendations for ground preparation and earthwork specific to the site and construction design. Expansive and otherwise weak soils may be re-engineered for stability prior to the construction or rebuild of buildings and other infrastructure; such re-engineering may include but would not be limited to: soil replacement (excavation of unsuitable soil followed by filling with stable/suitable material), grouting (cementing the soil particles together), compaction/re-compaction (watering and compressing the soils), and/or drainage control. The County's Building Code also requires that each soils evaluation is conducted by registered soil professional and measures to eliminate inappropriate soil conditions must be applied, depending on the soil conditions. Consistent with the conclusions of the ACBD Specific Plan EIR for the Plan Area,

the project would be subject to local standards that address expansive soil and thus would result in less than significant impacts.

LESS THAN SIGNIFICANT IMPACT

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The project site would be served by an existing sewer system run by the Oro Loma Sanitary District. The project would not involve the use of septic tanks or any other alternative waste water disposal systems. Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, no impact resulting from the use of septic tanks or alternative wastewater disposal systems would occur.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Geology and Soils found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Geology and Soils.

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7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses greenhouse gas emissions impacts on pages 4.6-1 through 4.6-22. The ACBD Specific Plan EIR states that implementation of the Specific Plan would generate new greenhouse gas emissions, directly and indirectly. However, the Alameda County Community Climate Action Plan (CCAP) established goals and policies that would help the ACBD Plan Area achieve BAAQMD goals for per capita greenhouse gas emission reductions required by California State Senate Bill (SB) 375. Therefore, the ACBD Specific Plan EIR concluded that there would be no Specific Plan-related impacts to greenhouse gas emissions, and no mitigation measures are required.

While no significant GHG-related impacts have been identified in relation to adoption and implementation of the ACBD Specific Plan, and no mitigation is required, the CCAP includes policies that will further reduce the GHG emissions from individual development projects. Relevant CCAP strategies and measures that focus on GHG emissions reductions include:

- **Transportation Action Area: Walking and Bicycling Strategy**
  - **T-3,** retrofit bicycle racks and parking facilities in under-served civic and commercial areas.
  - **T-4,** enhance pedestrian infrastructure within easy walking distance from community activity centers.
  - **T-5,** expand the traffic calming program to improve pedestrian safety
  - **T-6,** improve pedestrian connectivity and route choice in neighborhoods
- **Transportation Action Area: Parking Management Strategy**
  - **T-14,** reduce minimum parking requirements for mixed-use, pedestrian-, and transit-oriented development. (ACBD Specific Plan Policy 8.7)

- **Land Use Action Area: Transit Oriented Development Strategy**
  - **L-1,** facilitate the establishment of mixed-use, pedestrian-, and transit-oriented development near major transit stations or transit corridors. (ACBD Specific Plan Policies 4.1 and 4.2)
- **Land Use Action Area: Neighborhood Commercial District Strategy**
  - **L-3,** increase the diversity of uses in neighborhood-serving commercial centers.
  - **L-4,** improve the vitality of mixed-use neighborhood-serving commercial centers through increased density allowances and enhanced design.
  - **L-5,** conduct land use and market analyses to identify sites within expansive residential areas that could support new or expanded neighborhood commercial centers.
- **Building Energy Action Area: Energy Performance in New Construction Strategy**
  - **E-8,** renew the County Green Building Ordinance.
  - **E-10,** require new construction to use building materials containing recycled content.
  - **E-11,** require new commercial parking lots to incorporate heat gain-mitigating design strategies.
  - **E-12,** require all new multi-unit buildings and major renovations to existing multi-unit buildings to be "sub-metered" in order to enable each individual unit to monitor energy and water consumption.
- **Green Infrastructure Action Area: Urban Forest Strategy**
  - **G-1,** expand the urban forest (e.g., street trees and trees on private lots) in order to sequester carbon and reduce building energy consumption.
- **Green Infrastructure Action Area: Community Gardens and Urban Agriculture Strategy**
  - **G-3,** establish a local community garden program to increase local food security and provide local recreation amenities. (Specific Plan Program 1.4.6)
  - **G-5,** work with local organizations to establish farmers' market sites in the unincorporated county (Specific Plan Program 1.4.2)

Moreover, though the ACBD Specific Plan EIR does not identify any mitigation measures, it does conclude that mitigation may be necessary on a project-by-project basis. Such project-specific mitigation measures may include the incorporation of specific measures or policies found in the County's Green Building Ordinance, summarized below.

Alameda County Green Building Ordinance

Adopted in 2009, the Alameda County Green Building Ordinance requires residential construction greater than 1,000 square feet and commercial development greater than 3,000 square feet in unincorporated communities of Alameda County to submit documentation of how the project meets specific green building standards ("GreenPoint Rated," "LEED®", or certification from a qualified third party).

Setting

Climate change is the observed increase in the average temperature of the Earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of greenhouse gases (GHG). GHGs contribute to the "greenhouse effect," which is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the Sun hits the Earth's surface and warms it. The surface in turn radiates heat, known as infrared radiation, back towards the atmosphere. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the Industrial Revolution (approximately 250 years ago), however, add to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, and as a result, contribute to an average increase in the Earth's temperature.

GHGs occur naturally and from human activities. Human activities that produce GHGs include the burning of fossil fuels for energy, livestock production, waste disposal (i.e., methane emissions from landfill waste), deforestation, and agriculture. GHGs produced by human activities include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). It is estimated that since 1750, the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased by over 36%, 148%, and 18%, respectively, primarily due to human activity (U.S. EPA 2009). Emissions of GHGs may affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way in which the Earth absorbs gases from the atmosphere. Potential impacts of global climate change in California may include loss of snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (CEC 2009).

California's major initiative for reducing GHG emissions is outlined in Assembly Bill (AB) 32, the "California Global Warming Solutions Act of 2006," signed into law in 2006. AB 32 codifies the statewide goal of reducing GHG emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels; the same requirement as under S-3-05), and requires the California Air Resources Board (ARB) to prepare a Scoping Plan that outlines the main State strategies for reducing GHGs to meet the 2020 deadline. In addition, AB 32 requires ARB to adopt regulations to require reporting and verification of statewide GHG emissions. AB 32 codified a short-term statewide GHG reduction goal to set the State on a trajectory to attain the long-term statewide goal of 80% below 1990 levels by 2050. On September 8, 2016, California codified a mid-term statewide goal of 40% below 1990 levels by 2030 under Senate Bill (SB) 32.

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an environmental issue that requires analysis in California Environmental Quality Act (CEQA) documents. In March 2010, the California Resources Agency (Resources Agency) adopted amendments to the State CEQA Guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions. The adopted guidelines give lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

Senate Bill (SB) 375, signed in August 2008, enhances the state's ability to reach AB 32 goals by directing ARB to develop regional GHG emission reduction targets to be achieved from vehicles for 2020 and 2035. In addition, SB 375 directs each of the state's 18 major Metropolitan Planning

Organizations (MPOs) to prepare a "sustainable communities strategy" (SCS) that contains a growth strategy to meet these emission targets for inclusion in the Regional Transportation Plan (RTP). On September 23, 2010, ARB adopted final regional targets for reducing GHG emissions from 2005 levels by 2020 and 2035.

In 2007 Alameda County signed the Cool Counties Climate Stabilization Declaration (R-2007-336), which committed the County to work towards achieving an 80% reduction in GHG emissions by 2050. In, 2014, Alameda County adopted its Community Climate Action Plan (CCAP). The CCAP includes results of the County's GHG emissions inventory and provides GHG reduction strategies for six climate action areas (transportation, land use, building energy, water use, waste, and green infrastructure) to meet GHG reduction targets consistent with AB 32. According to the CCAP, the unincorporated areas of Alameda emitted 930,039 metric tons of carbon dioxide equivalent emissions (MT CO_2e) per year in 2005. Thus, to meet AB 32 target reductions, the County would need to reduce annual emissions to 15% below 2005 levels by 2020, or to 790,533 MT CO_2e. It is projected that the strategies set forth in the CCAP would slightly exceed this target and achieve a 15.6% reduction relative to 2005 emissions, or 785,070 MT CO_2e (Alameda County 2014).

Significance Thresholds

The adopted CEQA Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (such as a Climate Action Plan). GHG emissions in Alameda County can be evaluated using both options as the BAAQMD has adopted quantitative significance thresholds and the County has adopted a Community Climate Action Plan. However, both options were designed to achieve consistency with the statewide AB 32 reduction target and have not been updated to achieve consistency with the recently codified SB 32 statewide reduction target. Therefore, the project's GHG emissions impacts are evaluated using existing criteria designed for consistency with AB 32 (i.e., BAAQMD thresholds and the County's CCAP) and a project-specific per-person threshold calculated to be consistent with SB 32. These two methods are described in greater detail below.

Thresholds for Consistency with AB 32

The BAAQMD adopted significance thresholds for GHG emissions from new development in May 2017 (Table 6). For land use development projects (residential, commercial, and industrial), the threshold is compliance with a qualified GHG Reduction Strategy, or either: 1) annual emissions less than 1,100 MT CO_2e per year, or 2) 4.6 MT CO_2e per service population (residents + employees) per year. For the purpose of this analysis, the BAAQMD threshold of 1,100 MT/year CO_2e is used to analyze the significance of environmental impacts due to project-generated GHG emissions; the second threshold is intended for larger-scale projects to avoid penalizing larger projects that would have efficient, low-GHG emissions relative to their service population. The project's consistency with applicable CCAP strategies to reduce GHG emissions is also analyzed to determine the significance of GHG Project impacts.

Table 6 GHG Significance Thresholds

GHG Emission Source Category	Operational Emissions
Non-stationary Sources	1,100 MT CO_2e/year OR 4.6 MT CO_2e/SP/year (residents + employees)
Stationary Sources	10,000 MT/year
Plans	6.2 MT CO_2e/SP/year

Notes: SP = Service Population (residents + employees).
Sources: BAAQMD CEQA Guidelines, 2017. Alameda County Community Climate Action Plan, 2014.

Project-Specific Impacts

a. Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed mixed-use development project would involve the construction of 65 residential units, including townhomes and apartments, as well as 13,900 square feet of ground floor commercial space on a 2.6-acre site. As discussed in Section 3, *Air Quality*, the project would include residential density below the BAAQMD CEQA GHG screening criteria for residential land uses listed in Table 4. Therefore, the residential portions of the project would not generate operational air pollution and precursors that exceeds the CEQA GHG Thresholds of Significance (Table 6) and would not require additional analysis. Depending on the commercial land use classification, the project would potentially be below GHG screening criteria (strip malls and hardware stores). Additionally, the project would be consistent with GHG guidelines established in the Alameda County Community Climate Action Plan (CCAP), as listed in Table 7. The ACBD Specific Plan EIR determines annual greenhouse gas emissions to be approximately 5.5 MT CO_2e per service population, which is less than the BAAQMD significance thresholds for GHG emissions shown in Table 6. As the proposed project would be consistent with the intensity and scale of development anticipated in the ACBD Specific Plan EIR, GHG emissions from the proposed project would not cause an exceedance of these thresholds.

Senate Bill 375, signed in August 2008, requires the inclusion of sustainable communities' strategies (SCS) in regional transportation plans (RTP) for the purpose of reducing GHG emissions. In July 2013, the Metropolitan Transportation Commission (MTC) and the ABAG adopted the Plan Bay Area 2013, which is a state-mandated, long-range, integrated transportation, land-use, and housing plan that would support a growing economy, provide more housing and transportation choices, and reduce transportation-related pollution in the nine-county San Francisco Bay Area (MTC 2013). The MTC is in the process of updating the plan and the draft Plan Bay Area 2040 is available for review, but has not yet been adopted. As discussed in the setting section above, the Alameda County has an adopted CCAP that includes measures and implementation actions to achieve GHG emission reduction goals. Table 7 analyzes the project's consistency with the Plan Bay Area 2040 and the Alameda County CCAP.

Table 7 Project Consistency with Plan Bay Area 2040 and Alameda County CCAP

Goals, Targets, and Policies	Consistent?	Analysis
Plan Bay Area 2040		
Reduce per-capita CO_2 emissions from cars and light-duty trucks (VMT) by 15 percent.	Yes	The proximity of the proposed project to public transit would reduce vehicle miles traveled (VMT). The Bay Area Rapid Transit (BART) Hayward Station is located approximately 1.5 miles from the project site and provides regional rail service, including to San Francisco, Oakland, and Berkeley. Additionally, the project site is 0.1 miles from the Mission Boulevard and Medford Avenue bus stop, served by AC Transit routes 10, 93, and 801.
House 100% of the region's projected growth by income level without displacing current low-income residents and with no increase in in-commuters.	Yes	The project would involve infill development that would introduce 67 residential units on a vacant site. Therefore, the project would increase available housing for Bay Area workers and residents without displacing existing housing.
Increase non-auto mode share by ten percent.	Yes	The project would promote pedestrian traffic in an underutilized area of Mission Boulevard, which currently caters primarily to automobile traffic, and improve walkability from nearby neighborhoods. Additionally, the project would be located approximately 1.5 miles from the BART Hayward Station and 0.1 miles from the Mission Boulevard and Medford Avenue AC Transit bus stop, which promotes public transit use from the site.
Alameda County (Unincorporated Areas) CCAP		
Transportation Action Area		
T-4 Enhance pedestrian friendly infrastructure within easy walking distance from community activity centers. T-6 Improve pedestrian connectivity and route choice in neighborhoods.	Yes	The proposed project would include improvements to pedestrian access and circulation, including an outdoor open-air plaza and landscaping.
Land Use		
L-1 Facilitate the establishment of mixed-use, pedestrian- and transit-oriented development near major transit stations or transit corridors. L-3 Increase the diversity of uses in neighborhood-serving community centers. L-4 Improve the vitality of mixed-use neighborhood-serving commercial centers through increased density allowances and enhanced design.	Yes	The project would incorporate medium density, mixed-use development that would revitalize an undeveloped and underutilized site on Mission Boulevard, a major transit corridor of the ACBD that is currently not pedestrian-oriented. The project would add neighborhood-serving ground-floor commercial space and residences approximately 1.5 miles from the BART Hayward Station and is 0.1 miles from the Mission Boulevard and Medford Avenue bus stop.

Goals, Targets, and Policies	Consistent?	Analysis
Building Energy		
E-10 Require new construction to use building materials containing recycled content. E-12 Require all new multi-unit buildings and major renovations to be "sub-metered" in order to enable each individual unit to monitor energy and water consumption.	Yes	The project would be required to comply with building requirements established by the Alameda County Green Building Ordinance (Alameda County Municipal Code Chapter 15.08, Building Code, Section 460 "Green Building Program").
Water Use		
WT-2 Require new landscape projects to reduce outdoor potable water use by 40 percent.	Yes	The project would be required to comply with this County requirement to reduce outdoor potable water use for landscaped areas.
Waste		
WS-1 Increase solid waste reduction and diversion to 90 percent by 2030.	Yes	The project would be required to comply with future County requirements to minimize solid waste, if applicable. The project would also comply with 2016 CALGreen standards requiring at least 65 percent construction and demolition waste diversion, a maximum of 3.4 pounds waste per square foot, and would provide readily accessible areas for recycling of paper, cardboard, glass, plastics, organic waste, and metals (CalRecycle, 2016).
Green Infrastructure		
G-1 Expand the urban forest (e.g. street trees and trees on private lots) in order to sequester carbon and reduce building energy consumption. G-3 Establish a local community garden program to increase local food security and provide local recreational amenities G-5 Work with local organizations to establish farmers' market sites in the unincorporated county.	Yes	The project would require the removal of existing trees on the project site. However, pursuant to Eden Area General Plan Policy LU-12, P5, the applicant would be required to include street trees along public right-of-ways, resulting in a net increase in overall tree cover at the site. Additionally, although the project would involve removal of an existing community garden at the north end of the site, it would add a new on-site community garden that provides edible food and landscaping. The applicant also expects to provide a neighborhood-serving market that would be associated with the community garden space, consistent with the green infrastructure strategies established in the CCAP.

Sources: Plan Bay Area 2040, 2017; Alameda County (Unincorporated Areas) Community Climate Action Plan, 2014.

As demonstrated in the analyses in Table 7 above, the project would be consistent with BAAQMD GHG significance thresholds, per-person significance thresholds consistent with AB 32, and local and regional plans to reduce GHG emissions. Therefore, the project would be consistent with state, regional, and local policies to reduce GHG emissions. As previously discussed, the project would also be within the scope of the ACBD Specific Plan EIR analysis of GHG emissions. Therefore, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Greenhouse Gas Emissions found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Greenhouse Gas Emissions.

8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	☐	☐	☐	■
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	■	☐
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses hazards and hazardous materials impacts on pages 4.7-1 through 4.7-13. Although new residential or commercial development in the Plan Area could involve the use, storage, disposal or transportation of hazardous materials, the ACBD Specific Plan EIR found that adherence to existing regulations would ensure a less than significant impact. Demolition of older buildings also could result in the release of asbestos or lead-based paint; however, compliance with BAAQMD and State regulations regarding the handling and disposal of these materials would reduce these potential impacts to less than significant. In addition, the redevelopment of sites with localized contamination could expose workers or residents to residual contaminants, but adherence to policies in the Eden Area General Plan would protect people from these hazards. The ACBD Specific Plan EIR found that this impact would be less than significant.

Project-Specific Impacts

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The project would involve the construction of 67 residential units, including townhomes and apartments, as well as 13,900 square feet of ground floor commercial space on a 2.6-acre site. Residential uses typically do not use or store large quantities of hazardous materials. The commercial uses proposed include a neighborhood-serving market, a food business incubator, and a technology access center, which would also not involve more than routine use or storage of hazardous materials for cleaning. Potentially hazardous materials such as fuels, lubricants, and solvents would be used by heavy machinery during construction of the project. However, the proposed project is consistent with the type of development analyzed in the ACBD Specific Plan EIR and would not require any additional mitigation measures after adherence to the previously discussed standards and regulations. Consistent with the conclusions of the ACBD Specific Plan EIR, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?

Schools nearest to the project site include Colonial Acres Elementary School (located approximately 0.9 miles east of the project site), Strobridge Elementary School (located approximately 0.7 miles west of the project site), and Cherryland Elementary School (located approximately 0.9 miles south of the project site). There are no existing or proposed schools located within 0.25 miles of the project site. Therefore, the project would not expose an existing or proposed school to hazardous materials, substances, or waste.

NO IMPACT

d. Would the project be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The following databases compiled pursuant to Government Code Section 65962.5 were checked (July 20, 2017) for known hazardous materials contamination within 1,000 feet of the project site:

- U.S. EPA
  - *Comprehensive Environmental Response, Compensation, and Liability Information Search (CERCLIS) Search*
- California State Water Resources Control Board
  - *GeoTracker search for leaking underground storage tanks (LUST) and other Cleanup Sites*
- California Department of Toxic Substances Control
  - *Cortese list of Hazardous Waste and Substances Sites*
  - *EnviroStor: Cleanup Site and Hazardous Waste Facilities Database*

No hazardous material sites within 1,000 feet of the project site were identified in the CERCLIS, EnviroStor, or the Cortese list databases. A search using GeoTracker identified two LUST cleanup sites (Sherwood Dawson & Company at 19100 Mission Boulevard and Peterson Metal Manufacturing at 20478 Mission Boulevard) and one cleanup program site (Auto Max at 20535 Mission Boulevard) located within 1,000 feet of the project site along Mission Boulevard; all three of these sites were remediated, with the cases closed by 2001.

Additionally, in 2003, Encore Environmental Consultants, LLC (EEC) conducted a Phase I Environmental Site Assessment (ESA) for the southern half of the project site (formerly 20499 Mission Boulevard). The ESA was performed in accordance with ASTM E 1527-00 Standard Practice, investigating the presence of current (as of 2003) and historic Recognized Environmental Conditions (RECs) at the site. The ESA found evidence of one underground oil/water separator on the site identified as a current REC. The two-compartment, concrete oil/water separator filled with water and sediment was located within a concrete slab inside a garage attached to the north side of the used car sales building. All of these structures have since been removed. The assessment also found evidence of one historical REC at the Hayward Auto dealership north of the site; this property is now part of the proposed project site. Hayward Auto previously operated two underground storage tanks (USTs), one 2,000-gallon gasoline UST, and one 1,000-gallon waste oil UST at the site; the USTs were removed in August 1998 and the case was closed. It is unlikely that the former presence of these tanks would adversely impact the project site.

In 2009, Geocon Consultants and Strategic Engineering & Science (SES) conducted duplicate studies to analyze soil samples (see Appendix C). These studies confirmed that soil on-site did not exceed environmental screening levels established by the San Francisco Bay Regional Water Quality Control Board of 370 mg/kg of TPH (residual fuels) for residential land uses. The studies also concluded that hydraulic hoists and sumps previously located on-site have not had an adverse impact on soils.

Given the status of the cases and the fact that there are no other relevant listings for potential contamination, impacts would be less than significant.

LESS THAN SIGNIFICANT IMPACT

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

f. For a project near a private airstrip, would it result in a safety hazard for people residing or working in the project area?

The nearest airport is Hayward Executive Airport (HWD), located approximately two miles southwest of the project site. The project is not located within the HWD Airport Influence Area (Alameda County, Hayward Executive Airport Land Use Compatibility Plan, 2012), within an airport hazard zone or near a private airstrip. Consistent with the conclusions of the ACBD Specific Plan EIR, the proposed project would not result in a safety hazard for residents or employees.

NO IMPACT

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

As required by State law, Alameda County has established emergency preparedness procedures to be prepared for and respond to a variety of natural and manmade disasters that could confront the community. Emergency and disaster planning is primarily conducted through the Public Health Department, in collaboration with other County departments. Resources are also available to the public at the Department of Public Health website (ACBD Specific Plan EIR, 2015).

The project would not alter traffic patterns or travel lanes on roadways carrying emergency vehicles. Therefore, construction and operation of the project would not directly impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, or involve the development of structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation.

NO IMPACT

h. Would the project expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

The project site is located in an urbanized area in Cherryland, surrounded primarily by paved surfaces and structures, and outside of a Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE, 2008). This setting indicates that the area is at low risk from wildland fire.

The Alameda County Fire Department (ACFD) provides fire protection services to the community of Cherryland. The project site is located approximately one mile south of ACFD Station 24 (1430 164th Avenue), approximately 1.7 miles east of ACFD Station 22 (427 Paseo Grande) and approximately

1.3 miles from ACFD Station 23 (19745 Meekland Ave); Station 23 is currently under construction. As the project site is located in an area at low risk for wildland fires and in close proximity to local fire protection resources, there would be no impact.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Hazards and Hazardous Materials found all impacts to be less than significant. The EIR contains no necessary mitigation measures in addition to existing laws and regulations that apply to impacts to Hazards and Hazardous Materials.

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9 Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	☐	☐	■	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	■	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	■	☐
d. Substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	■	☐
e. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	■	☐
f. Otherwise substantially degrade water quality?	☐	☐	■	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g. Place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	■	☐
h. Place structures in a 100-year flood hazard area that would impede or redirect flood flows?	☐	☐	■	☐
i. Expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?	☐	☐	■	☐
j. Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses hydrology and water quality impacts on pages 4.8-1 through 4.1-18. Construction and operation of future development in the Plan Area could result in discharges of contaminated wastewater. However, compliance with permits and regulations, and implementation of Best Management Practices contained therein, would ensure that potential water quality impacts would be less than significant. In addition, compliance with County building standards would prevent the exposure of people in new developments to flood hazards, resulting in a less than significant impact.

Setting

The project site is located within the San Francisco Bay Hydrologic Region, within the San Lorenzo Watershed, and is adjacent to San Lorenzo Creek. San Lorenzo Creek is concrete-lined and channelized through the ACBD Plan Area; it is an impaired water body and is subject to EPA approved total maximum daily loads (TMDLs) (refer to Water Quality discussion below). As the ACBD Plan Area's primary surface water resource, San Lorenzo Creek functions as a flood control channel for the area. Drainage and runoff from the project site flows into San Lorenzo Creek to its outlet at San Francisco Bay.

Project-Specific Impacts

a. Would the project violate any water quality standards or waste discharge requirements?

e. Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f. Would the project otherwise substantially degrade water quality?

Runoff drains to Mission Boulevard and to San Lorenzo Creek from the project site. Construction activities on-site would have the potential to cause soil erosion from exposed soil, an accidental release of hazardous materials such as vehicle fuels and lubricant, or temporary siltation from stormwater runoff. Soil disturbance would occur during the removal of existing vegetation, grading for the proposed building foundations, the private access driveway, alleys, and bio-retention basin, trenching for expansion of existing underground utilities would disturb soil, and installation of a trailhead and ramp to access flood control easements at San Lorenzo Creek.

The construction of 37 townhomes and four mixed-use buildings, access driveways and parking, and on-site sidewalks would increase the amount of impervious surface area from its current condition of approximately 50 percent impervious surface to approximately 70 percent impervious surface. Impervious surface prevents storm water from being absorbed into the soil. During the life of the project, contaminants such as cleaning solvents, pesticides, fertilizers, lubricants, metals, and fuel products may be deposited into surface runoff. As potential contaminants flow over the impervious surfaces, the water picks up and carries away these pollutants, which might be present on these surfaces. In this way, the stormwater acts as a vehicle for pollution entering the storm water drainage system. The potential increase in polluted runoff from the project would affect water quality in San Lorenzo Creek, which functions as a local flood control channel, due to the site's proximity to the creek.

However, because the project would involve grading on at least one acre, it would be required to comply with regulations established under the National Pollution Discharge Elimination System (NPDES) program as part of Section 402 of the Clean Water Act to control both construction and operation (occupancy) storm water discharges. In the Bay Area, the San Francisco Regional Water Quality Control Board (RWQCB) administers the NPDES permitting program and is responsible for developing permitting requirements. Under the conditions of the permitting program, the applicant would be required to eliminate or reduce non-storm water discharges to waters of the nation (including the adjacent San Lorenzo Creek), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) for construction activities, and perform inspections of the storm water pollution prevention measures and control practices to ensure conformance with the site SWPPP. As such, the project would be subject to the RWQCB's Stormwater NPDES) Permit No. CAS612008 and its provisions set forth in Section C.3 New Development and Redevelopment. The SWPPP must include Best Management Practices (BMPs) specific to project construction and is subject to inspections by a Qualified Stormwater Professional (QSP). BMPs aim to control degradation of surface water by preventing soil erosion or pollution discharge from the project site. In addition, if the proposed offsite trailhead and ramp elements involve vegetation removal, placement of fill, or construction of structures within the area of CDFW's jurisdiction along San Lorenzo Creek, the applicant would be required to obtain a Streambed Alteration Agreement from CDFW pursuant to Section 1600 et seq. of the Fish and Game Code.

Because project construction would result in a net increase of approximately 20 percent (20,000 sf) of impervious surfaces at the site, the project would be required to adhere to Provision C.3, which applies to any redevelopment projects that create and/or replace at least 10,000 sf of impervious surfaces. Provision C.3 (New Development and Redevelopment) of the Municipal Regional Stormwater NPDES Permit includes a Low Impact Development provision (C.3.c) requires that low impact development (LID) techniques be utilized to employ appropriate source control, site design, and stormwater treatment measures to prevent increases in runoff flows from new development projects. This is to be accomplished by employing principles such as minimizing disturbed areas and

imperviousness, and preserving and recreating natural landscape features, in order to "create functional and appealing site drainage that treats stormwater as a resource, rather than a waste product" (San Francisco Bay RWQCB, 2009). These LID practices, as well as other provisions and BMPs specified in the Municipal Regional Stormwater NPDES Permit, may require long-term operational inspections and maintenance activities to ensure the effective avoidance of significant adverse impacts associated with water quality degradation.

By adhering to the provisions of NPDES Section C.3 and the SWPPP, the project would not result in adverse effects on water quality and or in the violation of water quality standards or waste discharge requirements during construction or operation and would not create additional runoff that would exceed the capacity of existing stormwater systems or provided additional sources of polluted runoff. The ACBD Specific Plan EIR determined that impacts associated with buildout of the Specific Plan would be less than significant for projects that comply with existing regulations. Consistent with the conclusions of the ACBD Specific Plan EIR for the Plan Area as a whole, the project would have a less than significant impact on water quality.

LESS THAN SIGNIFICANT IMPACT

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering or the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

The project site overlays the East Bay Plain Subbasin of the Santa Clara Valley Groundwater Basin (No. 2-9.04). The East Bay Plan Subbasin is 122 square miles in area bounded by San Pablo Bay to the north, Franciscan Basement rock to the east, and Niles Cone Groundwater Basin to the south (San Francisco Bay Hydrologic Region, 2004). The project would not involve construction of wells, pumping, or extraction of groundwater. Potable water for the future townhomes, apartments, and ground floor commercial would be provided by the EBMUD. Although the project would increase the amount of impervious surface on-site, LID practices to reduce runoff and mimic a site's predevelopment hydrology would be required, which would generally maintain existing groundwater recharge at the site. Thus, the project would not substantially affect local groundwater or groundwater recharge. Consistent with the conclusions of the ACBD Specific Plan EIR for the Plan Area as a whole, impacts associated with the project would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site??

d. Would the project substantially alter the existing drainage pattern of the site or area, including the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

Construction and operation of the project would not alter the course of a stream or river. San Lorenzo Creek flows adjacent to the western edge of the project site; San Lorenzo Creek is channelized and concrete-lined through the urbanized ACBD Plan Area. Although the site is in close proximity to the creek and would involve creek improvements, the project would not alter the course of San Lorenzo Creek. The project would incorporate a new gate and improved driveways to

improve ACFCD access to the flood control easement near Hampton Road and Mission Boulevard. Additionally, the project site is located in an urbanized area already connected to existing stormwater drainage system located in the Alameda County Flood Control and Water Conservation District's Zone 2. Stormwater runoff from the project site is currently directed through stormwater drainage facilities and flood control easements to San Lorenzo Creek; these drainage patterns would be maintained with implementation of development under policies established in ACBD Specific Plan Goal PF-11 to collect, store and dispose of stormwater in ways that are safe, sanitary, and environmentally acceptable. Adherence to NPDES permit requirements and policies set forth in the ACBD Specific Plan would mitigate potential runoff, erosion, or siltation impacts to San Lorenzo Creek to less than significant levels. Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact related to drainage patterns.

LESS THAN SIGNIFICANT IMPACT

g. Would the project place housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map?

h. Would the project place structures in a 100-year flood hazard area that would impede or redirect flood flows?

Flood-prone areas are generally located in low areas and in close proximity to streams and creeks. During larger storms, flooding could occur primarily as sheet flow in streets and along stream channels. Flood zone mapping by the Flood Insurance Rate Maps (FIRMs) published by Federal Emergency Management Authority (FEMA) indicates that the ACBD Plan Area is most prone to flooding along San Lorenzo Creek (FIRM Panel 06001C0286G). As shown in Figure 4.8-2 of the ACBD Specific Plan EIR (2015), there is a FEMA-designated 100-year Flood Hazard Area, or Special Flood Hazard Area (SFHA), along the southern portion of the ACBD Plan Area, associated with San Lorenzo Creek. Although the project site is located adjacent to the San Lorenzo Creek adjacent to the project site is not within the FEMA-mapped 100-year floodplain; therefore neither housing nor structures would be placed in a 100-year flood hazard area. Consistent with the conclusions in the ACBD Specific Plan EIR for buildout of the Plan Area as a whole, the project would have a less than significant impact related to flood hazards.

LESS THAN SIGNIFICANT IMPACT

i. Would the project expose people or structures to a significant risk of loss, injury, or death involving flooding, including that occurring as a result of the failure of a levee or dam?

There are no dams located near the project site or within the ACBD Plan Area; however, as discussed in the ACBD Specific Plan EIR, four dams are located in the vicinity and may pose inundation threat to the area, including South Reservoir Dam, Almond Reservoir Dam, San Lorenzo Creek Dam, and Cull Creek Dam). The project site is located in an area potentially subject to inundation associated with failure from the above dams. As discussed in the ACBD Specific Plan EIR under Item IX, *Hydrology and Water Quality*, of the Initial Study (EIR Appendix A), this area is highly urbanized, so the project would not expose new areas to potential inundation from dam failure, nor would it alter existing risks to areas surrounding the project site. Each dam has the potential to fail and release a volume of water that could result in severe short-term flooding, although the likelihood of this occurring is low. Approximately 17 percent of California's 15,498 dams have been identified as high-hazard potential, and 68 percent of state-regulated high-hazard dams have Emergency Action Plans (EAPs) (American Society of Civil Engineers, 2017). Although the project

would be located in an area that could potentially be inundated by dam failure, the risk of failure from these dams is minimal. The project's location and use are consistent with the ACBD Specific Plan EIR's programmatic analysis of buildout of the Plan Area as a whole. Consistent with the conclusions in the ACBD Specific Plan EIR, impacts related to levee or dam failure would be less than significant.

LESS THAN SIGNIFICANT IMPACT

j. Would the project result in inundation by seiche, tsunami, or mudflow?

The project site is not at a shoreline elevation or near a water body where risk of seiche or tsunami would be a hazard; the nearest water body that could experience a seiche event is the San Francisco Bay, and it is not anticipated that a seiche in the Bay would have potential to affect the site due to the site's distance from the Bay (approximately 3.5 miles). As described in Section 6, *Geology and Soils*, because the project site and surrounding area are generally flat and fully urbanized, the risk of landslides or mudflows at the project site is low to negligible. Therefore, the project site would not be subject to substantial hazards from flooding or inundation by seiche, tsunami, or mudflow. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, no impact would occur.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Hydrology and Water Quality found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Hydrology and Water Quality.

10 Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	■
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	■	☐	☐
c. Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses land use planning impacts on pages 4.9-1 through 4.9-17. Implementation of the ACBD Specific Plan would not physically divide an established community or conflicts with a habitat conservation plan, natural community conservation plan, or other adopted conservation plan. For these issues, no impact would occur in the Plan Area.

The new form-based zoning codes established in the ACBD Specific Plan would allow new development consistent with density limits, existing land use designations, and design and development guidance in the Eden Area General Plan. In addition, the plan would be consistent with policies in the Alameda County General Plan and with the Airport Land Use Compatibility Plan for Hayward Executive Airport, assuming compliance with compatibility criteria for development within the Airport Influence Area. Therefore, the ACBD Specific Plan EIR found a less than significant impact related to consistency with applicable land use goals, policies, and objectives.

The ACBD Specific Plan EIR identifies incompatibility with surrounding residential land uses as a potential issue resulting from buildout of the Plan. However, impacts would be less than significant with the implementation of height and massing requirements discussed in Section 1, *Aesthetics,* of the ACBD Specific Plan EIR. Furthermore, design review would occur on a project-by-project basis to ensure that new development is compatible with surrounding residential areas, particularly with one-story residential uses.

Project-Specific Impacts

a. Would the project physically divide an established community?

The project site is located in an already urbanized portion of Cherryland within the ACBD Plan Area and is surrounded on all sides by urban development. The project would not include construction of new roads, linear infrastructure, or other development features that would divide an established community or limit movement, travel, or social interaction between established land uses. The project would promote pedestrian walkability from and connectivity to surrounding residential neighborhoods in accordance with ACBD Specific Plan policies. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, no impact would occur.

NO IMPACT

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

The project site is located within the ACBD Plan Area and is subject to the ACBD Specific Plan, which provides a framework for land use planning and other decision-making. The site is zoned DMU (District Mixed Use) in the ACBD Specific Plan; therefore, the project must comply with development standards established in the ACBD Specific Plan for parcels zoned DMU. The maximum allowable density for development in the DMU zone is 86 dwelling units/acre, maximum 90% lot coverage, and Floor Area Ratio (FAR) between 0.5 and 2.5 (Section 6.2, *Specific to Zones and Allowed Uses,* ACBD Specific Plan, 2015). The maximum height of 45 feet for two-story townhomes and three-story mixed-use buildings would not exceed DMU standard of 5 stories/75 feet.

The project would adhere to minimum setback standards as well (Table 6.2.3 Development Standards, ACBD Specific Plan, 2015). The row of fifteen townhomes along the northern edge of the project site would be adjacent to existing residences along Paradise Boulevard, and therefore would adhere to minimum setback standards of 15 feet from the property lines of these existing residences. The required rear setback for the townhomes facing San Lorenzo Creek would be at least five feet from the western property line. Setbacks for the mixed-use commercial development fronting Mission Boulevard would depend on the architectural design of these mixed-use buildings (Section 6.3, Frontage Standards, ACBD Specific Plan, 2015). For shopfront and awning frontages, no front setback is required (Section 6.3.6, *Shopfront and Awning,* ACBD Specific Plan, 2015).

According to Standard 6.2.5.4(4)(a) in the Development Code of the ACBD Specific Plan, for mixed-use projects on sites greater than 10,000 square feet, the square footage of non-residential floor space provided on the ground floor of the mixed-use building must equal a minimum of 25 percent of the lot area. The net site area for the project site is 109,282 square feet. The project would include 28,400 square feet of non-residential space (13,900 square feet of indoor commercial space plus 14,500 square feet of outdoor leasable customer service space). This exceeds the 25 percent minimum requirement.

The ACBD Specific Plan identifies the project site for redevelopment to promote high density, mixed-use, pedestrian- and transit-oriented uses at this intersection of Mission Boulevard and Hampton Road/Mattox Road. As shown Table 8, the project would be consistent with applicable ACBD Specific Plan policies for higher-intensity development along Mission Boulevard. The project would involve the construction of 67 residential units—37 townhomes and 30 apartment units—as well as 13,900 square feet of ground-floor commercial space and 14,500 square feet of outdoor commercial space on parcels zoned DMU.

Table 8 Project Consistency with ACBD Specific Plan Policies

ACBD Specific Plan Policies	Consistent with SP?	Analysis
Goal 4: 14th Street/Mission Boulevard as a Place for Higher Intensity Uses		
Policy 4.1 Promote high-intensity, clustered development supporting increased transit use.	Yes	The project would be high density, at approximately 26.6 dwelling units per acre, and would be located near several public transit options. The Bay Area Rapid Transit (BART) Hayward Station is located approximately 1.5 miles from the project site and provides regional rail service, including to San Francisco, Oakland, and Berkeley. Additionally, the area in the vicinity of the project site is served by Alameda/Contra Costa Transit (AC Transit) buses 10, 93, and 801.
Policy 4.2 Provide transit-supportive development.	Yes	The project would incorporate ground-floor storefront commercial spaces and adhere to Specific Plan development standards, thereby supporting the use of public transit along the Mission Boulevard corridor. The project would be a mixed-use development that would both benefit from and promote the use of transit along this corridor.
Policy 4.3 Encourage pedestrian scale development.	Yes	The proposed project would incorporate streetscape design, pedestrian walkways, and an open plaza to encourage pedestrian access on-site and pedestrian traffic from surrounding neighborhoods.

Source: ACBD Specific Plan, 2015

Table 9 shows the parking requirements for the DMU zone according to the ACBD Specific Plan.

Table 9 ACBD Specific Plan Parking Requirements

Use	Minimum # Spaces	Maximum # Spaces
Multi-Family Residential	1/unit	N/A
Retail < 5,000 sf	n/a	1/400 sf
Retail > 5,000 sf	1/500 sf	1/300 sf
Restaurant	n/a	1/400 sf
Office/General Commercial	n/a	1/500 sf

Source: ACBD Specific Plan, Table 6.4.2, *Parking Requirements,* 2015

The proposed project would provide approximately 28,400 square feet of commercial space (13,900 square feet of commercial space + 14,500 square feet of outdoor leasable customer-serving space). The precise future use is unknown but is anticipated to include a neighborhood market (anticipated size of 4,000 square feet) and a business incubator. Assuming a 4,000 square-foot market and that the remaining 24,400 square feet of space would be a retail use of over 5,000 square feet, the project would be required to provide a minimum of 49 spaces and a maximum of 91 spaces for the commercial component. In addition, the project would be required to provide a minimum of 67

parking spaces for the residential component, one for each unit. Therefore, the project would be required to provide a minimum of 116 on-site parking spaces. Currently, the project would provide 90 on-site parking spaces. However, Section 6.4.1.2(E) – "Parking Alternatives" of the ACBD Specific Plan Code allows for on-street or a parking in-lieu fee program. Developers who have the option of either constructing off-street parking consistent with the Development Standards (on-street parking along the front, side, or rear of the lot may satisfy up to 50 percent of the required parking spaces) or reducing the amount of required parking and paying parking in-lieu fees. The parking in-lieu fees allow projects that cannot meet on-site parking requirements because of site constraints and/or financial feasibility the flexibility to maximize development intensity. Parking in-lieu fees facilitate shared parking between uses, maximize use of the existing parking supply, and support construction of a centralized parking structure. The project is anticipated to develop the minimum required off-street parking spaces to satisfy the "Parking Alternatives" section, or pay in-lieu parking fees to meet ACBD Specific Plan requirements.

The project also would comply with relevant design standards for the DMU zone and be consistent with policies and programs established in the ACBD Specific Plan. In addition, the project would be consistent with ACBD Specific Plan policies for environmental conservation with implementation of applicable mitigation measures from the ACBD Specific Plan EIR for biological resources (see Section 4, *Biological Resources*). Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact related to conflicts with local land use plans or policies with mitigation incorporated to protect biological resources.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project conflict with an applicable habitat conservation plan or natural community conservation plan?

There are no habitat conservation plans or natural community conservation plans in force at the project site (Section IV, *Biological Resources*, ACBD Specific Plan Initial Study, Appendix A to the ACBD Specific Plan EIR). No impact would occur.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Land Use Planning found all impacts to be less than significant. Mitigation Measures contained in the ACBD Specific Plan EIR to protect biological resources would apply to help achieve consistency with adopted land use goals and policies.

11 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses impacts to mineral resources on page 23 of Appendix A, the Initial Study. No areas within the Plan Area are zoned or designated for mining uses or are actively mined. The proposed Specific Plan would not involve the use or mining of mineral resources. Therefore, the Initial Study found no impact to mineral resources in the Plan Area.

Project-Specific Impacts

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

The project is located in an urbanized area in the ACBD Plan Area. The site is not zoned or designated for mining uses and there are no active mining operations within the project vicinity (California Department of Conservation, 2015). Therefore, the project would have no impact related to mineral resources, consistent with the conclusions in the ACBD Specific Plan EIR for the buildout of the Plan Area as a whole.

NO IMPACT

Conclusion

The proposed project would not result in any impacts to mineral resources as it is within the Plan Area already analyzed in the ACBD Specific Plan EIR, which identifies no potential impacts to mineral resources from full buildout.

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12 Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	■	☐	☐
c. A substantial permanent increase in ambient noise levels above those existing prior to implementation of the project?	☐	☐	■	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■
f. For a project near a private airstrip, would it expose people residing or working in the project area to excessive noise?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

Although buildout of the ACBD Specific Plan would increase potential sources of noise, development would be subject to the Eden Area General Plan policies related to noise. The Noise Element of the Eden Area General Plan does not explicitly establish exterior noise standards, but it does reference noise and land use compatibility standards developed by the ONC, shown in Table 10. Construction-related activities associated with implementation of the Specific Plan would intermittently generate high noise levels and groundborne vibration within and adjacent to the Plan Area. However, buildout of the Specific Plan would be consistent with the Eden Area General Plan and associated

EIR. Implementation of Eden Area General Plan EIR Mitigation Measure NOI-2 is required for all construction sites within the Eden Area to minimize construction noise impacts. This mitigation measure requires installation of appropriate intake and exhaust mufflers in good condition, locating stationary noise generating construction equipment as far from sensitive receptors as possible, utilizing noise control blankets and barriers where necessary, and pre-drilling of foundation pile holes.

Table 10 Eden Area Noise and Land Use Compatibility Guidelines

	Noise Exposure Levels (Ldn)		
Land Use Category	**Normally Acceptable**	**Conditionally Acceptable**	**Normally Unacceptable**
Single-family Residential	50-60	60-75	75-80
Multi-family Residential, Hotels, Motels	50-65*	65-75	75-80
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds	50-65	65-80	80-85
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches	50-60	60-75	75-85
Office Buildings, Business, Commercial, Professional	50-70	70-80	80-85
Auditoriums, Concert Halls, Amphitheaters	NA	50-70	70-85

* Multi-family residential development sites exposed to noise levels greater than 60 Ldn shall be analyzed following protocols in Appendix Chapter 12, Section 1208A, Sound Transmission Control, California Building Code.

Source: Eden Area General Plan, 2010

Buildout of the ACBD Specific Plan would result in an increase in the average number of daily vehicle trips and peak hour trips along the segments of East 14th Street, Mission Boulevard, and Lewelling Boulevard within the Plan Area. Traffic generated by buildout of the ACBD Specific Plan on these roadways is discussed in Section 4.14, *Transportation and Circulation* of the ACBD Specific Plan EIR. These traffic levels were used to determine the ACBD Specific Plan's traffic-related noise impacts on sensitive receptors located along each roadway. As existing exterior noise levels exceed the ONC "normally acceptable" level (60 dBA for residential receptors), traffic-related noise impacts would be significant if roadway noise would result in a 3 dBA or more increase to noise levels at sensitive receptors. The greatest increase in Specific Plan-generated traffic noise would be a 1.5 dBA increase on East 14th Street/Mission Boulevard between 170th Avenue and Mattox Road during the P.M. peak hour. An increase of 1.5 dBA would not exceed the 3 dBA threshold identified in the Eden Area General Plan EIR. As such, buildout of the ACBD Specific Plan would not result in a substantial permanent increase in ambient noise levels in the Plan Area and impacts would be less than significant.

Setting

Noise is defined as unwanted sound. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most

sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

Sound pressure level is measured on a logarithmic scale with the 0 dBA level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA, and a sound that is 10 dBA less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dBA greater than the ambient noise level to be judged as twice as loud. In general, a 3 dBA change in the ambient noise level is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while areas adjacent to arterial streets are typically in the 50-60+ dBA range. Normal conversational levels are usually in the 60-65 dBA range and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels from point sources, such as those from individual pieces of machinery, typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from the noise source. Noise levels from lightly traveled roads typically attenuate at a rate of about 4.5 dBA per doubling of distance. Noise levels from heavily traveled roads typically attenuate at about 3 dBA per doubling of distance. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source can reduces noise levels by about 5 dBA, while a solid wall or berm can reduce noise levels by 5 to 10 dBA (Federal Transit Administration [FTA] 2006). The manner in which residences in California are constructed generally provides a reduction of exterior-to-interior noise levels of approximately 20 to 25 dBA with closed windows (FTA 2006).

The duration of noise is important because sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period. Lmax is the highest RMS (root mean squared) sound pressure level within the measurement period, and Lmin is the lowest RMS sound pressure level within the measurement period.

The time period in which noise occurs is also important since nighttime noise tends to disturb people more than daytime noise. Community noise is usually measured using the Day-Night Average Level (Ldn), which is the 24-hour average noise level with a 10-dBA penalty for noise occurring during nighttime (10 PM to 7 AM) hours, or Community Noise Equivalent Level (CNEL), which is the 24-hour average noise level with a 5 dBA penalty for noise occurring from 7 PM to 10 PM and a 10 dBA penalty for noise occurring from 10 PM to 7 AM. The Ldn and CNEL typically do not differ by more than 1 dBA. In practice, CNEL and Ldn are often used interchangeably.

The relationship between peak hourly Leq values and associated Ldn values depends on the distribution of traffic over the entire day. There is no precise way to convert a peak hourly Leq to Ldn. However, in urban areas near heavy traffic, such as the project site, the peak hourly Leq is typically 2-4 dBA lower than the daily Ldn or CNEL.

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. For example, residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses.

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas sound is simply carried through the air. Thus, vibration is generally felt rather than heard. Some vibration effects can be caused by noise (e.g., the rattling of windows from passing trucks). This phenomenon is caused by the coupling of the acoustic energy at frequencies that are close to the resonant frequency of the material being vibrated. Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is measured in vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Most perceptible indoor vibration is caused by sources inside buildings such as the operation of mechanical equipment, movement of people, or the slamming of doors. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads.

Vibration impacts would be significant if they exceed the following Federal Railroad Administration (FRA) thresholds:

- 65 VdB where low ambient vibration is essential for interior operations, such as hospitals and recording studios
- 72 VdB for residences and buildings where people normally sleep, including hotels
- 75 VdB for institutional land uses with primary daytime use, such as churches and schools
- 95 VdB for physical damage to extremely fragile historic buildings
- 100 VdB for physical damage to buildings

In addition to the groundborne vibration thresholds outlined above, the FTA outlined human response to different levels of groundborne vibration and determined that vibration that is 85 VdB is acceptable only if there are an infrequent number of events per day.

Project-Specific Impacts

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The proposed project would add new residences and commercial space exposed to ambient noise on a site that is currently undeveloped. To characterize the range of ambient noise across the project site during PM peak-hour traffic, noise measurements were taken at two locations (Figure 4) approximately 140 and 340 feet from the centerline of Mission Boulevard. The latter location represents ambient existing noise levels that would affect proposed townhomes at the back of the property. Table 11 presents the noise measurement results.

Figure 4 Noise Measurement Locations

Table 11 Noise Monitoring Results

Measurement Number	Measurement Location	Primary Noise Source	Sample Time	Measured Leq [15] (dBA)
1	140 feet (from centerline)	Traffic on Mission Boulevard (140 ft)	5:28 – 5:43 PM	63.2
2	340 feet (from centerline)	Traffic on Highway 238 (1,500 ft)	5:45 – 6:00 PM	57.6

Noise monitoring locations shown in Figure 4. Distances are from centerline of nearest road.

Source: Field visit using ANSI Type II Integrating sound level meter, July 25, 2017.

Appendix D provides noise monitoring data sheets and monitoring locations.

As shown in Table 11, average ambient noise during PM peak hours was measured at 63.2 dBA Leq at 140 feet from Mission Boulevard and 57.6 dBA Leq at 340 feet from the arterial roadway. Measurement 1 was taken approximately 140 feet from the centerline of Mission Boulevard, which is approximately double the distance from the frontages of the project's proposed mixed-use buildings. Typically, traffic noise decreases by six decibels per doubling of distance from the primary noise source. Therefore, it is assumed that proposed commercial spaces and residences facing Mission Boulevard (approximately 70 feet from centerline) would experience ambient noise levels around 69.2 dBA Leq.

Peak-hour noise levels in urban areas with high traffic volumes, such as the project site, are typically about 2-4 dBA lower than 24-hour weighted noise levels in terms of Ldn. Assuming a 3 dBA difference peak-hour Leq and Ldn, the proposed new residences would be exposed to estimated ambient noise ranging from 60.6 to 72.2 dBA Ldn. Proposed ground-floor commercial space also would be exposed to ambient noise estimated at 72.2 dBA Ldn. These ambient noise levels would be in the County's "conditionally acceptable" ranges shown in Table 10 for new residences and commercial buildings.

As discussed in the ACBD Specific Plan EIR, development in the Plan Area would be subject to Eden Area General Plan policies to protect people from exposure to excessive noise. Where ambient noise levels exceed those considered normally acceptable, as for the project site, Policy P1 would require implementation of measures to reduce noise to acceptable levels. Policy P4 would require that any community outdoor recreation areas serving multi-family residences not be exposed to ambient noise exceeding 65 dBA Ldn. In addition, Policy P5 sets a maximum interior noise level of 45 dBA Ldn and Policy P8 lists possible design techniques to reduce exposure to ambient noise. The ACBD Specific Plan EIR found that adherence to these policies would ensure that new developments are not exposed to excessive noise levels. Therefore, consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact related to land use compatibility standards.

LESS THAN SIGNIFICANT IMPACT

b. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

d. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Construction of the project would generate temporary noise and groundborne vibration that could be perceptible at adjacent residences on Paradise Boulevard to the north, residences on Hampton Road to the south, and commercial uses across Mission Boulevard to the east. Table 12 identifies noise levels for typical construction equipment, and Table 13 includes construction-related vibration velocity levels, at 25 and 50 feet from the source. Construction would occur on all areas of the 2.6 acre project site; therefore, noise and vibration levels at 25 feet are representative of impacts from construction at the northern boundary of the site to adjacent residences on Paradise Boulevard; sound and vibration levels at 50 feet represent impacts from construction on the interior of the property to adjacent residences. One type of equipment-- loaded trucks carrying construction materials and soil--would operate both on the project site and some surrounding streets during construction.

Table 12 Typical Noise Levels for Construction Equipment

		Typical Lmax (dBA) Distances from the Source	
Equipment	**Type**	**25 feet**	**50 feet**
Air Compressor	Stationary	87	81
Backhoe	Mobile	86	80
Compactor (ground)	Mobile	89	83
Concrete Mixer	Stationary	91	85
Dump Truck	Mobile	82	76
Excavator	Mobile	87	81
Flat Bed Truck	Mobile	80	74
Front End Loader	Mobile	85	79
Generator	Stationary	87	81
Grader	Mobile	89	83
Paver	Mobile	95	89
Pickup Truck	Mobile	81	75
Pneumatic Tools	Stationary	91	85
Roller	Mobile	86	80
Saw	Stationary	76	70
Warning Horn	Stationary	89	83
Welder/Torch	Stationary	80	74

Source: Federal Highway Administration, 2006.

Vibration from construction activities and equipment could also affect nearby noise-sensitive land uses, as shown in Table 13. The Alameda County Municipal Code, Noise Ordinance (Section 6.60.070 (e)) prohibits construction before 7 AM or after 7 PM on weekdays or before 8 AM or after 5 PM on Saturday or Sunday; therefore, construction vibration would not be in violation of these limits on construction. The Noise Ordinance also provides that the operation of any device that creates a vibration which exceeds the vibration perception threshold of an individual (65 VdB) at or beyond the property boundary of the source would be prohibited on any private property. Therefore, the project would result in potentially excessive, significant ground-borne vibration.

Table 13 Vibration Source Levels for Construction Equipment

	Approximate VdB	
Equipment	**25 feet**	**50 feet**
Large Bulldozer	87	81
Loaded trucks	86	80
Jackhammer	79	73
Small Bulldozer	58	52

Source: Federal Highway Administration, 2006.

Although construction activities would result in temporary increases in groundborne noise and vibration, with adherence to daytime construction hours, the project would not expose nearby residents to construction noise during normal sleeping hours. To minimize noise generated by daytime construction activity, implementation of Eden Area General Plan EIR Mitigation Measure NOI-2 would be required. This mitigation measure requires installation of appropriate intake and exhaust mufflers in good condition, locating stationary noise generating construction equipment as far from sensitive receptors as possible, utilizing noise control blankets and barriers where necessary, and pre-drilling of foundation pile holes.

The primary sources of man-made vibration are blasting, grading, pavement breaking and demolition. The primary vibratory source during construction within the Plan Area would likely be large bulldozers to demolish existing structures and loaded trucks. As shown, typical bulldozer or loaded truck activities generate an approximate vibration level of 58-87 Vdb at a distance of 25 feet. Vibration levels in excess of 80 VdB typically result in annoyance. As such, residences adjacent to the project site on Paradise Boulevard to the north may intermittently be disturbed by vibration noise. As the proposed project involves mixed-use residential and commercial structures with standard construction techniques, vibration levels would not be anticipated to exceed 100 VdB, which is the threshold where minor damage can occur in fragile buildings. In addition, project construction would be required to comply with Eden Area General Plan Policy P4 of Goal N-5, which limits construction in the vicinity of sensitive land uses to daylight hours or 7:00 am to 7:00 pm. Therefore, construction-related groundborne vibration would not be significant at receptors because activities would occur outside hours when people normally sleep.

As discussed previously, the ACBD Specific Plan EIR concludes that impacts related to temporary noise levels would be less than significant with implementation of Eden Area General Plan EIR Mitigation Measure NOI-2 and compliance with Eden Area General Plan Policy P4, which limits construction in the vicinity of noise sensitive land uses to daylight hours or 7:00 am to 7:00 pm.

Therefore, the project would be required to implement Mitigation Measure NOI-2 from the Eden Area General Plan EIR. Consistent with the ACBD Specific Plan EIR, the project would have less than significant impacts from construction noise and vibration with required implementation of this measure.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Would the project result in a substantial permanent increase in ambient noise levels above levels existing without the project?

The proposed residential and commercial uses would generate new vehicle trips on nearby roadways, increasing ambient traffic noise. As discussed in Section 16, *Transportation/Traffic*, operation of the project would result in an increase of approximately 517 average daily vehicle trips along Mission Boulevard. It is estimated that the segment of Mission Boulevard adjacent to the project site carries an existing average daily traffic volume of 19,086 vehicles (ACBD Specific Plan EIR, 2015). The project would increase this existing traffic volume by an estimated 2.7 percent. Modeling of traffic noise indicates that, in general, a 10 percent increase in traffic volume would raise traffic noise by approximately 0.4 dBA. Therefore, the estimated 2.7 percent increase in traffic on Mission Boulevard would increase ambient noise by less than 0.4 dBA. This expected increase in traffic noise would be consistent with the ACBD Specific Plan EIR's finding that new development in the Plan Area would increase traffic noise by up to 1.5 dBA. The Eden Area General Plan EIR states that noise impacts would be potentially significant if traffic-related noise would cause the Ldn at noise-sensitive uses to increase by 3 dBA or more and exceed "normally acceptable" noise level range (ACBD Specific Plan EIR, 2015). The expected increase of less than 0.4 dBA would not exceed the 3 dBA threshold identified in the Eden Area General Plan EIR. Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact from increasing ambient noise levels.

LESS THAN SIGNIFICANT IMPACT

e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?

As discussed in the ACBD Specific Plan EIR, the entire Plan Area is not located within any airport noise impact contours. Therefore, development in the Plan Area, including the proposed project, would not expose residents or workers to excessive airport-related noise levels. Consistent with the ACBD Specific Plan EIR, no impact would occur.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.

2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Noise found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR, beyond those already identified in the Eden Area General Plan EIR, that apply to impacts to Noise.

13 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	■	☐
b. Displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses population and housing impacts on pages 4.11-1 through 4.11-6. As noted therein, implementation of the Specific Plan could add 938 residential units, 1,900 employees, and an estimated 2,768 residents to the Plan Area. However, additional population and housing resulting from buildout of the Plan would not exceed that anticipated by ABAG or the Eden Area General Plan. Furthermore, the Plan would not result in the displacement of housing or people, but rather would add a diverse range of housing stock. Therefore, impacts related to housing, population, and employment growth would be less than significant for the Plan Area as a whole.

Project-Specific Impacts

a. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

As shown in Table 14, the project would provide a total of 67 new residential units that would directly increase the area's resident population by an estimated net 198 persons (based on the County average of 2.95 persons per household, used in the ACBD Specific Plan EIR), as well as increase employment opportunities at approximately five to ten ground floor commercial spaces. The proposed type and scale of new development would be within that anticipated in the ACBD Specific Plan EIR, which found that buildout of the ACBD Specific Plan would not exceed ABAG or Eden Area General Plan growth projections. Therefore, consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact related to the inducement of substantial population growth.

Table 14 Population, Housing, and Employment

	Project	ACBD Specific Plan Buildout[3]	Project Percent of ACBD Buildout
Households	67 residences	938 residences	7.1%
Population[1]	198 people	2,767 people	7.1%
Commercial Development	13,900 sf	570,000 sf	2.4%
Jobs[2]	46 jobs	1,900 jobs	2.4%

[1] Population based on average 2.95 persons per household in Unincorporated Alameda County

[2] Employment projection for the project based on estimated jobs creation per square foot in the Plan Area under full buildout conditions.

[3] ACBD Specific Plan EIR, 2015; U.S. Census, 2010.

LESS THAN SIGNIFICANT IMPACT

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

There are no residences on the project site. Therefore, construction and development of the site would not displace people or residences. Furthermore, as discussed in the ACBD Specific Plan EIR for the Plan Area as a whole, the project would add housing stock to the Mission Boulevard corridor. Therefore, consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact related to displacement of people or housing.

NO IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Population and Housing found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Population and Housing.

14 Public Services

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
	1 Fire protection?	☐	☐	■	☐
	2 Police protection?	☐	☐	■	☐
	3 Schools?	☐	☐	■	☐
	4 Parks?	☐	☐	■	☐
	5 Other public facilities?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

The ACBD Specific Plan EIR discusses public services impacts on pages 4.12-1 through 4.12-11, finding that new residential and non-residential uses in the Plan Area would generate additional need for public services from the Alameda County Sheriff's Office (ACSO) and Fire Department (ACFD). However, Policy P1 in the Eden Area General Plan would require that the new development be reviewed for law enforcement concerns to ensure that ASCO can serve projects. In addition, General Plan policies would ensure that adequate fire service facilities are available to accommodate new development. At the time that ACFD expands facilities, or constructs new facilities, a complete evaluation of potential environmental impacts would be conducted under CEQA. Therefore, the ACBD Specific Plan EIR finds less than significant impacts related to police and fire protection services.

Applicants for new development in the Plan Area that involves a residential component and may generate students would be required to pay an in-lieu school impact fees. With payment of these State-mandated fees, impacts related to public schools would be less than significant. Although implementation of the ACBD Specific Plan would increase the population served by the San Lorenzo and Castro Valley libraries, adequate capacity these libraries exists to serve new development. Therefore, impacts related to libraries would be less than significant.

Project-Specific Impacts

a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The Alameda County Fire Department (ACFD) provides fire protection services to the community of Cherryland. The project site is located approximately one mile south of ACFD Station 24 (1430 164th Avenue), approximately 1.7 miles east of ACFD Station 22 (427 Paseo Grande) and approximately 1.3 miles from ACFD Station 23 (19745 Meekland Ave). Station 23 is currently under construction to update facilities and improve fire protection services for the community of Cherryland.

The project would add 67 residential units and 13,900 square feet of ground floor commercial space to an area already served by fire protection resources. The proposed project is within the type and scale of growth anticipated in the ACBD Specific Plan EIR for the project site , which found a less than significant impact for the Plan Area related to the provision of fire protection services. Therefore, the project would also have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

The Alameda County Sheriff's Office (ACSO) is responsible for police services in all unincorporated areas within the County, including the project site located in Cherryland. ACSO has a staff of 140 officers, providing patrol services for over 150,000 citizens within unincorporated Alameda County (Ashland, Castro Valley, Cherryland, San Lorenzo, Sunol, and Livermore Valley) (Public Facilities and Services, Eden Area General Plan, 2010). The project site is located approximately 2.8 miles south of the Alameda County Sheriff's Department Eden Township Substation (15001 Foothill Boulevard), which has 70 officers. The 2009 ratio of officers per thousand residents in the Eden Area was 0.92, lower than nearby cities of San Leandro and Hayward, where ratios of officers per thousand residents were 1.2 and 1.5, respectively (Public Facilities and Services, Eden Area General Plan, 2010).

The project would add new residents and homes that would require police protection from the Sheriff. Relative to the service population of more than 150,000 people, the estimated net addition of 198 residents would not affect police department service ratios or response times, nor would any new police facilities need to be provided. Further, the proposed type and scale of development on the project site would be within that anticipated in the ACBD Specific Plan EIR, which found a less than significant impact for the Plan Area related to the provision of police protection services. Therefore, the project would also have a less than significant.

LESS THAN SIGNIFICANT IMPACT

a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?

Given the SLZUD student generation rate of 0.7 students per unit for all housing types used in the ACBD Specific Plan EIR, it is assumed that the same percentage of residents at the project site would be school-age children who are eligible to attend schools operated by the San Lorenzo Unified School District (SLUSD). Thus, development of the project's 67 residential units would include approximately 47 school-aged children attending SLZUSD schools including Colonial Acres Elementary School (located approximately 0.9 miles east of the project site) and San Lorenzo High School (located approximately 1.2 miles west of the project site). As discussed in the ACBD Specific Plan EIR, applicants for new residential development in the Plan Area would be required to pay State-mandated in-lieu school impact fees. With payment of these required fees, new development in the Plan Area would have a less than significant impact related to school capacity. Therefore, the project would also have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?

Public parks in the project vicinity are provided by the Hayward Area Recreation & Park District (HARD) and the East Bay Regional Park District (EBRPD). Nearby parks include Meek Park (located approximately 0.6 miles west of the project site), Edendale Park (located approximately one mile northwest of the project site), Ashland Park (located approximately 0.6 miles north of the project site), and Carlos Bee Park/De Anza Park (located approximately 1.2 miles southeast of the project site). The estimated net addition of 198 residents on-site would result in an incremental increase in the demand for existing park facilities but not to the extent that new park facilities to accommodate residential growth would be necessary. The project would also accommodate some recreational use in proposed open space areas area on-site, including a plaza, landscaped common areas, and a community garden; the project would also incorporate a new trailhead at the southern portion of the site to improve recreational accessibility along San Lorenzo Creek. Therefore, the project would have a less than significant impact related to the development of new park facilities. Section 15, *Recreation,* provides additional analysis pertaining to project impacts on recreational facilities and parks.

LESS THAN SIGNIFICANT IMPACT

a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?

The Alameda County Public Works Agency provides a variety of services and facilities in the unincorporated areas of the County, mainly roadway maintenance and design and management of flood control projects. The project would not entail the design and construction of any additional public roadways, flood control measures, or other facilities or services. New residents on-site would

be served by three public libraries located less than two miles from the project site: San Lorenzo Library (approximately 1.3 miles west of the project site), Hayward Public Library (approximately 1.5 miles south of the project site), and Castro Valley Library (approximately 1.8 miles east of the project site). The estimated net increase of 198 new residents would incrementally increase demand for library resources; however, existing libraries retain sufficient capacity to serve new development anticipated in the Plan Area (ACBD Specific Plan EIR, 2015). The project would be within the type and scale of development analyzed in the ACBD Specific Plan EIR, which found a less than significant impact related to library facilities for the Plan Area as a whole. Therefore, the project also would have a less than significant impact.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Public Services found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Public Services.

15 Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	■	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

Although buildout of the ACBD Specific Plan would increase the number of residents in the Plan Area, development projects would be required to pay the Park Dedication Ordinance in-lieu fees commensurate with the increased use of parks as applicable. The in-lieu fee would ensure that physical deterioration of parks does not occur as a result of new development under the ACBD Specific Plan. The ACBD Specific Plan EIR therefore concluded that payment of in-lieu public park fees would reduce impacts to a less than significant level.

Project-Specific Impacts

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The Hayward Area Recreation & Park District (HARD) and the East Bay Regional Park District (EBRPD) provide parks and recreational services to the ACBD Plan Area and surrounding Eden Area. HARD operates and maintains 14 recreational facilities covering 65 acres within the Eden Area, as well as several school facilities. EBRPD provides two regional parks just outside of the ACBD Plan Area: Hayward Regional Shoreline Park and Anthony Chabot Regional Park and Lake Chabot.

As per the Eden Area General Plan Parks and Recreation Elements (Goal Pr-1, Policy P4), HARD and the Eden Area require a standard of five acres of parkland per 1,000 residents. Within the Eden Area there are approximately 66 acres of parks maintained by HARD, and as of 2000, its population was 60,076; therefore, the Eden Area falls short of the County threshold by providing 1.1 acres per 1,000 residents.

The estimated net addition of 198 residents represents an incremental increase to overall population. New residents would increase the use of recreational facilities and contribute to their

physical deterioration. However, the type and scale of development on-site would be within that anticipated in the ACBD Specific Plan, which found a less than significant impact for the Plan Area as a whole given that applicants for new development would pay in-lieu public park fees to accommodate demand for recreational facilities. Therefore, consistent with the ACBD Specific Plan EIR, impacts to recreational resources, including the physical deterioration of existing facilities and the need for new facilities, would be less than significant.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Recreation found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Recreation.

16 Transportation/Traffic

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	■	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	■	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	■	☐
e. Result in inadequate emergency access?	☐	☐	■	☐
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

Development facilitated by the proposed project would increase Existing Year (2013) traffic levels along East 14th/Mission and Lewelling/East Lewelling Boulevard. However, all study segments are projected to operate at acceptable levels of service (LOS), which is LOS D or better. Therefore, impacts on the local circulation system under the Existing Year (2013) scenario would be less than significant.

Development facilitated by the ACBD Specific Plan would increase Cumulative Year (2040) traffic levels along East 14th/Mission and Lewelling/East Lewelling Boulevard. Traffic generated by the ACBD Specific Plan is expected to degrade LOS from D to E along southbound Mission Boulevard between Mattox Road and Hayward City Limit during the AM peak hour, along southbound East 14th Street between San Leandro City Limit and Ashland Avenue during the PM peak hour, and along eastbound East Lewelling Boulevard between Meekland Avenue and Mission Boulevard during the PM peak hour. All other segments along East 14th/Mission and Lewelling Boulevard are projected to operate at acceptable levels of service (LOS D or better).

The ACBD Specific Plan proposes various improvements to transit, bicycle, and pedestrian infrastructure within the Plan Area, which would encourage more people to take transit, bike or walk. Travel Demand Management (TDM) strategies are also recommended as part of the ACBD Specific Plan as TDM strategies, which would reduce traffic congestion and parking demand in and around the Plan Area. Although these improvements would reduce traffic congestion, roadway widening would ensure that the LOS remains at an acceptable level at all road segments. However, roadway widening is not feasible for the ACBD Specific Plan Area. Therefore, impacts on the local circulation system under the Cumulative Year (2040) scenario would be significant and unavoidable.

The ACBD Specific Plan would not disrupt existing or planning bus, bicycle, or pedestrian facilities and would provide “Good” or “Best” conditions based on the established multi-modal LOS. Furthermore, Alameda County would continue to monitor and determine the adequacy of these facilities as development occurs within the Plan Area.

Project-Specific Impacts

a. Would the project conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?

b. Would the project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Based on standard trip rates provided by the Institute of Transportation Engineers (ITE), *Trip Generation Manual*, 9th Edition, it is estimated that the proposed residential and commercial uses would generate 517 daily trips to and from the site (Table 15). Because the proposed driveways would provide access from Mission Boulevard, all trips would begin and end on this four-lane north-south bound arterial roadway. Additionally, as shown in Table 5, *Project Consistency with BAAQMD TCMs,* and Table 7, *Project Consistency with Plan Bay Area 2040 and Alameda County CCAP*, the project would be consistent with applicable local and regional transportation policies and standards.

Table 15 Estimated Project Vehicle Trip Generation

ITE Land Use	PM Peak Hour Trip Rate	Project Buildout	PM Peak Hour Trips	Daily Trip Generation
Residential				
221: Low-Rise Apartment	0.58 trips/du	30 du	17.4	174 trips
231: Residential Condominium/Townhome	0.52 trips/du	37 du	19.2	192 trips
Subtotal				366 trips
Commercial				
826: Specialty Retail Center	2.71 trips/ksf	13.9 ksf	37.7	377 trips
"Passby" Trip Reduction (for retail <50 ksf)	- 60%			- 226 trips
Subtotal			:	151 trips
Total Project			**:**	**517 trips**

Notes: PM Peak Hour Trip Generation is 0.10 of daily trip generation.

Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012.

The proximity of the proposed project to public transit would reduce vehicle miles traveled (VMT) compared to typical residential and commercial projects. The Bay Area Rapid Transit (BART) Hayward Station is located approximately 1.5 miles from the project site and provides regional rail service, including to San Francisco, Oakland, and Berkeley. Additionally, the area in the vicinity of the project site is served by Alameda/Contra Costa Transit (AC Transit) bus lines 10, 93, and 801.

The project would generate vehicle trips on nearby road segments, especially Mission Boulevard, which the ACBD Specific Plan EIR evaluated for their "Level of Service" (LOS). LOS is a standard measure of traffic operating conditions. Alameda County's current LOS standard for roadways and intersections is to maintain LOS D or better during peak hours. According to the traffic study by Fehr & Peers (2015) cited in the ACDB Specific Plan EIR, Specific Plan buildout along the Mission Boulevard corridor fronting the project site between 170th Avenue and the Hayward city limit would result in diminished LOS from B to C, except for the southbound lanes of Mission Boulevard between Mattox Road and Hayward, which would be diminished from LOS C to D, and the northbound lanes of East 14th Street/Mission Boulevard between 170th Avenue and Mattox Road, which would remain at LOS B.

Although the project would increase existing traffic levels along Mission Boulevard, the proposed land uses and density of development would be consistent with ACBD Specific Plan EIR's assumptions for the site. Under Specific Plan buildout, the segment of Mission Boulevard between Mattox Road and Hayward City Limits would degrade to unacceptable LOS E conditions by the year 2040, resulting in a significant and unavoidable impact for the Plan Area as a whole. While the project would contribute to this Plan Area-wide impact, the project would not generate more vehicle trips that anticipated in the ACBD Specific Plan EIR. Therefore, the project would not result in a more significant impact to traffic congestion than already identified in the ACBD Specific Plan EIR. The project-specific impact would be less than significant.

LESS THAN SIGNIFICANT IMPACT

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

As discussed in the ACBD Specific Plan EIR, the entire Plan Area is not located within any airport influence areas. Therefore, development in the Plan Area, including the proposed project, would not result in a change in air traffic patterns. No impact would occur.

NO IMPACT

d. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?

As noted in the ACBD Specific Plan EIR, new residential and commercial development in the Plan Area would not add vehicles or equipment, such as farm equipment or tractors, that would be incompatible with existing land uses in the surrounding area. The proposed driveways would provide vehicular access to and from a segment of Mission Boulevard that has on-street curbside parking. Parked cars on Mission Boulevard could potentially obstruct line of sight between vehicles exiting the project site and traffic on Mission Boulevard, resulting in a new traffic hazard. However, the County Public Works Agency would review the proposed site plan to ensure that the project provides adequate line of sight for vehicles entering and existing the driveways (e.g., establishing a red curb 'No Parking Zone' on either side of each driveway). Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact related to traffic hazards.

LESS THAN SIGNIFICANT IMPACT

e. Would the project result in inadequate emergency access?

The project would not include changes to the road network that could impede emergency access. The Alameda County Fire Department would review the project's final site plans to ensure that the two proposed driveways provide adequate emergency access to and from the project site (e.g., sufficient turning radius for emergency vehicles and line of sight between driveways and traffic on Mission Boulevard). Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact related to emergency access.

LESS THAN SIGNIFICANT IMPACT

f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

The proposed project would involve mixed-use residential and commercial development, consistent with Eden Area General Plan goals (Table 16) for the site, and designed to promote pedestrian, bicycle, and public transit. The project would enhance the pedestrian experience by incorporating on-site landscaping and streetscape enhancements (new street trees, sidewalk improvements, building design) along the Mission Boulevard corridor. Pursuant to Eden Area General Plan Policy LU-12, P5, the applicant would be required to include street trees along the Mission Boulevard public right-of-way. Additionally, the project would be consistent with circulation policies in the East 14th Street/Mission Boulevard Master Plan, which envisions streetscape enhancements to improve pedestrian access, including undergrounding of utilities, a raised median, street trees, new street lighting, and pedestrian improvements (East 14th St/Mission Boulevard Master Plan, 1999). The project also would be served by a proposed improvement listed in the Master Plan to upgrade the

Mission Boulevard bicycle lane to a Class III route to improve safety for cyclists. In addition, the proposed project would improve pedestrian access by adding trailhead improvements at the southern edge of the property to provide access to a future trail along San Lorenzo Creek, as proposed in the Alameda County Bicycle Master Plan for Unincorporated Areas.

Table 16 Project Consistency with Eden Area General Plan Circulation Goals and Policies

Eden Area General Plan Policy	Consistent?	Analysis
Goal CIR-6: Complete and enhance the pedestrian circulation network serving the Eden Area		
P6. New development projects shall be required to provide sidewalks and direct pedestrian connections to adjacent neighborhood streets.	Yes	The proposed project would be directly served by existing sidewalks on Mission Boulevard, and would also include on-site walkways connecting to the sidewalk.
P7. Street trees, planting strips, bollards, and other physical improvements that buffer pedestrians from traffic should be provided on all streets with existing or potential future high volumes of vehicular and pedestrian activity.	Yes	Pursuant to Eden Area General Plan Policy LU-12, P5, the applicant would be required to plant street trees along the Mission Boulevard public right-of-way. These street trees would separate pedestrians on the sidewalk from traffic.
Goal CIR-7: Promote bicycling as a form of transportation within the Eden Area		
P6. New commercial, office, and Research & Development projects and multi-family residential development projects shall provide safe and secure covered bicycle parking or storage facilities.	Yes	The proposed project would be required to provide covered bicycle parking or storage facilities serving proposed residences and commercial spaces, consistent with Policy P6.

Source: Table 5-2, Bay Area Air Quality Management District, Bay Area CAP, Transportation Control Measures, April 2017.

As shown in Table 16, the project would be consistent with all applicable Eden Area General Plan policies pertaining to pedestrian and bicyclist circulation. Therefore, consistent with the ACBD Specific Plan EIR's impact finding for the Plan Area as a whole, the project would have a less than significant impact related to pedestrian and bicyclist facilities.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. Although the project would contribute to significant and unavoidable impacts to traffic congestion that the ACBD Specific Plan EIR identified for the Plan Area as a whole, it would not worsen these impacts beyond what was anticipated in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.

4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The ACBD Specific Plan EIR did not identify mitigation measures that apply to impacts to Transportation and Circulation.

17 Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	■	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Cod Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significant of the resource to a California Native American tribe.	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

Impacts to tribal cultural resources are not analyzed in the ACBD Specific Plan EIR, other than the relevant discussion in Section 4.4, *Cultural Resources* (page 4.4-1). Assembly Bill 52 required the Office of Planning and Research to update Appendix G of the CEQA Guidelines to include a separate impact category for tribal cultural resources, rather than incorporating the issue into the existing Cultural Resources category. However, the bill specified that the provisions are only applicable to projects that have a Notice of Preparation, Negative Declaration, or Mitigation Negative Declaration on or after July 1, 2015. The Notice of Preparation of the ACBD Specific Plan EIR was circulated on April 13, 2015, and therefore the EIR was not subject to the provisions of AB 52. This Community Plan Exemption Checklist is, however, subject to the provisions of AB 52 and therefore assesses project-level impacts to tribal cultural resources below.

Setting

As of July 1, 2015, California Assembly Bill 52 of 2014 (AB 52) was enacted and expands CEQA by defining a new resource category, "tribal cultural resources." AB 52 establishes that "A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment" (PRC Section 21084.2). It further

states that the lead agency shall establish measures to avoid impacts that would alter the significant characteristics of a tribal cultural resource, when feasible (PRC Section 21084.3).

PRC Section 21074 (a)(1)(A) and (B) defines tribal cultural resources as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

AB 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

Project-Specific Impacts

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1?

AB 52 requires that if tribes request notification of projects, then the lead agency shall mail notification letters within 14 days of project initiation and tribes have 30 days to respond and request consultation. Currently the applicant is working with the County toward approval of a Disposition and Development Agreement and has not submitted an application for development of the site. Alameda County will prepare notification letters and will mail notices to tribes upon submittal of the project application. Proposed excavation could potentially result in adverse effects on unanticipated tribal cultural resources. As described under Section 5, *Cultural Resources,* standard County conditions of approval would apply during construction of the proposed project. The standard conditions of approval listed in Section 5 include the provision that "the project proponent shall retain the services of a Native American Ohlone tribe member to monitor grading and construction activities per the direction of the professional archeologist." The tribal cultural resources monitor would ensure that if no cultural resources are unearthed during grading, resources would be identified and protected as needed. Therefore, impacts from the unanticipated discovery of tribal cultural resources during construction would be less than significant with adherence to the County's standard conditions of approval.

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because impacts would be less than significant with the standard conditions of approval listed under Section 5, *Cultural Resources*, incorporated. The ACBD Specific Plan EIR does not analyze impacts to tribal cultural resources, and thus contains no additional mitigation measures applicable to this project.

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18 Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	■	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	■	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	■	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	■	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	■	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	■	☐

Ashland and Cherryland Business District Specific Plan EIR Summary

Full buildout of development included under the ACBD Specific Plan would generate an increased demand for water supply. However, existing and projected water supply would be adequate to serve the Plan Area demands though the Year 2040, and existing or planned water conveyance

infrastructure is sufficient to deliver projected water supply requirements. Therefore, the ACBD Specific Plan EIR finds that impacts related to water supply would be less than significant.

Full buildout of development included under the ACBD Specific Plan would also generate a new source of wastewater and solid waste. However, local wastewater conveyance infrastructure would be upgraded in accordance with an existing maintenance plan, and the Altamont Landfill has sufficient capacity to serve the additional solid waste generated from buildout of the ACBD Specific Plan. Infrastructure for the management of wastewater and solid waste would not need to be upgraded as a result of development under the ACBD Specific Plan. Therefore, impacts related to wastewater and solid waste would be less than significant for the Plan Area as a whole.

Project-Specific Impacts

a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

e. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

The proposed residential and commercial uses would generate wastewater. Based on wastewater generation and capacity figures for the Oro Loma/Castro Valley Treatment Plant from the ACBD District Specific Plan (2015), a net increase of 13,900 square feet of commercial space and 67 residential units would generate an estimated 8,425 gallons of wastewater per day, as shown in Table 17.

Table 17 Estimated Wastewater Demand

Use	Project Size	Sewage Generation Factor Gallons/day	Unit	Expected Generation Gallons/day
Commercial	13,900 sf	0.10	sf	1,390
Residential	67 du	105.00	du	7,035
Total				8,425

Notes: sf = square feet; du = dwelling units

Source: Section 4.15 Utilities and Service Systems, ACBD Specific Plan EIR, 2015.

The proposed type and scale of development would be consistent with that anticipated for the project site in the ACBD Specific Plan EIR, which found a less than significant impact related to wastewater treatment facilities and standards for the Plan Area as a whole. Therefore, the project would also have a less than significant impact for this issue.

LESS THAN SIGNIFICANT IMPACT

c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The Alameda County Flood Control and Water Conservation District (ACFCD) provides stormwater collection and conveyance services to the project site

As discussed in Section 9, *Hydrology and Water Quality*, the project would slow stormwater runoff from paved parking lot and sidewalk areas through landscaped areas lining the property adjacent to San Lorenzo Creek, decreasing flow into the existing stormwater drainage system managed by ACFCD. Therefore, the project would not generate substantial additional runoff that exceeds the capacity of existing stormwater drainage facilities and would not result in the need for construction of new facilities. Consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project's impact related to stormwater drainage facilities would be less than significant.

LESS THAN SIGNIFICANT IMPACT

d. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The project site is located within the service area of the East Bay Municipal Utilities District (EBMUD), which provides water service to approximately 1.4 million customers throughout Alameda and Contra Costa counties.

The proposed addition of residences and commercial space on-site would result in greater water consumption. Based on water demand and capacity figures for EBMUD in the Ashland and Cherryland Business District Specific Plan (2015), a net increase of 13,900 square feet of commercial space and 67 residential units would generate an estimated 15,934 gallons of water per day, as shown in Table 18. However, the proposed type and scale of development would be within that anticipated for the project site in the ACBD Specific Plan EIR, which found that the existing and planned water supply would be adequate to demand in the Plan Area through the year 2040. Therefore, the project would not substantially increase water demand and sufficient water supplies would be available to serve the project. Consistent with the ACBD Specific Plan EIR, the project would have a less than significant impact related to water supplies.

Table 18 Estimated Water Demand

		Water Demand Factor		Expected Demand
Use	**Project Size**	**Gallons/day**	**Unit**	**Gallons/day**
Commercial	13,900 sf	0.11	sf	1,529
Residential	67 du	215.00	du	14,405
Total				15,934

Notes: sf = square feet; du = dwelling units

Source: Section 4.15 Utilities and Service Systems, ACBD Specific Plan EIR, 2015.

LESS THAN SIGNIFICANT IMPACT

f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?

The Alameda County Waste Management Authority contracts with the Oro Loma Sanitary District to provide solid waste direct collection services for the project area. Solid waste collected in Alameda County is disposed of at two active landfills: the Altamont Landfill Resource Recovery Facility and the Vasco Road Sanitary Landfill (Alameda County Waste Management Authority 2015). Both Altamont currently receives municipal solid wastes from twelve Alameda County jurisdictions, including the ACBD Plan Area and the project site. As of 2015, Altamont had a remaining capacity of 45.7 million cubic yards and Vasco Road had a capacity of 8 million cubic yards. Based on the average annual customer solid waste disposal rate used in the ACBD Specific Plan EIR, 0.62 tons per capita, the additional 198 residents and maximum of ten additional commercial spaces would generate approximately 781.4 additional tons of solid waste per year, as shown in Table 19. The proposed type and scale of development would be within that anticipated for the project site in the ACBD Specific Plan EIR, which found adequate landfill capacity to serve new development in the Plan Area. Furthermore, the project would divert the majority of its solid waste in compliance with the Alameda County Waste Management Authority's Mandatory Recycling Ordinance of 2012, whereby multi-family properties with five or more units must sort recyclables from trash. Multi-family properties also must sort compostables from trash. Therefore, consistent with the ACBD Specific Plan EIR's finding for the Plan Area as a whole, the project would have a less than significant impact related to solid waste.

Table 19 Estimated Solid Waste Generation

		Solid Waste Generation Factor		Expected Generation
Use	**Project Size**	**lbs/day**	**Unit**	**(lbs/day)**
Commercial	46 jobs	10.53	Employee	484.4
Residential	198 residents	1.5	Resident	297
Total				781.4

Notes: Commercial employee projection based on estimated jobs creation per square foot in the ACBD Plan Area under full buildout. Population based on average 2.95 persons per household in Unincorporated Alameda County (U.S. Census, 2010)

Source: Section 4.15 Utilities and Service Systems, ACBD Specific Plan EIR, 2015

LESS THAN SIGNIFICANT IMPACT

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.

4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.
5. The conclusion of the ACBD Specific Plan EIR relating to Utilities and Service Systems found all impacts to be less than significant. There are no mitigation measures contained in the ACBD Specific Plan EIR that apply to impacts to Utilities and Service Systems.

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19 Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Does the project:				
a. Have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	■	☐	☐
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	☐	☐

Project-Specific Impacts

a. Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

As discussed in Section 4, *Biological Resources*, construction of the project could adversely affect special status species, such as the Santa Cruz tarplant and species associated with San Lorenzo Creek, as well as potential nesting birds. However, implementation of mitigation measures B-1(a) through B-1(i) from the ACBD Specific Plan EIR would reduce this impact on special status species to less than significant with pre-construction surveys and avoidance, minimization, and restoration of species status species if present.

As discussed in Section 5, *Cultural Resources*, the project is located in an area known to possess cultural and historical resources, but the site and surrounding areas on Mission Boulevard have been previously disturbed by farming and development activities over several decades. The project site does not contain historic resources and is not located in an area with a high potential to yield paleontological resources. As discussed in Section 5, *Cultural Resources,* and Section 17, *Tribal Cultural Resources,* the project would have a less than significant impact on archaeological resources and tribal cultural resources with adherence to standard County conditions of approval that would be implemented during construction. Therefore, impacts related to prehistoric resources would be less than significant with standard conditions of approval implemented.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Cumulative impacts are addressed in the individual topical sections above: Air Quality, Greenhouse Gas Emissions, Noise, and Utilities and Service Systems (see CEQA Guidelines Section 15064(h)(3). Some of the other resource areas were determined to have no impact in comparison to existing conditions and therefore would not contribute to cumulative impacts, such as those related to Mineral Resources, and Agricultural Resources. As such, cumulative impacts in these issue areas would also be less than significant (not cumulatively considerable). The proposed project would not result in a significant cumulative impact with respect to Hazards and Hazardous Materials or Geology and Soils since impacts in these issue areas would be less than significant. As discussed in Section 3, *Air Quality*, the project would be consistent with ACBD Specific Plan development goals to reduce emissions associated with vehicle miles traveled through mixed-use development located near public transit and designed to promote pedestrian transit. As discussed in Section 12, *Noise*, the project would have less than significant impacts related to noise with implementation of Mitigation Measure NOI-2 from the Eden Area General Plan EIR to apply noise control measures to construction activity. As discussed in Section 16, *Transportation/Traffic*, the project would not generate additional vehicle trips in the Plan Area beyond those anticipated in the ACBD Specific Plan EIR. It would not increase the severity of already identified significant and unavoidable impacts for the Plan Area as a whole related to traffic congestion. Therefore, the project would have less than significant cumulative traffic impact. Overall, impacts would not be cumulatively considerable with implementation of Mitigation Measure NOI-2.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, geology and soils, noise, and traffic safety. As detailed in the preceding responses, the proposed project would not result, either directly or indirectly, in adverse impacts related to these issue areas with mitigation incorporated. As discussed in item 19b, the project would have less than significant effects on regional air quality and transportation. As discussed in Section 6, *Geology and Soils*, geologic hazards associated with earthquakes, landsliding, and tsunamis would be less than significant, but the project site would be located on moderately expansive soils. Therefore, the project would be required to adhere to State and County building codes to assure the project's foundations and structures are designed to withstand hazards associated with expansive soils. As

discussed in Section 9, *Hazards and Hazardous Materials*, construction and operations on-site would not exposed residents or customers to known hazardous materials. In addition, the generation of noise and vibration from construction activity, as discussed in Section 12, *Noise*, would be reduced to a level that is less than significant by the implementation of noise control measures in Mitigation Measure NOI-2 from the Eden Area General Plan EIR. Lastly, as discussed in Section 16, *Transportation/Traffic*, the project would have less than significant impacts related to transportation and circulation. Therefore, the project would not have substantial direct or indirect adverse effects on human beings with incorporation of mitigation measures.

LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

Conclusion

Further environmental analysis is not required because:

1. No peculiar impacts that are not substantially mitigated have been identified as a result of the project or its site.
2. There are no potentially significant impacts that were not analyzed as significant in the ACBD Specific Plan EIR.
3. There are no potentially significant offsite and/or cumulative impacts that were not discussed by the ACBD Specific Plan EIR.
4. No substantial new information has been identified that results in an impact more severe than anticipated by the ACBD Specific Plan EIR.

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List of Preparers

Rincon Consultants, Inc. prepared this Community Plan Exemption Checklist pursuant to CEQA Guidelines §15183 under contract to Bay Area Urban Development, LLC. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Abe Leider, AICP CEP, Principal
Karly Kaufman, MESM, Project Manager
Jonathan Berlin, MESM, Senior Environmental Planner
Jesse Carpentier, MCRP, Associate Environmental Planner
Vivon Crawford, Environmental Planning Intern

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Appendix A

CEQA Guidelines Section 15183

§ 15183. Projects Consistent with a Community Plan, General Plan, or Zoning.

14 CA ADC § 15183 BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 12. Special Situations

14 CCR § 15183

§ 15183. Projects Consistent with a Community Plan, General Plan, or Zoning.

(a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(d) This section shall apply only to projects which meet the following conditions:

(1) The project is consistent with:

(A) A community plan adopted as part of a general plan,

(B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

(C) A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

(e) This section shall limit the analysis of only those significant environmental effects for which:

(1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

(2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decisionmaking body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

(g) Examples of uniformly applied development policies or standards include, but are not limited to:

(1) Parking ordinances,

(2) Public access requirements,

(3) Grading ordinances.

(4) Hillside development ordinances.

(5) Flood plain ordinances.

(6) Habitat protection or conservation ordinances.

(7) View protection ordinances.

(8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.

(h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

(i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

(1) “Community plan” is defined as a part of the general plan of a city or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.

(2) For purposes of this section, “consistent” means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density-related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Sections 21083.05 and 21083.3, Public Resources Code.

HISTORY

1. Amendment of section heading and subsections (a)(2) and (b) filed 1-30-86; effective thirtieth day thereafter (Register 86, No. 5).

2. Amendment of section heading and section filed 10-26-98; operative 10-26-98 pursuant to Public Resources Code section 21087 (Register 98, No. 44).

3. Change without regulatory effect amending Note filed 10-6-2005 pursuant to section 100, title 1, California Code of Regulations (Register 2005, No. 40).

4. New subsection (g)(8) and amendment of Note filed 2-16-2010; operative 3-18-2010 (Register 2010, No. 8).

This database is current through 7/28/17 Register 2017, No. 30

14 CCR § 15183, 14 CA ADC § 15183

Appendix B

Fault Investigation Report Review

MACTEC
engineering and constructing a better tomorrow

February 16, 2009

Mr. John Rogers
Alameda County Public Works Agency
Development Services Department
399 Elmhurst Street, Room 136
Hayward, CA 94544

Subject: **Review**
Fault Investigation Report
Hayward Auto Dealer Site
20090 Mission Boulevard
Hayward, California
MACTEC Project Number 4096088538

Dear Mr. Rogers:

MACTEC Engineering and Consulting, Inc. (MACTEC) presents this letter report on our review of the Fault Investigation on the Hayward Auto Dealer Site.

Parikh Consultants, Inc. (Parikh) recently performed a geologic investigation of the subject property to determine the presence or absence of active traces of the nearby Hayward Fault. Their investigation consisted of research of published geologic reports for the area, review of similar fault investigations in the vicinity, and the excavation and logging of two exploratory trenches. The report concludes that although the potential for future fault rupture at the site is low, very strong ground shaking should be anticipated from earthquakes originating on the Hayward Fault or from other active faults in the region.

Purpose and Scope

The purpose of MACTEC's review was to evaluate the fault investigation evaluation as to satisfactory compliance with required fault studies as specified in the Seismic Safety Element of the Hayward General Plan, the State Alquist-Priolo Earthquake Fault Zone (APEFZ) Act of 1972, and various guidelines for fault studies including those published by the California Geological Survey (CGS), formerly the California Division of Mines and Geology, especially CGS Note 49, Guidelines for Evaluating the Hazard of Surface Fault Rupture, and Note 41, General Guidelines for Reviewing Geologic Reports.

Our scope of work consisted of the following:

- A brief review of published and unpublished geologic reports and maps for the area by the CGS and the U.S. Geological Survey.
- Observation of trench excavations by our Certified Engineering Geologist. The trenching was performed for the investigation under the direction of James B. Baker, CEG.

- Review of Parikh's December 2008 report and submittal of our preliminary comments to Mr. Baker in an e-mail dated January 7, 2009.

- Review of a January 29, 2009 letter by Parikh presenting responses to our January 7 comments.

Background

The property is not located within the current (1982) edition of the State of California Alquist-Priolo Earthquake Fault Zone (APEFZ) for the active Hayward Fault shown on the 7.5 minute Hayward Quadrangle. However, the original 1974 APEFZ edition of the Hayward Quadrangle indicated the east half of the property to be within the zone. However, this was modified by the State in 1982 to show the western limit of the zone to be no closer than about 250 feet to the east. As shown on the 1982 map, the closest trace of the Hayward Fault is about 700 to 800 feet to the east of the site.

Report Review

Parikh's report and response letter adequately describe the physical and geologic conditions of the site. Several un-occupied buildings are present with an adjacent paved parking area. A concrete-lined channel of a portion of San Leandro Creek is present along the southwest side of the property. The report includes a geologic map and describes the geology to consist of unconsolidated alluvial fan deposits. The report describes the location of the seismically active Hayward Fault as being about 800 feet northeast of the site. A list of references and nearby fault investigations is included.

The report provides brief descriptions and illustrations of active faults in the region, the potential for earthquake-induced ground shaking, and possible liquefaction. The report and response letter provide details regarding the location of the site and the current and previous locations of the APEFZ for the Hayward Fault. Illustrations include nearby fault investigations and seismic hazard zones. Graphic logs of the two trenches excavated by Parikh are included and illustrate the presence of near-horizontally bedded alluvial sediments without evidence of disruption due to faulting.

The report concludes that the naturally deposited sediments within 14 feet of the ground surface (the depth of trenching) have not been ruptured by fault displacement, and "the potential for future fault rupture at the site to be low". The report also concludes that "that liquefaction-related lateral spreading may be possible" and a geotechnical investigation to assess this possibility should be performed.

Conclusions

We conclude that the fault investigation performed by Parikh was done in accordance with the requirements for fault rupture hazards evaluations as provided in CGS guidelines and the requirements of the APEFZ Act and Alameda County.

We trust this report provides the information required at this time. Please call if there are questions.

Yours very truly,

MACTEC ENGINEERING AND CONSULTING, INC.

Stephen R. Korbay, CEG 916
Sr. Principal Geologist

Donald W. Quigley, P.E., G.E.
Senior Principal Engineer

SRK/DWQ/mlb:MB63248_Hayward ...c.doc-Alameda

CERTIFIED ENGINEERING GEOLOGIST
STEPHEN R. KORBAY
No. CEG 916
EXP. 10-31-10
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
DONALD WALKER QUIGLEY
703
EXP 9-30-09
GEOTECHNICAL
STATE OF CALIFORNIA

Appendix C

Soil Sample Letter Report

GEOCON
CONSULTANTS, INC.
GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS

Project No. E8467-06-01
March 6, 2009

Ms. Jaimie Benson
Alameda County Redevelopment Agency
224 W. Winton Avenue, Room 110
Hayward, California 94544

Subject: REVIEW OF SOIL SAMPLES RESULTS
HYDRAULIC LIFT REMOVAL
20499 MISSION BOULEVARD
HAYWARD, CALIFORNIA

Dear Ms. Benson:

This letter summarizes the soil sample results provided by Strategic Engineering & Science (SES) in their e-mail dated February 18, 2009, (a copy of the e-mail is provided as Attachment A) and the results of the duplicate soil samples that we collected. The samples were collected by SES and us to confirm that residual petroleum hydrocarbons were not present in the hydraulic hoist or sump excavations prior to backfilling. The hydraulic hoists and sumps (oil/water clarifiers) were removed by others prior to the sample collection.

On February 3, 2009, SES collected 16 soil samples and 1 stockpile composite sample and submitted the samples to Torrent Laboratories. We collected 8 duplicate soil samples which were submitted to McCampbell Analytical, Inc. The soil sample results and analytical laboratory report provided by SES in their February 18, 2009, e-mail are included in Attachment A and are summarized in Table 1. The results of the soil samples collected by Geocon are also summarized on Table 1; copies of the analytical laboratory data sheets for soil samples collected by Geocon are provided as Attachment B.

Review of Table 1 shows that the duplicate samples collected by Geocon were in general agreement with the results reported by SES. There were a few differences between the soil sample results reported by the two laboratories, although the differences were within acceptable ranges. The largest difference was in the 10-foot soil sample collected at Hoist 6. SES reported total petroleum hydrocarbons as hydraulic oil (TPHho) at a concentration of 104 milligrams per kilogram (mg/kg) and Geocon reported TPHho for this sample at 45 mg/kg.

The soil sample results obtained by both SES and Geocon were below the Regional Water Quality Control Board – San Francisco Bay Region (SF-RWQCB) environmental screening levels (ESLs) for deep (>3 meters) and shallow (<3 meters) soils for both commercial and residential sites. The residential land use ESL of 370 mg/kg for TPH(residual fuels) was not exceeded.

Based on the confirmation and duplicate sample results, Geocon concurs with SES that “it appears that the hydraulic hoists and the sumps (clarifiers) have not had an adverse impact on site soils.”

LIMITATIONS

This report has been prepared exclusively for Parikh Consultants, Inc. The information contained herein is only valid as of the date of the report, and will require an update to reflect additional information obtained.

The client should recognize that this report is not a comprehensive site characterization and the client should not construe it as such. This report presents findings of the results of the limited sampling and laboratory testing performed. In addition, it is not the intention of the information obtained to address potential impacts related to sources other than those specified herein.

Therefore, the report is only conclusive with respect to the information obtained. No guarantee of the results of the study is implied within the intent of this report. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered.

Please contact us if you have questions concerning the contents of this report, or if we may be of further service.

Sincerely,

GEOCON CONSULTANTS, INC.

Lauren Vigliotti
Senior Staff Geologist

Richard Day, PG, CEG, CHG
Vice President

LJV:RWD:

(1) Addressee
(3) Tom Balbierz, Wood Rodgers

Attachments: Figure 1 – Vicinity Map
Figure 2 – Site Plan
Table 1 – Summary of CAM17 Metals Results - Soil
Table 2 – Summary of Organics Results - Soil
Table 3 - Summary of CAM17 Metals Results - Groundwater
Table 4 – Summary of Organics Results - Groundwater
Appendix A: Laboratory Analytical Reports

Table 1
Soil Sample Results
Hayward Auto
20499 Mission Blvd
Hayward, California

Sample Location	Analyte	Depth (feet)	SES Result (mg/kg)	Geocon Result (mg/kg)
Hoist 1B	TPH (hydraulic oil)	10	<4.00	- -
	TPH (motor oil)	10	15.5	- -
Hoist 2B	TPH (hydraulic oil)	10	<4.00	<5.0
	TPH (motor oil)	10	19.5	<5.0
Hoist 3B	TPH (hydraulic oil)	10	<4.00	- -
	TPH (motor oil)	10	<4.00	- -
Hoist 4B	TPH (hydraulic oil)	10	229	- -
	TPH (motor oil)	10	<12.0	- -
Hoist 5B	TPH (hydraulic oil)	10	<4.00	- -
	TPH (motor oil)	10	7.71	- -
Hoist 6B	TPH (hydraulic oil)	10	104	45
	TPH (motor oil)	10	<4.00	45
	PCBs	10	- -	ND
Hoist 7B	TPH (hydraulic oil)	10	<4.00	14
	TPH (motor oil)	10	10.7	14
	PCBs	10	- -	ND
Hoist 8B	TPH (hydraulic oil)	10	<4.00	- -
	TPH (motor oil)	10	<4.00	- -
Hoist 9B	TPH (hydraulic oil)	10	<4.00	19
	TPH (motor oil)	10	<4.00	19
	PCBs	10	- -	ND
Hoist 10B	TPH (hydraulic oil)	10	<4.00	- -
	TPH (motor oil)	10	<4.00	- -
Hoist 11B	TPH (hydraulic oil)	10	<4.00	- -
	TPH (motor oil)	10	<4.00	- -
Hoist 12B	TPH (hydraulic oil)	10	<4.00	<5.0
	TPH (motor oil)	10	<4.00	<5.0
Sump 13B	TPH (hydraulic oil)	5	<4.00	- -
	TPH (motor oil)	5	<4.00	- -
Hoist 14B	TPH (hydraulic oil)	10	<4.00	<5.0
	TPH (motor oil)	10	<4.00	<5.0

Table 1
Soil Sample Results
Hayward Auto
20499 Mission Blvd
Hayward, California

Sample Location	Analyte	Depth (feet)	SES Result (mg/kg)	Geocon Result (mg/kg)
Sump 15B	TPH (hydraulic oil)	5	<4.00	<5.0
	TPH (motor oil)	5	<4.00	<5.0
	Cadmium	5	- -	<1.5
	Chromium	5	- -	59
	Lead	5	- -	9.0
	Nickel	5	- -	49
	Zinc	5	- -	42
	VOCs	5	- -	ND
Sump 16B	TPH (hydraulic oil)	6	<4.00	6.3
	TPH (motor oil)	6	<4.00	6.3
	Cadmium	6	- -	<1.5
	Chromium	6	- -	48
	Lead	6	- -	20
	Nickel	6	- -	42
	Zinc	6	- -	49
	VOCs	6	- -	ND
Comp C (1-6)	TPH (hydraulic oil)	SP	260	- -
(stockpile)	TPH (motor oil)	SP	<16.0	- -
	TPH (gasoline)	SP	<100	- -
	Benzene	SP	<10	- -
	Ethylbenzene	SP	<10	- -
	Toluene	SP	11	- -
	Xylenes	SP	<15	- -
	Antimony	SP	<5.0	- -
	Arsenic	SP	3.7	- -
	Barium	SP	82	- -
	Beryllium	SP	<2.0	- -
	Cadmium	SP	<1.0	- -
	Chromium	SP	28	- -
	Cobalt	SP	9.0	- -
	Copper	SP	18	- -
	Lead	SP	8.2	- -
	Molybdenum	SP	<5.0	- -
	Nickel	SP	39	- -
	Selenium	SP	<5.0	- -
	Silver	SP	<1.0	- -
	Thallium	SP	<5.0	- -
	Vanadium	SP	25	- -
	Zinc	SP	49	- -
	Mercury	SP	<0.10	- -

Notes -
All samples collected on February 3, 2009.
mg/kg - milligrams per kilogram
< - not detected aat or above stated reporting limit
TPH - total petroleum hydrocarbons
PCBs - polychlorinated biphenyls
VOCs- volatile organic compounds
- - Not analyzed
SP - stockpile

APPENDIX A

ATTACHMENT A

SES E-MAIL REPORT

Rick Day

From: Greg Berry [greg@gregberry.com]
Sent: Wednesday, February 18, 2009 5:16 PM
To: Derek Janich (Mdjanich1@comcast.net); day@geoconinc.com
Cc: Benson, Jaimie, CDA
Subject: Hayward Jeep Results
Attachments: HaywardJeep.pdf

Here are the results of Reza tests.

greg

From: Mohammad Bazargani [mailto:mbazargani@sesinconline.net]
Sent: Wednesday, February 18, 2009 3:43 PM
To: Greg Berry
Cc: 'Said Barzegar'
Subject: Hayward Jeep Results

Greg,

This e-mail presents a summary of the field investigation and findings for the former Hayward Jeep and Chrysler at 20095 Mission Blvd, in Hayward. Enclosed please find Figures 1 and 2 showing the sampling locations, a table showing the results of the sampling and the laboratory analytical data. The samples were collected on February 3, 2009 while a Geocon representative was present. The areas below the hoists and sumps were also visually inspected and no visual indication of soil impacts with petroleum hydrocarbons were observed during sample collection.

The analytical summary table contains a summary of the data along with a comparison of the data with acceptable regulatory standards. Since this site does not fall under jurisdiction of City of Hayward CUPA, we used the ESLs for shallow soil screening levels for commercial/industrial land use, and California Human Health Screening Levels (CHHSLs) which are used in evaluation of contaminated properties by DTSC.

Results show that the detected values of TPH as motor oil and or hydraulic oil fall below the ESL Standards for commercial cleanup level of 2,500 mg/kg (for groundwater greater than 3 m bgs). They were also below the residential cleanup value of 370 mg/kg. No volatile organic compounds (VOCs) were detected in the site soils below the sump labeled as Sump 16.

Samples (C-1 through C-6) were collected from the stockpiles generated as a result of excavation of hydraulic hoists. The samples were composited in the laboratory, and analyzed for CAM 17 metals, TPH as gasoline, Motor oil, hydraulic oils, and benzene, toluene ethylbenzene and xylenes. The results showed a detection of toluene at 11 ug/kg (typically such low levels near the detection limit are attributed to laboratory contamination) and TPH as hydraulic oil at 260 mg/kg. With the exception of arsenic, the metals results were below the commercial and residential CHHSLs. For arsenic the detected values were within the background levels for soils within Bay Area.

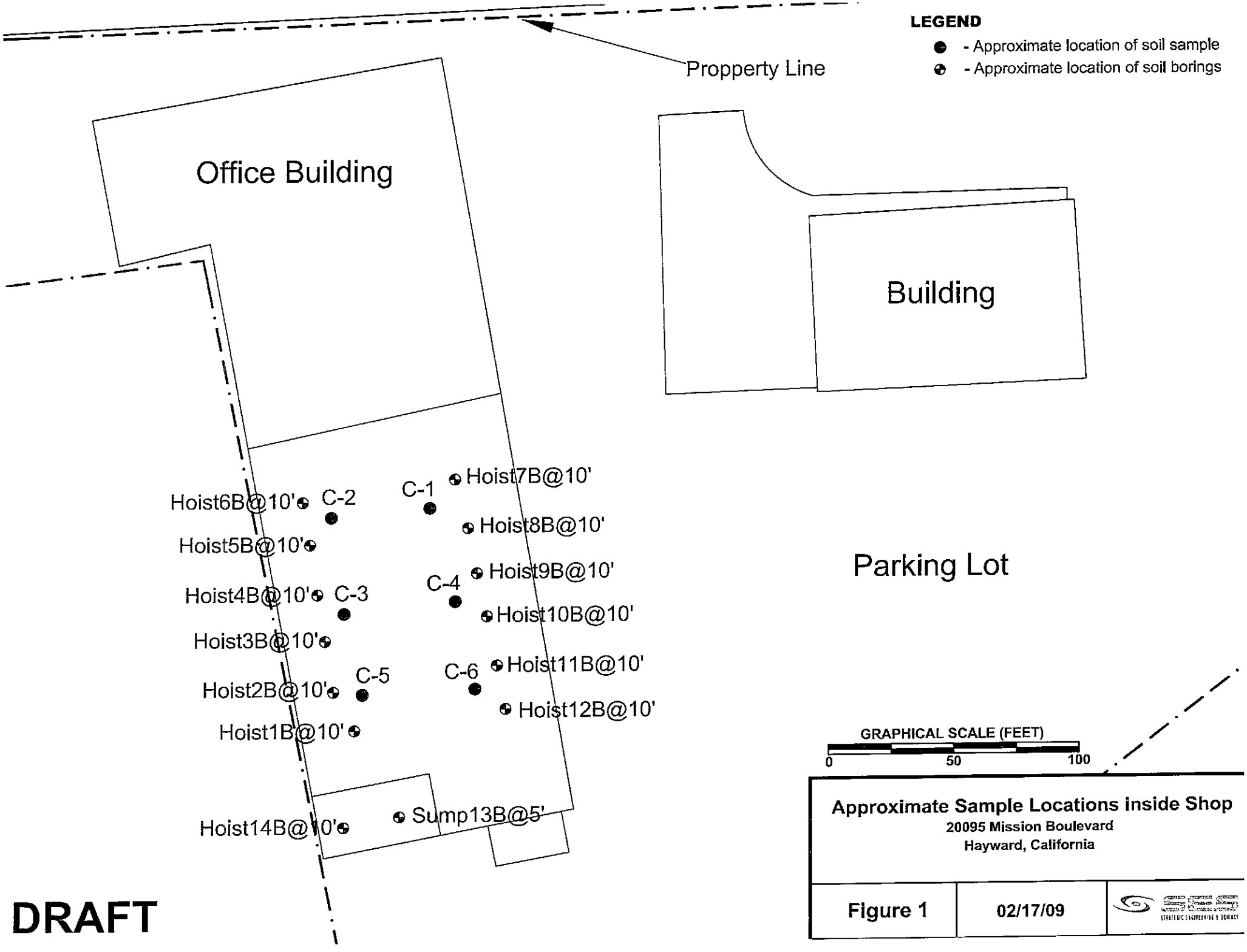
Based on the above results, visual field observations, we recommend that the excavations can be backfilled with the current stockpiled soil that was sampled. Based on the results, it appears that the hydraulic hoists and the sumps (clarifiers) have not had an adverse impact on the site soils.

Please contact me if you have any questions.

Thanks

Mohammad R. Bazargani, P.E.
SES
110-11th Street, 2nd Floor
Oakland, CA 94619

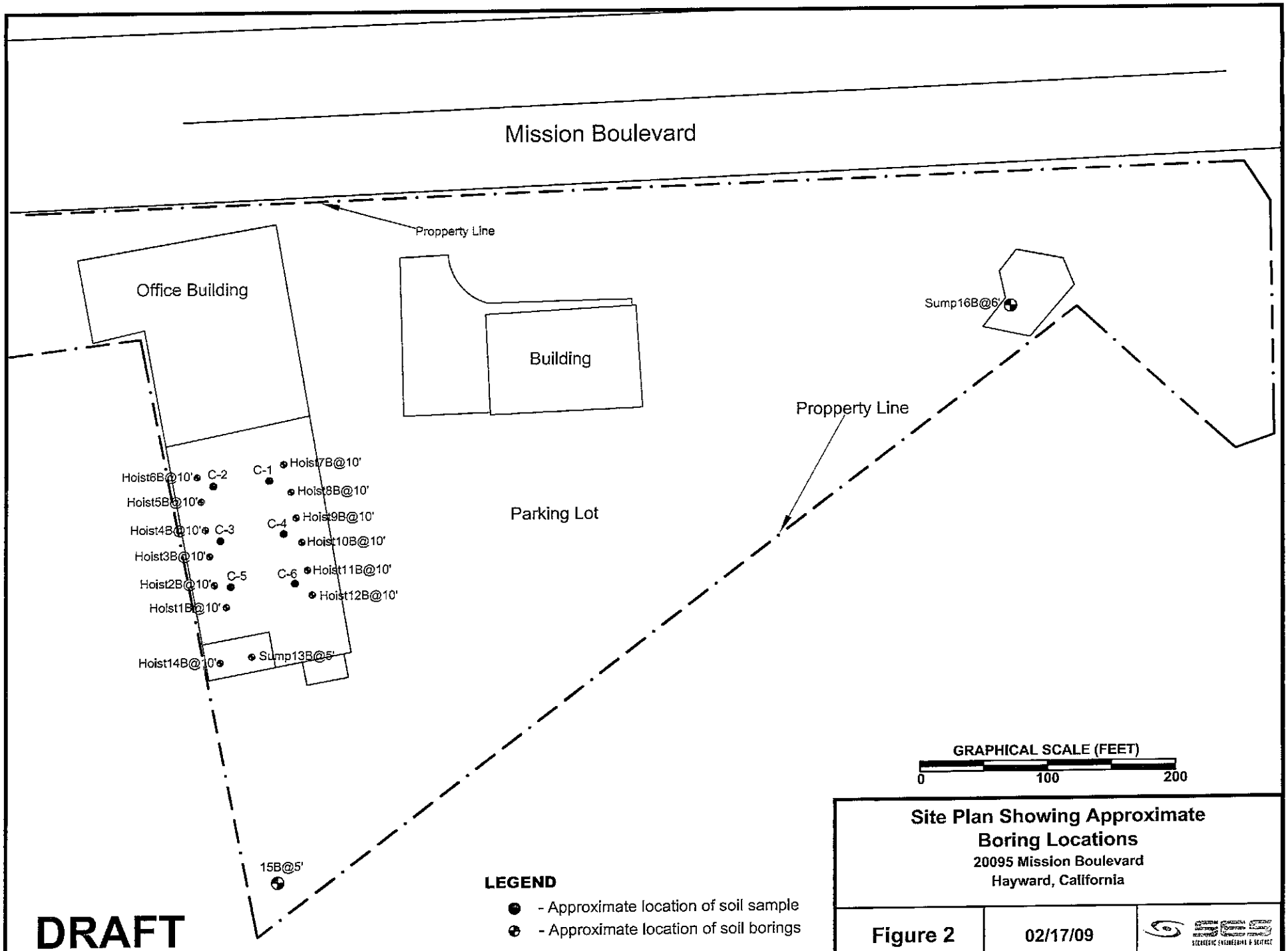
T: 510.451.1761 x201



Approximate Sample Locations inside Shop
20095 Mission Boulevard
Hayward, California

Figure 1	02/17/09	

DRAFT


Mission Boulevard
Propperty Line
Office Building
Building
Parking Lot
Propperty Line
Sump16B@6'
Hoist6B@10'
C-2
C-1
Hoist7B@10'
Hoist8B@10'
Hoist5B@10'
Hoist4B@10'
C-3
C-4
Hoist9B@10'
Hoist10B@10'
Hoist3B@10'
Hoist2B@10'
C-5
C-6
Hoist11B@10'
Hoist12B@10'
Hoist1B@10'
Hoist14B@10'
Sump13B@5'
15B@5'
GRAPHICAL SCALE (FEET)
0
100
200
LEGEND
- Approximate location of soil sample
- Approximate location of soil borings
DRAFT
Site Plan Showing Approximate Boring Locations
20095 Mission Boulevard
Hayward, California
Figure 2
02/17/09

Analitycal Results for Hayward Jeep

Sample	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Reults ppm	ESL ppm	CHHSLs ppm
Hoist1B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4	**15.5**	**2500**	**NE**
Hoist2B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4	**19.5**	**2500**	**NE**
Hoist3B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4	ND		
Hoist4B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	**229**	**2500**	**NE**
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist5B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4	**7.71**	**2500**	**NE**
Hoist6B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	**104**	**2500**	**NE**
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist7B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	**10.7**	**2500**	**NE**
Hoist8B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist9B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist10B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist11B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist12B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Sump13 @ 5'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Hoist14B @ 10'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		

Analitycal Results for Hayward Jeep

Sample	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Reults ppm	ESL ppm	CHHSLs ppm
15B @ 5'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
Sump16B @ 6'								
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4	ND		
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4	**15.1**	**2500**	**NE**
VOC's**	SW8260 B	2/5/2009	10	1	10	ND		
Comp C(1-6)								
TPH (Hydraulic Oil-SG)	SW8015B	2/11/2009	4	1	4	**260**	**2500**	**NE**
TPH (Motor Oil-SG)	SW8015B	2/11/2009	4	1	4	ND		
TPH (gasoline)	SW 8260	2/5/2009	100	1	100	ND		
Benzene	SW 8260 B	2/5/2009	10	1	10	ND		
Ethylbenzene	SW 8260 B	2/5/2009	10	1	10	ND		
Toluene**	SW 8260 B	2/5/2009	10	1	10	**11**	**2900**	
Xylenes	SW 8260 B	2/5/2009	15	1	15	ND		
Arsenic	SW6010B	2/6/2009	1.7	1	1.7	**3.7**	**NA**	1.6*
Barium	SW6010B	2/6/2009	5	1	5	**82**	**NA**	67,000
Chromium	SW6010B	2/6/2009	5	1	5	**28**	**NA**	100,000
Cobalt	SW6010B	2/6/2009	5	1	5	**9**	**NA**	1900
Copper	SW6010B	2/6/2009	5	1	5	**8.2**	**NA**	41,000
Nickel	SW6010B	2/6/2009	5	1	5	**39**	**NA**	20,000
Vanadium	SW6010B	2/6/2009	5	1	5	**25**	**NA**	1000
Zinc	SW6010B	2/6/2009	5	1	5	**49**	**NA**	100,000

ESLs Shallow Soil Screening Levels (≤3m below ground surface) for Commercial/Industrial Land Use – Groundwater is a current or potential drinking water resource.

*Cal/EPA generaly does not require clean-up of soil to below background levels. Natural background concentrations of arsenic are often well above the health-based goals in soil.

CHHSLs California Human Health Screening Levels in Evaluation of Contaminated Properties, January 2005

** for VOCs (including toluene) result, detection limits and standards are provided in micrograms/kg or ppb.

Torrent
LABORATORY, INC.

February 11, 2009

Hugo Vazquez
SES
110 11th Street, 2nd Floor
Oakland, CA 94607

TEL: (510) 673-6809
FAX (510) 451-1150

RE: 149-001

Order No.: 0902017

Dear Hugo Vazquez:

Torrent Laboratory, Inc. received 23 samples on 2/4/2009 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.
Reported data is applicable for only the samples received as part of the order number referenced above.

Torrent Laboratory, Inc. is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,

Laboratory Director 2/11/09
Date

Patti Sandrock
QA Officer

TORRENT LABORATORY, INC.

483 Sinclair Frontage Road • Milpitas, CA • Phone: (408) 263-5258 • Fax: (408) 263-8293

Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Hoist1B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:53:00 AM

Lab Sample ID: 0902017-001
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4.00	15.5	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/9/2009	0	1	61.5-133	94.9	%REC	R18685

Client Sample ID: Hoist2B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:30:00 AM

Lab Sample ID: 0902017-002
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4.00	19.5	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/9/2009	0	1	61.5-133	85.9	%REC	R18685

Client Sample ID: Hoist3B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:26:00 AM

Lab Sample ID: 0902017-003
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4.00	ND	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/9/2009	0	1	61.5-133	102	%REC	R18685

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Hoist4B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:22:00 AM

Lab Sample ID: 0902017-004
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	3	12.0	229	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	3	12.0	ND	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/10/2009	0	3	61.5-133	91.3	%REC	R18685

Client Sample ID: Hoist5B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:18:00 AM

Lab Sample ID: 0902017-005
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/9/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/9/2009	4	1	4.00	7.71	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/9/2009	0	1	61.5-133	100	%REC	R18685

Client Sample ID: Hoist6B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:10:00 AM

Lab Sample ID: 0902017-006
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	104	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	88.2	%REC	R18685

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Hoist7B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:47:00 AM

Lab Sample ID: 0902017-007
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	10.7	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	80.8	%REC	R18685

Client Sample ID: Hoist8B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:50:00 AM

Lab Sample ID: 0902017-008
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	87.8	%REC	R18685

Client Sample ID: Hoist9B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:39:00 AM

Lab Sample ID: 0902017-009
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	88.7	%REC	R18685

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Hoist10B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 12:11:00 PM

Lab Sample ID: 0902017-010
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18685
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	91.0	%REC	R18685

Client Sample ID: Hoist11B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 12:04:00 PM

Lab Sample ID: 0902017-011
Date Prepared: 2/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	81.2	%REC	R18687

Client Sample ID: Hoist12B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:57:00 AM

Lab Sample ID: 0902017-012
Date Prepared: 2/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	86.8	%REC	R18687

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Sump13 @ 5'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:53:00 AM

Lab Sample ID: 0902017-013
Date Prepared: 2/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	78.9	%REC	R18687

Client Sample ID: Hoist14B @ 10'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:30:00 AM

Lab Sample ID: 0902017-014
Date Prepared: 2/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	93.0	%REC	R18687

Client Sample ID: 15 @ 5'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:26:00 AM

Lab Sample ID: 0902017-015
Date Prepared: 2/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	83.1	%REC	R18687

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Sump16 @ 6'
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 11:22:00 AM

Lab Sample ID: 0902017-016
Date Prepared: 2/7/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Hydraulic Oil-SG)	SW8015B	2/10/2009	4	1	4.00	ND	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/10/2009	4	1	4.00	15.1	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/10/2009	0	1	61.5-133	77.5	%REC	R18687

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

1,1,1,2-Tetrachloroethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,1,1-Trichloroethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,1,2,2-Tetrachloroethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,1,2-Trichloroethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,1-Dichloroethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,1-Dichloroethene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,1-Dichloropropene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2,3-Trichlorobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2,3-Trichloropropane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2,4-Trichlorobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2,4-Trimethylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2-Dibromo-3-chloropropane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2-Dibromoethane (EDB)	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2-Dichlorobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2-Dichloroethane (EDC)	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,2-Dichloropropane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,3,5-Trimethylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,3-Dichlorobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
1,4-Dichlorobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
2,2-Dichloropropane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
2-Chloroethyl vinyl ether	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
2-Chlorotoluene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
4-Chlorotoluene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
4-Isopropyltoluene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Benzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Bromobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Bromochloromethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Bromodichloromethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Bromoform	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Bromomethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Carbon tetrachloride	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Chlorobenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Chloroform	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Chloromethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
cis-1,2-Dichloroethene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
cis-1,3-Dichloropropene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Dibromochloromethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Dibromomethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Dichlorodifluoromethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Ethyl tert-butyl ether (ETBE)	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Ethylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Freon-113	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Hexachlorobutadiene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Isopropyl Ether	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Isopropylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Methyl tert-butyl ether (MTBE)	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Methylene chloride	SW8260B	2/5/2009	50	1	50	ND	µg/Kg	F18640
Naphthalene	SW8260B	2/5/2009	20	1	20	ND	µg/Kg	F18640
n-Butylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
n-Propylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
sec-Butylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Styrene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
t-Butyl alcohol (t-Butanol)	SW8260B	2/5/2009	50	1	50	ND	µg/Kg	F18640

tert-Amyl methyl ether (TAME)	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
tert-Butylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Tetrachloroethene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Toluene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
trans-1,2-Dichloroethene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
trans-1,3-Dichloropropene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Trichloroethene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Trichlorofluoromethane	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Vinyl chloride	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Xylenes, Total	SW8260B	2/5/2009	15	1	15	ND	µg/Kg	F18640
Surr: 4-Bromofluorobenzene	SW8260B	2/5/2009	0	1	55.8-141	101	%REC	F18640
Surr: Dibromofluoromethane	SW8260B	2/5/2009	0	1	59.8-148	105	%REC	F18640
Surr: Toluene-d8	SW8260B	2/5/2009	0	1	55.2-133	85.8	%REC	F18640

Report prepared for: Hugo Vazquez
SES

Date Received: 2/4/2009
Date Reported: 2/11/2009

Client Sample ID: Comp C(1-6)
Sample Location: Hayward Jeep
Sample Matrix: SOIL
Date/Time Sampled 2/3/2009 2:22:00 PM

Lab Sample ID: 0902017-023
Date Prepared: 2/6/2009

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Antimony	SW6010B	2/6/2009	5	1	5.0	ND	mg/Kg	4938
Arsenic	SW6010B	2/6/2009	1.7	1	1.7	3.7	mg/Kg	4938
Barium	SW6010B	2/6/2009	5	1	5.0	82	mg/Kg	4938
Beryllium	SW6010B	2/6/2009	2	1	2.0	ND	mg/Kg	4938
Cadmium	SW6010B	2/6/2009	1	1	1.0	ND	mg/Kg	4938
Chromium	SW6010B	2/6/2009	5	1	5.0	28	mg/Kg	4938
Cobalt	SW6010B	2/6/2009	5	1	5.0	9.0	mg/Kg	4938
Copper	SW6010B	2/6/2009	5	1	5.0	18	mg/Kg	4938
Lead	SW6010B	2/6/2009	1	1	1.0	8.2	mg/Kg	4938
Molybdenum	SW6010B	2/6/2009	5	1	5.0	ND	mg/Kg	4938
Nickel	SW6010B	2/6/2009	5	1	5.0	39	mg/Kg	4938
Selenium	SW6010B	2/6/2009	5	1	5.0	ND	mg/Kg	4938
Silver	SW6010B	2/6/2009	1	1	1.0	ND	mg/Kg	4938
Thallium	SW6010B	2/6/2009	5	1	5.0	ND	mg/Kg	4938
Vanadium	SW6010B	2/6/2009	5	1	5.0	25	mg/Kg	4938
Zinc	SW6010B	2/6/2009	5	1	5.0	49	mg/Kg	4938
Mercury	SW7471A	2/9/2009	0.1	1	0.10	ND	mg/Kg	4940
TPH (Hydraulic Oil-SG)	SW8015B	2/11/2009	4	4	16.0	260	mg/Kg	R18687
TPH (Motor Oil-SG)	SW8015B	2/11/2009	4	4	16.0	ND	mg/Kg	R18687
Surr: Pentacosane	SW8015B	2/11/2009	0	4	61.5-133	87.8	%REC	R18687
Benzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Ethylbenzene	SW8260B	2/5/2009	10	1	10	ND	µg/Kg	F18640
Toluene	SW8260B	2/5/2009	10	1	10	11	µg/Kg	F18640
Xylenes, Total	SW8260B	2/5/2009	15	1	15	ND	µg/Kg	F18640
Surr: 4-Bromofluorobenzene	SW8260B	2/5/2009	0	1	55.8-141	116	%REC	F18640
Surr: Dibromofluoromethane	SW8260B	2/5/2009	0	1	59.8-148	103	%REC	F18640
Surr: Toluene-d8	SW8260B	2/5/2009	0	1	55.2-133	90.0	%REC	F18640
TPH (Gasoline)	SW8260B(TPH)	2/5/2009	100	1	100	ND	µg/Kg	T18640
Surr: 4-Bromoflurobenzene	SW8260B(TPH)	2/5/2009	0	1	56.9-133	76.0	%REC	T18640

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Torrent Laboratory, Inc.

Date: *11-Feb-09*

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: 4938

Sample ID **MB-4938**	SampType: **MBLK**	TestCode: **6010B_S**	Units: **mg/Kg**	Prep Date: **2/6/2009**	RunNo: **18658**
Client ID: **ZZZZZ**	Batch ID: **4938**	TestNo: **SW6010B**	**(SW3050B)**	Analysis Date: **2/6/2009**	SeqNo: **268867**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	ND	5.0									
Arsenic	ND	1.7									
Barium	ND	5.0									
Beryllium	ND	2.0									
Cadmium	ND	1.0									
Chromium	ND	5.0									
Cobalt	ND	5.0									
Copper	ND	5.0									
Lead	ND	1.0									
Molybdenum	ND	5.0									
Nickel	ND	5.0									
Selenium	ND	5.0									
Silver	ND	1.0									
Thallium	ND	5.0									
Vanadium	ND	5.0									
Zinc	ND	5.0									

Sample ID **LCS-4938**	SampType: **LCS**	TestCode: **6010B_S**	Units: **mg/Kg**	Prep Date: **2/6/2009**	RunNo: **18658**
Client ID: **ZZZZZ**	Batch ID: **4938**	TestNo: **SW6010B**	**(SW3050B)**	Analysis Date: **2/6/2009**	SeqNo: **268863**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	52.55	5.0	50	0.3	104	30.7	130				
Arsenic	51.50	1.7	50	0	103	71	121				
Barium	49.70	5.0	50	0.15	99.1	70.2	130				
Beryllium	48.50	2.0	50	0	97.0	73.3	115				
Cadmium	47.85	1.0	50	0	95.7	68.7	110				
Chromium	49.40	5.0	50	0.1	98.6	76	116				
Cobalt	48.85	5.0	50	0	97.7	57.4	122				
Copper	49.85	5.0	50	0.15	99.4	74.8	119				

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: 4938

Sample ID LCS-4938	SampType: LCS	TestCode: 6010B_S	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18658
Client ID: ZZZZZ	Batch ID: 4938	TestNo: SW6010B	(SW3050B)	Analysis Date: 2/6/2009	SeqNo: 268863

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Lead	49.75	1.0	50	0.15	99.2	67.9	118				
Molybdenum	51.55	5.0	50	0	103	62.9	123				
Nickel	49.00	5.0	50	0.1	97.8	61.5	122				
Selenium	46.80	5.0	50	0	93.6	62	111				
Silver	48.65	1.0	50	0	97.3	81.1	109				
Thallium	49.00	5.0	50	0	98.0	39.2	125				
Vanadium	50.00	5.0	50	0	100	65.8	122				
Zinc	48.00	5.0	50	0	96.0	59.9	122				

Sample ID LCSD-4938	SampType: LCSD	TestCode: 6010B_S	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18658
Client ID: ZZZZZ	Batch ID: 4938	TestNo: SW6010B	(SW3050B)	Analysis Date: 2/6/2009	SeqNo: 268864

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Antimony	53.55	5.0	50	0.3	106	30.7	130	52.55	1.89	30	
Arsenic	52.40	1.7	50	0	105	71	121	51.5	1.73	30	
Barium	49.15	5.0	50	0.15	98.0	70.2	130	49.7	1.11	30	
Beryllium	51.15	2.0	50	0	102	73.3	115	48.5	5.32	30	
Cadmium	47.10	1.0	50	0	94.2	68.7	110	47.85	1.58	30	
Chromium	48.70	5.0	50	0.1	97.2	76	116	49.4	1.43	30	
Cobalt	47.90	5.0	50	0	95.8	57.4	122	48.85	1.96	30	
Copper	49.05	5.0	50	0.15	97.8	74.8	119	49.85	1.62	30	
Lead	50.70	1.0	50	0.15	101	67.9	118	49.75	1.89	30	
Molybdenum	52.50	5.0	50	0	105	62.9	123	51.55	1.83	30	
Nickel	47.85	5.0	50	0.1	95.5	61.5	122	49	2.37	30	
Selenium	47.75	5.0	50	0	95.5	62	111	46.8	2.01	30	
Silver	48.05	1.0	50	0	96.1	81.1	109	48.65	1.24	30	
Thallium	49.95	5.0	50	0	99.9	39.2	125	49	1.92	30	
Vanadium	49.55	5.0	50	0	99.1	65.8	122	50	0.904	30	
Zinc	47.25	5.0	50	0	94.5	59.9	122	48	1.57	30	

Qualifiers:
E Value above quantitation range
H Holding times for preparation or analysis exceeded
J Analyte detected below quantitation limits
ND Not Detected at the Reporting Limit
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: 4940

Sample ID MB-4940	SampType: MBLK	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18670
Client ID: ZZZZZ	Batch ID: 4940	TestNo: SW7471A	(SW7471APR	Analysis Date: 2/9/2009	SeqNo: 269042

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	ND	0.10									

Sample ID LCS-4940	SampType: LCS	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18670
Client ID: ZZZZZ	Batch ID: 4940	TestNo: SW7471A	(SW7471APR	Analysis Date: 2/9/2009	SeqNo: 269040

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	1.072	0.10	1.25	0	85.8	80.5	133				

Sample ID LCSD-4940	SampType: LCSD	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18670
Client ID: ZZZZZ	Batch ID: 4940	TestNo: SW7471A	(SW7471APR	Analysis Date: 2/9/2009	SeqNo: 269041

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	1.136	0.10	1.25	0	90.9	80.5	133	1.072	5.74	30	

Qualifiers:

- E Value above quantitation range
- ND Not Detected at the Reporting Limit
- H Holding times for preparation or analysis exceeded
- R RPD outside accepted recovery limits
- J Analyte detected below quantitation limits
- S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: F18640

Sample ID **MB_F18640**	SampType: **MBLK**	TestCode: **8260B_S**	Units: **µg/Kg**	Prep Date: **2/5/2009**		RunNo: **18640**	
Client ID: **ZZZZZ**	Batch ID: **F18640**	TestNo: **SW8260B**		Analysis Date: **2/5/2009**		SeqNo: **268871**	

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	10									
1,1,1-Trichloroethane	ND	10									
1,1,2,2-Tetrachloroethane	ND	10									
1,1,2-Trichloroethane	ND	10									
1,1-Dichloroethane	ND	10									
1,1-Dichloroethene	ND	10									
1,1-Dichloropropene	ND	10									
1,2,3-Trichlorobenzene	ND	10									
1,2,3-Trichloropropane	ND	10									
1,2,4-Trichlorobenzene	ND	10									
1,2,4-Trimethylbenzene	ND	10									
1,2-Dibromo-3-chloropropane	ND	10									
1,2-Dibromoethane (EDB)	ND	10									
1,2-Dichlorobenzene	ND	10									
1,2-Dichloroethane (EDC)	ND	10									
1,2-Dichloropropane	ND	10									
1,3,5-Trimethylbenzene	ND	10									
1,3-Dichlorobenzene	ND	10									
1,3-Dichloropropene	ND	10									
1,4-Dichlorobenzene	ND	10									
2,2-Dichloropropane	ND	10									
2-Chloroethyl vinyl ether	ND	10									
2-Chlorotoluene	ND	10									
4-Chlorotoluene	ND	10									
4-Isopropyltoluene	ND	10									
Benzene	ND	10									
Bromobenzene	ND	10									
Bromochloromethane	ND	10									
Bromodichloromethane	ND	10									
Bromoform	ND	10									
Bromomethane	ND	10									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: F18640

Sample ID **MB_F18640**	SampType: **MBLK**	TestCode: **8260B_S**	Units: **µg/Kg**	Prep Date: **2/5/2009**		RunNo: **18640**	
Client ID: **ZZZZZ**	Batch ID: **F18640**	TestNo: **SW8260B**		Analysis Date: **2/5/2009**		SeqNo: **268871**	

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon tetrachloride	ND	10									
Chlorobenzene	ND	10									
Chloroform	ND	10									
Chloromethane	ND	10									
cis-1,2-Dichloroethene	ND	10									
cis-1,3-Dichloropropene	ND	10									
Dibromochloromethane	ND	10									
Dibromomethane	ND	10									
Dichlorodifluoromethane	ND	10									
Ethyl tert-butyl ether (ETBE)	ND	10									
Ethylbenzene	ND	10									
Freon-113	ND	10									
Hexachlorobutadiene	ND	10									
Isopropyl Ether	ND	10									
Isopropylbenzene	ND	10									
Methyl tert-butyl ether (MTBE)	ND	10									
Methylene chloride	ND	50									
Naphthalene	ND	20									
n-Butylbenzene	ND	10									
n-Propylbenzene	ND	10									
sec-Butylbenzene	ND	10									
Styrene	ND	10									
t-Butyl alcohol (t-Butanol)	ND	50									
tert-Amyl methyl ether (TAME)	ND	10									
tert-Butylbenzene	ND	10									
Tetrachloroethene	ND	10									
Toluene	ND	10									
trans-1,2-Dichloroethene	ND	10									
trans-1,3-Dichloropropene	ND	10									
Trichloroethene	ND	10									
Trichlorofluoromethane	ND	10									

Qualifiers:
E Value above quantitation range
H Holding times for preparation or analysis exceeded
J Analyte detected below quantitation limits
ND Not Detected at the Reporting Limit
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: F18640

Sample ID MB_F18640	SampType: MBLK	TestCode: 8260B_S	Units: µg/Kg	Prep Date: 2/5/2009	RunNo: 18640
Client ID: ZZZZZ	Batch ID: F18640	TestNo: SW8260B		Analysis Date: 2/5/2009	SeqNo: 268871

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	10									
Xylenes, Total	ND	15									
Surr: 4-Bromofluorobenzene	47.85	0	50	0	95.7	55.8	141				
Surr: Dibromofluoromethane	53.73	0	50	0	107	59.8	148				
Surr: Toluene-d8	43.31	0	50	0	86.6	55.2	133				

Sample ID LCS_F18640	SampType: LCS	TestCode: 8260B_S	Units: µg/Kg	Prep Date: 2/5/2009	RunNo: 18640
Client ID: ZZZZZ	Batch ID: F18640	TestNo: SW8260B		Analysis Date: 2/5/2009	SeqNo: 268903

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	46.10	10	50	0	92.2	53.7	139				
Benzene	48.66	10	50	0	97.3	66.5	135				
Chlorobenzene	43.40	10	50	0	86.8	57.5	150				
Toluene	38.71	10	50	0	77.4	56.8	134				
Trichloroethene	45.26	10	50	0	90.5	57.4	134				
Surr: 4-Bromofluorobenzene	48.60	0	50	0	97.2	55.8	141				
Surr: Dibromofluoromethane	53.13	0	50	0	106	59.8	148				
Surr: Toluene-d8	40.78	0	50	0	81.6	55.2	133				

Sample ID LCSD_F18640	SampType: LCSD	TestCode: 8260B_S	Units: µg/Kg	Prep Date: 2/5/2009	RunNo: 18640
Client ID: ZZZZZ	Batch ID: F18640	TestNo: SW8260B		Analysis Date: 2/5/2009	SeqNo: 268904

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	48.92	10	50	0	97.8	53.7	139	46.1	5.94	30	
Benzene	50.52	10	50	0	101	66.5	135	48.66	3.75	30	
Chlorobenzene	45.55	10	50	0	91.1	57.5	150	43.4	4.83	30	
Toluene	39.71	10	50	0	79.4	56.8	134	38.71	2.55	30	
Trichloroethene	49.07	10	50	0	98.1	57.4	134	45.26	8.08	30	
Surr: 4-Bromofluorobenzene	49.97	0	50	0	99.9	55.8	141	0	0	0	
Surr: Dibromofluoromethane	55.97	0	50	0	112	59.8	148	0	0	0	
Surr: Toluene-d8	41.20	0	50	0	82.4	55.2	133	0	0	0	

Qualifiers:
E Value above quantitation range
H Holding times for preparation or analysis exceeded
J Analyte detected below quantitation limits
ND Not Detected at the Reporting Limit
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: R18685

Sample ID SDSG090206A-MB	SampType: MBLK	TestCode: TEPHSG_SOI	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18685
Client ID: ZZZZZ	Batch ID: R18685	TestNo: SW8015B		Analysis Date: 2/6/2009	SeqNo: 269226

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Stoddard Solvent -SG	ND	2.00									
TPH (Bunker Oil-SG)	ND	4.00									
TPH (Diesel-SG)	ND	2.00									
TPH (Fuel Oil-SG)	ND	4.00									
TPH (Heating Oil-SG)	ND	2.00									
TPH (Hydraulic Oil-SG)	ND	4.00									
TPH (Jet Fuel-SG)	ND	2.00									
TPH (Kerosene-SG)	ND	2.00									
TPH (Mineral Oil-SG)	ND	4.00									
TPH (Motor Oil-SG)	ND	4.00									
TPH (Transformer Oil-SG)	ND	4.00									
Surr: Pentacosane	3.613	0	3.33	0	108	61.5	133				

Sample ID SDSG090206A-LCS	SampType: LCS	TestCode: TEPHSG_SOI	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18685
Client ID: ZZZZZ	Batch ID: R18685	TestNo: SW8015B		Analysis Date: 2/6/2009	SeqNo: 269227

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	22.95	2.00	33.3	0	68.9	50.8	111				
Surr: Pentacosane	2.862	0	3.33	0	85.9	61.5	133				

Sample ID SDSG090206A-LCS	SampType: LCSD	TestCode: TEPHSG_SOI	Units: mg/Kg	Prep Date: 2/6/2009	RunNo: 18685
Client ID: ZZZZZ	Batch ID: R18685	TestNo: SW8015B		Analysis Date: 2/6/2009	SeqNo: 269228

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	23.66	2.00	33.3	0	71.0	50.8	111	22.95	3.04	30	
Surr: Pentacosane	2.566	0	3.33	0	77.1	61.5	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: R18687

Sample ID SDSG090207A-MB	SampType: MBLK	TestCode: TEPHSG_SOI	Units: mg/Kg	Prep Date: 2/7/2009	RunNo: 18687
Client ID: ZZZZZ	Batch ID: R18687	TestNo: SW8015B		Analysis Date: 2/9/2009	SeqNo: 269258

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Stoddard Solvent -SG	ND	2.00									
TPH (Bunker Oil-SG)	ND	4.00									
TPH (Diesel-SG)	ND	2.00									
TPH (Fuel Oil-SG)	ND	4.00									
TPH (Heating Oil-SG)	ND	2.00									
TPH (Hydraulic Oil-SG)	ND	4.00									
TPH (Jet Fuel-SG)	ND	2.00									
TPH (Kerosene-SG)	ND	2.00									
TPH (Mineral Oil-SG)	ND	4.00									
TPH (Motor Oil-SG)	ND	4.00									
TPH (Transformer Oil-SG)	ND	4.00									
Surr: Pentacosane	3.099	0	3.33	0	93.1	61.5	133				

Sample ID SDSG090207A-LCS	SampType: LCS	TestCode: TEPHSG_SOI	Units: mg/Kg	Prep Date: 2/7/2009	RunNo: 18687
Client ID: ZZZZZ	Batch ID: R18687	TestNo: SW8015B		Analysis Date: 2/9/2009	SeqNo: 269259

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	24.37	2.00	33.3	0	73.2	50.8	111				
Surr: Pentacosane	2.731	0	3.33	0	82.0	61.5	133				

Sample ID SDSG090207A-LCS	SampType: LCSD	TestCode: TEPHSG_SOI	Units: mg/Kg	Prep Date: 2/7/2009	RunNo: 18687
Client ID: ZZZZZ	Batch ID: R18687	TestNo: SW8015B		Analysis Date: 2/9/2009	SeqNo: 269260

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	24.50	2.00	33.3	0	73.6	50.8	111	24.37	0.520	30	
Surr: Pentacosane	2.732	0	3.33	0	82.0	61.5	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: SES
Work Order: 0902017
Project: 149-001

ANALYTICAL QC SUMMARY REPORT

BatchID: T18640

Sample ID MB_T18640	SampType: MBLK	TestCode: TPH_GAS_S	Units: µg/Kg	Prep Date: 2/5/2009	RunNo: 18640
Client ID: ZZZZZ	Batch ID: T18640	TestNo: SW8260B(TP		Analysis Date: 2/5/2009	SeqNo: 268922

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	ND	100									
Surr: 4-Bromofluorobenzene	46.00	0	50	0	92.0	56.9	133				

Sample ID LCS_T18640	SampType: LCS	TestCode: TPH_GAS_S	Units: µg/Kg	Prep Date: 2/5/2009	RunNo: 18640
Client ID: ZZZZZ	Batch ID: T18640	TestNo: SW8260B(TP		Analysis Date: 2/5/2009	SeqNo: 268923

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	1041	100	1000	37	100	48.2	132				
Surr: 4-Bromofluorobenzene	48.00	0	50	0	96.0	56.9	133				

Sample ID LCSD_T18640	SampType: LCSD	TestCode: TPH_GAS_S	Units: µg/Kg	Prep Date: 2/5/2009	RunNo: 18640
Client ID: ZZZZZ	Batch ID: T18640	TestNo: SW8260B(TP		Analysis Date: 2/5/2009	SeqNo: 268924

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	895.0	100	1000	37	85.8	48.2	132	1041	15.1	30	
Surr: 4-Bromofluorobenzene	47.00	0	50	0	94.0	56.9	133	0	0	0	

Qualifiers:

- E Value above quantitation range
- H Holding times for preparation or analysis exceeded
- J Analyte detected below quantitation limits
- ND Not Detected at the Reporting Limit
- R RPD outside accepted recovery limits
- S Spike Recovery outside accepted recovery limits

SES
STRATEGIC ENGINEERING & SCIENCE

110 11th Street, 2nd Floor
Oakland, California 9460'
Phone 510.451.1761
Fax: 510.451.1150

CHAIN OF CUSTODY RECORD

0902017

Project Name: Hayward Jeep

Job No.:149-001

Report To: Hugo Vazquez

Sampler (print):Hugo Vazquez

Sampler (signature):

Electronic Deliverable Format Required: ☐ YES ☐ NO

EDF LOGCODE: ☐ LAMV ☐ LAO ☐ LAF

Global ID # :

Turnaround Requirements

- X **5 Working Days**
- ☐ **48 Hours**
- ☐ **24 Hours**
- ☐ **2-3 Hours RUSH**
- ☐ _____

QC Requirement:
☒ **Level A (standard)**

ANALYSES REQUESTED

Sample I.D. (Field Point Name)	Date	Time	Lab I.D.	Sample Matrix	No. of Cont.	TPH Mo Extended Range	TPH Mo, Gas,BTEX, CAM 17											Remar
Hoist1B@10'	02/03/09	11:53	001A	Soil	1	X												
Hoist2B@10'	02/03/09	11:30	002A	Soil	1	X												
Hoist3B@10'	02/03/09	11:26	003A	Soil	1	X												
Hoist4B@10'	02/03/09	11:22	004A	Soil	1	X												
Hoist5B@10'	02/03/09	11:18	005A	Soil	1	X												
Hoist6B@10'	02/03/09	11:10	006A	Soil	1	X												
Hoist7B@10'	02/03/09	11:47	007A	Soil	1	X												
Hoist8B@10'	02/03/09	11:50	008A	Soil	1	X												
Hoist9B@10'	02/03/09	11:39	009A	Soil	1	X												
Hoist10B@10'	02/03/09	12:11	010A	Soil	1	X												
Hoist11B@10'	02/03/09	12:04	011A	Soil	1	X												
Hoist12B@10'	02/03/09	11:57	012A	Soil	1	X												

Relinquished By:	Date: 2-4	Time: 12:01	Received By: C. Moore	Date: 2-4	Time: 12:01
Relinquished By:	Date: 2/4/09	Time: 12:00	Received By: C. Moore	Date: 24	Time: 13:57
Relinquished By: C. Moore	Date: 2-4	Time: 13:57	Lab of Record: U.S. Labs	2/4/09	14:00
			Received by Lab:	Date:	Time:

PM Initi

Temp: 5°C

SES
STRATEGIC ENGINEERING & SCIENCE

CHAIN OF CUSTODY RECORD

0902017

110 11th Street, 2nd Floor
Oakland, California 9460'
Phone 510.451.1761
Fax: 510.451.1150

Project Name: Hayward Jeep

Job No.:149-001

Report To: Hugo Vazquez

Sampler (print):Hugo Vazquez

Sampler (signature):

Electronic Deliverable Format Required: ☐ YES ☐ NO

EDF LOGCODE: ☐ LAMV ☐ LAO ☐ LAF

Global ID # :

Turnaround Requirements

- X **5 Working Days**
- ☐ **48 Hours**
- ☐ **24 Hours**
- ☐ **2-3 Hours RUSH**
- ☐ _____

QC Requirement:
☒ **Level A (standard)**

ANALYSES REQUESTED

Sample I.D. (Field Point Name)	Date	Time	Lab I.D.	Sample Matrix	No. of Cont.	TPH Mo Extended Range	TPH Mo, Gas,BTEX, CAM 17	8260										Remar
Sump13@5'	02/03/09	11:53	013A	Soil	1	X												
Hoist14B@10'	02/03/09	11:30	014A	Soil	1	X												
15@5'	02/03/09	11:26	015A	Soil	1	X												
Sump16@6'	02/03/09	11:22	016A	Soil	2	X		X										

Relinquished By:		Date: 2.4	Time: 12:1	Received By: C. Moore	Date: 2.4	Time: 12:1	PM Initi
Relinquished By:		Date: 2/4/09	Time: 12:00	Received By: C Moore	Date: 2.4	Time: 13:57	
Relinquished By:	C Moore	Date: 2.4	Time: 13:57	Lab of Record:	2/4/09	14:00	Temp:
				Received by Lab:	Date:	Time:	5°C

STRATEGIC ENGINEERING & SCIENCE

CHAIN OF CUSTODY RECORD

110 11th Street, 2nd Floor
Oakland, California 9460
Phone 510.451.1761
Fax: 510.451.1150

Project Name: Hayward Jeep

Job No.:149-001

Report To: Hugo Vazquez

Sampler (print):Hugo Vazquez

Sampler (signature):

Electronic Deliverable Format Required: ☐ YES ☐ NO

EDF LOGCODE: ☐ LAMV ☐ LAO ☐ LAF

Global ID # :

Turnaround Requirements

- X **5 Working Days**
- ☐ **48 Hours**
- ☐ **24 Hours**
- ☐ **2-3 Hours RUSH**
- ☐ _____

QC Requirement:
☒ **Level A (standard)**

ANALYSES REQUESTED

Sample I.D. (Field Point Name)	Date	Time	Lab I.D.	Sample Matrix	No. of Cont.	TPH Mo Extended Range	TPH Mo, Gas,BTEX, CAM 17	8260	Remar
Sump13@5'	02/03/09	11:53		Soil	1	X			
Hoist14B@10'	02/03/09	11:30		Soil	1	X			
15@5'	02/03/09	11:26		Soil	1	X			
Sump16@6'	02/03/09	11:22		Soil	2	X		X	
C1	02/03/09	14:22	017A	Soil	1		X		
C2	02/03/09		018A	Soil	1		X		
C3			019A	Soil	1		X		
C4			020A	Soil	1		X		
C5			021A	Soil	1		X		
C6			022A	Soil	1		X		
Comp C(1-6)			023A	"	1		X		

COMPOSITE

Relinquished By:	Date: 2/4	Time: 12:1	Received By: C. Moss	Date: 2/4	Time: 12:1
Relinquished By:	Date: 2/4/09	Time: 12:00	Received By:	Date:	Time:
Relinquished By:	Date:	Time:	Lab of Record:		
			Received by Lab:	Date:	Time:

PM Initi

Temp:

APPENDIX B

ATTACHMENT B

ANALYTICAL LABORATORY DATA SHEETS FOR SOIL SAMPLES COLLECTED BY GEOCON

McCampbell Analytical, Inc.
"When Quality Counts"

1534 Willow Pass Road, Pittsburg, CA 94565-1701
Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
6671 Brisa St		Date Received: 02/03/09
Livermore, CA 94550	Client Contact: Chris Giuntoli	Date Reported: 02/09/09
	Client P.O.:	Date Completed: 02/09/09

WorkOrder: 0902048

February 09, 2009

Dear Chris:

Enclosed within are:

1) The results of the **8** analyzed samples from your project: **#E8467-06-01,**
2) A QC report for the above samples,
3) A copy of the chain of custody, and
4) An invoice for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McCampbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McCampbell Analytical, Inc.

0902048

PAGE 1 OF 2

McCAMPBELL ANALYTICAL, INC.

1534 WILLOW PASS ROAD
PITTSBURG, CA 94565-1701
Website: www.mccampbell.com Email: main@mccampbell.com
Telephone: (877) 252-9262 Fax: (925) 252-9269

CHRIS MERRITT / RICK DAY

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ■ 5 DAY

GeoTracker EDF ☐ PDF ☐ Excel ☐ Write On (DW) ☐

☐ Check if sample is effluent and "J" flag is required

Report To: CHRIS GIUNTOLI Bill To: SAME

Company: GEOCON CONSULTANTS, INC.

66671 BRISA ST., LIVERMORE, CA 94550

E-Mail:

Tele: (925) 371-5900 Fax: (925) 371-5915

Project #: E8467-06-01 Project Name:

Project Location:

Sampler Signature: CHRIS MERRITT

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED ICE	METHOD PRESERVED HCL	METHOD PRESERVED HNO_3	METHOD PRESERVED Other	BTEX & TPH as Gas (602 / 8021 + 8015) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 502.2 / 601 / 8010 / 8021 (HVOCs)	MTBE / BTEX ONLY (EPA 602 / 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ONLY; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Lead (200.7 / 200.8 / 6010 / 6020)	Other	Other	Other	Comments
															HYDRAULIC OIL + MOTOR OIL RANGE																				
HOIST 6-B		2-3-09	1121	1	SSL		X									X																		
HOIST 5-B			1123																															HOLD
HOIST 4-B			1126																															HOLD
HOIST 3-B			1130																															HOLD
HOIST 2-B			1135													X																		
HOIST 1-B			1137																															HOLD
HOIST 9-B			1143													X																		
HOIST 7-B			1150													X																		
HOIST 8-B			1153																															HOLD
HOIST 12-B			1159													X																		
HOIST 11-B			1208																															HOLD
HOIST 10-B			1215																															HOLD
HOIST 14-B			1227													X																		
SUMP 13-B			1231																															HOLD

Relinquished By:	Date:	Time:	Received By:
CHRIS MERRITT	2-3-09	1725	
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° 15.4

GOOD CONDITION

HEAD SPACE ABSENT

DECHLORINATED IN LAB

APPROPRIATE CONTAINERS

PRESERVED IN LAB

	VOAS	O&G	METALS	OTHER
PRESERVATION			pH<2	

COMMENTS:

ON "HOIST" SAMPLES POSITIVE FOR HYDRAULIC OIL RUN 8082-PCB'S.

McCAMPBELL ANALYTICAL, INC.

1534 WILLOW PASS ROAD
PITTSBURG, CA 94565-1701
Website: www.mccampbell.com Email: main@mccampbell.com
Telephone: (877) 252-9262 Fax: (925) 252-9269

CHRIS MERRITT / RICK RAY

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ■ 5 DAY

GeoTracker EDF ☐ PDF ☐ Excel ☐ Write On (DW) ☐

☐ Check if sample is effluent and "J" flag is required

Report To: CHRIS GIUNTOLI Bill To: SAME

Company: GEOCON CONSULTANTS, INC

66071 BRISA ST., LIVERMORE, CA 94550

E-Mail:

Tele: (925) 371-5900 Fax: (925) 371-5915

Project #: E8467-06-01 Project Name:

Project Location:

Sampler Signature: CHRIS MERRITT

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED ICE	METHOD PRESERVED HCL	METHOD PRESERVED HNO_3	METHOD PRESERVED Other	BTEX & TPH as Gas (602 / 8021 + 8015) / MTBE	TPH as Diesel (8015) + HYDRAULIC OIL + MOTOR OIL	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 502.2 / 601 / 8010 / 8021 (HVOCs)	MTBE / BTEX ONLY (EPA 602 / 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ONLY; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Lead (200.7 / 200.8 / 6010 / 6020)	Other				Comments
SUMP15-5		2-3-09	1250	1	SSL		X									X									X				X						Filter Samples for Metals analysis: Yes / No
SUMP16-6		2-3-09	1410	1	SSL		X									X									X				X						

Relinquished By:	Date:	Time:	Received By:
CHRIS MERRITT	2-3-09	1725	
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° _____ COMMENTS:

GOOD CONDITION ____

HEAD SPACE ABSENT ____

DECHLORINATED IN LAB ____

APPROPRIATE CONTAINERS ____

PRESERVED IN LAB ____

	VOAS	O&G	METALS	OTHER
PRESERVATION			pH<2	

McCampbell Analytical, Inc.
1534 Willow Pass Rd
Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 0902048 **ClientCode: GECL**

☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Chris Giuntoli
GEOCON Env. Consultants
6671 Brisa St
Livermore, CA 94550
(925) 371-5900 FAX 925-371-5915

Email: giuntoli@geoconinc.com;Livermore@g
cc: day@geoconinc.com, merritt@geoconin
PO:
ProjectNo: #E8467-06-01

Bill to:
Accounts Payable
GEOCON Env. Consultants
6671 Brisa St
Livermore, CA 94550

Requested TAT: 5 days

Date Received: **02/03/2009**
Date Printed: **02/03/2009**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
0902048-001	Hoist 6-B	Soil	2/3/2009 11:21	☐			A									
0902048-005	Hoist 2-B	Soil	2/3/2009 11:35	☐			A									
0902048-007	Hoist 9-B	Soil	2/3/2009 11:43	☐			A									
0902048-008	Hoist 7-B	Soil	2/3/2009 11:50	☐			A									
0902048-010	Hoist 12-B	Soil	2/3/2009 11:59	☐			A									
0902048-013	Hoist 14-B	Soil	2/3/2009 12:27	☐			A									
0902048-015	Sump 15-5	Soil	2/3/2009 12:50	☐	A	A	A									
0902048-016	Sump 16-6	Soil	2/3/2009 14:10	☐	A	A	A									

Test Legend:

1	8260B_S	2	LUFT_S	3	TPH_S	4		5	
6		7		8		9		10	
11		12							

Prepared by: Ana Venegas

Comments:

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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"When Quality Counts"

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Web: www.mccampbell.com E-mail: main@mccampbell.com
Telephone: 877-252-9262 Fax: 925-252-9269

Sample Receipt Checklist

Client Name: **GEOCON Env. Consultants**

Date and Time Received: **2/3/2009 5:44:11 PM**

Project Name: **#E8467-06-01**

Checklist completed and reviewed by: Ana Venegas

WorkOrder N°: **0902048** Matrix Soil

Carrier: Client Drop-In

Chain of Custody (COC) Information

Chain of custody present?	Yes ☑	No ☐
Chain of custody signed when relinquished and received?	Yes ☑	No ☐
Chain of custody agrees with sample labels?	Yes ☑	No ☐
Sample IDs noted by Client on COC?	Yes ☑	No ☐
Date and Time of collection noted by Client on COC?	Yes ☑	No ☐
Sampler's name noted on COC?	Yes ☑	No ☐

Sample Receipt Information

Custody seals intact on shipping container/cooler?	Yes ☐	No ☐	NA ☑
Shipping container/cooler in good condition?	Yes ☑	No ☐	
Samples in proper containers/bottles?	Yes ☑	No ☐	
Sample containers intact?	Yes ☑	No ☐	
Sufficient sample volume for indicated test?	Yes ☑	No ☐	

Sample Preservation and Hold Time (HT) Information

All samples received within holding time?	Yes ☑	No ☐	
Container/Temp Blank temperature	Cooler Temp: 15.4°C		NA ☐
Water - VOA vials have zero headspace / no bubbles?	Yes ☐	No ☐	No VOA vials submitted ☑
Sample labels checked for correct preservation?	Yes ☑	No ☐	
TTLC Metal - pH acceptable upon receipt (pH<2)?	Yes ☐	No ☐	NA ☑
Samples Received on Ice?	Yes ☐	No ☑	

** NOTE: If the "No" box is checked, see comments below.*

Client contacted: Date contacted: Contacted by:

Comments:

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Telephone: 877-252-9262 Fax: 925-252-9269

GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
		Date Received: 02/03/09
6671 Brisa St	Client Contact: Chris Giuntoli	Date Extracted: 02/03/09
Livermore, CA 94550	Client P.O.:	Date Analyzed 02/04/09

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0902048

Lab ID	0902048-015A
Client ID	Sump 15-5
Matrix	Soil

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	0.05	tert-Amyl methyl ether (TAME)	ND	1.0	0.005
Benzene	ND	1.0	0.005	Bromobenzene	ND	1.0	0.005
Bromochloromethane	ND	1.0	0.005	Bromodichloromethane	ND	1.0	0.005
Bromoform	ND	1.0	0.005	Bromomethane	ND	1.0	0.005
2-Butanone (MEK)	ND	1.0	0.02	t-Butyl alcohol (TBA)	ND	1.0	0.05
n-Butyl benzene	ND	1.0	0.005	sec-Butyl benzene	ND	1.0	0.005
tert-Butyl benzene	ND	1.0	0.005	Carbon Disulfide	ND	1.0	0.005
Carbon Tetrachloride	ND	1.0	0.005	Chlorobenzene	ND	1.0	0.005
Chloroethane	ND	1.0	0.005	Chloroform	ND	1.0	0.005
Chloromethane	ND	1.0	0.005	2-Chlorotoluene	ND	1.0	0.005
4-Chlorotoluene	ND	1.0	0.005	Dibromochloromethane	ND	1.0	0.005
1,2-Dibromo-3-chloropropane	ND	1.0	0.004	1,2-Dibromoethane (EDB)	ND	1.0	0.004
Dibromomethane	ND	1.0	0.005	1,2-Dichlorobenzene	ND	1.0	0.005
1,3-Dichlorobenzene	ND	1.0	0.005	1,4-Dichlorobenzene	ND	1.0	0.005
Dichlorodifluoromethane	ND	1.0	0.005	1,1-Dichloroethane	ND	1.0	0.005
1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.004	1,1-Dichloroethene	ND	1.0	0.005
cis-1,2-Dichloroethene	ND	1.0	0.005	trans-1,2-Dichloroethene	ND	1.0	0.005
1,2-Dichloropropane	ND	1.0	0.005	1,3-Dichloropropane	ND	1.0	0.005
2,2-Dichloropropane	ND	1.0	0.005	1,1-Dichloropropene	ND	1.0	0.005
cis-1,3-Dichloropropene	ND	1.0	0.005	trans-1,3-Dichloropropene	ND	1.0	0.005
Diisopropyl ether (DIPE)	ND	1.0	0.005	Ethylbenzene	ND	1.0	0.005
Ethyl tert-butyl ether (ETBE)	ND	1.0	0.005	Freon 113	ND	1.0	0.1
Hexachlorobutadiene	ND	1.0	0.005	Hexachloroethane	ND	1.0	0.005
2-Hexanone	ND	1.0	0.005	Isopropylbenzene	ND	1.0	0.005
4-Isopropyl toluene	ND	1.0	0.005	Methyl-t-butyl ether (MTBE)	ND	1.0	0.005
Methylene chloride	ND	1.0	0.005	4-Methyl-2-pentanone (MIBK)	ND	1.0	0.005
Naphthalene	ND	1.0	0.005	n-Propyl benzene	ND	1.0	0.005
Styrene	ND	1.0	0.005	1,1,1,2-Tetrachloroethane	ND	1.0	0.005
1,1,2,2-Tetrachloroethane	ND	1.0	0.005	Tetrachloroethene	ND	1.0	0.005
Toluene	ND	1.0	0.005	1,2,3-Trichlorobenzene	ND	1.0	0.005
1,2,4-Trichlorobenzene	ND	1.0	0.005	1,1,1-Trichloroethane	ND	1.0	0.005
1,1,2-Trichloroethane	ND	1.0	0.005	Trichloroethene	ND	1.0	0.005
Trichlorofluoromethane	ND	1.0	0.005	1,2,3-Trichloropropane	ND	1.0	0.005
1,2,4-Trimethylbenzene	ND	1.0	0.005	1,3,5-Trimethylbenzene	ND	1.0	0.005
Vinyl Chloride	ND	1.0	0.005	Xylenes	ND	1.0	0.005

Surrogate Recoveries (%)

%SS1:	108	%SS2:	97
%SS3:	81		

Comments:

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

McCampbell Analytical, Inc.
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GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
		Date Received: 02/03/09
6671 Brisa St	Client Contact: Chris Giuntoli	Date Extracted: 02/03/09
Livermore, CA 94550	Client P.O.:	Date Analyzed 02/04/09

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0902048

Lab ID	0902048-016A
Client ID	Sump 16-6
Matrix	Soil

Compound	Concentration *	DF	Reporting Limit	Compound	Concentration *	DF	Reporting Limit
Acetone	ND	1.0	0.05	tert-Amyl methyl ether (TAME)	ND	1.0	0.005
Benzene	ND	1.0	0.005	Bromobenzene	ND	1.0	0.005
Bromochloromethane	ND	1.0	0.005	Bromodichloromethane	ND	1.0	0.005
Bromoform	ND	1.0	0.005	Bromomethane	ND	1.0	0.005
2-Butanone (MEK)	ND	1.0	0.02	t-Butyl alcohol (TBA)	ND	1.0	0.05
n-Butyl benzene	ND	1.0	0.005	sec-Butyl benzene	ND	1.0	0.005
tert-Butyl benzene	ND	1.0	0.005	Carbon Disulfide	ND	1.0	0.005
Carbon Tetrachloride	ND	1.0	0.005	Chlorobenzene	ND	1.0	0.005
Chloroethane	ND	1.0	0.005	Chloroform	ND	1.0	0.005
Chloromethane	ND	1.0	0.005	2-Chlorotoluene	ND	1.0	0.005
4-Chlorotoluene	ND	1.0	0.005	Dibromochloromethane	ND	1.0	0.005
1,2-Dibromo-3-chloropropane	ND	1.0	0.004	1,2-Dibromoethane (EDB)	ND	1.0	0.004
Dibromomethane	ND	1.0	0.005	1,2-Dichlorobenzene	ND	1.0	0.005
1,3-Dichlorobenzene	ND	1.0	0.005	1,4-Dichlorobenzene	ND	1.0	0.005
Dichlorodifluoromethane	ND	1.0	0.005	1,1-Dichloroethane	ND	1.0	0.005
1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.004	1,1-Dichloroethene	ND	1.0	0.005
cis-1,2-Dichloroethene	ND	1.0	0.005	trans-1,2-Dichloroethene	ND	1.0	0.005
1,2-Dichloropropane	ND	1.0	0.005	1,3-Dichloropropane	ND	1.0	0.005
2,2-Dichloropropane	ND	1.0	0.005	1,1-Dichloropropene	ND	1.0	0.005
cis-1,3-Dichloropropene	ND	1.0	0.005	trans-1,3-Dichloropropene	ND	1.0	0.005
Diisopropyl ether (DIPE)	ND	1.0	0.005	Ethylbenzene	ND	1.0	0.005
Ethyl tert-butyl ether (ETBE)	ND	1.0	0.005	Freon 113	ND	1.0	0.1
Hexachlorobutadiene	ND	1.0	0.005	Hexachloroethane	ND	1.0	0.005
2-Hexanone	ND	1.0	0.005	Isopropylbenzene	ND	1.0	0.005
4-Isopropyl toluene	ND	1.0	0.005	Methyl-t-butyl ether (MTBE)	ND	1.0	0.005
Methylene chloride	ND	1.0	0.005	4-Methyl-2-pentanone (MIBK)	ND	1.0	0.005
Naphthalene	ND	1.0	0.005	n-Propyl benzene	ND	1.0	0.005
Styrene	ND	1.0	0.005	1,1,1,2-Tetrachloroethane	ND	1.0	0.005
1,1,2,2-Tetrachloroethane	ND	1.0	0.005	Tetrachloroethene	ND	1.0	0.005
Toluene	ND	1.0	0.005	1,2,3-Trichlorobenzene	ND	1.0	0.005
1,2,4-Trichlorobenzene	ND	1.0	0.005	1,1,1-Trichloroethane	ND	1.0	0.005
1,1,2-Trichloroethane	ND	1.0	0.005	Trichloroethene	ND	1.0	0.005
Trichlorofluoromethane	ND	1.0	0.005	1,2,3-Trichloropropane	ND	1.0	0.005
1,2,4-Trimethylbenzene	ND	1.0	0.005	1,3,5-Trimethylbenzene	ND	1.0	0.005
Vinyl Chloride	ND	1.0	0.005	Xylenes	ND	1.0	0.005

Surrogate Recoveries (%)

%SS1:	85	%SS2:	100
%SS3:	85		

Comments:

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

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Telephone: 877-252-9262 Fax: 925-252-9269

GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
		Date Received: 02/03/09
6671 Brisa St	Client Contact: Chris Giuntoli	Date Extracted: 02/03/09
Livermore, CA 94550	Client P.O.:	Date Analyzed: 02/05/09

LUFT 5 Metals*

Extraction method SW3050B Analytical methods 6010C Work Order: 0902048

Lab ID	Client ID	Matrix	Extraction Type	Cadmium	Chromium	Lead	Nickel	Zinc	DF	% SS
015A	Sump 15-5	S	TOTAL	ND	59	9.0	49	42	1	117
016A	Sump 16-6	S	TOTAL	ND	48	20	42	49	1	106

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	TOTAL	NA	NA	NA	NA	NA	NA
	S	TOTAL	1.5	1.5	5.0	1.5	5.0	mg/Kg

*water samples are reported in µg/L, product/oil/non-aqueous liquid samples and all TCLP / STLC / DISTLC / SPLP extracts are reported in mg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter.

means surrogate diluted out of range; ND means not detected above the reporting limit; N/A means not applicable to this sample or instrument.

TOTAL = acid digestion.
WET = Waste Extraction Test (STLC).
DI WET = Waste Extraction Test using de-ionized water.

DHS ELAP Certification 1644

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
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GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
		Date Received: 02/03/09
6671 Brisa St	Client Contact: Chris Giuntoli	Date Extracted: 02/03/09
Livermore, CA 94550	Client P.O.:	Date Analyzed: 02/04/09-02/06/09

Total Extractable Petroleum Hydrocarbons*

Extraction method: SW3550C Analytical methods: SW8015B Work Order: 0902048

Lab ID	Client ID	Matrix	TPH-Motor Oil (C18-C36)	TPH-Hydraulic Oil (C18-C36)	DF	% SS
0902048-001A	Hoist 6-B	S	45	45,e7,e2	1	102
0902048-005A	Hoist 2-B	S	ND	ND	1	101
0902048-007A	Hoist 9-B	S	19	19,e7,e2	1	101
0902048-008A	Hoist 7-B	S	14	14,e7,e2	1	102
0902048-010A	Hoist 12-B	S	ND	ND	1	102
0902048-013A	Hoist 14-B	S	ND	ND	1	102
0902048-015A	Sump 15-5	S	ND	ND	1	102
0902048-016A	Sump 16-6	S	6.3	6.3,e7,e2	1	104

Reporting Limit for DF =1; ND means not detected at or above the reporting limit	W	NA	NA	ug/L
	S	5.0	5.0	mg/Kg

* water samples are reported in µg/L, wipe samples in µg/wipe, soil/solid/sludge samples in mg/kg, product/oil/non-aqueous liquid samples in mg/L, and all DISTLC / STLC / SPLP / TCLP extracts are reported in µg/L.

cluttered chromatogram resulting in coeluted surrogate and sample peaks, or; surrogate peak is on elevated baseline, or; surrogate has been diminished by dilution of original extract.

+The following descriptions of the TPH chromatogram are cursory in nature and McCampbell Analytical is not responsible for their interpretation:

e2) diesel range compounds are significant; no recognizable pattern
e7) oil range compounds are significant

DHS ELAP Certification 1644

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
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QC SUMMARY REPORT FOR SW8260B

W.O. Sample Matrix: Soil QC Matrix: Soil BatchID: 41144 WorkOrder 0902048

EPA Method SW8260B **Extraction SW5030B** **Spiked Sample ID: 0901619-007A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
tert-Amyl methyl ether (TAME)	ND	0.050	77.3	75.4	2.40	81	79.3	2.14	60 - 130	30	60 - 130	30
Benzene	ND	0.050	122	122	0	110	110	0	60 - 130	30	60 - 130	30
t-Butyl alcohol (TBA)	ND	0.25	77.4	78.2	1.07	85.6	82.8	3.22	60 - 130	30	60 - 130	30
Chlorobenzene	ND	0.050	105	105	0	110	109	1.16	60 - 130	30	60 - 130	30
1,2-Dibromoethane (EDB)	ND	0.050	95.3	96.6	1.42	108	107	1.01	60 - 130	30	60 - 130	30
1,2-Dichloroethane (1,2-DCA)	ND	0.050	80.6	78.4	2.82	103	103	0	60 - 130	30	60 - 130	30
1,1-Dichloroethene	ND	0.050	91.8	92.5	0.747	88.3	88.6	0.348	60 - 130	30	60 - 130	30
Diisopropyl ether (DIPE)	ND	0.050	108	109	0.656	96.3	96.7	0.481	60 - 130	30	60 - 130	30
Ethyl tert-butyl ether (ETBE)	ND	0.050	100	98.3	1.91	106	105	0.931	60 - 130	30	60 - 130	30
Methyl-t-butyl ether (MTBE)	ND	0.050	83.4	81.6	2.28	95.7	94.8	0.859	60 - 130	30	60 - 130	30
Toluene	ND	0.050	129	130	0.433	129	128	0.794	60 - 130	30	60 - 130	30
Trichloroethene	ND	0.050	104	102	1.82	110	109	1.04	60 - 130	30	60 - 130	30
%SS1:	85	0.12	81	80	1.16	87	88	0.680	70 - 130	30	70 - 130	30
%SS2:	94	0.12	99	100	0.373	101	101	0	70 - 130	30	70 - 130	30
%SS3:	94	0.012	93	91	1.47	91	91	0	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 41144 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0902048-015A	02/03/09 12:50 PM	02/03/09	02/04/09 3:43 PM	0902048-016A	02/03/09 2:10 PM	02/03/09	02/04/09 3:14 AM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

Laboratory extraction solvents such as methylene chloride and acetone may occasionally appear in the method blank at low levels.

DHS ELAP Certification 1644

QA/QC Officer

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QC SUMMARY REPORT FOR 6010C

W.O. Sample Matrix: Soil QC Matrix: Soil WorkOrder 0902048

EPA Method 6010C **Extraction SW3050B** **BatchID: 41134** **Spiked Sample ID 0902004-007A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	Spiked	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	mg/Kg	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Cadmium	ND	50	89.2	89.7	0.559	10	102	101	0.786	75 - 125	20	75 - 125	20
Chromium	53	50	110	126, F1	7.44	10	103	109	6.22	75 - 125	20	75 - 125	20
Lead	190	50	90.2	96.9	1.45	10	86.4	87	0.779	75 - 125	20	75 - 125	20
Nickel	62	50	105	125	8.39	10	101	109	7.86	75 - 125	20	75 - 125	20
Zinc	150	500	82.4	91.6	7.95	100	95.5	99	3.55	75 - 125	20	75 - 125	20
%SS:	102	250	105	99	5.94	250	98	98	0	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

F1 = MS / MSD outside of acceptance criteria. LCS - LCSD validate prep batch.

BATCH 41134 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0902048-015A	02/03/09 12:50 PM	02/03/09	02/05/09 3:58 PM	0902048-016A	02/03/09 2:10 PM	02/03/09	02/05/09 4:02 PM

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not applicable to this method.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

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QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Soil QC Matrix: Soil BatchID: 41160 WorkOrder: 0902048

EPA Method SW8015B **Extraction SW3550C** **Spiked Sample ID: 0902041-009A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH-Diesel (C10-C23)	290	20	71.2	75.1	0.257	98.7	96.5	2.21	70 - 130	30	70 - 130	30
%SS:	124	50	127	127	0	105	103	1.21	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 41160 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0902048-001A	02/03/09 11:21 AM	02/03/09	02/04/09 8:25 AM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS ELAP Certification 1644

QA/QC Officer

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QC SUMMARY REPORT FOR SW8015B

W.O. Sample Matrix: Soil QC Matrix: Soil BatchID: 41166 WorkOrder: 0902048

EPA Method SW8015B **Extraction SW3550C** **Spiked Sample ID: 0902063-002A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/Kg	mg/Kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
TPH-Diesel (C10-C23)	ND	20	106	98.4	7.86	99	97.8	1.17	70 - 130	30	70 - 130	30
%SS:	101	50	104	103	0.725	106	104	1.39	70 - 130	30	70 - 130	30

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 41166 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0902048-005A	02/03/09 11:35 AM	02/03/09	02/06/09 1:18 PM	0902048-007A	02/03/09 11:43 AM	02/03/09	02/04/09 11:51 PM
0902048-008A	02/03/09 11:50 AM	02/03/09	02/05/09 5:44 AM	0902048-010A	02/03/09 11:59 AM	02/03/09	02/05/09 4:34 AM
0902048-013A	02/03/09 12:27 PM	02/03/09	02/05/09 8:05 AM	0902048-015A	02/03/09 12:50 PM	02/03/09	02/05/09 9:16 AM
0902048-016A	02/03/09 2:10 PM	02/03/09	02/06/09 3:42 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

DHS ELAP Certification 1644

QA/QC Officer

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GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
6671 Brisa St		Date Received: 02/03/09
Livermore, CA 94550	Client Contact: Chris Giuntoli	Date Reported: 02/09/09
	Client P.O.:	Date Completed: 02/11/09

WorkOrder: 0902048

February 12, 2009

Dear Chris:

Enclosed within are:

1) The results of the **3** analyzed samples from your project: **#E8467-06-01,**
2) A QC report for the above samples,
3) A copy of the chain of custody, and
4) An invoice for analytical services.

All analyses were completed satisfactorily and all QC samples were found to be within our control limits.

If you have any questions or concerns, please feel free to give me a call. Thank you for choosing

McCampbell Analytical Laboratories for your analytical needs.

Best regards,

Angela Rydelius
Laboratory Manager
McCampbell Analytical, Inc.

0902048

PAGE 1 OF 2

McCAMPBELL ANALYTICAL, INC.

1534 WILLOW PASS ROAD
PITTSBURG, CA 94565-1701
Website: www.mccampbell.com Email: main@mccampbell.com
Telephone: (877) 252-9262 Fax: (925) 252-9269

CHRIS MERRITT / RICK RAY

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ■ 5 DAY

GeoTracker EDF ☐ PDF ☐ Excel ☐ Write On (DW) ☐

☐ Check if sample is effluent and "J" flag is required

Report To: CHRIS GIUNTOLI	Bill To: SAME
Company: GEOCON CONSULTANTS, INC	
6671 BRISA ST., LIVERMORE, CA 94550	E-Mail:
Tele: (925) 371-5900	Fax: (925) 371-5915
Project #: E8467-06-01	Project Name:
Project Location:	
Sampler Signature: CHRIS MERRITT	

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED ICE	METHOD PRESERVED HCL	METHOD PRESERVED HNO_3	METHOD PRESERVED Other
HOIST 6-B		2-3-09	1121	1	SSL		X							
HOIST 5-B			1123											
HOIST 4-B			1126											
HOIST 3-B			1130											
HOIST 2-B			1135											
HOIST 1-B			1137											
HOIST 9-B			1143											
HOIST 7-B			1150											
HOIST 8-B			1153											
HOIST 12-B			1159											
HOIST 11-B			1208											
HOIST 10-B			1215											
HOIST 14-B			1227											
SUMP 13-S			1231											

Analysis Request

BTEX & TPH as Gas (602 / 8021 + 8015) / MTBE	TPH as Diesel (8015)	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 502.2 / 601 / 8010 / 8021 (HVOCs)	MTBE / BTEX ONLY (EPA 602 / 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ONLY; Aroclors / ~~Congeners~~	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Lead (200.7 / 200.8 / 6010 / 6020)	Other	Other	Other	Comments
	HYDRAULIC OIL + MOTOR OIL RANGE						2-9-09		5d										Filter Samples for Metals analysis: Yes / No
	X						X												
																			HOLD
																			HOLD
																			HOLD
	X																		
																			HOLD
	X						X												
	X						X												
																			HOLD
	X																		
																			HOLD
																			HOLD
	X																		
																			HOLD

Relinquished By:	Date:	Time:	Received By:
CHRIS MERRITT	2-3-09	1725	
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° 15.4
GOOD CONDITION
HEAD SPACE ABSENT
DECHLORINATED IN LAB
APPROPRIATE CONTAINERS
PRESERVED IN LAB

	VOAS	O&G	METALS	OTHER
PRESERVATION			pH<2	

COMMENTS: ON "HOIST" SAMPLES POSITIVE FOR HYDRAULIC OIL RUN 8082-PCB'S.

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CHRIS MERRITT / RICK RAY

CHAIN OF CUSTODY RECORD

TURN AROUND TIME ☐ RUSH ☐ 24 HR ☐ 48 HR ☐ 72 HR ■ 5 DAY

GeoTracker EDF ☐ **PDF** ☐ **Excel** ☐ **Write On (DW)** ☐

☐ Check if sample is effluent and "J" flag is required

Report To: CHRIS GIUNTOLI Bill To: SAME

Company: GEOCON CONSULTANTS, INC

6671 BRISA ST., LIVERMORE, CA 94550

E-Mail:

Tele: (925) 371-5900 Fax: (925) 371-5915

Project #: E8467-06-01 Project Name:

Project Location:

Sampler Signature: CHRIS MERRITT

SAMPLE ID	LOCATION/ Field Point Name	SAMPLING Date	SAMPLING Time	# Containers	Type Containers	MATRIX Water	MATRIX Soil	MATRIX Air	MATRIX Sludge	MATRIX Other	METHOD PRESERVED ICE	METHOD PRESERVED HCL	METHOD PRESERVED HNO_3	METHOD PRESERVED Other
SUMP15-5		2-3-09	1250	1	SSC		X							
SUMP16-6		2-3-09	1410	1	SSC		X							

Analysis Request

SAMPLE ID	BTEX & TPH as Gas (602 / 8021 + 8015) / MTBE	TPH as Diesel (8015) + HYDRAULIC OIL + MOTOR OIL	Total Petroleum Oil & Grease (1664 / 5520 E/B&F)	Total Petroleum Hydrocarbons (418.1)	EPA 502.2 / 601 / 8010 / 8021 (HVOCs)	MTBE / BTEX ONLY (EPA 602 / 8021)	EPA 505/ 608 / 8081 (Cl Pesticides)	EPA 608 / 8082 PCB's ONLY; Aroclors / Congeners	EPA 507 / 8141 (NP Pesticides)	EPA 515 / 8151 (Acidic Cl Herbicides)	EPA 524.2 / 624 / 8260 (VOCs)	EPA 525.2 / 625 / 8270 (SVOCs)	EPA 8270 SIM / 8310 (PAHs / PNAs)	CAM 17 Metals (200.7 / 200.8 / 6010 / 6020)	LUFT 5 Metals (200.7 / 200.8 / 6010 / 6020)	Lead (200.7 / 200.8 / 6010 / 6020)
SUMP15-5		X									X				X	
SUMP16-6		X									X				X	

Other

Comments

Filter Samples for Metals analysis: Yes / No

Relinquished By:	Date:	Time:	Received By:
CHRIS MERRITT	2-3-09	1725	
Relinquished By:	Date:	Time:	Received By:
Relinquished By:	Date:	Time:	Received By:

ICE/t° _____ COMMENTS:

GOOD CONDITION _____

HEAD SPACE ABSENT _____

DECHLORINATED IN LAB _____

APPROPRIATE CONTAINERS _____

PRESERVED IN LAB _____

	VOAS	O&G	METALS	OTHER
PRESERVATION			pH<2	

McCampbell Analytical, Inc.
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Pittsburg, CA 94565-1701
(925) 252-9262

CHAIN-OF-CUSTODY RECORD

WorkOrder: 090204 A **ClientCode: GECL**

☐ WriteOn ☐ EDF ☐ Excel ☐ Fax ☑ Email ☐ HardCopy ☐ ThirdParty ☐ J-flag

Report to:
Chris Giuntoli
GEOCON Env. Consultants
6671 Brisa St
Livermore, CA 94550
(925) 371-5900 FAX 925-371-5915

Email: giuntoli@geoconinc.com;Livermore@g
cc: day@geoconinc.com, merritt@geoconin
PO:
ProjectNo: #E8467-06-01

Bill to:
Accounts Payable
GEOCON Env. Consultants
6671 Brisa St
Livermore, CA 94550

Requested TAT: 5 days
Date Received: **02/03/2009**
Date Add-On: **02/09/2009**
Date Printed: **02/09/2009**

Lab ID	Client ID	Matrix	Collection Date	Hold	Requested Tests (See legend below)											
					1	2	3	4	5	6	7	8	9	10	11	12
0902048-001	Hoist 6-B	Soil	2/3/2009 11:21	☐	A											
0902048-007	Hoist 9-B	Soil	2/3/2009 11:43	☐	A											
0902048-008	Hoist 7-B	Soil	2/3/2009 11:50	☐	A											

Test Legend:

1	8082A_PCB_S	2		3		4		5	
6		7		8		9		10	
11		12							

Prepared by: Ana Venegas

Comments: 001,007,008 added PCBs per Note 2/9/09 5d

NOTE: Soil samples are discarded 60 days after results are reported unless other arrangements are made (Water samples are 30 days).
Hazardous samples will be returned to client or disposed of at client expense.

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Telephone: 877-252-9262 Fax: 925-252-9269

GEOCON Env. Consultants	Client Project ID: #E8467-06-01	Date Sampled: 02/03/09
		Date Received: 02/03/09
6671 Brisa St	Client Contact: Chris Giuntoli	Date Extracted: 02/09/09
Livermore, CA 94550	Client P.O.:	Date Analyzed 02/11/09

Polychlorinated Biphenyls (PCBs) Aroclors by GC-ECD*

Extraction Method: SW3550C Analytical Method: SW8082 Work Order: 0902048

Lab ID	0902048-001A	0902048-007A	0902048-008A		Reporting Limit for DF =1	
Client ID	Hoist 6-B	Hoist 9-B	Hoist 7-B			
Matrix	S	S	S			
DF	1	1	1		S	W
Compound	**Concentration**				mg/kg	ug/L
Aroclor1016	ND	ND	ND		0.025	NA
Aroclor1221	ND	ND	ND		0.025	NA
Aroclor1232	ND	ND	ND		0.025	NA
Aroclor1242	ND	ND	ND		0.025	NA
Aroclor1248	ND	ND	ND		0.025	NA
Aroclor1254	ND	ND	ND		0.025	NA
Aroclor1260	ND	ND	ND		0.025	NA
PCBs, total	ND	ND	ND		0.025	NA
Surrogate Recoveries (%)						
%SS:	87	87	120			
Comments						

* water samples in µg/L, soil/sludge/solid samples in mg/kg, wipe samples in µg/wipe, filter samples in µg/filter, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or surrogate coelutes with another peak.

DHS ELAP Certification 1644

Angela Rydelius, Lab Manager

McCampbell Analytical, Inc.
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QC SUMMARY REPORT FOR SW8082

W.O. Sample Matrix: Soil QC Matrix: Soil BatchID: 41141 WorkOrder 0902048

EPA Method SW8082 **Extraction SW3550C** **Spiked Sample ID: 0902018-002A**

Analyte	Sample	Spiked	MS	MSD	MS-MSD	LCS	LCSD	LCS-LCSD	Acceptance Criteria (%)			
	mg/kg	mg/kg	% Rec.	% Rec.	% RPD	% Rec.	% Rec.	% RPD	MS / MSD	RPD	LCS/LCSD	RPD
Aroclor1260	ND<0.50	0.075	NR	NR	NR	104	105	1.04	70 - 130	20	70 - 130	20
%SS:	89	0.050	103	120	14.7	84	85	1.68	70 - 130	20	70 - 130	20

All target compounds in the Method Blank of this extraction batch were ND less than the method RL with the following exceptions:
NONE

BATCH 41141 SUMMARY

Lab ID	Date Sampled	Date Extracted	Date Analyzed	Lab ID	Date Sampled	Date Extracted	Date Analyzed
0902048-001A	02/03/09 11:21 AM	02/09/09	02/11/09 2:12 PM	0902048-007A	02/03/09 11:43 AM	02/09/09	02/11/09 3:08 PM
0902048-008A	02/03/09 11:50 AM	02/09/09	02/11/09 4:05 PM				

MS = Matrix Spike; MSD = Matrix Spike Duplicate; LCS = Laboratory Control Sample; LCSD = Laboratory Control Sample Duplicate; RPD = Relative Percent Deviation.

% Recovery = 100 * (MS-Sample) / (Amount Spiked); RPD = 100 * (MS - MSD) / ((MS + MSD) / 2).

MS / MSD spike recoveries and / or %RPD may fall outside of laboratory acceptance criteria due to one or more of the following reasons: a) the sample is inhomogenous AND contains significant concentrations of analyte relative to the amount spiked, or b) the spiked sample's matrix interferes with the spike recovery.

N/A = not enough sample to perform matrix spike and matrix spike duplicate.

NR = analyte concentration in sample exceeds spike amount for soil matrix or exceeds 2x spike amount for water matrix or sample diluted due to high matrix or analyte content.

Appendix D

Noise Measurements

AMBIENT NOISE SURVEY DATA SHEET

Project: Cherryland Place Project
Job Number: 16-03405
Date: 7/25/17
Operator: Ben

Station: 1	Begin: 5:28
Measurement No. 12	Finish: 5:43
Wind: 5 mph	Direction: WNW
Temperature: 74	
Cloud Cover Class	
Daytime ☐ 1 - Overcast >80%	
☐ 2 - Light 20-80%	
☑ 3 - Sunny <20%	
Nighttime ☐ 4 - Clear <50%	
☐ 5 - Overcast >50%	
Primary Noise Source: Traffic on Mission Blvd.	
Distance: 135 ft	
Secondary Noise Sources: Air traffic (1 plane)	
Notes:	
Traffic *LDA/T*:	
MDT:	
HDT:	
Leq: 62.4	L(10): 63.8
Lmin: 56.6	L(33):
Lmax: 76.1	L(50): 60.7
Peak:	L(90): 58.6
Calibration Start: 94.0 dB	
End: 94.0 dB	
Response: ☐ Slow ☑ Fast ☐ Peak ☐ Impulse	
Weighting: ☑ A ☐ B ☐ C ☐ Linear	
Octave Filter: ☑ NA ☐ ____ Hz	

Station: 2	Begin: 5:45
Measurement No. 13	Finish: 6:00
Wind: 4 mph	Direction: WNW
Temperature: 73	
Cloud Cover Class	
Daytime ☐ 1 - Overcast >80%	
☐ 2 - Light 20-80%	
☑ 3 - Sunny <20%	
Nighttime ☐ 4 - Clear <50%	
☐ 5 - Overcast >50%	
Primary Noise Source: Traffic on highway 238	
Distance: 1,430 ft.	
Secondary Noise Sources: Traffic on Mission Blvd. BART trains	
Notes: Amtrak horns Air traffic (1 plane)	
Traffic *LDA/T*:	
MDT:	
HDT:	
Leq: 57.6	L(10): 58.8
Lmin: 53.6	L(33):
Lmax: 69.0	L(50): 56.9
Peak:	L(90): 55.1
Calibration Start: 94.0 dB	
End: 94.0 dB	
Response: ☐ Slow ☑ Fast ☐ Peak ☐ Impulse	
Weighting: ☑ A ☐ B ☐ C ☐ Linear	
Octave Filter: ☑ NA ☐ ____ Hz	

Note: Provide Sketch of Location on Back.

- Freq Weight : A
- Time Weight : FAST
- Level Range : 40-100
- Max dB : 91.1 - 2017/07/25 17:42:42
- Level Range : 40-100
- SEL : 92.7
- Leq : 63.2
-

No.s	Date Time	(dB)				
1	2017/07/25 17:27:57	64.5	64.0	63.1	62.6	62.9
6	2017/07/25 17:28:02	64.9	64.9	63.6	62.0	62.8
11	2017/07/25 17:28:07	67.5	63.2	62.7	60.4	60.9
16	2017/07/25 17:28:12	60.2	61.1	61.2	61.8	61.5
21	2017/07/25 17:28:17	60.3	59.0	60.9	59.8	60.2
26	2017/07/25 17:28:22	62.0	60.1	60.5	59.5	58.2
31	2017/07/25 17:28:27	58.9	59.6	59.3	59.8	60.3
36	2017/07/25 17:28:32	59.7	59.8	58.8	58.6	58.8
41	2017/07/25 17:28:37	58.7	58.9	58.4	58.3	59.0
46	2017/07/25 17:28:42	59.4	58.6	59.5	60.0	60.4
51	2017/07/25 17:28:47	59.0	59.2	59.3	58.8	60.4
56	2017/07/25 17:28:52	59.7	61.3	60.3	60.2	58.6
61	2017/07/25 17:28:57	57.8	57.4	56.8	57.5	57.1
66	2017/07/25 17:29:02	57.4	58.0	59.8	58.8	60.4
71	2017/07/25 17:29:07	60.2	63.3	61.3	61.3	62.3
76	2017/07/25 17:29:12	61.8	60.4	61.1	63.0	63.6
81	2017/07/25 17:29:17	63.7	64.5	62.1	59.5	59.6
86	2017/07/25 17:29:22	60.0	60.6	61.6	60.4	60.0
91	2017/07/25 17:29:27	60.5	59.9	59.4	58.8	59.8
96	2017/07/25 17:29:32	60.7	59.3	58.5	59.8	59.3
101	2017/07/25 17:29:37	61.8	60.2	63.5	65.0	62.8
106	2017/07/25 17:29:42	62.2	60.3	67.4	65.2	66.6
111	2017/07/25 17:29:47	66.4	65.0	65.5	63.3	64.0
116	2017/07/25 17:29:52	62.4	60.8	63.2	61.8	61.1
121	2017/07/25 17:29:57	61.1	60.3	62.2	60.2	60.1
126	2017/07/25 17:30:02	58.5	58.1	58.0	58.1	59.7
131	2017/07/25 17:30:07	58.8	58.6	58.7	58.3	59.5
136	2017/07/25 17:30:12	59.7	60.1	61.5	60.4	62.1
141	2017/07/25 17:30:17	61.7	60.6	61.6	59.9	59.1
146	2017/07/25 17:30:22	59.3	59.1	59.4	59.9	59.0
151	2017/07/25 17:30:27	59.3	60.6	60.4	59.3	59.7
156	2017/07/25 17:30:32	60.8	60.0	58.7	59.4	60.6
161	2017/07/25 17:30:37	61.6	61.9	60.3	62.5	61.0
166	2017/07/25 17:30:42	58.4	58.1	59.5	59.2	59.6
171	2017/07/25 17:30:47	58.6	59.7	59.2	59.0	61.2
176	2017/07/25 17:30:52	59.7	60.8	60.3	60.3	61.4
181	2017/07/25 17:30:57	60.5	61.7	60.3	60.3	61.5
186	2017/07/25 17:31:02	60.8	62.1	61.4	61.7	62.2
191	2017/07/25 17:31:07	63.3	62.5	62.2	62.6	63.9
196	2017/07/25 17:31:12	64.9	64.2	63.4	65.2	63.8
201	2017/07/25 17:31:17	63.7	63.1	61.9	63.1	62.5
206	2017/07/25 17:31:22	65.1	63.1	64.0	62.5	63.8
211	2017/07/25 17:31:27	64.3	62.9	62.1	60.6	60.6
216	2017/07/25 17:31:32	60.8	62.2	62.6	63.5	64.3
221	2017/07/25 17:31:37	63.6	64.7	66.0	68.4	71.1
226	2017/07/25 17:31:42	67.5	63.4	61.8	60.0	60.3
231	2017/07/25 17:31:47	59.7	59.1	58.6	58.9	60.6
236	2017/07/25 17:31:52	60.3	60.4	59.2	59.9	58.6
241	2017/07/25 17:31:57	59.0	59.1	58.3	57.8	59.2
246	2017/07/25 17:32:02	58.7	59.6	58.9	58.2	59.1
251	2017/07/25 17:32:07	59.3	59.5	60.5	62.5	61.4
256	2017/07/25 17:32:12	60.3	64.8	64.6	63.6	65.8
261	2017/07/25 17:32:17	63.2	61.0	60.6	61.2	63.0
266	2017/07/25 17:32:22	61.1	60.9	61.1	61.5	61.0
271	2017/07/25 17:32:27	60.8	60.1	59.1	59.6	60.3
276	2017/07/25 17:32:32	60.6	60.1	60.3	60.2	59.6
281	2017/07/25 17:32:37	61.3	60.5	61.3	61.1	61.3
286	2017/07/25 17:32:42	64.4	63.0	63.2	63.9	63.1
291	2017/07/25 17:32:47	63.6	63.8	62.3	61.6	61.1
296	2017/07/25 17:32:52	60.8	60.6	61.6	60.8	60.7
301	2017/07/25 17:32:57	61.0	60.5	60.2	61.4	61.5
306	2017/07/25 17:33:02	60.9	60.8	60.2	61.1	60.7
311	2017/07/25 17:33:07	59.7	59.1	59.8	61.1	61.1
316	2017/07/25 17:33:12	60.9	60.4	60.1	61.6	61.1
321	2017/07/25 17:33:17	60.0	60.3	59.0	58.8	59.5
326	2017/07/25 17:33:22	59.6	59.5	59.1	59.5	58.7
331	2017/07/25 17:33:27	59.1	58.6	59.2	59.7	60.1
336	2017/07/25 17:33:32	61.6	61.1	61.2	62.5	63.7
341	2017/07/25 17:33:37	60.0	61.3	62.3	61.2	60.0
346	2017/07/25 17:33:42	60.0	60.0	63.4	63.7	69.0
351	2017/07/25 17:33:47	64.8	66.4	71.1	71.3	68.7
356	2017/07/25 17:33:52	73.5	71.4	70.9	72.7	72.3
361	2017/07/25 17:33:57	74.4	73.1	73.9	73.3	69.0
366	2017/07/25 17:34:02	67.7	67.6	66.4	63.8	62.8
371	2017/07/25 17:34:07	65.8	64.4	61.8	62.2	61.8
376	2017/07/25 17:34:12	62.0	60.3	61.5	61.0	60.7
381	2017/07/25 17:34:17	60.7	62.0	63.2	60.3	60.9
386	2017/07/25 17:34:22	60.3	60.5	59.6	60.5	60.7
391	2017/07/25 17:34:27	61.0	61.5	61.4	60.8	61.0
396	2017/07/25 17:34:32	61.2	62.0	62.0	63.3	62.4
401	2017/07/25 17:34:37	61.3	60.2	61.6	61.0	61.2
406	2017/07/25 17:34:42	61.9	61.3	60.8	60.8	62.5
411	2017/07/25 17:34:47	60.7	60.8	61.9	62.7	62.0
416	2017/07/25 17:34:52	60.6	62.0	61.6	61.4	60.4
421	2017/07/25 17:34:57	63.3	63.9	61.9	59.9	60.0

426	2017/07/25	17:35:02	59.6	59.6	59.2	59.0	58.3
431	2017/07/25	17:35:07	58.1	57.8	56.9	57.9	58.0
436	2017/07/25	17:35:12	57.9	58.7	61.8	61.0	60.6
441	2017/07/25	17:35:17	64.2	66.7	68.7	71.5	71.1
446	2017/07/25	17:35:22	67.5	63.3	61.0	60.4	62.3
451	2017/07/25	17:35:27	61.2	61.6	60.9	59.5	59.1
456	2017/07/25	17:35:32	60.0	60.8	61.4	60.5	60.8
461	2017/07/25	17:35:37	60.3	59.4	58.6	59.9	58.0
466	2017/07/25	17:35:42	58.6	59.3	59.3	60.0	59.7
471	2017/07/25	17:35:47	59.9	59.7	60.4	60.2	60.4
476	2017/07/25	17:35:52	63.6	62.2	61.7	61.0	60.3
481	2017/07/25	17:35:57	59.8	61.8	62.9	63.2	61.4
486	2017/07/25	17:36:02	62.8	63.4	62.8	61.0	60.8
491	2017/07/25	17:36:07	58.9	59.4	58.8	59.8	59.7
496	2017/07/25	17:36:12	60.8	60.5	61.2	62.2	60.5
501	2017/07/25	17:36:17	60.5	62.7	60.4	60.3	60.2
506	2017/07/25	17:36:22	60.2	59.1	59.0	59.2	60.8
511	2017/07/25	17:36:27	59.7	60.0	59.6	59.2	59.6
516	2017/07/25	17:36:32	59.1	59.9	60.3	60.3	60.9
521	2017/07/25	17:36:37	59.7	59.9	60.2	61.9	59.6
526	2017/07/25	17:36:42	59.0	58.8	60.5	58.7	59.2
531	2017/07/25	17:36:47	60.1	59.1	59.1	58.6	58.4
536	2017/07/25	17:36:52	58.1	58.6	60.4	58.3	57.6
541	2017/07/25	17:36:57	57.0	57.2	58.3	58.6	59.0
546	2017/07/25	17:37:02	60.6	59.0	60.2	59.8	62.4
551	2017/07/25	17:37:07	62.1	63.1	62.1	63.4	65.9
556	2017/07/25	17:37:12	61.5	61.7	61.6	61.4	61.4
561	2017/07/25	17:37:17	62.7	61.8	65.0	61.9	61.0
566	2017/07/25	17:37:22	60.3	59.7	60.0	59.0	58.8
571	2017/07/25	17:37:27	59.0	59.1	60.2	59.4	60.0
576	2017/07/25	17:37:32	60.3	59.9	62.2	61.7	62.9
581	2017/07/25	17:37:37	61.7	62.1	60.5	60.4	60.1
586	2017/07/25	17:37:42	60.9	64.6	63.1	59.9	60.8
591	2017/07/25	17:37:47	65.2	63.9	64.1	64.9	64.2
596	2017/07/25	17:37:52	61.8	62.2	61.3	61.7	65.9
601	2017/07/25	17:37:57	68.8	63.8	62.9	63.2	62.4
606	2017/07/25	17:38:02	63.4	62.1	62.0	63.0	65.5
611	2017/07/25	17:38:07	64.4	63.6	63.4	62.8	61.6
616	2017/07/25	17:38:12	61.9	60.5	60.7	62.4	62.5
621	2017/07/25	17:38:17	60.6	59.9	59.5	59.8	60.6
626	2017/07/25	17:38:22	61.5	61.0	61.2	61.0	61.4
631	2017/07/25	17:38:27	61.1	61.3	60.4	59.4	58.3
636	2017/07/25	17:38:32	59.3	58.8	59.0	58.9	58.5
641	2017/07/25	17:38:37	59.0	61.9	60.5	60.3	60.7
646	2017/07/25	17:38:42	60.0	60.9	59.6	60.4	60.7
651	2017/07/25	17:38:47	61.3	60.7	59.7	59.7	59.3
656	2017/07/25	17:38:52	59.1	60.8	61.3	60.3	61.6
661	2017/07/25	17:38:57	62.2	62.8	63.0	64.2	63.3
666	2017/07/25	17:39:02	66.0	65.8	62.7	63.8	61.4
671	2017/07/25	17:39:07	61.7	63.0	67.8	67.6	64.1
676	2017/07/25	17:39:12	65.0	63.3	62.3	61.5	63.2
681	2017/07/25	17:39:17	65.4	65.6	66.4	64.1	62.1
686	2017/07/25	17:39:22	61.4	60.2	61.1	61.2	60.2
691	2017/07/25	17:39:27	60.8	59.7	59.8	58.5	58.7
696	2017/07/25	17:39:32	58.8	60.7	61.0	61.1	60.9
701	2017/07/25	17:39:37	61.2	60.4	59.4	60.0	60.7
706	2017/07/25	17:39:42	63.6	62.2	63.4	62.5	62.2
711	2017/07/25	17:39:47	65.0	66.2	62.1	61.8	63.3
716	2017/07/25	17:39:52	61.5	61.5	59.7	59.9	59.9
721	2017/07/25	17:39:57	59.6	60.8	60.4	59.4	59.4
726	2017/07/25	17:40:02	58.9	58.7	58.1	57.5	57.4
731	2017/07/25	17:40:07	57.6	57.4	57.7	58.5	59.9
736	2017/07/25	17:40:12	59.3	59.7	62.0	62.7	60.0
741	2017/07/25	17:40:17	59.4	58.8	59.1	59.6	59.7
746	2017/07/25	17:40:22	59.7	61.1	61.2	60.6	60.6
751	2017/07/25	17:40:27	62.2	61.2	61.0	61.6	60.3
756	2017/07/25	17:40:32	61.3	61.3	61.0	60.8	61.6
761	2017/07/25	17:40:37	62.9	61.2	64.4	64.9	62.8
766	2017/07/25	17:40:42	64.1	61.3	63.1	61.7	62.0
771	2017/07/25	17:40:47	62.0	59.7	60.8	59.7	59.7
776	2017/07/25	17:40:52	59.4	58.9	59.8	59.1	59.2
781	2017/07/25	17:40:57	59.4	60.8	61.1	60.8	60.8
786	2017/07/25	17:41:02	59.7	59.5	60.0	58.3	59.5
791	2017/07/25	17:41:07	57.7	59.2	59.1	60.8	58.6
796	2017/07/25	17:41:12	58.7	58.6	58.6	58.1	58.9
801	2017/07/25	17:41:17	57.4	57.6	58.4	57.9	58.4
806	2017/07/25	17:41:22	58.5	59.6	61.3	61.2	60.5
811	2017/07/25	17:41:27	59.0	57.9	58.1	57.0	57.7
816	2017/07/25	17:41:32	57.8	58.0	59.1	58.0	59.6
821	2017/07/25	17:41:37	59.6	60.1	60.0	58.8	59.0
826	2017/07/25	17:41:42	59.7	58.6	58.0	59.8	59.7
831	2017/07/25	17:41:47	61.9	61.9	60.6	60.2	60.5
836	2017/07/25	17:41:52	61.9	64.7	63.2	62.0	61.5
841	2017/07/25	17:41:57	60.6	61.6	60.6	62.0	60.6
846	2017/07/25	17:42:02	62.1	60.7	59.9	60.2	59.3
851	2017/07/25	17:42:07	59.6	60.9	60.2	60.4	60.9
856	2017/07/25	17:42:12	60.9	61.8	61.8	63.7	62.5
861	2017/07/25	17:42:17	61.4	60.6	63.0	62.4	64.1
866	2017/07/25	17:42:22	63.0	60.3	59.7	60.2	62.3
871	2017/07/25	17:42:27	59.5	59.4	59.8	60.3	60.5
876	2017/07/25	17:42:32	61.2	63.4	63.5	63.3	64.6
881	2017/07/25	17:42:37	65.9	65.8	67.9	71.7	76.5
886	2017/07/25	17:42:42	81.7	72.2	68.7	63.6	62.3
891	2017/07/25	17:42:47	65.3	67.9	65.6	62.8	68.0
896	2017/07/25	17:42:52	64.6	66.4	66.7	61.8	63.1

- Freq Weight : A
- Time Weight : FAST
- Level Range : 40-100
- Max dB : 69.0 - 2017/07/25 17:51:58
- Level Range : 40-100
- SEL : 87.1
- Leq : 57.6
-

No.s	Date Time	(dB)				
1	2017/07/25 17:44:13	58.9	58.1	58.4	56.9	57.9
6	2017/07/25 17:44:18	57.6	56.8	58.0	56.9	57.2
11	2017/07/25 17:44:23	57.3	57.2	58.1	58.1	58.2
16	2017/07/25 17:44:28	57.6	56.9	56.0	56.4	57.0
21	2017/07/25 17:44:33	55.9	55.7	56.4	55.9	55.3
26	2017/07/25 17:44:38	57.3	56.0	55.4	56.3	55.3
31	2017/07/25 17:44:43	56.5	55.1	55.7	57.7	55.0
36	2017/07/25 17:44:48	55.5	55.5	55.1	55.5	56.0
41	2017/07/25 17:44:53	55.9	57.0	57.1	56.3	56.5
46	2017/07/25 17:44:58	57.5	57.7	55.6	55.8	55.5
51	2017/07/25 17:45:03	56.2	54.9	55.2	54.7	54.9
56	2017/07/25 17:45:08	54.3	54.8	55.1	54.4	55.1
61	2017/07/25 17:45:13	54.4	54.7	54.7	54.9	54.3
66	2017/07/25 17:45:18	54.5	54.0	54.4	54.2	55.2
71	2017/07/25 17:45:23	55.4	56.5	55.9	55.5	55.8
76	2017/07/25 17:45:28	56.1	55.5	55.7	55.0	54.7
81	2017/07/25 17:45:33	54.9	55.1	56.0	55.9	56.5
86	2017/07/25 17:45:38	55.9	56.1	56.2	55.1	55.1
91	2017/07/25 17:45:43	55.0	55.2	54.6	55.2	55.2
96	2017/07/25 17:45:48	57.0	57.1	56.4	55.0	54.7
101	2017/07/25 17:45:53	54.7	55.5	56.5	56.6	55.9
106	2017/07/25 17:45:58	55.5	55.3	55.1	54.7	55.0
111	2017/07/25 17:46:03	55.0	54.9	55.5	56.2	56.0
116	2017/07/25 17:46:08	56.3	56.0	55.9	56.6	56.2
121	2017/07/25 17:46:13	56.4	56.1	57.3	57.6	57.3
126	2017/07/25 17:46:18	58.6	58.8	58.4	59.3	59.7
131	2017/07/25 17:46:23	58.8	59.0	58.2	58.5	58.8
136	2017/07/25 17:46:28	58.6	61.5	59.2	57.7	57.2
141	2017/07/25 17:46:33	57.3	57.5	58.0	57.2	56.1
146	2017/07/25 17:46:38	56.4	56.9	56.5	56.5	57.1
151	2017/07/25 17:46:43	56.8	56.8	57.3	57.8	57.7
156	2017/07/25 17:46:48	56.9	57.0	57.5	57.7	58.3
161	2017/07/25 17:46:53	59.1	58.0	58.7	58.3	57.7
166	2017/07/25 17:46:58	57.9	58.4	56.9	57.0	56.9
171	2017/07/25 17:47:03	57.1	57.3	57.5	58.6	58.1
176	2017/07/25 17:47:08	58.0	58.4	56.8	57.6	57.9
181	2017/07/25 17:47:13	57.3	56.0	55.4	55.3	56.2
186	2017/07/25 17:47:18	55.6	55.0	55.2	55.4	55.1
191	2017/07/25 17:47:23	54.9	55.2	55.0	55.3	55.1
196	2017/07/25 17:47:28	55.3	55.2	54.8	55.6	55.7
201	2017/07/25 17:47:33	55.5	55.0	55.2	55.4	57.5
206	2017/07/25 17:47:38	56.6	57.6	57.3	57.9	58.3
211	2017/07/25 17:47:43	58.5	61.9	58.0	58.9	57.7
216	2017/07/25 17:47:48	57.4	57.5	58.1	56.7	56.9
221	2017/07/25 17:47:53	57.8	56.8	56.9	56.4	55.5
226	2017/07/25 17:47:58	55.5	54.6	55.9	55.7	56.2
231	2017/07/25 17:48:03	56.5	56.1	56.0	56.1	56.2
236	2017/07/25 17:48:08	56.7	57.1	57.7	56.8	56.8
241	2017/07/25 17:48:13	57.2	57.7	58.7	57.7	57.8
246	2017/07/25 17:48:18	58.8	58.7	57.6	57.9	58.3
251	2017/07/25 17:48:23	58.5	57.8	58.8	57.8	57.2
256	2017/07/25 17:48:28	58.1	56.7	58.2	57.7	56.7
261	2017/07/25 17:48:33	56.6	57.4	56.3	57.0	57.1
266	2017/07/25 17:48:38	58.1	56.4	56.3	57.3	56.5
271	2017/07/25 17:48:43	56.5	57.1	57.4	56.6	56.7
276	2017/07/25 17:48:48	57.8	57.1	57.2	56.6	57.2
281	2017/07/25 17:48:53	58.0	56.8	58.4	57.6	57.2
286	2017/07/25 17:48:58	56.4	56.6	56.6	57.5	56.7
291	2017/07/25 17:49:03	57.4	56.8	56.2	56.4	57.0
296	2017/07/25 17:49:08	57.6	57.1	56.9	56.6	57.3
301	2017/07/25 17:49:13	57.8	57.9	56.9	57.1	59.3
306	2017/07/25 17:49:18	57.1	55.9	55.8	56.4	55.6
311	2017/07/25 17:49:23	56.1	56.1	56.4	57.3	56.6
316	2017/07/25 17:49:28	56.1	56.7	57.8	57.3	56.2
321	2017/07/25 17:49:33	57.5	58.8	60.8	58.7	59.4
326	2017/07/25 17:49:38	60.9	64.9	65.1	63.0	64.4
331	2017/07/25 17:49:43	63.4	64.9	65.5	63.4	67.0
336	2017/07/25 17:49:48	62.9	62.2	60.2	62.0	60.4
341	2017/07/25 17:49:53	59.9	59.6	58.8	57.5	56.7
346	2017/07/25 17:49:58	57.0	58.5	59.1	58.4	59.3
351	2017/07/25 17:50:03	59.4	59.4	57.7	57.6	57.7
356	2017/07/25 17:50:08	57.5	57.2	57.0	57.1	57.3
361	2017/07/25 17:50:13	58.1	57.9	57.6	56.3	56.5
366	2017/07/25 17:50:18	56.3	55.9	55.7	55.9	56.8
371	2017/07/25 17:50:23	56.7	56.2	56.1	56.8	56.3
376	2017/07/25 17:50:28	55.4	56.4	55.8	56.4	56.6
381	2017/07/25 17:50:33	57.1	57.0	56.8	56.1	57.4
386	2017/07/25 17:50:38	57.5	56.4	55.9	56.0	57.8
391	2017/07/25 17:50:43	59.0	56.7	57.6	57.0	56.8
396	2017/07/25 17:50:48	59.3	60.1	61.4	61.1	61.1
401	2017/07/25 17:50:53	58.3	58.7	58.8	58.0	59.7
406	2017/07/25 17:50:58	58.1	57.9	57.9	58.3	57.8
411	2017/07/25 17:51:03	55.8	56.0	58.0	58.7	57.0
416	2017/07/25 17:51:08	56.7	56.8	56.9	56.2	55.8
421	2017/07/25 17:51:13	56.8	56.6	57.1	58.2	57.3

426	2017/07/25	17:51:18	57.3	57.1	57.2	56.9	56.4
431	2017/07/25	17:51:23	55.9	56.4	55.8	55.5	56.2
436	2017/07/25	17:51:28	56.5	57.2	56.6	56.5	56.1
441	2017/07/25	17:51:33	56.2	56.5	56.1	56.2	57.0
446	2017/07/25	17:51:38	57.0	56.6	57.0	56.6	55.9
451	2017/07/25	17:51:43	56.8	57.1	56.1	56.7	57.2
456	2017/07/25	17:51:48	57.4	57.0	57.9	57.4	56.6
461	2017/07/25	17:51:53	58.1	57.4	58.1	59.3	58.2
466	2017/07/25	17:51:58	59.2	58.1	57.0	56.9	56.8
471	2017/07/25	17:52:03	57.4	56.6	57.2	57.5	57.9
476	2017/07/25	17:52:08	58.8	58.4	58.1	57.9	58.8
481	2017/07/25	17:52:13	58.1	56.7	57.0	56.5	57.9
486	2017/07/25	17:52:18	57.2	56.9	56.7	57.5	56.4
491	2017/07/25	17:52:23	56.2	56.7	56.3	56.7	55.8
496	2017/07/25	17:52:28	56.9	56.4	56.4	55.2	56.3
501	2017/07/25	17:52:33	56.2	56.4	56.6	56.0	57.5
506	2017/07/25	17:52:38	57.5	59.3	60.2	59.1	63.4
511	2017/07/25	17:52:43	66.6	60.3	60.0	61.0	62.0
516	2017/07/25	17:52:48	61.4	59.4	59.1	57.8	57.1
521	2017/07/25	17:52:53	55.7	56.0	54.9	55.0	54.7
526	2017/07/25	17:52:58	55.6	55.7	55.4	55.6	55.1
531	2017/07/25	17:53:03	55.5	55.9	54.7	54.5	55.2
536	2017/07/25	17:53:08	54.5	54.8	53.8	55.4	54.7
541	2017/07/25	17:53:13	54.1	54.6	54.8	54.1	54.9
546	2017/07/25	17:53:18	55.7	55.4	54.8	55.5	54.8
551	2017/07/25	17:53:23	55.0	54.8	54.9	54.6	55.0
556	2017/07/25	17:53:28	54.8	54.4	55.0	54.1	55.4
561	2017/07/25	17:53:33	56.4	56.0	55.6	55.7	56.8
566	2017/07/25	17:53:38	56.2	55.8	56.2	55.8	55.2
571	2017/07/25	17:53:43	55.4	56.2	55.8	58.4	58.3
576	2017/07/25	17:53:48	56.4	56.3	56.1	57.2	56.8
581	2017/07/25	17:53:53	57.1	57.6	56.9	56.8	56.3
586	2017/07/25	17:53:58	56.1	55.8	55.0	55.5	55.1
591	2017/07/25	17:54:03	55.6	55.9	55.2	55.5	55.8
596	2017/07/25	17:54:08	56.5	55.4	54.7	55.2	54.9
601	2017/07/25	17:54:13	54.4	55.2	55.2	55.3	55.2
606	2017/07/25	17:54:18	55.0	55.2	55.1	55.7	54.8
611	2017/07/25	17:54:23	55.3	54.8	55.7	55.9	55.8
616	2017/07/25	17:54:28	56.6	55.7	56.5	54.3	54.7
621	2017/07/25	17:54:33	54.8	55.3	56.7	61.7	64.2
626	2017/07/25	17:54:38	64.1	66.6	62.6	63.4	61.8
631	2017/07/25	17:54:43	62.7	66.9	67.1	62.1	61.3
636	2017/07/25	17:54:48	59.1	57.6	58.3	58.8	57.6
641	2017/07/25	17:54:53	56.6	58.0	56.8	57.4	57.0
646	2017/07/25	17:54:58	56.9	58.4	58.8	57.5	58.0
651	2017/07/25	17:55:03	57.9	57.2	58.5	58.8	58.3
656	2017/07/25	17:55:08	58.0	57.4	56.6	55.6	55.6
661	2017/07/25	17:55:13	55.5	55.4	56.1	56.0	55.4
666	2017/07/25	17:55:18	56.3	57.7	59.3	59.5	59.2
671	2017/07/25	17:55:23	58.0	56.9	57.0	56.5	58.2
676	2017/07/25	17:55:28	57.8	57.2	57.0	56.6	56.8
681	2017/07/25	17:55:33	56.5	59.4	57.2	57.2	56.4
686	2017/07/25	17:55:38	57.3	57.3	56.7	57.0	57.4
691	2017/07/25	17:55:43	57.6	58.2	56.8	56.5	57.9
696	2017/07/25	17:55:48	59.6	57.4	57.3	57.4	57.2
701	2017/07/25	17:55:53	57.4	57.0	57.9	57.5	57.6
706	2017/07/25	17:55:58	57.8	59.8	58.3	60.5	61.5
711	2017/07/25	17:56:03	61.2	60.9	62.5	61.1	57.7
716	2017/07/25	17:56:08	57.3	57.2	56.5	56.9	56.9
721	2017/07/25	17:56:13	57.9	57.3	58.2	58.8	59.7
726	2017/07/25	17:56:18	58.3	57.8	59.2	58.9	58.4
731	2017/07/25	17:56:23	56.9	57.4	58.7	57.9	58.0
736	2017/07/25	17:56:28	57.5	57.6	56.7	55.7	56.7
741	2017/07/25	17:56:33	57.2	57.4	57.2	56.8	57.2
746	2017/07/25	17:56:38	57.8	57.2	56.6	55.7	56.5
751	2017/07/25	17:56:43	56.6	56.0	55.7	55.6	55.8
756	2017/07/25	17:56:48	55.9	57.0	57.2	56.1	55.5
761	2017/07/25	17:56:53	56.2	56.7	56.6	55.8	56.5
766	2017/07/25	17:56:58	57.1	56.5	56.5	56.1	57.3
771	2017/07/25	17:57:03	57.7	57.7	56.8	57.8	58.3
776	2017/07/25	17:57:08	57.6	57.4	57.0	56.7	55.8
781	2017/07/25	17:57:13	56.5	57.2	57.1	57.2	57.7
786	2017/07/25	17:57:18	57.6	58.2	57.3	57.6	57.3
791	2017/07/25	17:57:23	57.8	59.9	56.8	57.3	57.5
796	2017/07/25	17:57:28	57.0	56.4	57.0	58.2	57.6
801	2017/07/25	17:57:33	57.3	57.6	58.0	57.7	57.4
806	2017/07/25	17:57:38	57.9	57.0	57.2	57.7	57.7
811	2017/07/25	17:57:43	57.5	57.6	57.0	57.5	58.1
816	2017/07/25	17:57:48	57.8	58.3	58.5	58.2	58.6
821	2017/07/25	17:57:53	57.8	58.3	58.5	58.6	58.5
826	2017/07/25	17:57:58	57.8	58.7	58.0	58.9	58.1
831	2017/07/25	17:58:03	58.4	57.8	58.3	58.0	58.8
836	2017/07/25	17:58:08	57.2	57.5	56.6	57.1	56.9
841	2017/07/25	17:58:13	56.6	56.7	57.1	57.9	57.5
846	2017/07/25	17:58:18	56.9	57.8	57.7	56.9	56.9
851	2017/07/25	17:58:23	57.1	58.0	58.5	57.3	57.1
856	2017/07/25	17:58:28	59.0	57.3	56.9	57.9	57.8
861	2017/07/25	17:58:33	58.9	57.1	57.2	57.6	57.6
866	2017/07/25	17:58:38	57.3	56.5	57.2	56.1	56.9
871	2017/07/25	17:58:43	55.9	55.6	56.2	56.9	56.1
876	2017/07/25	17:58:48	55.3	55.0	54.8	55.2	56.2
881	2017/07/25	17:58:53	56.1	57.3	57.4	55.7	56.3
886	2017/07/25	17:58:58	55.9	56.9	57.6	56.0	56.3
891	2017/07/25	17:59:03	55.6	56.2	55.2	55.0	54.8
896	2017/07/25	17:59:08	55.3	56.9	54.6	55.1	54.7