City of St. Helena
Planning Commission
Regular Meeting
Tuesday, December 6, 2016 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Mary Koberstein
Commissioners: Sarah Parker, Bobbi Monnette, Tracy Sweeney
City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on t he agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes November 1, 2016 and November 15, 2016 — 5 - 12
COMMISSION MINUTES 11-01-16
COMMISSION MINUTES 11-15-16

5. PUBLIC HEARINGS

5.1. Request by Joe McGrath for Demolition Permit and Design Review approval to demolish an existing single-family home in order to construct an 8 unit multi-family dwelling on the property located at 632 McCorkle Avenue in the HR: High Density Residential district. — 13 - 369

CEQA Determination: This project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
1. Find that the project is exempt from the requirements of CEQA pursuant to Section 15332, which exempts projects characterized as In-fill development; and

2. Accept the required findings and approve the demolition permit and

design review for the proposed new multi-family dwellings at 632 McCorkle Avenue.

5.1 Staff Report
5.1 Attachment 1 - Resolution
5.1 Attachment 2 - APN map
5.1 Attachment 3 - Aerial
5.1 Attachment 4 - Plan Set
5.1 Attachment 5 - Water Analysis
5.1 Attachment 6 - Traffic Study Final- 6-24-2016
5.1 Attachment 7 - Biological Assessment
5.1 Attachment 8 - Env. Trans. Screen
5.1 Attachment 9 - Soil Remediation Plan 102816
5.1 Attachment 10 - NCDEH RAA 101216
5.1 Attachment 11- Public Comment 632 McCorkle - McGrath Project (UPDATED 11-30-16)

6. SCHEDULED MATTERS

6.1. Request by Guneet Bajwa for sign permit approval in order to place two (2) new signs on the Las Alcobas Hotel property located at 1915 Main Street in the SC: Service Commercial district. 371 - 379

CEQA Determination: This project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines, which exempts on-premise business signs.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and

2. Approve the request for a Sign Permit in order to place two (2) illuminated signs on the property located at 1915 Main Street.

6.1 Staff Report
6.1 Attachment 1 - Resolution
6.1 Attachment 2 - Signage Package

6.2. Request by the Planning Department for Planning Commission direction regarding application of Design Review. 381 - 384

CEQA Determination: Not a CEQA project.
Prepared By: Noah Housh, Planning and Community Improvement Director
Recommendation:
1. Support the request by staff to administratively approve minor modifications to existing properties (as identified), in order to better utilize the resources of the Planning Department;

or

2. Provide additional clarifying direction regarding the use of administrative approval for minor modifications to private property and

Design Review Exemptions as envisioned by the Planning Commission.

6.2 Staff Report

7. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

8.1. Tentative Agenda 385 - 386

TENTATIVE AGENDA November 29 Update

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for December 20, 2016 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on November 29, 2016.

Noah Housh, Planning Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration

of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The
Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at http://cityofsthelena.org and will be available for public review at the respective meeting.

Action Minutes
City of St. Helena Planning Commission

Meeting

Tuesday, November 1, 2016 @ 6:00 PM

Vintage Hall Board Room - Second Floor

465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Mary Koberstein
Commissioners: Sarah Parker, Bobbi Monnette
Absent: Tracy Sweeney
Staff Present: Noah Housh, Planning and Community Improvement Director, Aaron Hecock, Senior Planner, Lilly Bianco, Contract Planner, Tom Brown, City Attorney, Cindy Black, City Clerk, Xinia Gamero, Administrative Assistant.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on t he agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

No Public Comment received.

4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

1. Approval of Minutes October 18, 2016 — 5 - 10
COMMISSION MINUTES 10-18-16

MOTION: Commissioner Monnette moved to approve the Minutes from October 18, 2016 on the Consent Calendar. The motion was seconded by Vice Chair Koberstein and roll call carried by the following vote:

AYES: Commissioners Monnette, Koberstein, Parker and Kistner
NOES: None
ABSENT: Commissioner Sweeney
ABSTAIN: None

5. PUBLIC HEARINGS

1. PL16-068: Demolition Permit 11 - 38
LOCATION: 376 Pratt Avenue
APPLICANT: Thollander Construction
APN: 009-020-006
CEQA: Exempt pursuant to Section 15301

DESCRIPTION: Request by Wes Thollander for Demolition Permit approval in order to demolish an existing 408-sf shed located at 376 Pratt Avenue in the A-20 Agricultural district.

RECOMMENDED ACTION: Staff recommends that the Planning Commission accept the required findings and approve the demolition permit for removal of the shed located at 376 Pratt Avenue.

Lilly Bianco reported on Item.

Chair Kistner opened Public Hearing.

Chair Kistner closed Public Hearing.

MOTION: Commissioner Monnette moved that the Planning Commission accept the required findings and approve the demolition permit for removal of the shed located at 376 Pratt Avenue. The motion was seconded by Vice Chair Koberstein and roll call carried by the following vote:

AYES: Commissioners Monnette, Koberstein, Parker and Kistner
NOES: None
ABSENT: Commissioner Sweeney
ABSTAIN: None

6. SCHEDULED MATTERS

1. Council, Commission and Committees Agenda format and navigating the City website. 39 - 45

RECOMMENDED ACTION: Informational only

Cindy Black reported on Item.

7. DEPARTMENT REPORTS
This is an opportunity for staff to report on or update the Commission on any relevant matters.

1. This is an opportunity for staff to report on or update the Commission on any relevant matters.
• General update on Department activities.

8. AGENDA FORCAST
Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

9. ADJOURNMENT: Chair Kistner adjourned the meeting at **6:21 p.m.**

APPROVED:	ATTEST:
Grace Kistner Chair, Planning Commission	Noah Housh Planning Director

Action Minutes
City of St. Helena Planning Commission

Regular Meeting
Tuesday, November 15, 2016 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Mary Koberstein
Commissioners: Bobbi Monnette, Tracy Sweeney
Absent: Sarah Parker
Staff Present: Noah Housh, Planning and Community Improvement Director, Aaron Hecock, Senior Planner, Tom Brown, City Attorney, Steve Palmer, Public Works Director, Cindy Black, City Clerk, Xinia Gamero, Administrative Assistant.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on t he agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

Chair Kistner opened Public Comment.

Vicky Bradshaw addressed the Commission.

Chair Kistner closed Public Comment.

4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. None

5. PUBLIC HEARINGS

Commissioner Monnette recused herself from Items 5.1 and 5.2 due to a conflict, living in close proximity to properties, and left the dais at 6:06 p.m.

5.1. DESCRIPTION: Request by Our Town St. Helena (OTSH) for Tentative Subdivision Map, Demolition Permit and Design Review approval to demolish a single-family home and accessory structures in order to construct 8 new, affordable, attached townhomes on the property located at 684 McCorkle Avenue in the HR: High Density Residential district. 5 - 107

RECOMMENDED ACTION:
1. Make a recommendation to the City Council whether or not to grant the applicant's request for a water neutrality waiver;
2. Confirm the applicant's request for an alternative frontage improvement; and find that
3. The project is exempt from the requirements of CEQA pursuant to Section 15332, which exempts projects characterized as in-fil development; and
4. Accept the required findings and recommend approval of the tentative subdivision map to the City Council and approve demolition permit and design review for the proposed subdivision and new construction at 684 McCorkle Avenue.

Aaron Hecock reported on Item.

Mary Stephenson, applicant addressed the Commission.

Chair Kistner opened Public Comment.

Vicky Bradshaw addressed the Commission.

Chair Kistner closed Public Comment.

MOTION: Commissioner Sweeney moved that the Planning Commission make a recommendation to the City Council to grant the applicant's request for a water neutrality waiver; confirm the applicant's request for an alternative frontage improvement; find the project exempt from the requirements of CEQA pursuant to Section 15332, which exempts projects characterized as in-fil development; and accept the required findings and recommend approval of the tentative subdivision map to the City Council and approve demolition permit and design review for the proposed subdivision and new construction at 684 McCorkle Avenue.The motion was seconded by Vice Chair Koberstein and roll call carried by the following vote:

AYES: Commissioners Sweeney, Koberstein and Kistner
NOES: None
ABSENT: Commissioner Parker
RECUSED: Commissioner Monnette
ABSTAIN: None

5.2. Tentative Map, Use Permit and Design Review applications requesting approval to subdivide an existing 2.5 acre parcel into 5 lots ranging in 109 - 175

size from 0.17 acres to 0.77 acres; and to construct two new homes each with a second dwelling unit on two of the newly created parcels, located at 574 Pope Street in the Medium Density Residential Zoning District.

RECOMMENDED ACTION:
1. Determine that the project is categorically exempt from the requirements of CEQA under CEQA Sections 15332, 15303 and 15061 (b) 3.
2. Accept the required findings and approve the Use Permit and Design Review for the requested reduction in density and construction of two new single family homes, each with a Second Dwelling Unit; and
3. Accept the required findings and recommend that the City Council approve the proposed subdivision of the parcel at 574 Pope Street into 4 new parcels and a private road.

Noah Housh reported on Item.

Chair Kistner opened Public Comment.

Robert Trinchero and Kevin Block addressed the Commission.

Chair Kistner closed Public Comment.

Robert Trinchero withdrew application.

6. SCHEDULED MATTERS

6.1. Request by the Planning Department for Planning Commission direction regarding application of Design Review requirements. 177 - 180

RECOMMENDED ACTION:
1. Support the request by staff to administratively approve minor modifications to existing properties, as identified in order to better utilize the resources of the Planning Department; or
2. Provide additional clarifying direction regarding the use of Design Review Exemptions as envisioned by the Planning Commission.

MOTION: Chair Kistner moved to continue Item 6.1 to a date uncertain.

AYES: Commissioners Sweeney, Koberstein and Kistner
NOES: None
ABSENT: Commissioner Parker
RECUSED: Commissioner Monnette
ABSTAIN: None

7. DEPARTMENT REPORTS
This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

9. ADJOURNMENT: Chair Kistner adjourned the meeting at **7:46 p.m.**

APPROVED:	ATTEST:
Grace Kistner Chair, Planning Commission	Noah Housh Planning Director

CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION

DECEMBER 6, 2016

AGENDA SECTION: Public Hearing

AGENDA ITEM: 5.1

FILE NUMBER: PL16-007

SUBJECT: Request by Joe McGrath for Demolition Permit and Design Review approval to demolish an existing single-family home in order to construct an 8 unit multi-family dwelling on the property located at 632 McCorkle Avenue in the HR: High Density Residential district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 02/18/16 **ACCEPTED AS COMPLETE:** 10/28/16

LOCATION OF PROPERTY: 632 McCorkle Avenue

APN: 009-502-004

GENERAL PLAN/ZONING: HR: High Density Residential

APPLICANT: Joe McGrath **PHONE:** (510) 995-7456

BACKGROUND

Multi-family Housing in the High Density Residential District

On May 26, 2015, the City Council adopted the 2015-2023 Housing Element which was later certified by the State Office of Housing and Community Development (HCD). As part of this process, HCD required certain changes to the City's Zoning Code as a requirement of the 2015-2023 Housing Element update. One of these changes stipulated that multiple family housing be designated as a permitted use in the City's High Density Residential district. In April 2016, the Planning Commission considered the Zoning Code changes agreed to in the Housing Element and recommended approval of the changes to the City Council. On May 10, 2016, the City Council approved the Zoning Code changes thereby allowing multiple-family housing by right in the High Density Residential district.

Neighborhood Meeting

A noticed neighborhood meeting was held for the project on April 21, 2016 from 5:30 to 6:30 p.m. in the City Hall conference room at 1480 Main Street. The purpose of this meeting was to introduce the project to interested neighbors and community members,

for the City to describe the project review and approval process, for the applicant to describe details of the project, and for members of the public to ask questions about the process and project.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing 1,700-sf, single-family home and associated accessory structures at 632 McCorkle Avenue in order to construct a new, 8-unit, multi-family housing project. The existing home and associated accessory structures on the ½ acre (23,339-sf) parcel are in a state of disrepair and are not suitable for habitation.

The proposed multi-family project would consist of two, two-story structures containing four (4) units each. The first building (closest McCorkle Avenue) would contain two 3 bedroom units and two 2 bedroom units while the building towards the rear of the parcel would contain four 2 bedroom units. The 3 bedroom units are approximately 1,200-sf in size while the 2 bedroom units are 945-sf each. The total floor area for all 8 units would be approximately 8,000-sf.

Each of the four (4) unit structures would have a building height of approximately 23'-9". The exterior of the new buildings would be finished with a variety of materials including vertical board & batten siding, stucco plaster siding, milgard windows, and a corrugated metal roof. Siding will be in a variety of colors including country lane red, iron gray, and light gray, while the windows and accompanying aluminum awnings will be dark bronze. The project includes two 4-car solar carports.

ANALYSIS

CEQA

Staff has conducted the required analysis under the California Environmental Quality Act (CEQA) and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332. Section 15332's Class 32 exemption applies to in-fill development projects which meet the conditions described below. As demonstrated herein, this project satisfies all of the elements of the Class 32 in-fill exemption. To qualify for the Class 32 exemption, a project must:

(a) be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. As discussed in greater detail below, the subject property has a General Plan and Zoning designation of High Density Residential (HR). This district provides for single-family and multifamily residential units, group quarters and other compatible uses. Multiple-family dwellings, apartments and dwelling groups consistent with density requirements are permitted uses in the HR district, and the proposed project complies with all of the HR district's development standards concerning density, lot coverage, height, setbacks and lot width.

(b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project satisfies this condition as the project site is approximately ½ acre in size and located within the city limits, is surrounded by developed properties and is within the urban limit line.

(c) have no value as habitat for endangered, rare or threatened species. As discussed below and in the supporting Biological Assessment, no such habitat exists on the project site.

(d) not result in any significant effects relating to traffic, noise, air quality, or water quality. As discussed below and in the supporting Traffic Study and Biological Assessment, the project will not result in any such impacts.

(e) be adequately served by all required utilities and public services. The project will connect to and be served by existing city services including water, sewer, electricity, garbage, etc.

Staff's CEQA exemption determination is also consistent with the City's lack of authority/discretion to consider or address potential impacts associated with the project's proposed residential land use. Multi-family residential land uses are permitted by right in the HR District. Thus, in the context of this design review approval, the Planning Commission's authority/discretion is limited to aesthetic concerns stemming from architectural design issues. Section 17.164.010 of the Zoning Ordinance expressly restricts the Planning Commission's discretion during design review to the general form, spatial relationships and appearances of the project's proposed design, and Section 17.164.040C expressly precludes the Planning Commission from disapproving a proposal for non-design related reasons.

Accordingly, the City's discretion, and thus scope of its CEQA review, is limited to architectural design issues such as scale, orientation, bulk, mass, materials and colors, and it has no authority or ability to meaningfully address non-design related issues or impacts by imposing conditions of approval or mitigation measures. As an example, this limitation excludes issues or impacts related to the presence of the known low-level soil contamination on the project site from the City's design review discretion and scope of its CEQA review because, under the requested Design Review entitlement, the City has no discretion or authority to address such non-design related issues. In such situations where an agency's discretion to deny or condition a particular activity is limited, its approval decision is considered ministerial and CEQA does not apply or CEQA review is limited to the extent of the discretion. (*See* (CEQA Guidelines §§ 15002(i)(1), 15369; (*San Diego Navy Broadway Complex Coalition v. City of San Diego* (2010) 185 Cal.App.4th 924, 933-934; *Venturans for Responsible Growth v. City of San Buenaventura* (2013) 2013 WL 3093788.)

The CEQA regulations and decisions focus on whether the agency has the authority under its code to shape the project to address environmental impacts. Here, under the Zoning Ordinance's design review provisions, the Planning Commission has no authority to regulate or shape the project's residential land use to address non-design related issues. For this reason, and because staff deemed the project consistent with the Class 32 in-fill exemption and sees no aesthetic issues or impacts stemming from the project's architectural design, the project is exempt from CEQA.

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of High Density Residential (HR). This district provides for single-family and multifamily residential units, group quarters and other compatible uses. Multiple-family dwellings, apartments and dwelling groups consistent with density requirements are permitted uses in the HR district. Pursuant to Municipal Code Section 17.164, all new structures or buildings for both permitted and conditional uses shall require design review. The St. Helena General Plan and Housing Element 2015-2023 Goals, Policies, and Eight-Year Action Plan include the following policies that are applicable to the proposed project:

- *2.6.4 - Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the Urban Service Area.*
- *2.6.14 - Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.*
- *HE1.4 - Address workforce housing needs by supporting an improved jobs/housing "match."*
- *HE1.5 - Encourage innovative housing types and designs.*
- *HE2.1 - Encourage higher density development where appropriate.*
- *HE2.2 - Ensure that higher density housing opportunity sites are not lost to lower density uses.*
- *HE2.5 - Allow conversion of single-family homes to multi-unit dwellings.*
- *HE2.6 - Promote a balance of types of housing throughout the whole community.*

Staff finds that the proposed project is consistent with the General Plan policies listed above.

Development Standards
Municipal Code Section 17.44.060 describes the development standards and requirements that apply to development in the HR district. The proposed project's consistency with required development standards are described below.

Density: The maximum density permitted in HR district is 28 units per acre and the minimum density permitted in the HR district is 16.1 units per acre. As the subject parcel is approximately ½ acre in size (23,339-sf according to the Napa County Assessor's Office and 21,614-sf as surveyed), it requires a density of 8 to 14 units. The applicant is proposing 8 units which is the lowest number of units permitted by the Municipal Code.

Lot Coverage: Lot coverage is the land area covered by all buildings or structures on a lot, including all projections except eaves. Structures with an elevation of eighteen (18) inches or less above finished grade do not contribute to lot coverage. The maximum lot coverage permitted in the HR district is 45%. The project as proposed has a lot coverage of approximately 6,069-sf or 28%, which is much lower than the maximum permitted on-site.

Height: The maximum height of a principal building with more than 4 units is 35 feet. The proposed project would have a maximum height of approximately 25 feet which is nearly 10 feet lower than the maximum permitted.

Setbacks: Setbacks in the HR district are 20 feet for the front and rear property lines and 10 feet for the side yard property line. The project as proposed is 20 feet from the public right-of-way in the front, 20 feet from the rear property line, 10 feet from the side yard property line on the east side and over 25 feet from the side yard property line on the west side (driveway side). Therefore, the project meets or exceeds the all setback requirements.

Lot Width: The minimum lot width in the HR district is 70 feet. As the existing parcel is approximately 68' 6" wide, it is considered legal non-conforming and therefore cannot be made narrower in the future through a subdivision or lot line adjustment.

*Staff Response: The project as proposed meets all the development standards as required by Section 17.44.060 of the Municipal Code. *Note: there are no floor area ratio (F.A.R.) maximums for multi-family housing projects.*

GROWTH MANAGEMENT

The City of St. Helena has a Residential Growth Management System (GMS) that limits the number of residential building permits that can be issued each year (Municipal Code Chapter 17.152). The stated purpose of the GMS is to regulate the residential growth of the City to approximately 2% per year, while providing for both market rate and affordable housing. Generally, permits are regulated for market rate housing and not for exempt categories of development including all non-residential development (including hotels), replacement or relocated housing, additions, guest cottages, second units and affordable housing.

According to the GMS, no more than nine (9) building permits for market rate housing may be issued each year. So far in 2016, four (4) new market rate homes have been approved (601 Fulton Lane, 603 Fulton Lane, 1645 Vineyard Avenue, and 1660 Spring Street). Although the GMS states that annual allocations shall be issued on January 1st each year, staff has identified this as infeasible in past updates to the City Council and identified that GMS allocations would be tied to discretionary approvals until the GMS Ordinance could be updated to address problematic elements of the current requirements (such as issuance of allocations on a Holiday). Based on this, should the project be approved, staff has identified that four (4) allocations would be granted from the 2016 GMS allotments and four (4) would come from the 2017 GMS allotments.

TRAFFIC AND CIRCULATION

Vehicular access to the project site is from McCorkle Avenue, a two-way local street that provides access to the neighborhood. A traffic impact analysis (TIA) by Transpedia Consulting Engineers (TCE) dated June 24, 2016 was prepared for the proposed project and is included as an attachment to this report. According to the TIA, the proposed project is expected to generate 44 net daily trips with 4 trips (1 inbound and 3 outbound) during the am peak hour and 4 trips (3 inbound and 1 outbound) during the pm peak hour. All intersections are expected to operate at acceptable levels of service

(LOS) during weekday am and pm peak hours under all study scenarios and the project was found to have a less-than-significant impact on the study intersections operations.

Parking
Per Municipal Code Section 17.124, two parking spaces, one of which shall be contained within a garage or carport is required for each dwelling unit. Therefore, a total of 16 parking spaces, 8 of which must be covered are required for the proposed project. The project is providing 16 on-site parking spaces, 8 of which are covered, therefore the project satisfies the parking requirement as designed.

WATER
The proposed project is subject to the requirements of the City's Water Neutrality Policy. According to the attached Water Use Analysis confirmed by the Public Works Department, the proposed project would result in an increase of approximately 537 gallons per day. Therefore, the applicant would be required to make off-site retrofits in order to achieve water neutrality. The applicant has proposed making off-site retrofits to three separate addresses in order to achieve required water neutrality. Staff finds that the project is in compliance with the requirements of the City's Water Neutrality Policy.

BIOLOGICAL RESOURCES
A biological assessment (BA) prepared by Fawcett Environmental Consulting dated March 30, 2016 was prepared for the proposed project and is included as an attachment to this report. The BA concluded that no impacts on special status species of plants or animals are expected during project construction or as a result of the project's development.

SOILS
In January 2016, EBA Engineering (EBA) prepared an Environmental Transaction Screen for the applicant prior to their acquisition of the property (see attached). This report documented the presence of soil staining on the project site indicative of historical spills and leaks of petroleum hydrocarbons to the ground surface and recommended that the materials should be further characterized during site development and handled accordingly. As a result, and in cooperation with the Napa County Department of Environmental Health, EBA conducted soil sampling and analysis to define the extent of soil contamination. This analysis indicated the presence of shallow petroleum hydrocarbon and lead contamination at a few locations on the project site (see the attached report from EBA dated October 28, 2016 for more information). As a result, EBA recommended the site be remediated through the excavation and removal of these shallow soils.

Subsequently, the applicant entered into a remedial action agreement with the Napa County Department of Environmental Health (attached) to monitor remediation activities and to ensure the site is restored to the proper condition. Remediation will not only include the removal of all contaminated soils, the excavated property will be backfilled and graded with material consisting of clean imported fill or other approved backfill materials. As discussed above this issue is beyond the City's discretion to address within its limited design review authority, nonetheless the project has been conditioned

to remediate any soil contamination on site to the satisfaction of the Napa County Environmental Health Department as a component of the development process.

DEMOLITION PERMIT

As provided in Municipal Code Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building; and
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

Staff Response: The existing home was constructed in 1954 and is not listed on the City of St. Helena's historical resources inventory. As previously stated, this home is currently in a state of disrepair and is not suitable for habitation according to the applicant. As such, staff finds that demolition of this residence and associated accessory structures would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Ordinance Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

Staff Response: Staff finds that the proposed project is consistent with both the General Plan and Zoning Ordinance and has been designed within the context of the project site and surrounding area. The project is proposing the fewest number of units permitted by the Municipal Code, is 10 feet lower in height than permitted by code and meets all required development standards. The façade of the building fronting McCorkle Avenue has been designed to resemble a single-family home. Furthermore, staff finds the project's design is consistent with modern multi-family housing projects and that the design is appropriate for the High Density Residential district. For these reasons, staff finds the proposed project is consistent with the required design review criteria listed above.

CORRESPONDENCE

At the time of packet distribution staff had received six (6) letters in opposition to this application and one (1) in support. Generally, opposition is focused on the number of high density residential projects existing and proposed on McCorkle Avenue and impacts they will have on the street and parking.

STAFF RECOMMENDATION

Staff finds that the proposed project will provide needed housing within the City, is consistent with required Municipal Code Development Standards and that the project's design is in character with the High Density Residential district development criteria. For these reasons, staff concludes that the appropriate findings can be made for the requested entitlements and recommends that the Planning Commission:

1. Find that the project is exempt from the requirements of CEQA pursuant to Section 15332, which exempts projects characterized as In-fill development; and
2. Accept the required findings and approve the demolition permit and design review for the proposed new multi-family dwellings at 632 McCorkle Avenue.

ATTACHMENTS

1. Resolution / Conditions of Approval

2. APN Map
3. Aerial View
4. Project Plans and Renderings
5. Water Neutrality Analysis
6. Traffic Study
7. Biological Assessment
8. Environmental Transaction Screen
9. Soil Remediation Plan
10. Remedial Action Agreement
11. Correspondence

DEMOLITION PERMIT AND DESIGN REVIEW NO. PL16-007
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 632 McCORKLE AVENUE

PROPERTY OWNER: Joe McGrath **APN:** 009-502-004

Recitals

1. Request by Joe McGrath for Demolition Permit and Design Review approval to demolish an existing single-family home in order to construct an 8 unit multi-family dwelling on the property located at 632 McCorkle Avenue in the HR: High Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on December 6, 2016.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15332, which exempts projects characterized as in-fil development when the project is consistent with the general plan and zoning; occurs within city limits on less than five acres; has no valuable habitat; won't cause any significant environmental effects; and can be served by existing public services.

C. As provided in Municipal Code Section 17.164.050(E), the Planning Commission finds that the demolition permit can be supported based on the following findings:

   1. *That based on the public record and testimony presented at a public hearing, the buildings are determined not to be significant architectural or historical buildings given the age of construction, deteriorated condition of the structures, and lack of inclusion of the City's Historical Resources Master List; and*
   2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that the existing structures are in a dilapidated condition and that the neighborhood is a mix of single-family and multi-family housing units.*

D. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission finds that the project demonstrates the following:

   1. *Consistency and compatibility with applicable elements of the general plan in that a multi-family building is being constructed in the High Density Residential district;*

2. *Compatibility of design with the immediate environment of the site is supported in that modern building materials will be used in project construction typical of newly constructed residential buildings;*
3. *Relationship of the design to the site is found to be consistent in that the project was designed by a licensed architect in consideration of the unique characteristics of the site;*
4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character is found as a residential structure will be constructed in a residential area and that there are no historic elements of the property or design;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land use is found in that the project is located in a residentially zoned district with varying densities and scales and that the project is consistent with said district and character;*
6. *Compatibility with future construction both on and off the site is supported as the project is a residential structure in a residential district that will not negatively impact future construction on or off site;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project is supported in that the project will use common construction materials and colors for residential development;*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community is found in that the site and buildings were designed to create independent living units with adequate off-street parking; covered garbage enclosures; and common recreation areas.*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures is found to be appropriate through the common open space and landscaping surrounding the living and parking areas on the property;*
10. *That sufficient ancillary functions are provided to support the main functions of the project and that they are compatible with the project's design concept in that the project provides adequate off-street parking and recreational areas for residents with a design that is fully compatible with the residential structure;*
11. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles is supported based on the existing roadway network, proposed access easements, and street frontage improvements including new sidewalks.*
12. *That natural features are appropriately preserved and integrated with the project is found in that this is an infill project and all development is in previously developed and/or disturbed areas of the property;*
13. *That the materials, textures, colors and details of construction are an appropriate*

expression of its design concept and function and that they are compatible with the adjacent and neighboring structure and functions is supported in that the project will use common construction materials and colors for residential development and that the project is compatible with the character of the residential area;

14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character is found as a residential structure will be constructed in a residential area and that there are no historic elements of the property or design;*
15. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and that the landscape concept depicts an appropriate unity with the various buildings on the site is found in that a detailed landscaping plan has been prepared and designed to complement the proposed buildings and site in general;*
16. *That plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena is supported based on the professionally prepared landscaping plan; and*
17. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials is found based on the efficiencies gained through the construction of new buildings and infrastructure in compliance with the requirements of the California Building Code and the City of St. Helena Municipal Code.*

Planning Department Conditions of Approval

E. The Planning Commission approves the demolition permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. These approvals shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

3. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
5. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
6. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
7. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
8. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
9. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on December 6, 2016, except as modified herein.
10. AS a component of the construction process, the site shall be remediated to the satisfaction of the Napa County Environmental Health Department.
11. During construction, the project site shall be adequately screened and secured to minimize potential impacts to the neighborhood and surrounding community.
12. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
13. Property owners shall recognize that there exists a right to farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on properties in the district or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
14. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through

Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

15. The project shall comply with all housing allocation requirements per the City's Growth Management System (GMS) as approved by the City Council. This action allocates four (4) GMS permit allotments from the 2016 permit pool and anticipates the remaining four (4) GMS permit allotments will be drawn from the 2017 allotment pool.

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

17. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

18. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of improvement plan submittal.

19. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

20. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by Nest Properties, which

includes offsite retrofits of the plumbing fixtures at 814 Hunt Street, 812 Chiles Avenue, and 1240-48 Grayson Avenue. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.

21. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
22. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.
23. Prior to Certificate of Occupancy, the Applicant shall enter into and record a Post-Construction Stormwater Operations and Maintenance Agreement with the City.
24. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
25. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
26. Prior to demolition, the applicant shall provide an assessment of the existing structures for the presence of asbestos containing materials and lead based paint by a qualified professional.
27. Unless otherwise explicitly permitted, all existing wells, septic tanks/sytems and/or underground fuel storage tanks shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.

28. Site plan shall show the location of any trees within the project area. Provide a tree protection plan for approval by the Public Works Director prior to approval of the building permit. The plan shall be coordinated with any civil grading/drainage/improvement plans.
29. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
30. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
31. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
32. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
33. The applicant shall apply for annexation to the St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.
34. The developer shall construct a 6-inch sewer main sloped at a minimum of 1% or an 8-inch sewer main sloped at a minimum of 0.5% in accordance with City Standards. This improvement shall be coordinated with all civil improvement plans.
35. The applicant shall be responsible for the extension of sewer lines to the property.
36. Construct standard frontage and ADA compliant improvements along the property front including driveway, sidewalk, curb, gutter, and any needed pavement widening. The standard frontage improvements cross section shall consist of a 5' landscape area, 5' sidewalk (measured from TC), 8' parking (including gutter pan), and 10' vehicle lane (in each direction). At such time the City elects to install a bicycle lane along McCorkle Avenue, on-street parking will be eliminated. Any new asphalt shall taper back to the existing edge of pavement. As a component of these frontage improvements, the project shall reconstruct the roadway to the centerline and slurry seal the entire road along the project frontage. A right-of-way dedication shall be

provided as necessary for the said improvements, to the centerline of the existing McCorkle Avenue.

37. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
38. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
39. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
40. The applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

Building Department Conditions of Approval

41. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
42. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
43. The applicant shall provide a construction waste management plan with the building permit application.
44. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
45. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
46. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the

required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

47. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.

I HEREBY CERTIFY that the foregoing demolition permit and design review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 6, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Grace Kistner
Chair, Planning Commission

ATTEST:

Noah Housh
Planning Director

COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA

Tax Area Code
3000, 3002

9–50
9–10

1" = 100'

632 McCorkle Ave.

Assessor of Napa County 1974

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

Rancho Carne Humana, R.M. Bk. 10 of Patents Pg. 127
Logan's Add'n.
St. Helena Villas, R.M. Bk. 10, Pg's. 84–90
Sherwin Final Map, R.M. Bk. 26, Pg's. 18–19

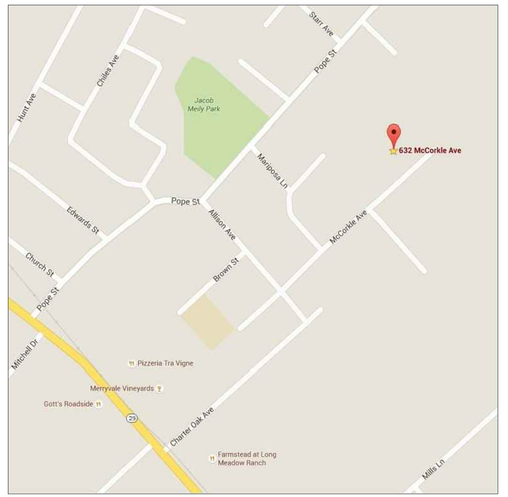
REVISION	DATE
502–17,18,19,20 LLA	3–15–96
503–9 THRU 13 RM	4–17–07
10–30–89	
3–23–92	
6–19–89	

9–50

632 McCorkle Ave
Granada Ct
Mariposa Ln
McCorkle Ave
Kidd Ranch Rd
© 2016 Google
Google earth
1993
38°30'20.93" N 122°27'33.41" W elev 252 ft eye alt 1562 ft

632 McCorkle Apartments Proposal
[View Looking North from McCorkle Ave]

McCORKLE AVE ELEVATION



VICINITY MAP

PROJECT CONTACT INFO	
OWNER	MCGRATH-SYNGAL REVOCABLE TRUST 2005
ARCHITECT / DESIGNER	JOE MCGRATH / MCGRATH BUILDERS 387 CAMINO SOBRANTE ORINDA, CA 94563 JOE.MCGRATH65@GMAIL.COM
CIVIL ENGINEER	JOHNNY CHIU / LEA&BRAZE ENGINEERING HAYWARD, CA JCHIU@LEABRAZE.COM
ENVIRONMENTAL ENGINEER	MATT EARNSHAW / EBA ENGINEERING 825 SONOMA AVE, SUITE C SANTA ROSA, CA
TRAFFIC ENGINEER	MOUSA ABASSI / TRANSPEDIAONE 613 FOURTH STREET SANTA ROSA, CA MOUSA@TRANSPEDIAONE.COM
STRUCTURAL ENGINEER	DAVID MURPHY, PE MURPHYENG@ME.COM
GEOTECH ENGINEER	LUIS MOURA / GEOTECNIA 2422 PROVIDENCE COURT WALNUT CREEK, CA 94596 LUIS@GEOTECNIA.COM
LANDSCAPE DESIGNER	MCGRATH BUILDERS 387 CAMINO SOBRANTE ORINDA, CA 94563
GENERAL CONTRACTOR	MC GRATH BUILDERS (LICENSE # 639282) 387 CAMINO SOBRANTE ORINDA, CA 94563

ZONING INFO			
ELEMENT	REQUIREMENT	PROJECT	COMPLIANT
DISTRICT	HDR	HDR	Y
DENSITY	16-28 U/A	8 U / .5 ACRE	Y
FRONT SETBACK	20' (fr PROW)	20'	Y
SIDE SETBACK	10'	10'	Y
REAR SETBACK	20'	20'	Y
COVERED PARKING	1/Unit (8)	8	Y
TOTAL PARKING	2/Unit (16)	16	Y
F.A.R.	<=45%	$\frac{8100}{21619}$= 38.1%	Y
BUILDING HEIGHT	35'	25'	Y

SHEET INDEX	
No.	DESCRIPTION
A-0.0	TITLE / PROJECT INFO
SUI	SITE SURVEY
A-1.0	(E) SITE & DEMOLITION PLAN
A-2.0	(P) SITE PLAN
A-3.0	ELEVATIONS
A-4.0	FLOOR PLANS
A-5.0	FLOOR PLAN DETAILS
A-6.0	SECTIONS
A-6.1	SECTIONS (2)
L-1.0	PRELIMINARY LANDSCAPE PLAN
SCP-1	PRELIMINARY STORMWATER CONTROL PLAN
C2.0	PRELIMINARY GRADING & DRAINAGE PLAN
C3.0	PRELIMINARY WET UTILITY PLAN

632 MC CORKLE APARTMENTS

ST HELENA, CA

(6) 2 BEDROOM / 2 BATH

(2) 3 BEDROOM/ 2 BATH

APN # 009180026

GENERAL CONTRACTOR:
MC GRATH BUILDERS
387 CAMINO SOBRANTE
ORINDA, CA 94563
LIC: # 639282

PROJECT LOCATION:
632 MC CORKLE AVE
ST HELENA, CA. 94574
APN #: 009180026

PROJECT INFO / TITLE

REVISIONS	BY
JOB NO:	
DATE: 12/06/16	
SCALE: NOTED	
DESIGN: JM	
DRAWN: JM	
SHEET NO: A-0.0	

USER

EASEMENT NOTE

EASEMENTS SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0530015560-TD, DATED AS OF NOVEMBER 2, 2015.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

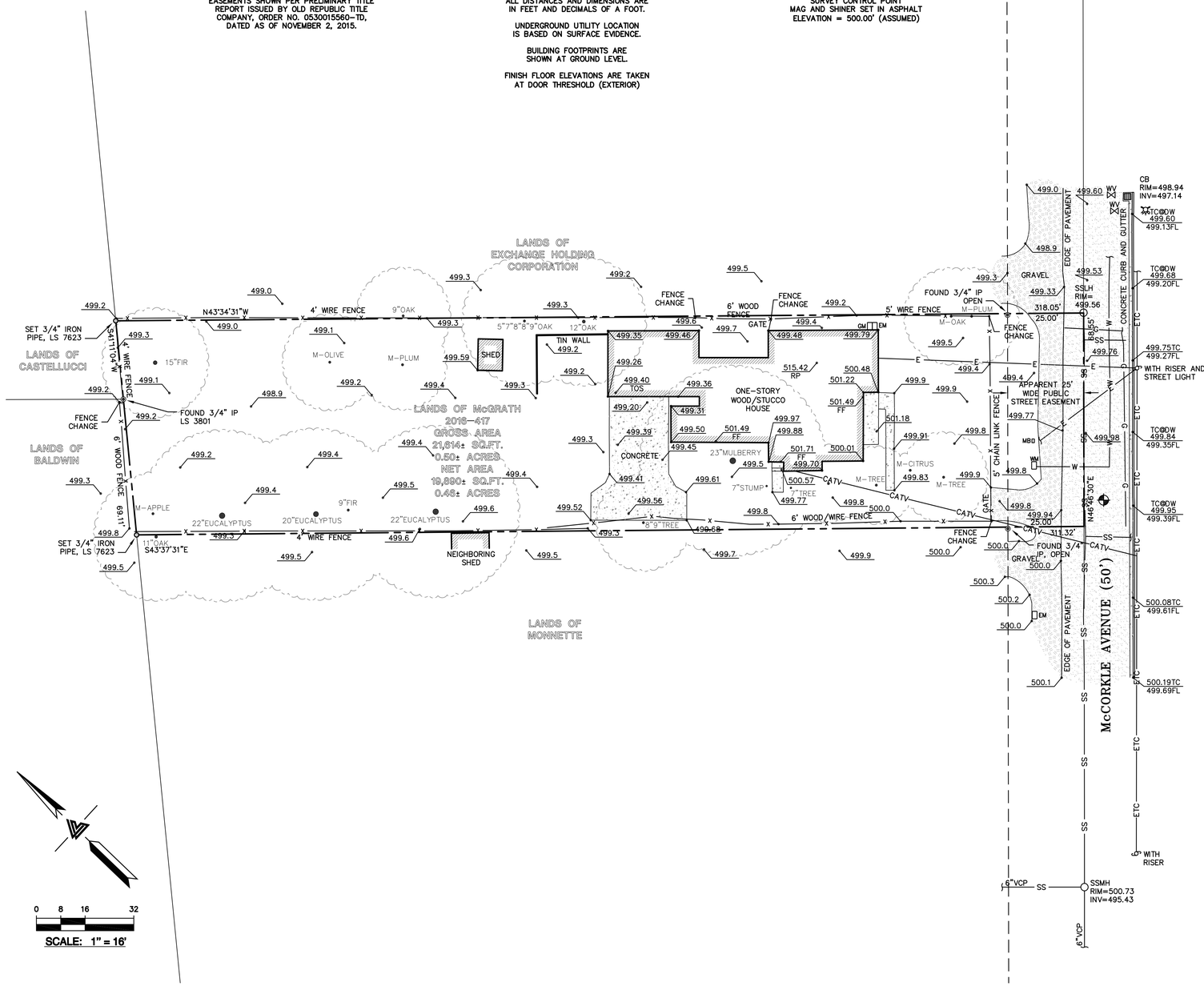
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

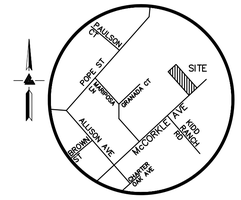
SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 500.00' (ASSUMED)



0 8 16 32

SCALE: 1" = 16'



VICINITY MAP

NO SCALE

LEGEND AND NOTES

— — —	BOUNDARY LINE
CATV	CABLE TV OVERHEAD LINE
E	ELECTRICAL OVERHEAD LINE
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
x	FENCE LINE
G	GAS LINE (PER USA MARKINGS)
SS	SANITARY SEWER LINE (PER USA MARKINGS)
W	WATER LINE (PER USA MARKINGS)
DW	DRIVEWAY
FF	FINISH FLOOR
FL	FLOW LINE
INV	INVERT
M-	MULTIPLE TRUNKS
RP	ROOF PEAK
TC	TOP OF CURB
TOS	TOP OF SLAB
VCP	VITRIFIED CLAY PIPE
CB	CATCH BASIN
EM	ELECTRICAL METER
FH	FIRE HYDRANT
GM	GAS METER
JP	JOINT POLE
MB	MAILBOX
SSLH	SANITARY SEWER LAMPHOLE
SSMH	SANITARY SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
	BENCHMARK
XXX.XX	SPOTGRADE
	ASPHALT
	CONCRETE
	GRAVEL
DRIPLINE	TREE: TYPE AND SIZE AS NOTED

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7635
Exp. 12-31-16
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS · LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
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SACRAMENTO REGION
1820 ROSE VILLE BLVD., # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

632 McCORKLE AVENUE SAINT HELENA, CALIFORNIA

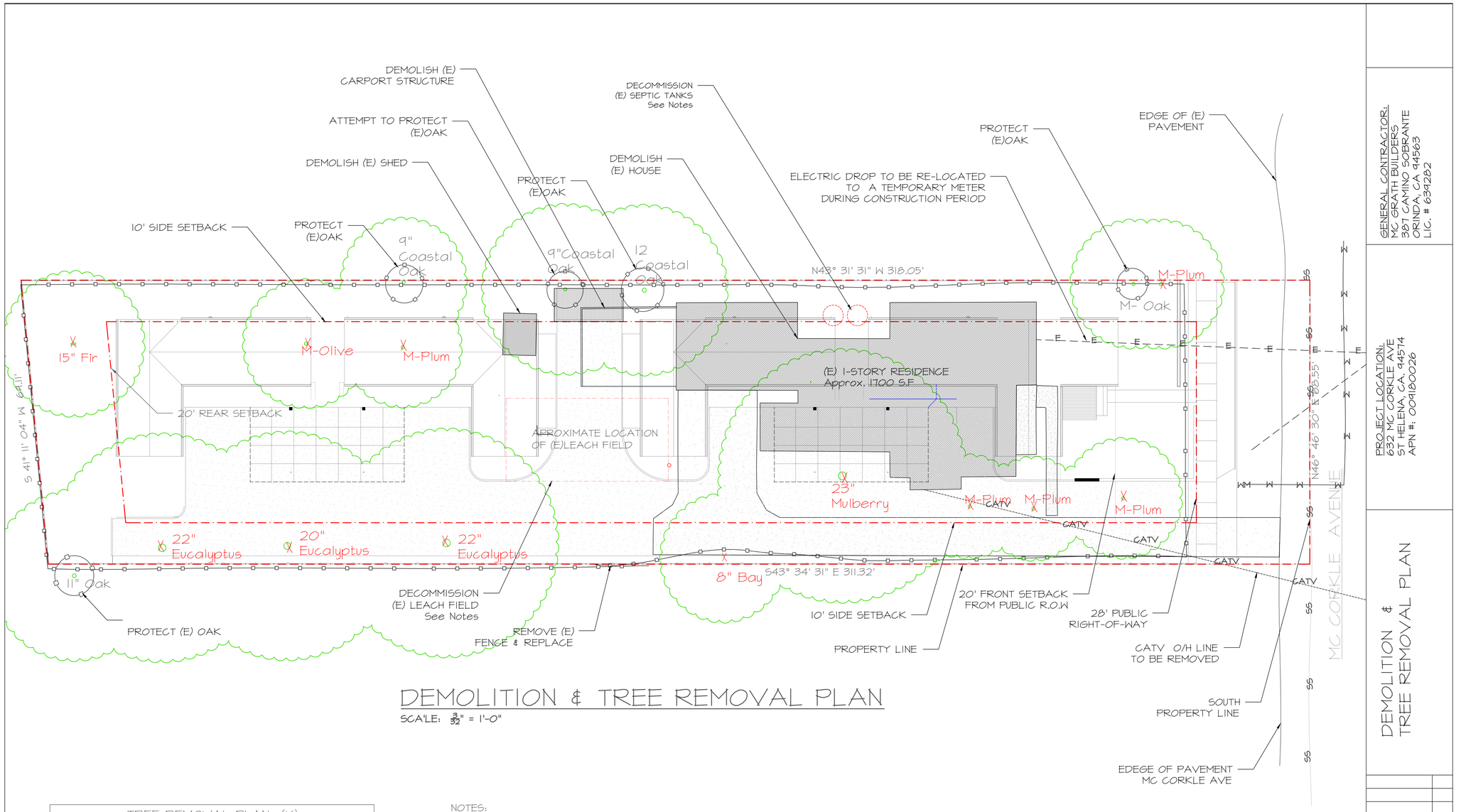
APN: 009-502-004

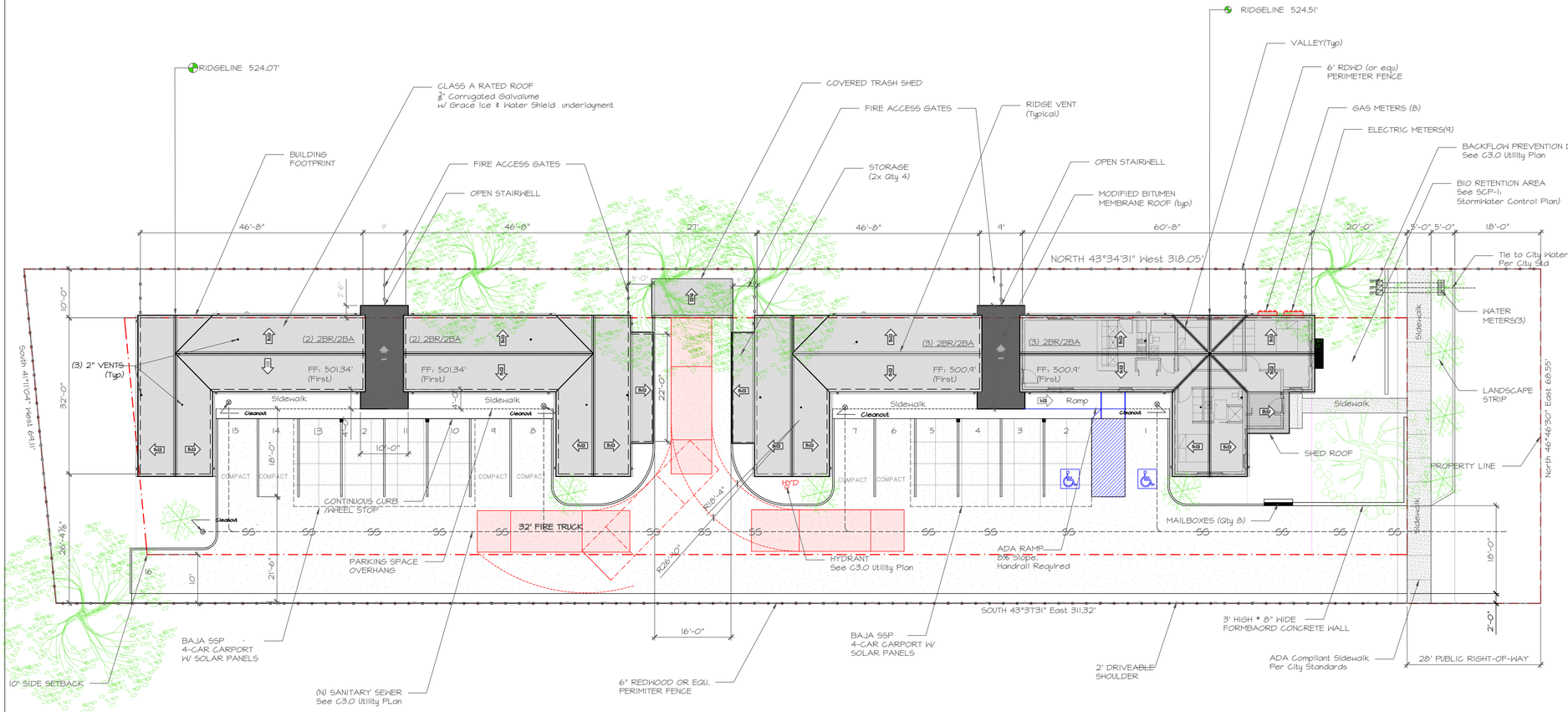
NAPA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
–	–
REVISIONS	BY
JOB NO:	2160020
DATE:	5-5-16
SCALE:	1" = 16'
FIELD BY:	EH
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS


DEMOLISH (E) CARPORT STRUCTURE
ATTEMPT TO PROTECT (E)OAK
DEMOLISH (E) SHED
10' SIDE SETBACK
PROTECT (E)OAK
PROTECT (E)OAK
DECOMMISSION (E) SEPTIC TANKS See Notes
DEMOLISH (E) HOUSE
ELECTRIC DROP TO BE RE-LOCATED TO A TEMPORARY METER DURING CONSTRUCTION PERIOD
PROTECT (E)OAK
EDGE OF (E) PAVEMENT
9" Coastal Oak
9" Coastal Oak
12 Coastal Oak
N43° 31' 31" W 318.05'
M-Plum
M- Oak
15" Fir
M-Olive
M-Plum
20' REAR SETBACK
S 41° 11' 04" W 64.11'
(E) 1-STORY RESIDENCE Approx. 1700 S.F.
APPROXIMATE LOCATION OF (E)LEACH FIELD
23" Mulberry
M-Plum
M-Plum
M-Plum
CATV
CATV
CATV
CATV
N46° 46' 30" E 86.55'
MC CORKLE AVENUE
22" Eucalyptus
20" Eucalyptus
22" Eucalyptus
11" Oak
8" Bay
S43° 34' 31" E 311.32'
DECOMMISSION (E) LEACH FIELD See Notes
REMOVE (E) FENCE & REPLACE
10' SIDE SETBACK
20' FRONT SETBACK FROM PUBLIC R.O.W
28' PUBLIC RIGHT-OF-WAY
CATV O/H LINE TO BE REMOVED
PROTECT (E) OAK
PROPERTY LINE
SOUTH PROPERTY LINE
EDEGE OF PAVEMENT MC CORKLE AVE
E
E
E



PROPSOSED SITE / PARKING PLAN & ROOF PLAN

APN # 009180026

SCALE: 3/32" = 1'-0"

PARKING REQUIREMENTS					
UNIT TYPE	QTY	COVERED REQT	PROPOSAL	TOTAL REQT	PROPOSAL
2BR/2BA	6	6	6	12	12
3BR/2BA	2	2	2	4	4
HANDICAP				1	2
TOTAL	8	8	8	16	16

Parking Notes:
1) All Parking Stalls considered Long Term Use. Regular Spaces = 9'*18.
Compact Spaces = 8.5'*18'
2) Parking Stall shall be marked using 4" wide pain stripes. All directional arrwos and and legends shall be white.
3) "compact" shall be stenciled on the pavement at the entrance to each compact stall. 6" Min. letter size.

NOTES:

1) IMPROVEMENTS ON MCCORKLE AVE SHALL COMPRISE A 10' VEHICLE LANE (WESTBOUND); 5' LANSCAPE STRIP; 5' ADA COMPLIANT SIDEWALK
2)THE CITYY OF ST HELENA MAY ELECT TO INSTALL A BICYCLE LANE WHICH MAY ELIMINATE STREET CURB PARKING
3) MCCORKLE AVE SHALL BE RECONSTRUCTED TO THE CENTERLINE AND A SLURRY SEAL SHALL BE PLACED PER CITY STNADRARDS TO THE CENTERLINE THE FULL PROJECT WIDTH
ANY NEW ASPHALT SHALL TAPER BACK TO THE EXISTING EDGE OF THE PAVEMENT
4) A RIGHT-OF-WAY DEDICATION SHALL BE PROVIDED AS NECESSARY FOR THE IMPROVEMENT IN THE 28' PUBLIC RIGH-OF-WAY"

GENERAL CONTRACTOR:
MC GRATH BUILDERS
387 CAMINO SOBRANTE
ORINDA, CA 94563
LIC #: 634282

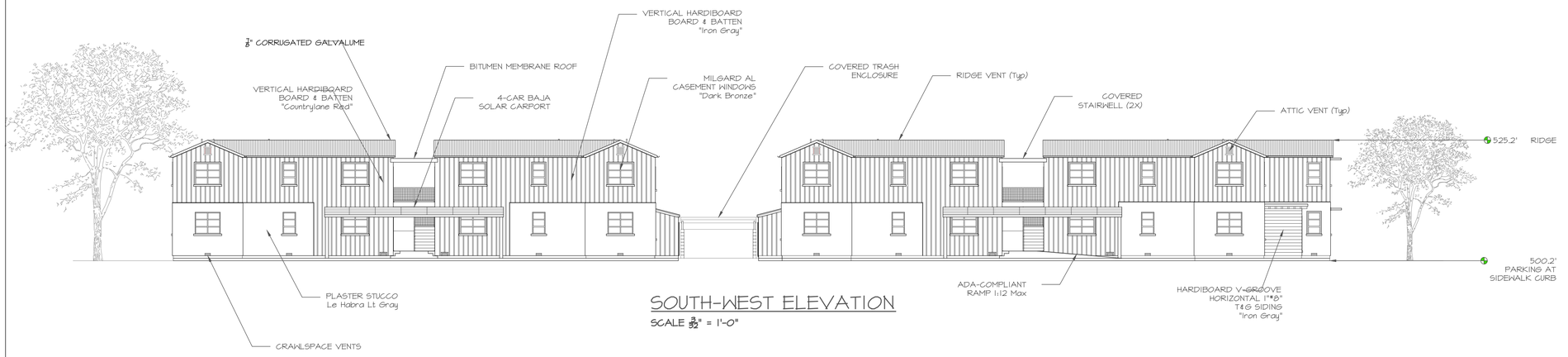
PROJECT LOCATION:
632 MCCORKLE AVE
ST HELENA, CA. 94574
APN #: 009180026

SITE /PARKING PLAN & ROOF PLAN

12/06/16	JM
REVISIONS:	BY
DATE:	12/06/16
SCALE:	3/32"=1'-0"
DESIGN :	JM
DRAWN:	JM

SHEET NO:
A-2.0

USER

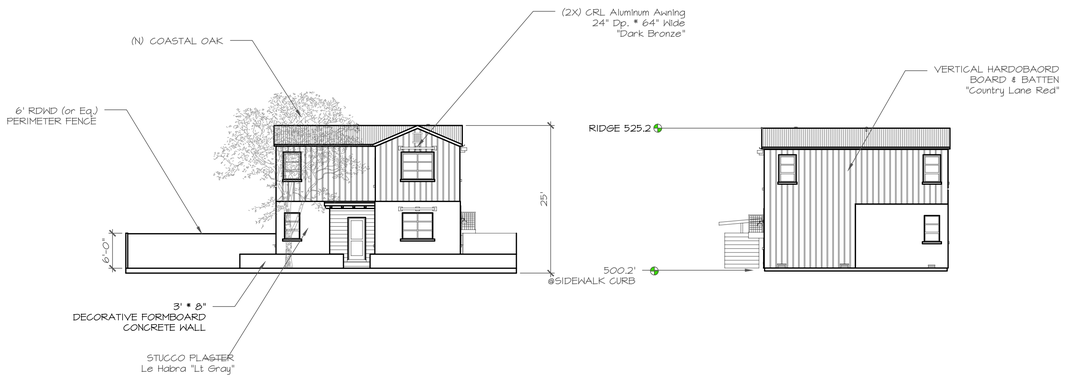


SOUTH-WEST ELEVATION

SCALE 3/32" = 1'-0"

NORTH-EAST ELEVATION

SCALE 3/32" = 1'-0"

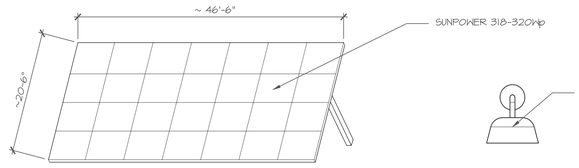


[MC CORKLE] ELEVATION

SCALE 3/32" = 1'-0"

NORTH-EAST ELEVATION

SCALE 3/32" = 1'-0"



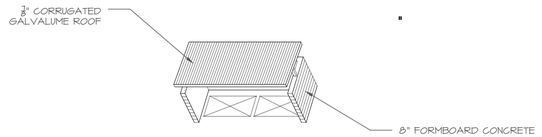
BAJA SOLAR CARPORT

SCALE 3/32" = 1'-0"

EXTERIOR WALL SCONCE

Night Sky Compliant

SCALE 1" = 1'-0"



TRASH ENCLOSURE

SCALE 3/32" = 1'-0"

GENERAL CONTRACTOR:
MC GRATH BUILDERS
3811 CANNO SOBRANTE
OAKLAND, CA 94605
LIC. #: 634282

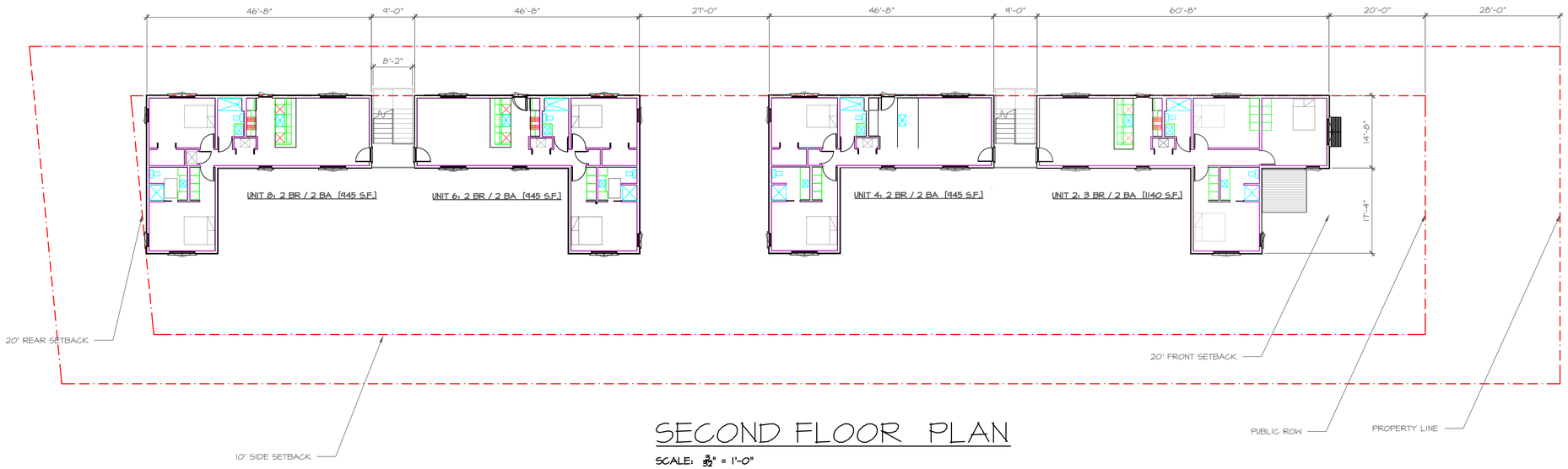
PROJECT LOCATION:
632 MC CORKLE AVE
ST HELENA, CA. 94574
APN: 009180026

ELEVATIONS

12/06/16	JM
REVISIONS	BY
JOB NO:	
DATE:	12/06/16
SCALE:	AS NOTED
DESIGN:	JM
DRAWN:	JM

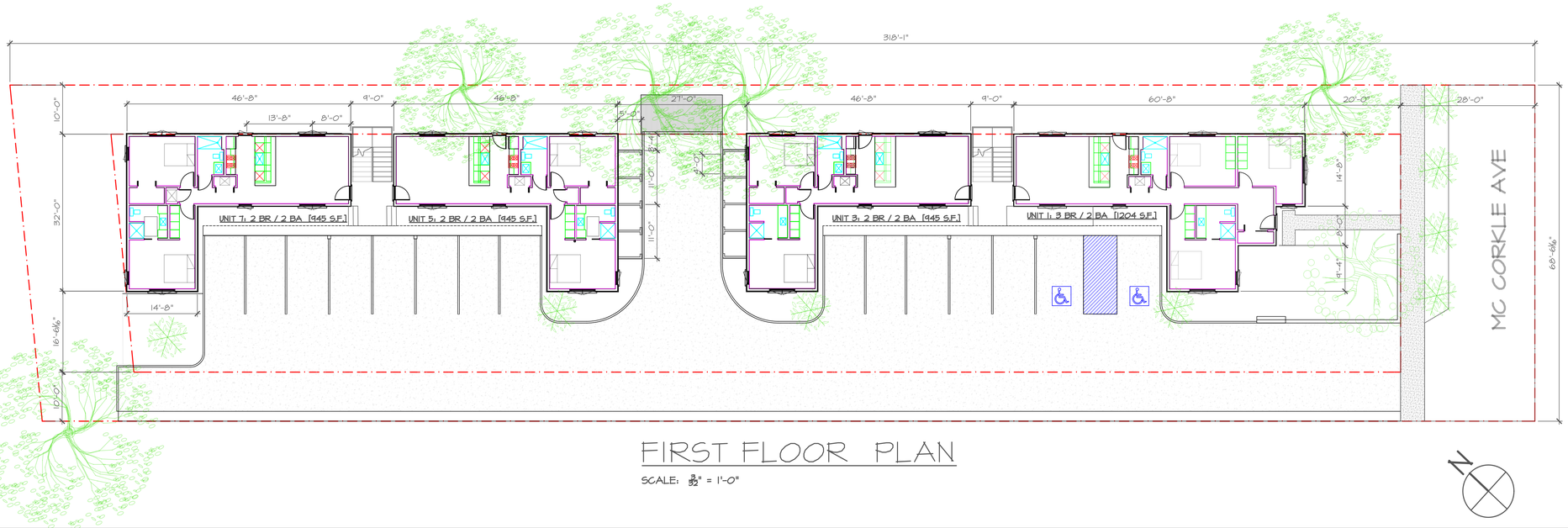
SHEET NO:

A-3.0



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

GENERAL CONTRACTOR:
MC GRATH BUILDERS
3871 CAMINO SOBRANTE
ORINDA, CA 94563

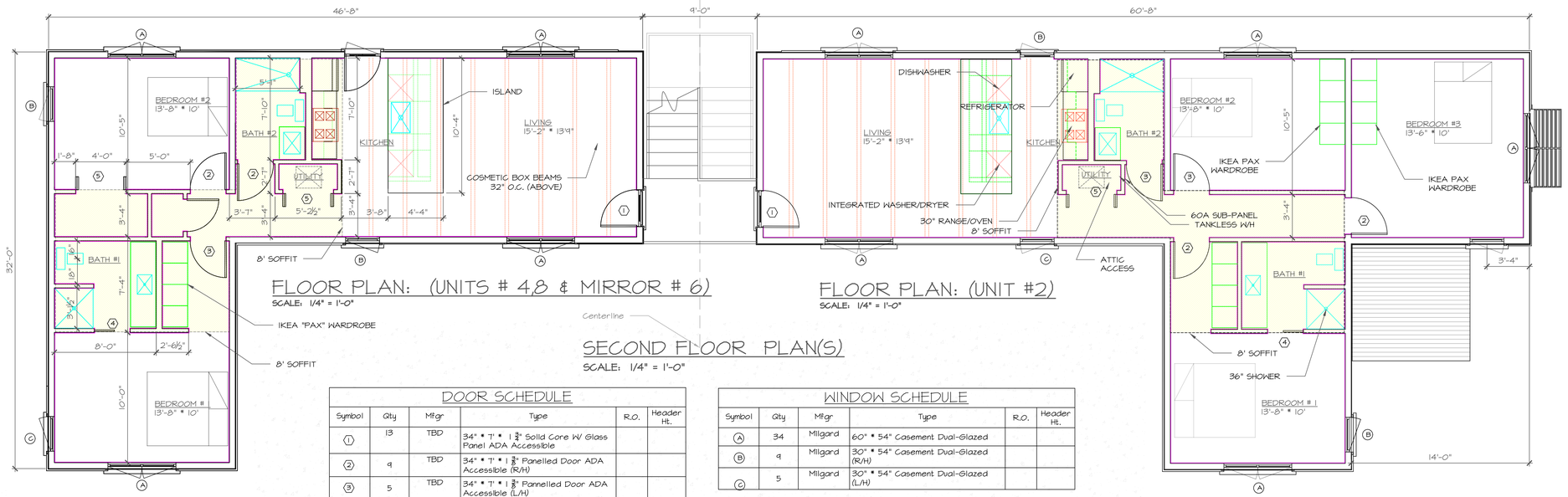
PROJECT LOCATION:
632 MC CORKLE AVE
ST HELENA, CA. 94574
apn #: 009180026

FLOOR PLAN(S)

12/06/16	JM
REVISIONS:	BY
DATE:	12/06/16
SCALE:	3/32"=1'-0"
DESIGN:	JM
DRAWN:	JM

SHEET NO:
A-4.0

USER



FLOOR PLAN: (UNITS # 4,8 & MIRROR # 6)

SCALE: 1/4" = 1'-0"

FLOOR PLAN: (UNIT #2)

SCALE: 1/4" = 1'-0"

Centerline

SECOND FLOOR PLAN(S)

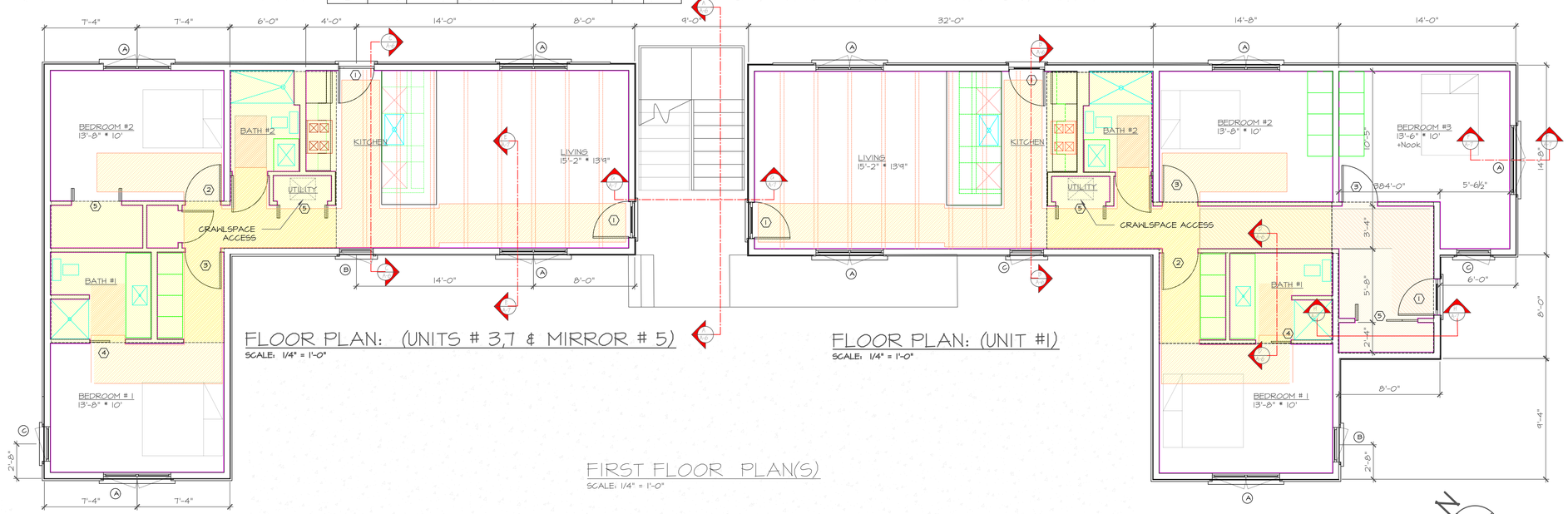
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

Symbol	Qty	Mfgr	Type	R.O.	Header Ht.
①	13	TBD	34" * 7' * 1 ¾" Solid Core W/ Glass Panel ADA Accessible		
②	9	TBD	34" * 7' * 1 3/8" Panelled Door ADA Accessible (R/H)		
③	5	TBD	34" * 7' * 1 3/8" Pannelled Door ADA Accessible (L/H)		
④	8	TBD	34" * 7' Pocket Door ADA Accessible		
⑤	16	TBD	48" 7' * 1 3/8" Panelled Bi-Fold		

WINDOW SCHEDULE

Symbol	Qty	Mfgr	Type	R.O.	Header Ht.
Ⓐ	34	Milgard	60" * 54" Casement Dual-Glazed		
Ⓑ	9	Milgard	30" * 54" Casement Dual-Glazed (R/H)		
Ⓒ	5	Milgard	30" * 54" Casement Dual-Glazed (L/H)		



FLOOR PLAN: (UNITS # 3,7 & MIRROR # 5)

SCALE: 1/4" = 1'-0"

FLOOR PLAN: (UNIT #1)

SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN(S)

SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR:
MC GRATH BUILDERS
387 CAMINO SOBRANTE
ORINDA, CA 94563
LIC. #: 634282

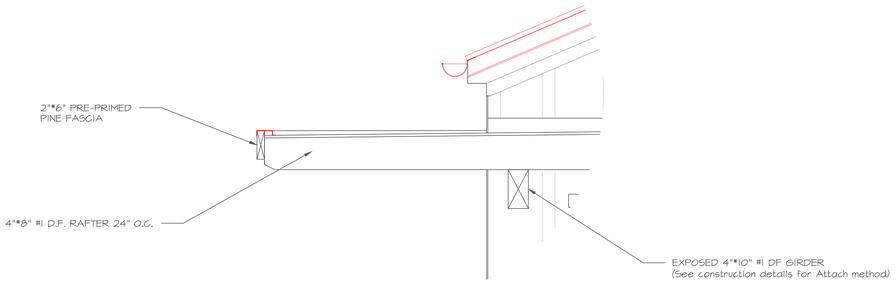
PROJECT LOCATION:
632 MC CORKLE AVE
ST HELENA, CA 94574
APN #: 009180026

FLOOR PLAN(S)

12/06/16	JM
DESIGN:	BY
DATE:	12/06/16
SCALE:	1/4"=1'-0"
DESIGN:	JM
DRAWN:	JM

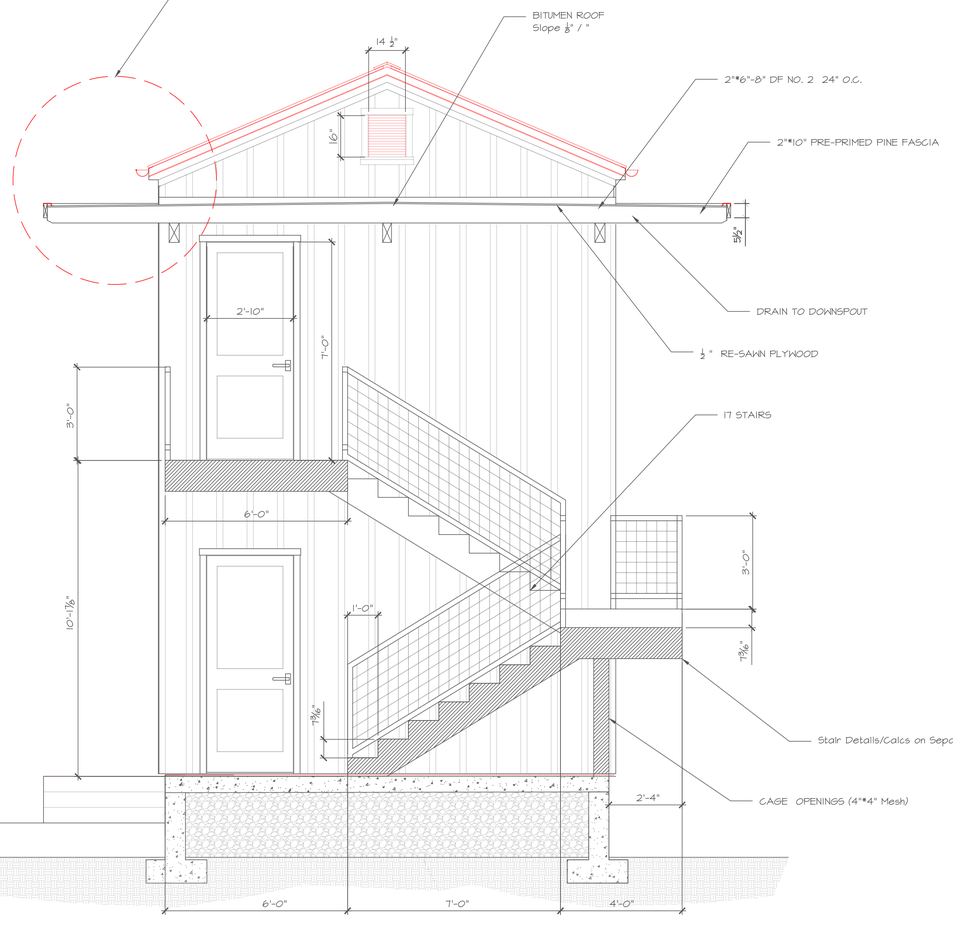
SHEET NO:
A-5.0

USER



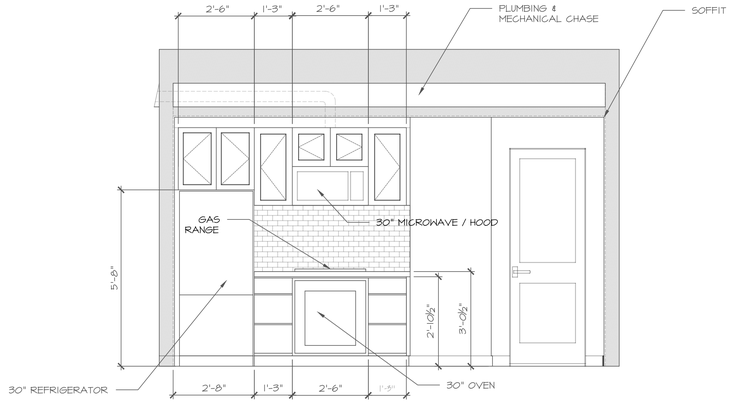
A: STAIRWWELL SECTION ROOF DETAIL

Scale: ½"= 1'-0"



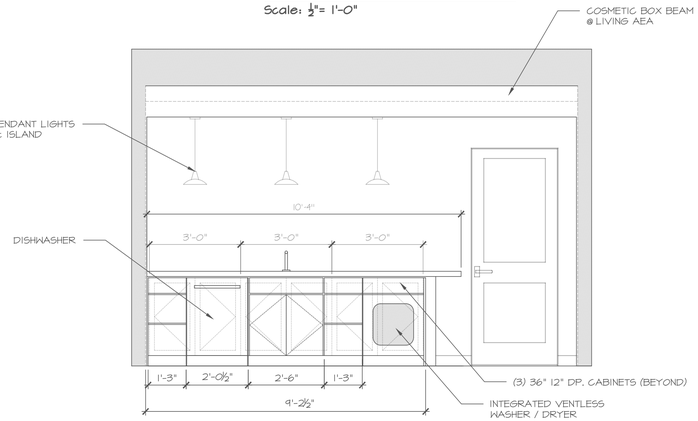
D: STAIRWELL SECTION

Scale: ½"= 1'-0"



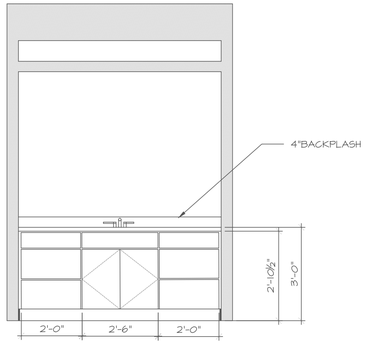
B: KITCHEN SECTION

Scale: ½"= 1'-0"



C: KITCHEN ISLAND SECTION

Scale: ½"= 1'-0"



D: MASTER BATH SECTION

Scale: ½"= 1'-0"

USER

GENERAL CONTRACTOR:
MC GRATH BUILDERS
387 CAMINO SOBRANTE
ORINDA, CA 94563
LIC. #: 691262

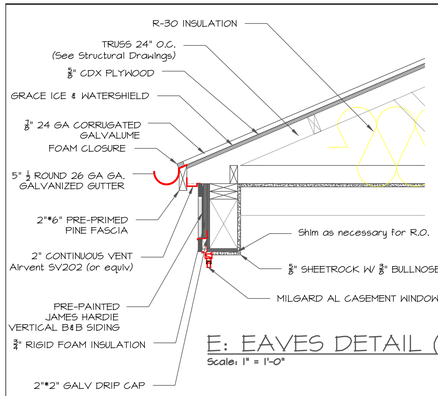
PROJECT LOCATION:
632 MC CORKLE AVE
ST HELENA, CA. 94574
APN #: 009180026

SECTIONS

12/06/16	JM
REVISIONS:	BY
DATE:	12/06/16
SCALE:	½"=1'-0"
DESIGN:	JM
DRAWN:	JM

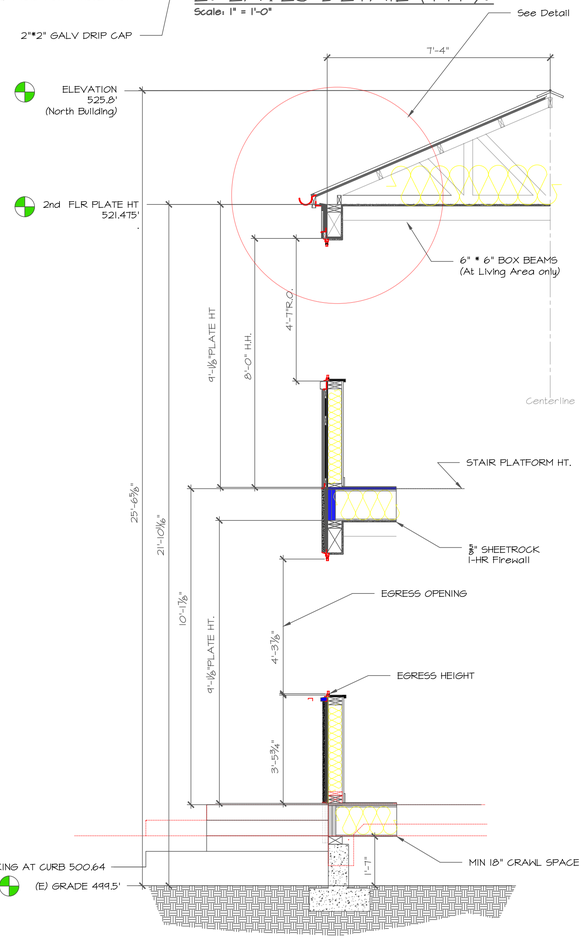
SHEET NO:

A-6.0



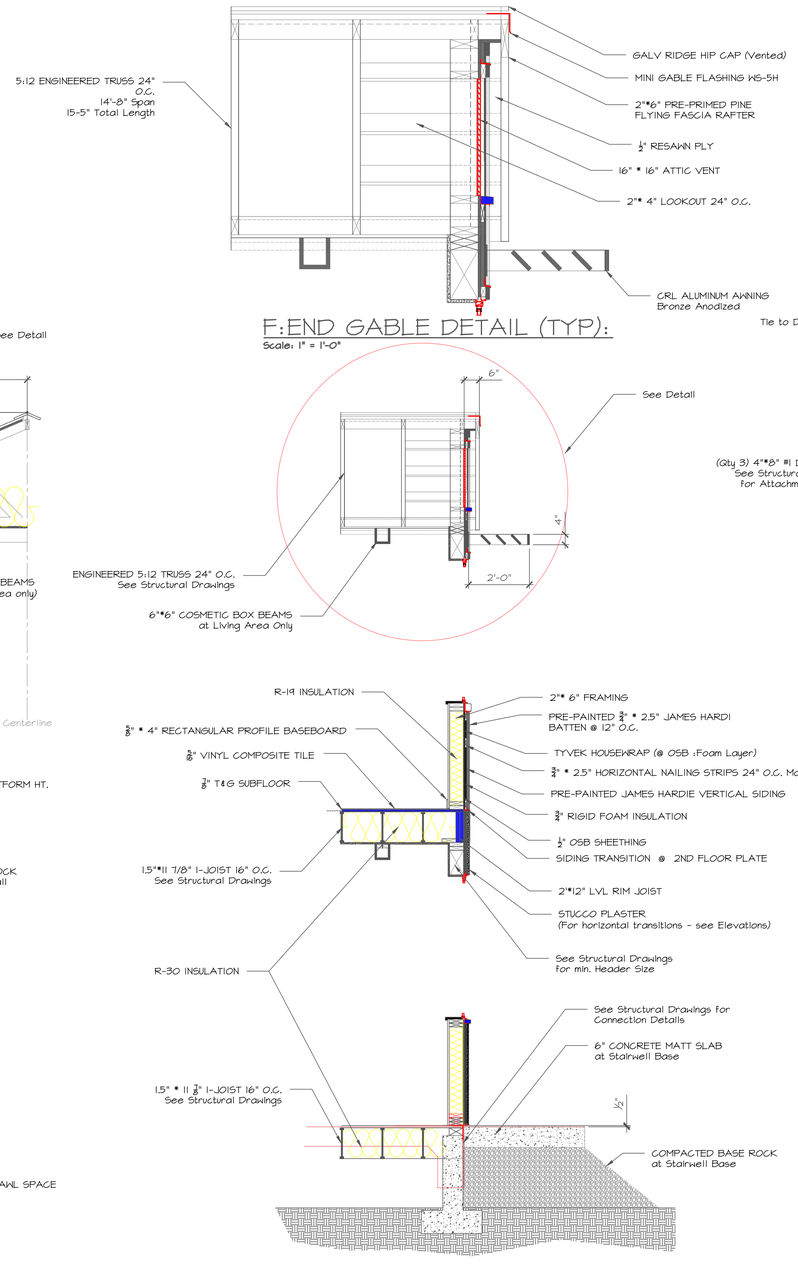
E: EAVES DETAIL (TYP):

Scale: 1" = 1'-0"



E: TYPICAL SECTION (THRU GABLE)

Scale: 1/2"= 1'-0"

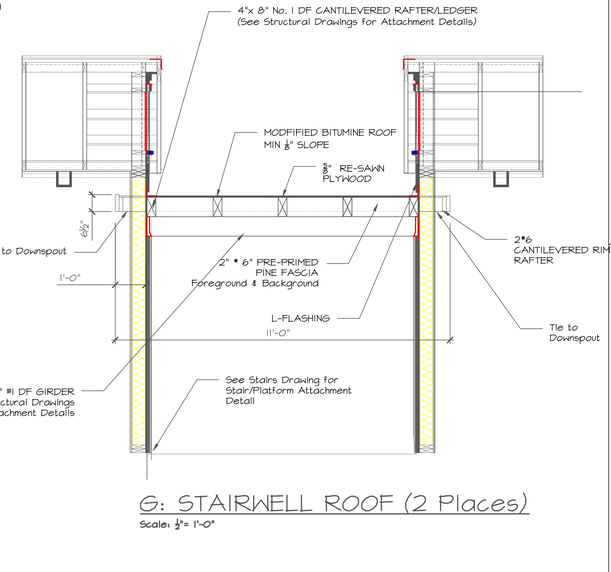


F: TYPICAL SECTION (END GABLE)

Scale: 1/2"= 1'-0"

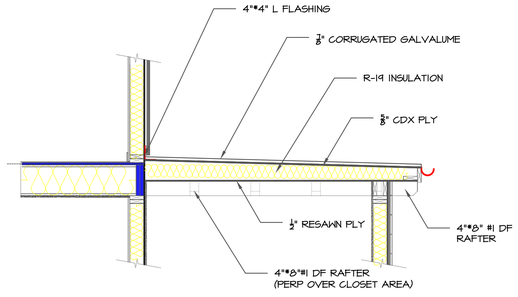
F: END GABLE DETAIL (TYP):

Scale: 1" = 1'-0"



G: STAIRWELL ROOF (2 Places)

Scale: 1/4"= 1'-0"



H: UNIT # 1 FOYER ROOF/CEILING

Scale: 1/2"= 1'-0"

GENERAL CONTRACTOR:
MC GRATH BUILDERS
391 CAMINO SOBRANTE
ORINDA, CA 94963
LIC. # 657222

PROJECT LOCATION:
632 MC CORKLE
ST HELENA, CA. 94574
APN #: 009180026

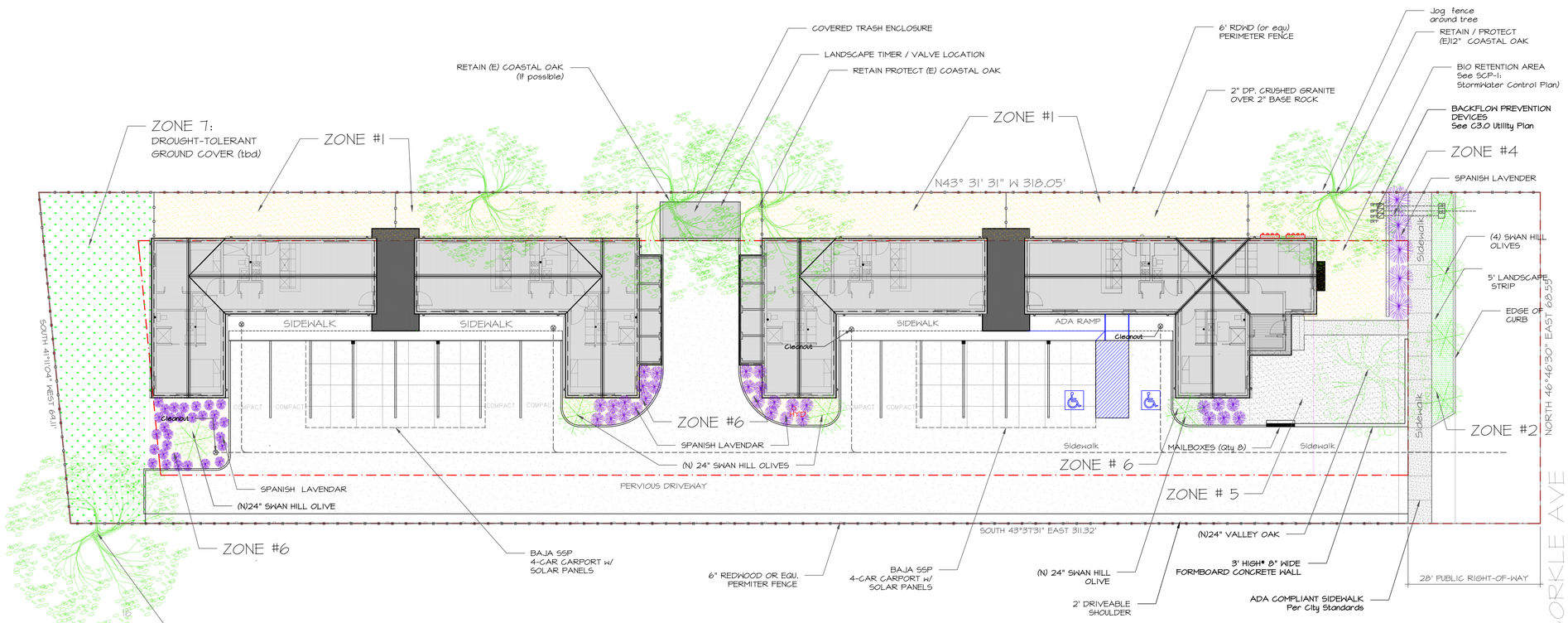
SECTIONS (2)

12/06/16	JM
REVISIONS:	BY
DATE:	12/06/16
SCALE:	3/8"=1'-0"
DESIGN:	JM
DRAWN:	JM

SHEET NO:

A-6.1

USER



LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE
	OLEA EUROPAEA	SWAN HILL OLIVE	8	24" BOX	VERY LOW
	QUERCUS AGRIFOLA	COASTAL LIVE OAK	1 (New)	24" BOX	VERY LOW
	LAVANDULA STOECHAS	SPANISH LAVENDAR	5	5 GALLON	LOW
	LAVANDULA STOECHAS	SPANISH LAVENDAR	36	3 GALLON	LOW
	LAVANDULA STOECHAS	SPANISH LAVENDAR	36	1 GALLON	LOW
	QUERCUS LOBATA	VALLEY OAK	1	36" BOX	LOW

MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE

Zone #	Plant Factor	Irr. Meth	IE	ETAF (PF/IE)	Area s.f.	ETAF *Area	ETWU	Planting Description
1	N/A	NI	N/A	N/A	524 s.f.	0	0	Crushed Granite Mix, 1 Valley Oak
2	.1	DRIP	.81	.12	173	20.8	567.6	Drough-Tolerant Groundcover + 4 Olives
3	.3	DRIP	.81	.37	630 s.f.	233.1	6313.4	Multiple Lavender + 4 Olives
4	.3	DRIP	.81	.37	88 s.f	32.6	890.3	Lavender
5	.1	NI	N/A	N/A	1200 s.f	167	0	Drough-Tolerant Wild Grass + 1 Coastal Oak
6	N/A	NI	N/A	0	1781 s.f.	0	0	Crushed Granite Mix
7	N/A	NI	N/A	0	281 s.f.	0	0	Base Rock
8	.1	DRIP	.81	.12	582 s.f	TBD	TBD	BIORETENTION AREAS
Total					5259		5757.4	
Driveway	N/A	NI	N/A	0	8087 s.f.	0	0	Pervious. Permeable Pavers
Walks	N/A	NI	N/A	0	1300 s.f.	0	0	Impervious. Concrete

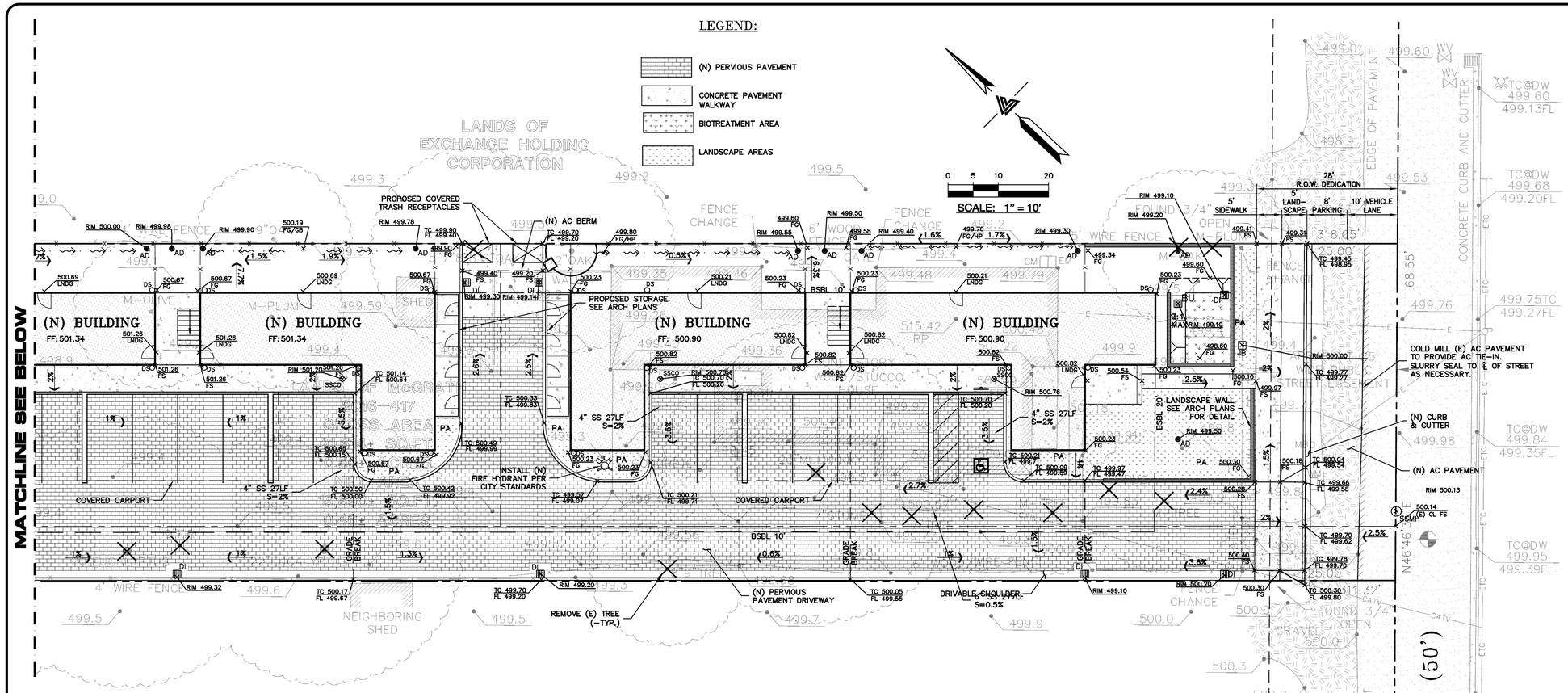
GENERAL CONTRACTOR:
MCCORKLE BUILDERS
357 CAMINO SOBRANTE
ORINDA, CA 94563
LIC. #: 694262

PROJECT LOCATION:
632 MC CORKLE AVE
ST HELENA, CA 94574
APN #: 009180026

LANDSCAPE PLAN

12/06/16	JM
REVISION:	BY
DATE:	12/06/16
SCALE:	1/8"=1'-0"
DESIGN:	JM
DRAWN:	JM
SHEET NO:	L-1.0

USER



FLATWORK

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

DEMOLITION

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

REGISTERED PROFESSIONAL ENGINEER JAMES TORY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(T) (510) 887–4086
(F) (510) 887–3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(T) (916) 797–1338
(F) (916)797–7363
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PRELIMINARY GRADING & DRAINAGE PLAN
632 MCCORKLE AVENUE, ST. HELENA, CALIFORNIA

APN: 009–502–004

NAPA COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

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REVISIONS	BY
JOB NO:	2160332
DATE:	8–18–16
SCALE:	AS NOTED
DESIGN BY:	JC
DRAWN BY:	WM/MH
SHEET NO:	C-2.0
1 OF 3 SHEETS	

LEGEND:

(N) PERVIOUS PAVEMENT

CONCRETE PAVEMENT WALKWAY

BIOTREATMENT AREA

LANDSCAPE AREAS

SCALE: 1" = 10'

MATCHLINE SEE BELOW

MATCHLINE SEE ABOVE

LANDS OF EXCHANGE HOLDING CORPORATION

LANDS OF McGRATH

LANDS OF MONNETTE

NEIGHBORING SHED

(N) BUILDING FF: 501.34

(N) BUILDING FF: 501.34

(N) BUILDING FF: 500.90

(N) BUILDING FF: 500.90

PROPOSED STORAGE. SEE ARCH PLANS

(N) JOINT TRENCH DESIGN BY OTHERS

(N) DUAL MANIFOLD METER BOX PER CITY STANDARD

INSTALL (N) SIDEWALK DRAIN PER CITY STANDARD

JUNCTION BOX W/ OPEN BOTTOM

(N) LARGE PIPE RETENTION SYSTEM

(N) CURB & GUTTER

INSTALL (N) FIRE HYDRANT PER CITY STANDARDS

4" SS 27LF S=2%

6" SS 277LF S=0.5%

TIE TO (E) SS 6" VCP CONTRACTOR TO POTHOLE AND VERIFY TIE-IN IN THE FIELD

(E) 6" VCP SS MAIN

McCORKLE AVENUE (50')

EDGE OF PAVEMENT

EDGE CURB AND GUTTER

WITH RISER AND STREET LIGHT

SSMH RIM=500.73 INV=495.43 INV=495.31 (FROM CITY)

PROTECT (E) TREE (–TYP.)

APPROXIMATE LOCATION OF (E) 6" PUBLIC SEWER MAIN

STORM DRAIN

(N) ON–SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N–12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

(N) SUBDRAIN. USE PERFORATED 4" PVC (SDR–35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

(N) 4" DIAMETER BRASS ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 6" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES.

(N) "CHRISTY U–21" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.

UTILITIES

INSTALL (N) SANITARY SEWER MAIN. USE 6" PVC (SDR–26) SLOPED AT 0.5% MIN.

INSTALL (N) SANITARY SEWER LATERALS. USE 6" PVC (SDR–26) SLOPED AT 2% MINIMUM. CONNECT TO 8" SS MAIN. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

REGISTERED PROFESSIONAL ENGINEER JAMES TORAY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE

LEA & BRAZE ENGINEERING, INC.
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632 MCCORKLE AVENUE,
ST. HELENA, CALIFORNIA

NAPA COUNTY APN: 009–502–004

PRELIMINARY UTILITY PLAN

REVISIONS	BY
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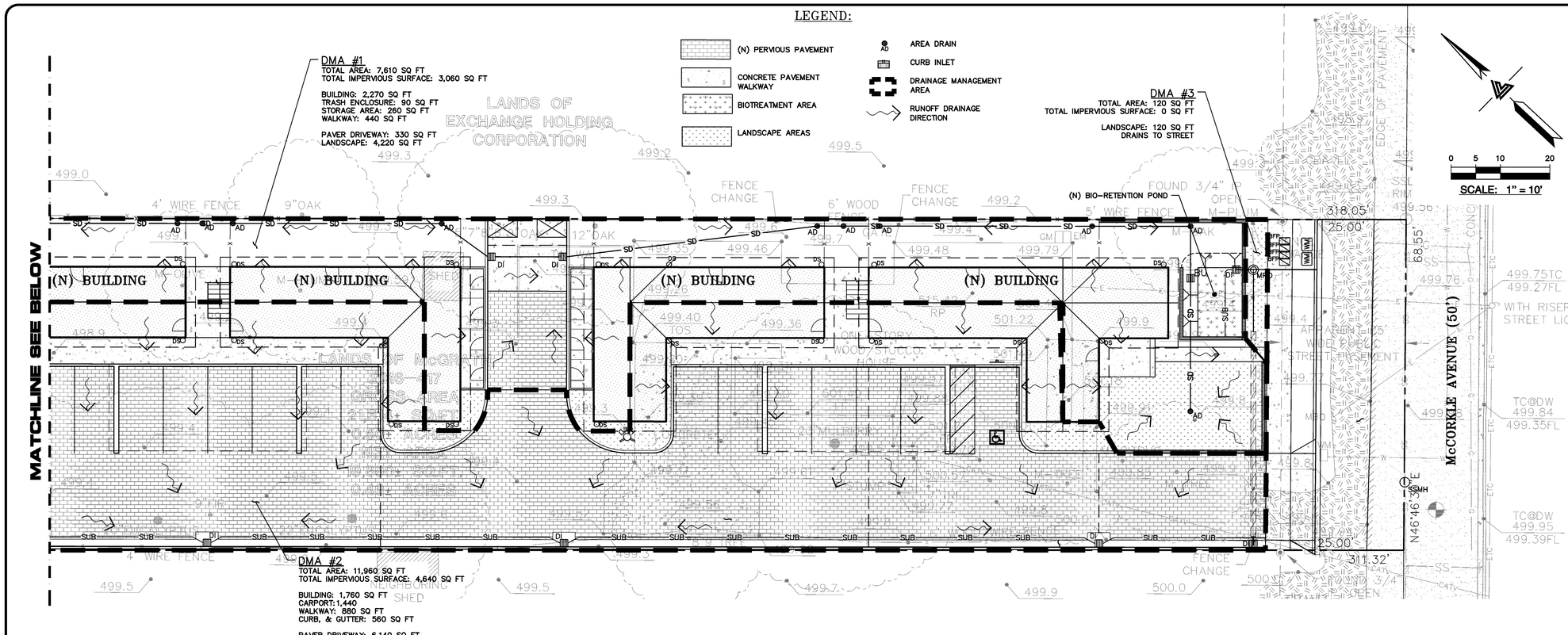
JOB NO: 2160332
DATE: 8–18–16
SCALE: AS NOTED
DESIGN BY: JC
DRAWN BY: WM/MH
SHEET NO:

C-3.0

2 OF 3 SHEETS



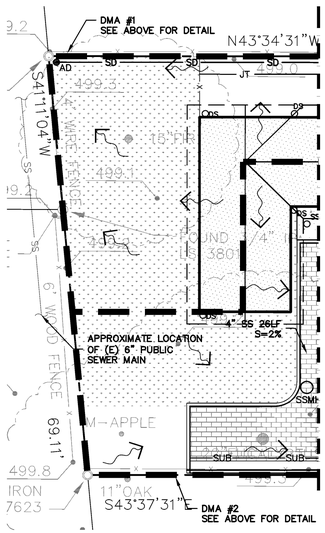


TABLE 1:
ON-SITE PERVIOUS AND IMPERVIOUS SURFACE COMPARISON

	EXISTING CONDITIONS (SQ.FT)	%	PROPOSED CONDITIONS (SQ.FT)	%	DIFFERENCE (SQ.FT)	%
SITE (ACRES)[1] = 0.452	19,690	100.0	19,690	100.0	0	0.0
BUILDING FOOTPRINT(S):	2,890	14.7	4,030	20.5	1,140	5.8
IMPERVIOUS DRIVEWAY & PARKING[2]:	910	4.6	2,000	10.2	1,090	5.5
SIDEWALKS, PATIOS, PATHS, ETC.[3]:	300	1.5	1,670	8.5	1,370	7.0
PERVIOUS PAVER DRIVEWAY:	0	0.0	6,470	32.9	6,470	32.9
LANDSCAPING:	15,590	79.2	5,520	28.0	(10,070)	(51.1)
TOTAL	19,690	100.0	19,690	100.0	0	0.0
IMPERVIOUS SURFACES	4,100	20.8	7,700	39.1	3,600	18.3
PERVIOUS SURFACES	15,590	79.2	11,990	60.9	(3,600)	(18.3)
TOTAL	19,690	100.0	19,690	100.0	0	0.0

NOTES:
1. SITE IS CONSIDERED AS AREA NOT WITHIN 28' PUBLIC R.O.W.
2. INCLUDES CARPORT COVER AND CURB&GUTTER
3. INCLUDES TRASH ENCLOSURE AND STORAGE UNITS

TABLE 2:
DRAINAGE AREA SUMMARY

DRAINAGE MANAGEMENT AREA	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA				WEIGHTED RUNOFF COEFFICIENT "C"	TREATMENT FLOW (CFS) i=0.2 IN/HR "Q"
					UNIT PAVERS		LANDSCAPE			
	(SQ.FT)	(ACRE)	(SQ.FT)	(ACRE)	(SQ.FT)	(ACRE)	(SQ.FT)	(ACRE)		
1	7,610	0.17	3,060	0.07	330	0.01	4,550	0.10	0.57	0.020
2	11,960	0.27	4,640	0.11	6140	0.14	7,320	0.17	0.84	0.046
3	120	0.00	0	0.00	0	0.00	120	0.00	0.30	0.000

ASSUMPTIONS:
1. C = 0.9 FOR IMPERVIOUS SURFACES
2. C = 0.6 FOR PERVIOUS PAVERS
3. C = 0.3 FOR LANDSCAPING AREA

TABLE 3:
TREATMENT AREA SIZING SUMMARY

DRAINAGE MANAGEMENT AREA (DMA)	IMIPERVIOUS AREA (SQ.FT)	TREATMENT AREA REQUIRED (4% OF IMPERVIOUS AREA) (SQ.FT)	TREATMENT AREA PROVIDED (SQ.FT)	EXCESS TREATMENT AREA (SQ.FT)	TREATMENT TYPE
1	3,060	122	128	6	BIO-RETENTION POND
2	4,640	186	SEE SELF-RETAINING AREA CALCULATIONS ON THIS SHEET		PERVIOUS PAVEMENT
3	0	0	DRAINS TO STREET - NOT TREATED		N/A
TOTAL	7700	308	128	6	

TABLE 4:
SELF-RETAINING AREA CALCULATION

DRAINAGE MANAGEMENT AREA	DMA AREA (TOTAL) (SQ.FT)	IMPERVIOUS AREA (SQ.FT)	PERVIOUS PAVEMENT AREA (SQ.FT)	LANDSCAPE AREA (SQ.FT)	WEIGHTED RUNOFF FACTOR (C)	PRODUCT (AREA * C) (SF)	RECEIVING SELF-RETAINING AREA (SF)	RATIO *
2	11,960	4,640	7320	1,180	0.84	11050	7320	1.5

NOTE:
AREA DRAINS IN PERMEABLE PAVEMENT ARE BACK UPS TO THE INTENDED TREATMENT OF PERMEABLE PAVEMENT.

REGISTERED PROFESSIONAL ENGINEER JAMES TOBY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE

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ST. HELENA, CALIFORNIA
APN: 009-502-004
NAPA COUNTY

PRELIMINARY STORMWATER CONTROL PLAN

REVISIONS	BY
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JOB NO: 2160332
DATE: 8-18-16
SCALE: AS NOTED
DESIGN BY: JC
DRAWN BY: WM/MH
SHEET NO:
SCP-1
3 OF 3 SHEETS

Neutral Water Policy Analysis	632 McCorkle

(6) 945 S.F. 2BR/2BA
(2) 1200 3 BR/ 2BA STUDIOS
Nominal Landscape Irrigation

Existing Water Usage

(1) 1800 SF 3 BR / 1 BA

Units	# Bedrooms	GPD / BR	Total GPD
1	3	150	450

Proposed Water Usage

18 BR/10 UNITS = 1.8

Fixture	Flow Rate (gpm/gpf)	Flow Duration	Daily Uses/Occupant	# Units	BR / Unit*	# of Occupants / BR	Gallons/Day
Showerheads	1.50	8	1	10	1.8	2	432
Sink Faucets	1.00	0.25	3	10	1.8	2	27
Kitchen Faucet	1.50	4	1	10	1.8	2	216
Toilet	0.80	1	3	10	1.8	2	86.4
Washer	13.00	1	0.37	10	1.8	2	173
DishWasher	6.30	1	0.1	10	1.8	2	22.68
Landscaping (from MWELO Calcs)							29.3
							987

Net Water Usage

Proposed	Existing 632 McCorkle	Net Offset Reqt	Retrofit 1240-48 Grayson	Retrofit 812 Chiles Ave	Retrofit 814 Hunt Street	Retrofit XXX	Neutral = 0 or -
987	-450	537	(468.40)	(116.10)	(93.68)		(142)

RetroFit Offsets

1240-48 Grayson	Fixture	(E) Flow Rate (gpm/gpf)	(P) Flow Rate (gpm/gpf)	Net Flow Rate (gpm/gpf)	Flow Duration	Daily Uses/Occupant	# Units	BR / Unit	# Occupts / BR	Net Gallons/Day
	Showerheads	2.5	1.5	(1.00)	8	1	5	2	2	(160.00)
	Sink Faucets	2.5	1.5	(1.00)	0.25	3	5	2	2	(15.00)
	Kitchen Faucet	2.5	1.5	(1.00)	4	1	5	2	2	(80.00)
	Toilet	3.0	0.8	(2.20)	1	3	5	2	2	(132.00)
	Washer	23	13	(10.00)	1	0.37	5	2	2	(74.00)
	DishWasher	10	6.3	(3.70)	1	0.1	5	2	2	(7.40)
										(468.40)

812 Chiles Ave	Fixture	(E) Flow Rate (gpm/gpf)	(P) Flow Rate (gpm/gpf)	Net Flow Rate (gpm/gpf)	Flow Duration	Daily Uses/Occupant	# Units	BR / Unit	# Occupts / BR	Net Gallons/Day
	Showerheads	2.5	1.5	(1.00)	8.0	1.0	1	3	2	(48.00)
	Sink Faucets	2.5	1.5	(1.00)	0.3	3.0	1	3	2	(4.50)
	Kitchen Faucet	2.5	1.5	(1.00)	4.0	1.0	1	3	2	(24.00)
	Toilet	3.0	0.8	(2.20)	1.0	3.0	1	3	2	(39.60)
	Washer	23	13	(10.00)	1.00	0.4	0	3	2	0.00
	DishWasher	10	6.3	(3.70)	1.0	0.1	0	3	2	0.00
										(116.10)

814 Hunt Street	Fixture	(E) Flow Rate (gpm/gpf)	(P) Flow Rate (gpm/gpf)	Net Flow Rate (gpm/gpf)	Flow Duration	Daily Uses/Occupant	# Units	BR / Unit	# Occupts / BR	Gallons/Day
	Showerheads	2.5	1.5	(1.00)	8.0	1.0	1	2	2	(32.00)
	Sink Faucets	2.5	1.5	(1.00)	0.3	3.0	1	2	2	(3.00)
	Kitchen Faucet	2.5	1.5	(1.00)	4.0	1.0	1	2	2	(16.00)
	Toilet	3.0	0.8	(2.20)	1.0	3.0	1	2	2	(26.40)
	Washer	23	13	(10.00)	1.0	0.4	1	2	2	(14.80)
	DishWasher	10	6.3	(3.70)	1.0	0.1	1	2	2	(1.48)
										(93.68)

Final Report

TRAFFIC IMPACT ANALYSIS FOR MCCORKLE APARTMENTS PROJECT

Prepared for

City of St. Helena

Prepared by

Transpedia Consulting Engineers
613 Fourth Street, Suite 205
Santa Rosa, CA 95404
(707) 527-6300

June 24, 2016

Transpedia Consulting Engineers

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APPENDIX

A Intersection Capacity Analysis Worksheets

SECTION 1

INTRODUCTION

This traffic impact study has been prepared for the "McCorkle Apartments" project. The purpose of this study is to evaluate potential traffic impacts associated with this project.

PROJECT DESCRIPTION

The "McCorkle Apartments" would be located at 632 McCorkle Avenue in the City of St. Helena (Figure 1). The proposed project includes eight (8) apartment units to replace an existing single-family unit. Project's primary access will be from McCorkle Avenue (Figure 2).

STUDY SCOPE

The traffic analysis focuses on the following study intersections:

- State Route 29, SR 29 (Main Street)/Charter Oak Avenue
- SR 29 (Main Street)/Pope Street
- Allison Avenue/Pope Street
- Mariposa Lane/Pope Street

Traffic impacts are evaluated for the following traffic scenarios:

- Existing
- Existing plus project
- Existing plus future projects

Figure 1 – Site Location and Vicinity.

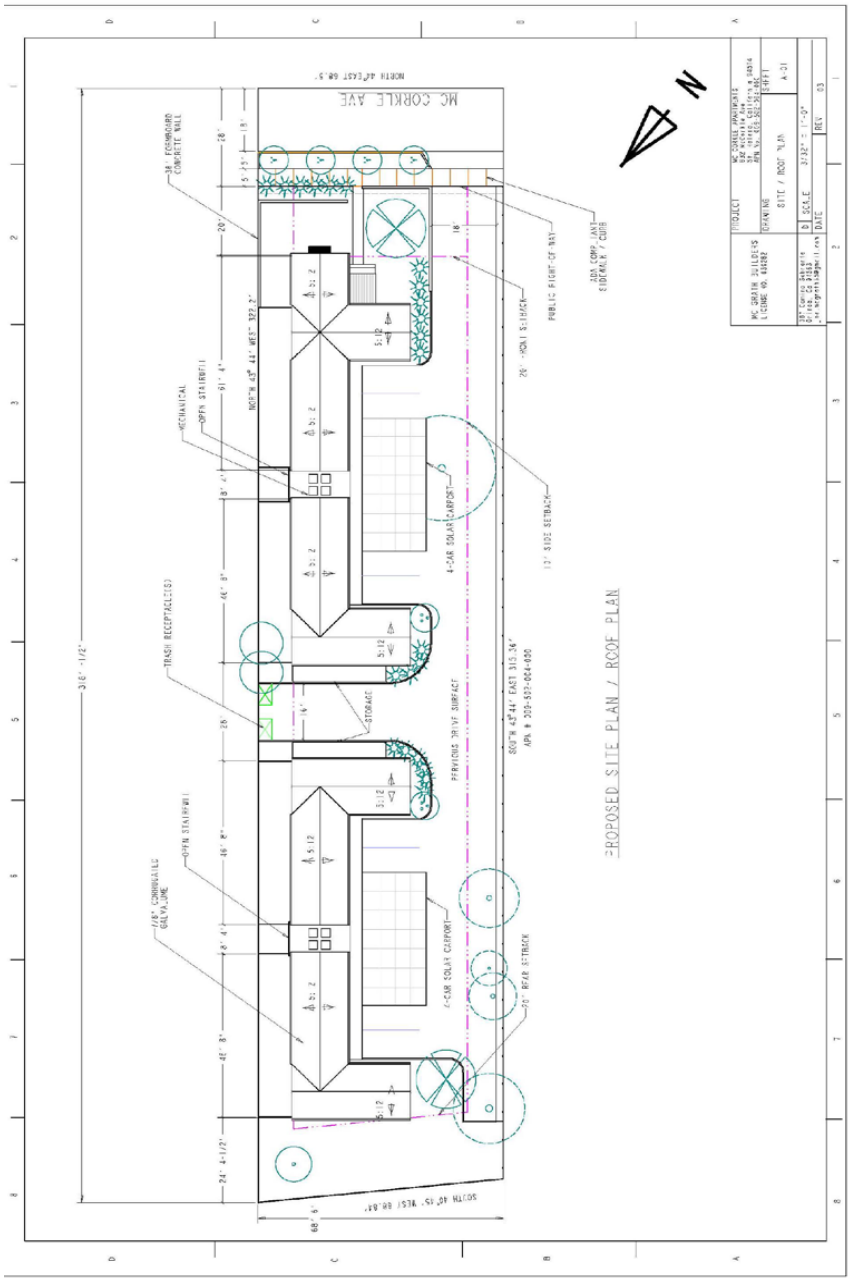


Figure 2 –Project Site Plan.

APPROACH AND METHODOLOGY

Traffic operations were evaluated in terms of intersection operations. Intersection operations were evaluated for weekday am and pm peak hours at the study intersections using the criteria and methodology described below.

Intersections are evaluated in terms of "level of service" (LOS), which is a measure of driving conditions and vehicle delay. LOS ranges from A (best) to F (poorest). LOS A, B and C indicate conditions where traffic can move relatively freely. LOS D describes conditions where delay is more noticeable. LOS E describes conditions where traffic volumes are at or close to capacity, resulting in significant delays. LOS F characterizes conditions where traffic demand exceeds available capacity, with very slow speeds (stop-and-go) and long delays (over a minute).

The *Highway Capacity Manual (HCM)* methodology was used to analyze signalized study intersections. This methodology evaluates the amount of green signal time available to each traffic approach and the total intersection capacity used by the traffic demand, and assigns a LOS based on the average control delay that the drivers would experience at the intersection during the peak hour. The criteria for the six distinct levels of service are summarized in Table 1.

Table 1- Level of Service Definitions for Signalized Intersections.

Level of Service	Average Control Delay per Vehicle (Seconds)	Description
A	0 – 10.0	Very low delay. Occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	10.1 – 20.0	Generally, occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS "A," causing higher levels of average delay.
C	20.1 – 35.0	These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, though may still pass through the intersection without stopping.
D	35.1 – 55.0	The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55.1 – 80.0	These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.
F	> 80.0	This level, considered to be unacceptable to most drivers, often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Source: Highway Capacity Manual, Transportation Research Board, 2010.

The unsignalized study intersections were also evaluated using the *HCM* methodology. This methodology separately evaluates each turning movement that yields to an opposing movement and assigns a LOS. The LOS is based on the average total delays of traffic on the minor approach waiting for an adequate gap in conflicting traffic flows. Under this methodology, the LOS is not defined for the intersection as a whole for a One-Way STOP controlled intersection. The LOS is reported for the intersection as a whole and minor street approach for Two-Way STOP controlled intersections. The LOS criteria for unsignalized intersections are shown in Table 2.

Table 2- Level of Service Definitions for Unsignalized Intersections

Level of Service	Vehicle Delay (Seconds)	Description
A	0 - 10.0	Little or no delay
B	10.1 - 15.0	Short traffic delay
C	15.1 - 25.0	Average traffic delays
D	25.1 - 35.0	Long traffic delays
E	35.1 - 50.0	Very long traffic delays
F	> 50.0	Extreme delays potentially affecting other traffic movements in the intersection

Source: *Transportation Research Board, Highway Capacity Manual, 2010.*

STANDARDS OF SIGNIFICANCE

LOS intersection standards were established under the existing City of St. Helena's General Plan of 1993 as follows:

- All signalized intersections in St. Helena should maintain LOS C except along Main Street, where LOS D is permitted. Exceptions to this policy are that lower service levels shall be permitted at any location where the existing LOS does not meet this standard and in which case the LOS cannot be worsened any further.

- All unsignalized intersections must maintain LOS C. If the LOS degrades below LOS C, an evaluation of the need for traffic signalization shall be undertaken according to standard Caltrans signal warrants.

SECTION 2

EXISTING CONDITIONS

This section describes existing conditions in terms of existing roads and traffic operations.

EXISTING ROADS

The local roadways in the project vicinity are part of the street system bounded by SR 29. The major roadways in the project area are described below.

SR 29 is a two- to four-lane rural highway that stretches through Napa County from Vallejo at Napa County's southern border to Lake County in the north. Within the City of St. Helena, SR 29 has two travel lanes and is known as Main Street. Main Street has parallel parking on both sides of the street and a center turn lane between Dowdell Lane and Madrona Street-Fulton Lane. Main Street provides the primary route for travel within St. Helena and to further destinations around the region. It has a posted speed limit of 35 miles per hour (mph) in the project vicinity.

Pope Street is a two-lane street that runs parallel to Pratt Avenue and connects Main Street and downtown St. Helena to Silverado Trail. Pope Street also provides access to suburban residential neighborhoods on the east side of Main Street. It has 25 mph posted speed limit in the project vicinity.

Charter Oak Avenue, Allison Avenue and Mariposa Lane are two-way local streets that provide access to neighborhoods. They either have 25 posted speed limit or none.

INTERSECTION OPERATIONS

Turning movement counts were collected at the study intersections during weekday am and pm on Thursday, April 28, 2016, are shown on Figure 3.

Figure 3 – Existing Intersection Geometries and Turning Movements.

Under “Existing Scenario”, the study intersections operate at acceptable levels of service except the southbound left-turn at SR 29/Charter Oak Avenue intersection during weekday am peak hour. The level of service analysis results for the study intersection are summarized in Table 3 and capacity analysis worksheets are included in Appendix A.

Table 3- Intersection Operations- Existing Scenario.

Intersection		Control	Existing	
			LOS	Delay
Weekday AM Peak Hour				
1	SR 29/Charter Oak Avenue	2-Way STOP	A	1.6
	Southbound Left Turn		(D)	(26.4)
2	SR 29/Pope Street	Signal	B	11.7
3	Allison Avenue/Pope Street	1-Way STOP	A	3.1
	Westbound Left Turn		(B)	(13.3)
4	Mariposa Lane/Pope Street	2-Way STOP	A	1.1
	Westbound Left Turn		(B)	(14.3)
Weekday PM Peak Hour				
1	SR 29/Charter Oak Avenue	2-Way STOP	A	1.7
	Southbound Left Turn		(C)	(21.8)
2	SR 29 (Main Street)/Pope Street	Signal	A	8.7
3	Allison Avenue/Pope Street	1-Way STOP	A	4.2
	Westbound Left Turn		(B)	(13.3)
4	Mariposa Lane/Pope Street	2-Way STOP	A	1.1
	West or Eastbound Left Turn		(B)	(12.9)

Source: Transpedia Consulting Engineers, 2016.
Note: Delay is average delay in seconds per vehicle; LOS = Level of Service, (X) = Minor Street LOS; (X.X) = Minor Street delay.

SECTION 3

IMPACTS AND MITIGATION

This section presents the evaluation of traffic impacts on the study intersections under the following scenarios:

- Existing Plus Project
- Existing Plus Project Plus Approved Projects

TRIP GENERATION

The trip generation for the proposed development was estimated based on rates provided in *Trip Generation*, 9th Edition, 2012 published by the Institute of Transportation Engineers (ITE). The land use category for the proposed development consists of Multi-Family Apartments (ITE Code 220) and Single-Family Detached Housing (ITE Code 210) for the existing house. The proposed project trip generation is summarized in Table 4. The "McCorkle Apartments" proposed project would generate 44 net daily trips with 4 trips (1 inbound and 3 outbound) during the am peak hour and 4 trips (3 inbound and 1 outbound) during the pm peak hour.

Table 4- Project Trip Generation.

Land Use	Size	Daily	AM Peak Hour				PM Peak Hour			
			In/Out %	In	Out	Total	In/Out %	In	Out	Total
Existing House	1 SFD	9.52	25%/75%	0.19	0.56	0.75	63%/37%	0.63	0.37	1.00
McCorkle Apartments	8 MFA	53.2	20%/80%	0.82	3.26	4.08	65%/35%	3.22	1.74	4.96
Net Trips	**NA**	**43.68**	**NA**	**0.63**	**2.7**	**3.33**	**NA**	**2.59**	**1.37**	**3.96**
Net Trips Rounded		**44**		**1**	**3**	**4**		**3**	**1**	**4**

Sources: Trip Generation, Institute of Transportation Engineers, 9th Edition, 2012.
Notes: SFD = Single-Family Detached Units (ITE Land Use Code 210) – daily = 9.52, AM = 0.75, PM = 1.00 trips/DU.
MFA = Multi-Family Apartments (ITE Land Use Code 220) – daily = 6.65, AM = 0.51, PM = 0.62 trips/DU.

TRIP DISTRIBUTION

Trip distribution simulates the geographical pattern of travel, matching trips generated by one type of land use (e.g., residential or commercial) with trips attracted by other types of land uses (e.g., employment, shopping, and education). This traffic study assumed trips generated by the project would follow existing trip distribution patterns similar to nearby existing developments, as shown in Table 5 and Figure 4.

Table 5- Project Trip Distribution.

Direction	Percent of Trips
To/from north via Pope Street	40%
To/from south via Pope Street	30%
To/from south via Charter Oak Avenue	30%
Total	**100%**

Source: Transpedia Consulting Engineers, 2016.

Figure 4 – Project Weekday AM and PM Peak Hour Trips.

EXISTING PLUS PROJECT SCENARIO

Traffic that would be generated by the project was added to the Existing Scenario traffic, as shown in Figure 5.

Under Existing Plus Project Scenario, the study intersections operate at acceptable levels of service. The level of service analysis results for the study intersections are summarized in Table 6. Capacity analysis worksheets are included in Appendix A. The project's is expected to have a less-than-significant impact on the study intersections operation.

Table 6- Intersection Operations- Existing Plus Project Scenario

Intersection		Control	Existing		Existing + Project	
			LOS	Delay	LOS	Delay
Weekday AM Peak Hour						
1	SR 29/Charter Oak Avenue	2-Way STOP	A	1.6	A	1.6
	Southbound Left Turn		(D)	(26.4)	D	(26.6)
2	SR 29/Pope Street	Signal	B	11.7	B	11.7
3	Allison Avenue/Pope Street	1-Way STOP	A	3.1	A	3.1
	Westbound Left Turn		(B)	(13.3)	B	(13.3)
4	Mariposa Lane/Pope Street	2-Way STOP	A	1.1	A	1.1
	Westbound Left Turn		(B)	(14.3)	B	(14.4)
PM Peak Hour						
1	SR 29/Charter Oak Avenue	2-Way STOP	A	1.7	A	1.7
	Southbound Left Turn		(C)	(21.8)	(C)	(21.8)
2	SR 29 (Main Street)/Pope Street	Signal	A	8.7	A	8.7
3	Allison Avenue/Pope Street	1-Way STOP	A	4.2	A	4.2
	Westbound Left Turn		(B)	(13.3)	B	(13.4)
4	Mariposa Lane/Pope Street	2-Way STOP	A	1.1	A	1.1
	West or Eastbound Left Turn		(B)	(12.9)	B	(13.0)

Source: Transpedia Consulting Engineers, 2016.
Notes: LOS = Level of Service, Delay = average delay per vehicle (seconds/vehicle), (X) = minor street LOS, (X.X) = minor street delay.

Figure 5 – Existing Plus Project Scenario Weekday AM and PM Hour Volumes.

EXISTING PLUS PROJECT PLUS APPROVED PROJECTS SCENARIO

Previously approved projects are either (a) under construction, (b) are built but not fully occupied, or (c) not built but have received final developmental approval from the City of St. Helena. The following approved projects are expected to generate traffic through the study intersections:

- McCorkle Self-Help Housing (Brenkle Court) Project- 8 family units to replace an existing unit at 684 McCorkle.
- Redmon Winery and Commercial Kitchen Project- a production winery (24,000 gallons per year) and a commercial kitchen at 867 Dowdell Lane.
- St. Helena Custom Crush Project- a production winery (120,000 gallons per year) at 890 Dowdell Lane.

These approved projects are expected to generate a total of 184 daily trips with 50 trips (30 inbound and 20 outbound) during weekday am peak hour and 52 trips (20 inbound and 32 outbound) during weekday pm peak hour. The approved projects trip generation is summarized in Table 7.

Table 7- Approved Projects Trip Generation.

Land Use	Size	Daily	AM Peak Hour				~~PM~~ Peak Hour			
			In/Out %	In	Out	Total	In/Out %	In	Out	Total
McCorkle Self- Help Housing										
Existing Houses	1 SFD	9.52	25%/75%	0.19	0.56	0.75	63%/37%	0.63	0.37	1.00
Proposed Houses	8 SFD	76.16	25%/75%	1.50	4.50	6.00	63%/37%	5.04	2.96	8.00
Net Trips	**NA**	**66.64**	**NA**	**1.31**	**3.94**	**5.25**	**NA**	**4.41**	**2.59**	**7.00**
Net Trips Rounded		**67**	**NA**	**1**	**4**	**5**		**4**	**3**	**7**
Redmon Winery										
		23	**65%/35%**	**6**	**3**	**9**	**35%/65%**	**3**	**6**	**9**
St. Helena Custom Crush										
		94	**65%/35%**	**23**	**13**	**36**	**35%/65%**	**13**	**23**	**36**
Net Total trips		**184**	**NA**	**30**	**20**	**50**	**NA**	**20**	**32**	**52**

Sources: Trip Generation, Institute of Transportation Engineers, 9th Edition, 2012.
Focused Traffic Impact Analysis for the Proposed Redmon Winery and Commercial Kitchen Project, Omni Means, April 2016

Notes: SFD = Single-Family Detached Units (ITE Land Use Code 210) – daily = 9.52, AM = 0.75, PM = 1.00 trips/DU.
St. Helena Custom Crush Project's trips were estimated using the Redmon Winery trip estimates.
NA= not available or applicable.

This traffic study assumed trips generated by the McCorkle Self- Help Housing Project would follow the same trip distribution shown in Table 5; however, Redmon Winery and Custom Crush Projects would follow the same trip distribution identified in the Omni-Means traffic study mentioned above. Approved projects trip distribution and assignment is shown in Figure 6.

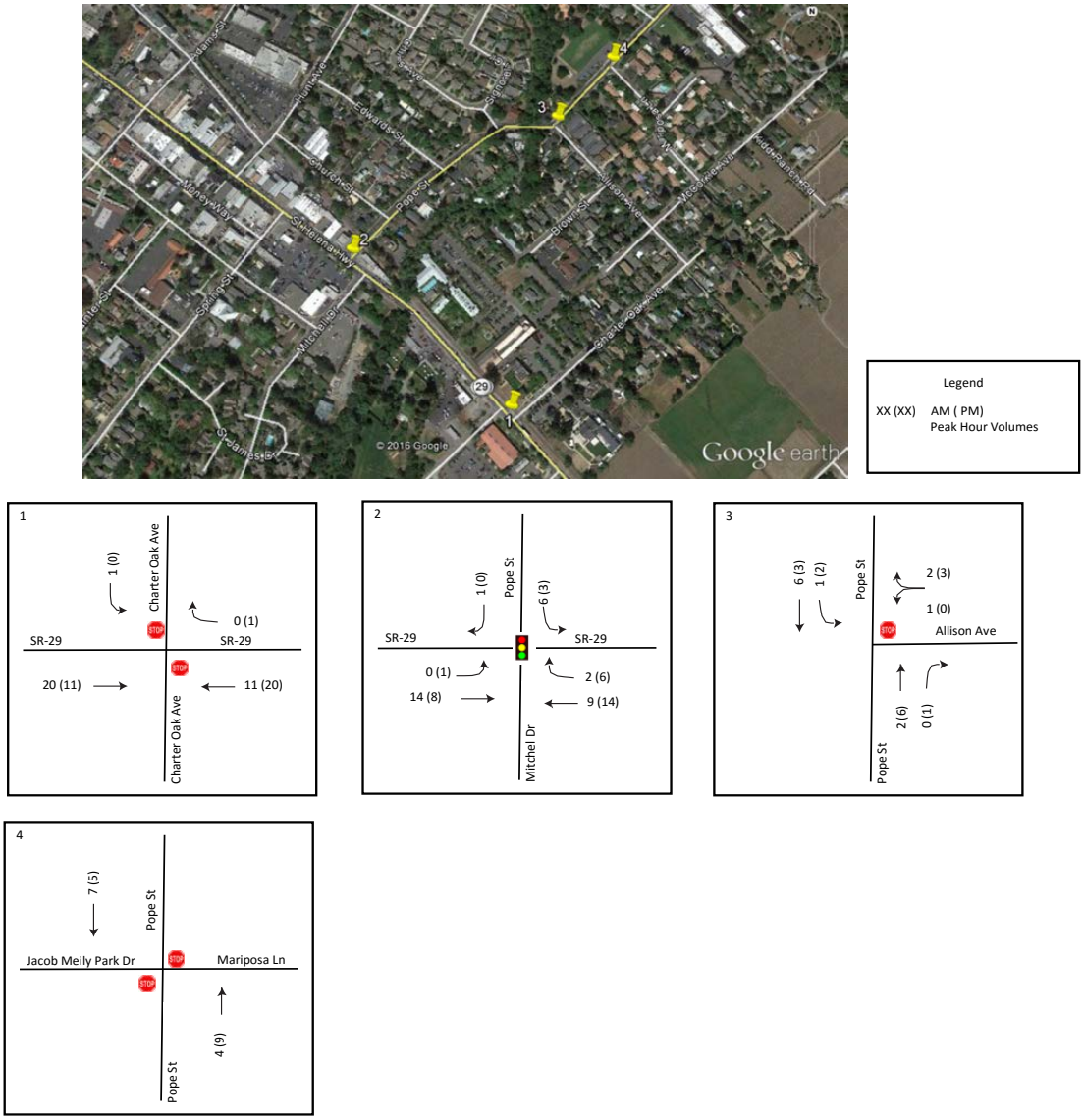


Figure 6 – Approved Projects Weekday AM and PM Peak Hour Trips.

Traffic that would be generated by the approved projects was added to the Existing Plus Project Scenario traffic, as shown in Figure 7.

Under Existing Plus Project Plus Approved Projects Scenario, the study intersections operate at acceptable levels of service. The level of service analysis results for the study intersections are summarized in Table 6. Capacity analysis worksheets are included in Appendix A. The project's is expected to have a less-than-significant impact on the study intersections operation.

Table 8- Intersection Operations- Existing Plus Project Plus Approved Projects Scenario.

Intersection		Control	Existing Plus Project		Existing + Project + Approved Projects	
			LOS	Delay	LOS	Delay
Weekday AM Peak Hour						
1	SR 29/Charter Oak Avenue	2-Way STOP	A	1.6	A	1.6
	Southbound Left Turn		D	(26.6)	D	(28.0)
2	SR 29/Pope Street	Signal	B	11.7	B	12.1
3	Allison Avenue/Pope Street	1-Way STOP	A	3.1	A	3.2
	Westbound Left Turn		B	(13.3)	B	(13.5)
4	Mariposa Lane/Pope Street	2-Way STOP	A	1.1	A	1.1
	Westbound Left Turn		B	(14.4)	B	(14.5)
PM Peak Hour						
1	SR 29/Charter Oak Avenue	2-Way STOP	A	1.7	A	1.7
	Southbound Left Turn		(C)	(21.8)	(C)	(22.4)
2	SR 29 (Main Street)/Pope Street	Signal	A	8.7	A	9.1
3	Allison Avenue/Pope Street	1-Way STOP	A	4.2	A	4.3
	Westbound Left Turn		B	(13.4)	B	(13.6)
4	Mariposa Lane/Pope Street	2-Way STOP	A	1.1	A	1.1
	West or Eastbound Left Turn		B	(13.0)	B	(13.1)

Source: Transpedia Consulting Engineers, 2016.
Notes: LOS = Level of Service, Delay = average delay per vehicle (seconds/vehicle), (X) = minor street LOS, (X.X) = minor street delay.

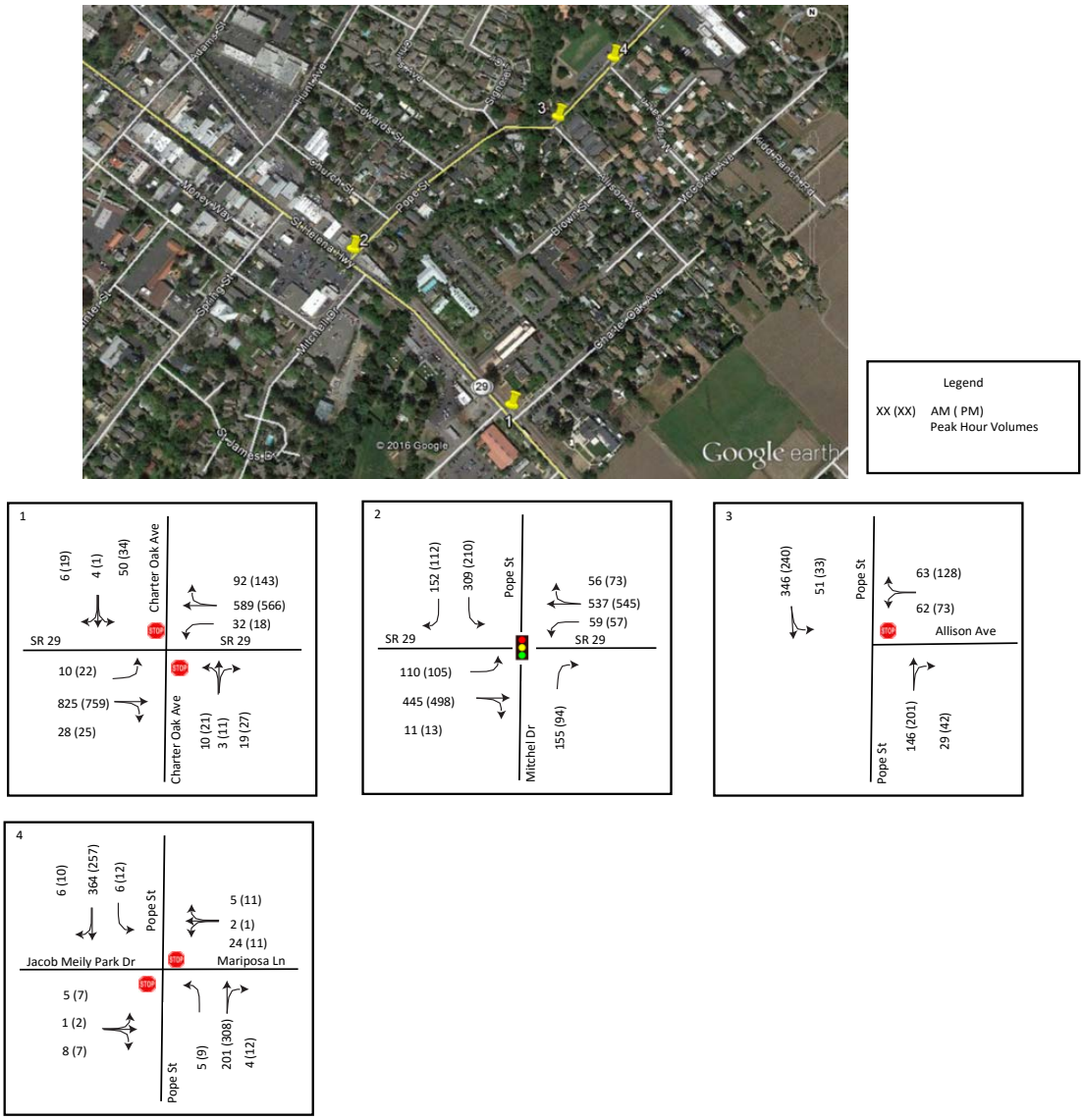


Figure 7 – Existing Plus Project Plus Approved Projects Scenario Weekday AM and PM Hour Volumes.

ALTERNATIVE TRANSPORTATION

The VINE (Valley Intercity Neighborhood Express) Transit is the public transportation service in the County of Napa. The VINE has 8 local routes and 5 regional routes. Two routes pass through St. Helena – route 10 and route 29.

Route 10 provides services from Calistoga to Napa, including stops in St. Helena, Rutherford and Oakville. Route 29 provides services for a similar path, but extends to the Vallejo Ferry Terminal. At the Vallejo Ferry Terminal, you can board a ferry to San Francisco. Route 10 has a bus stop in St. Helena at the City Hall (1480 Main Street); and Route 29 at the Post Office (1461 Main Street). Both stops are approximately 0.9 miles walking from the project site.

The St. Helena Shuttle is an on-demand, door-to-door, transit service within specific areas of the City. The service also operates on fixed route during the am and pm on weekdays. The route passes through Pope Street at Mariposa Lane and Allison Avenue, approximately at 0.3 miles walking from the project site.

Bicycle facilities can be classified into several general types, including:

Class I Paths: these facilities are located off-street and can serve both bicyclists and pedestrians. Recreational trails can be considered Class I facilities. Class I paths are typically 8 to 10 feet wide excluding shoulders and are generally paved.

Class II Bicycle Lanes: these facilities provide a dedicated area for bicyclists within the paved street width through the use of striping and appropriate signage. These facilities are typically 4 to 6 feet wide.

Class III Bicycle Routes: these facilities are found along streets that do not provide sufficient width for dedicated bicycle lanes. The street is then designated as a bicycle route through the use of signage informing drivers to expect bicyclists.

Class IV Bikeway: is a bikeway for the exclusive use of bicycles and includes a separation required between the separated bikeway and the through vehicular traffic. The separation may include, but not limited to, grade separation, flexible posts, inflexible physical barriers, or on-street parking.

In the vicinity of the project site, Class III bike route is provided along Pope Street. Class II bike lanes are proposed along McCorkle Avenue between College Avenue and Mariposa Lane (*St. Helena General Plan Update, September 2015 and St. Helena Bicycle Plan, January 2012*).

Bicycle and pedestrian facilities include sidewalks, crosswalks, and pedestrian signals. In the vicinity of project, crosswalks, pedestrian signals and intermittent sidewalks are provided.

Bicycle and pedestrian facilities shall be designed to conform with the *St. Helena General Plan Update, September 2015 and St. Helena Bicycle Plan, January 2012, August 2011*.

SITE ACCESS AND CIRCULATION

Site access is provided by a project driveway on McCorkle Avenue. Internal circulation is appropriate and would provide adequate access to emergency vehicles.

CONCLUSIONS AND RECOMMENDATIONS

- The proposed project is expected to generate 44 net daily trips with 4 trips (1 inbound and 3 outbound) during the am peak hour and 4 trips (3 inbound and 1 outbound) during the pm peak hour.
- The study intersections are expected to operate at acceptable LOS during weekday am and pm peak hours under all study scenarios.
- The project is expected to have a less-than-significant impact on the study intersections operations.
- The VINE Transit bus routes 10 and 29 pass through the City and will provide an alternative transportation option to project residents or guests to travel to other areas in the County or regionally.
- The St. Helena Shuttle provides on-demand, door-to-door, and fixed transit routes within specific areas of the City and provides another alternative transportation option to project residents and guests to travel within the City.
- Class III bike route is provided on Pope Street with bike route signs installed along the street in the project vicinity.
- Class II bike lanes are proposed along McCorkle Avenue between College Avenue and Mariposa Lane.
- Crosswalks, pedestrian signals and intermittent sidewalks are provided in project vicinity.
- Bicycle and pedestrian facilities shall be designed to conform City standards.
- Site access is provided by a project driveway on McCorkle Avenue.
- Internal circulation is appropriate and would provide adequate access to emergency vehicles.

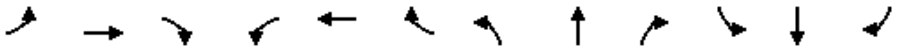
APPENDIX A

Intersection Capacity Analysis Worksheets

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	10	805	28	32	578	92	10	3	19	48	4	6
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	875	30	35	628	100	11	3	21	52	4	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)		1120										
pX, platoon unblocked				0.92			0.92	0.92	0.92	0.92	0.92	
vC, conflicting volume	728			905			1618	1710	890	1667	1675	678
vC1, stage 1 conf vol							912	912		748	748	
vC2, stage 2 conf vol							707	798		919	927	
vCu, unblocked vol	728			854			1629	1728	838	1681	1690	678
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			95			96	99	94	76	98	99
cM capacity (veh/h)	875			723			248	254	337	216	245	452

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1
Volume Total	11	905	35	728	35	63
Volume Left	11	0	35	0	11	52
Volume Right	0	30	0	100	21	7
cSH	875	1700	723	1700	295	230
Volume to Capacity	0.01	0.53	0.05	0.43	0.12	0.27
Queue Length 95th (ft)	1	0	4	0	10	27
Control Delay (s)	9.2	0.0	10.2	0.0	18.8	26.4
Lane LOS	A		B		C	D
Approach Delay (s)	0.1		0.5		18.8	26.4
Approach LOS					C	D

Intersection Summary				
Average Delay	1.6			
Intersection Capacity Utilization	63.9%	ICU Level of Service	B	
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	109	431	11	59	528	54	0	0	155	302	0	151
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Lane Util. Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Frt	1.00	1.00		1.00	0.99				0.86	1.00		0.85
Flt Protected	0.95	1.00		0.95	1.00				1.00	0.95		1.00
Satd. Flow (prot)	1593	1670		1593	1653				1450	1593		1425
Flt Permitted	0.27	1.00		0.40	1.00				1.00	0.95		1.00
Satd. Flow (perm)	446	1670		665	1653				1450	1593		1425
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	118	468	12	64	574	59	0	0	168	328	0	164
RTOR Reduction (vph)	0	2	0	0	7	0	0	0	114	0	0	111
Lane Group Flow (vph)	118	478	0	64	626	0	0	0	54	328	0	53
Turn Type	Perm			Perm					custom	custom		custom
Protected Phases		4			8							
Permitted Phases	4			8					2	6		6
Actuated Green, G (s)	21.4	21.4		21.4	21.4				14.1	14.1		14.1
Effective Green, g (s)	21.4	21.4		21.4	21.4				14.1	14.1		14.1
Actuated g/C Ratio	0.49	0.49		0.49	0.49				0.32	0.32		0.32
Clearance Time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0				3.0	3.0		3.0
Lane Grp Cap (vph)	219	822		327	813				470	516		462
v/s Ratio Prot		0.29			c0.38							
v/s Ratio Perm	0.26			0.10					0.04	c0.21		0.04
v/c Ratio	0.54	0.58		0.20	0.77				0.12	0.64		0.12
Uniform Delay, d1	7.6	7.9		6.2	9.0				10.3	12.5		10.3
Progression Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Incremental Delay, d2	2.5	1.1		0.3	4.4				0.1	2.6		0.1
Delay (s)	10.2	8.9		6.5	13.5				10.4	15.1		10.4
Level of Service	B	A		A	B				B	B		B
Approach Delay (s)		9.2			12.8			10.4			13.5	
Approach LOS		A			B			B			B	

Intersection Summary			
HCM Average Control Delay	11.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.72		
Actuated Cycle Length (s)	43.5	Sum of lost time (s)	8.0
Intersection Capacity Utilization	69.8%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	61	61	144	28	49	340
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	66	66	157	30	53	370
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			1070			481
pX, platoon unblocked						
vC, conflicting volume	648	172			187	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	648	172			187	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	84	92			96	
cM capacity (veh/h)	418	872			1387	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	133	187	423
Volume Left	66	0	53
Volume Right	66	30	0
cSH	565	1700	1387
Volume to Capacity	0.23	0.11	0.04
Queue Length 95th (ft)	23	0	3
Control Delay (s)	13.3	0.0	1.3
Lane LOS	B		A
Approach Delay (s)	13.3	0.0	1.3
Approach LOS	B		

Intersection Summary			
Average Delay	3.1		
Intersection Capacity Utilization	47.0%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	5	1	8	24	2	5	5	196	4	6	356	6
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	1	9	26	2	5	5	213	4	7	387	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	634	632	390	635	633	215	393			217		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	634	632	390	635	633	215	393			217		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	99	93	99	99	100			100		
cM capacity (veh/h)	385	394	658	382	393	825	1165			1352		

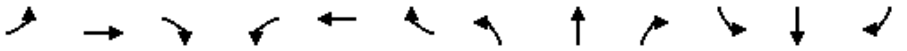
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	15	34	5	217	7	393
Volume Left	5	26	5	0	7	0
Volume Right	9	5	0	4	0	7
cSH	506	419	1165	1700	1352	1700
Volume to Capacity	0.03	0.08	0.00	0.13	0.00	0.23
Queue Length 95th (ft)	2	7	0	0	0	0
Control Delay (s)	12.3	14.3	8.1	0.0	7.7	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	12.3	14.3	0.2		0.1	
Approach LOS	B	B				

Intersection Summary				
Average Delay	1.1			
Intersection Capacity Utilization	29.2%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	25	748	22	18	546	142	21	11	27	34	1	18
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	27	813	24	20	593	154	23	12	29	37	1	20
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)		1120										
pX, platoon unblocked				0.93			0.93	0.93	0.93	0.93	0.93	
vC, conflicting volume	748			837			1532	1666	825	1612	1601	671
vC1, stage 1 conf vol							879	879		710	710	
vC2, stage 2 conf vol							653	787		903	891	
vCu, unblocked vol	748			788			1534	1679	775	1621	1609	671
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			97			91	95	92	83	100	96
cM capacity (veh/h)	861			774			258	258	370	223	265	457

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1
Volume Total	27	837	20	748	64	58
Volume Left	27	0	20	0	23	37
Volume Right	0	24	0	154	29	20
cSH	861	1700	774	1700	300	271
Volume to Capacity	0.03	0.49	0.03	0.44	0.21	0.21
Queue Length 95th (ft)	2	0	2	0	20	20
Control Delay (s)	9.3	0.0	9.8	0.0	20.2	21.8
Lane LOS	A		A		C	C
Approach Delay (s)	0.3		0.2		20.2	21.8
Approach LOS					C	C

Intersection Summary				
Average Delay	1.7			
Intersection Capacity Utilization	57.8%	ICU Level of Service		B
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	103	490	13	57	531	67	0	0	94	207	0	112
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Lane Util. Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Frt	1.00	1.00		1.00	0.98				0.86	1.00		0.85
Flt Protected	0.95	1.00		0.95	1.00				1.00	0.95		1.00
Satd. Flow (prot)	1593	1670		1593	1648				1450	1593		1425
Flt Permitted	0.32	1.00		0.39	1.00				1.00	0.95		1.00
Satd. Flow (perm)	531	1670		658	1648				1450	1593		1425
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	112	533	14	62	577	73	0	0	102	225	0	122
RTOR Reduction (vph)	0	2	0	0	8	0	0	0	79	0	0	95
Lane Group Flow (vph)	112	545	0	62	642	0	0	0	23	225	0	27
Turn Type	Perm			Perm					custom	custom		custom
Protected Phases		4			8							
Permitted Phases	4			8					2	6		6
Actuated Green, G (s)	22.5	22.5		22.5	22.5				8.7	8.7		8.7
Effective Green, g (s)	22.5	22.5		22.5	22.5				8.7	8.7		8.7
Actuated g/C Ratio	0.57	0.57		0.57	0.57				0.22	0.22		0.22
Clearance Time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0				3.0	3.0		3.0
Lane Grp Cap (vph)	305	959		378	946				322	354		316
v/s Ratio Prot		0.33			c0.39							
v/s Ratio Perm	0.21			0.09					0.02	c0.14		0.02
v/c Ratio	0.37	0.57		0.16	0.68				0.07	0.64		0.09
Uniform Delay, d1	4.5	5.3		3.9	5.8				12.1	13.8		12.1
Progression Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Incremental Delay, d2	0.8	0.8		0.2	1.9				0.1	3.7		0.1
Delay (s)	5.3	6.1		4.1	7.8				12.1	17.5		12.2
Level of Service	A	A		A	A				B	B		B
Approach Delay (s)		5.9			7.5			12.1			15.7	
Approach LOS		A			A			B			B	

Intersection Summary			
HCM Average Control Delay	8.7	HCM Level of Service	A
HCM Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	39.2	Sum of lost time (s)	8.0
Intersection Capacity Utilization	64.7%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	72	125	195	40	30	237
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	78	136	212	43	33	258
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			1070			481
pX, platoon unblocked						
vC, conflicting volume	557	234			255	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	557	234			255	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	84	83			98	
cM capacity (veh/h)	480	805			1310	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	214	255	290
Volume Left	78	0	33
Volume Right	136	43	0
cSH	645	1700	1310
Volume to Capacity	0.33	0.15	0.02
Queue Length 95th (ft)	36	0	2
Control Delay (s)	13.3	0.0	1.1
Lane LOS	B		A
Approach Delay (s)	13.3	0.0	1.1
Approach LOS	B		

Intersection Summary			
Average Delay	4.2		
Intersection Capacity Utilization	48.5%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	7	2	7	11	1	11	9	298	12	12	251	10
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	2	8	12	1	12	10	324	13	13	273	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	660	661	278	658	660	330	284			337		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	660	661	278	658	660	330	284			337		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	99	99	97	100	98	99			99		
cM capacity (veh/h)	364	376	761	367	376	711	1279			1222		

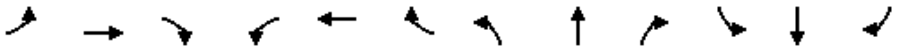
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	17	25	10	337	13	284
Volume Left	8	12	10	0	13	0
Volume Right	8	12	0	13	0	11
cSH	474	478	1279	1700	1222	1700
Volume to Capacity	0.04	0.05	0.01	0.20	0.01	0.17
Queue Length 95th (ft)	3	4	1	0	1	0
Control Delay (s)	12.9	12.9	7.8	0.0	8.0	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	12.9	12.9	0.2		0.4	
Approach LOS	B	B				

Intersection Summary				
Average Delay	1.1			
Intersection Capacity Utilization	26.4%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	10	805	28	32	578	92	10	3	19	49	4	6
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	875	30	35	628	100	11	3	21	53	4	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)		1120										
pX, platoon unblocked				0.92			0.92	0.92	0.92	0.92	0.92	
vC, conflicting volume	728			905			1618	1710	890	1667	1675	678
vC1, stage 1 conf vol							912	912		748	748	
vC2, stage 2 conf vol							707	798		919	927	
vCu, unblocked vol	728			854			1629	1728	837	1681	1690	678
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			95			96	99	94	75	98	99
cM capacity (veh/h)	875			723			248	254	337	216	245	452

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1
Volume Total	11	905	35	728	35	64
Volume Left	11	0	35	0	11	53
Volume Right	0	30	0	100	21	7
cSH	875	1700	723	1700	295	230
Volume to Capacity	0.01	0.53	0.05	0.43	0.12	0.28
Queue Length 95th (ft)	1	0	4	0	10	28
Control Delay (s)	9.2	0.0	10.2	0.0	18.8	26.6
Lane LOS	A		B		C	D
Approach Delay (s)	0.1		0.5		18.8	26.6
Approach LOS					C	D

Intersection Summary				
Average Delay	1.6			
Intersection Capacity Utilization	64.0%	ICU Level of Service	C	
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	109	431	11	59	528	54	0	0	155	303	0	151
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Lane Util. Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Frt	1.00	1.00		1.00	0.99				0.86	1.00		0.85
Flt Protected	0.95	1.00		0.95	1.00				1.00	0.95		1.00
Satd. Flow (prot)	1593	1670		1593	1653				1450	1593		1425
Flt Permitted	0.27	1.00		0.40	1.00				1.00	0.95		1.00
Satd. Flow (perm)	446	1670		665	1653				1450	1593		1425
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	118	468	12	64	574	59	0	0	168	329	0	164
RTOR Reduction (vph)	0	2	0	0	7	0	0	0	114	0	0	111
Lane Group Flow (vph)	118	478	0	64	626	0	0	0	54	329	0	53
Turn Type	Perm			Perm					custom	custom		custom
Protected Phases		4			8							
Permitted Phases	4			8					2	6		6
Actuated Green, G (s)	21.4	21.4		21.4	21.4				14.1	14.1		14.1
Effective Green, g (s)	21.4	21.4		21.4	21.4				14.1	14.1		14.1
Actuated g/C Ratio	0.49	0.49		0.49	0.49				0.32	0.32		0.32
Clearance Time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0				3.0	3.0		3.0
Lane Grp Cap (vph)	219	822		327	813				470	516		462
v/s Ratio Prot		0.29			c0.38							
v/s Ratio Perm	0.26			0.10					0.04	c0.21		0.04
v/c Ratio	0.54	0.58		0.20	0.77				0.12	0.64		0.12
Uniform Delay, d1	7.6	7.9		6.2	9.0				10.3	12.5		10.3
Progression Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Incremental Delay, d2	2.5	1.1		0.3	4.4				0.1	2.6		0.1
Delay (s)	10.2	8.9		6.5	13.5				10.4	15.1		10.4
Level of Service	B	A		A	B				B	B		B
Approach Delay (s)		9.2			12.8			10.4			13.6	
Approach LOS		A			B			B			B	

Intersection Summary			
HCM Average Control Delay	11.7	HCM Level of Service	B
HCM Volume to Capacity ratio	0.72		
Actuated Cycle Length (s)	43.5	Sum of lost time (s)	8.0
Intersection Capacity Utilization	69.9%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	61	61	144	29	50	340
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	66	66	157	32	54	370
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			1070			
pX, platoon unblocked						
vC, conflicting volume	651	172			188	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	651	172			188	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	84	92			96	
cM capacity (veh/h)	416	871			1386	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	133	188	424
Volume Left	66	0	54
Volume Right	66	32	0
cSH	564	1700	1386
Volume to Capacity	0.24	0.11	0.04
Queue Length 95th (ft)	23	0	3
Control Delay (s)	13.3	0.0	1.3
Lane LOS	B		A
Approach Delay (s)	13.3	0.0	1.3
Approach LOS	B		

Intersection Summary			
Average Delay	3.1		
Intersection Capacity Utilization	47.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	5	1	8	24	2	5	5	197	4	6	357	6
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	1	9	26	2	5	5	214	4	7	388	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	636	634	391	638	635	216	395			218		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	636	634	391	638	635	216	395			218		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	99	93	99	99	100			100		
cM capacity (veh/h)	384	393	657	381	392	824	1164			1351		

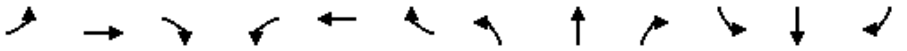
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	15	34	5	218	7	395
Volume Left	5	26	5	0	7	0
Volume Right	9	5	0	4	0	7
cSH	505	418	1164	1700	1351	1700
Volume to Capacity	0.03	0.08	0.00	0.13	0.00	0.23
Queue Length 95th (ft)	2	7	0	0	0	0
Control Delay (s)	12.4	14.4	8.1	0.0	7.7	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	12.4	14.4	0.2		0.1	
Approach LOS	B	B				

Intersection Summary				
Average Delay	1.1			
Intersection Capacity Utilization	29.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	25	748	22	18	546	143	21	11	27	34	1	18
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	27	813	24	20	593	155	23	12	29	37	1	20
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)		1120										
pX, platoon unblocked				0.93			0.93	0.93	0.93	0.93	0.93	
vC, conflicting volume	749			837			1532	1667	825	1613	1602	671
vC1, stage 1 conf vol							879	879		710	710	
vC2, stage 2 conf vol							653	788		903	891	
vCu, unblocked vol	749			788			1534	1680	775	1621	1609	671
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			97			91	95	92	83	100	96
cM capacity (veh/h)	860			774			258	258	370	223	265	456

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1
Volume Total	27	837	20	749	64	58
Volume Left	27	0	20	0	23	37
Volume Right	0	24	0	155	29	20
cSH	860	1700	774	1700	300	271
Volume to Capacity	0.03	0.49	0.03	0.44	0.21	0.21
Queue Length 95th (ft)	2	0	2	0	20	20
Control Delay (s)	9.3	0.0	9.8	0.0	20.2	21.8
Lane LOS	A		A		C	C
Approach Delay (s)	0.3		0.2		20.2	21.8
Approach LOS					C	C

Intersection Summary				
Average Delay	1.7			
Intersection Capacity Utilization	57.8%	ICU Level of Service		B
Analysis Period (min)	15			



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	104	490	13	57	531	67	0	0	94	207	0	112
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Lane Util. Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Frt	1.00	1.00		1.00	0.98				0.86	1.00		0.85
Flt Protected	0.95	1.00		0.95	1.00				1.00	0.95		1.00
Satd. Flow (prot)	1593	1670		1593	1648				1450	1593		1425
Flt Permitted	0.32	1.00		0.39	1.00				1.00	0.95		1.00
Satd. Flow (perm)	531	1670		658	1648				1450	1593		1425
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	113	533	14	62	577	73	0	0	102	225	0	122
RTOR Reduction (vph)	0	2	0	0	8	0	0	0	79	0	0	95
Lane Group Flow (vph)	113	545	0	62	642	0	0	0	23	225	0	27
Turn Type	Perm			Perm					custom	custom		custom
Protected Phases		4			8							
Permitted Phases	4			8					2	6		6
Actuated Green, G (s)	22.5	22.5		22.5	22.5				8.7	8.7		8.7
Effective Green, g (s)	22.5	22.5		22.5	22.5				8.7	8.7		8.7
Actuated g/C Ratio	0.57	0.57		0.57	0.57				0.22	0.22		0.22
Clearance Time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0				3.0	3.0		3.0
Lane Grp Cap (vph)	305	959		378	946				322	354		316
v/s Ratio Prot		0.33			c0.39							
v/s Ratio Perm	0.21			0.09					0.02	c0.14		0.02
v/c Ratio	0.37	0.57		0.16	0.68				0.07	0.64		0.09
Uniform Delay, d1	4.5	5.3		3.9	5.8				12.1	13.8		12.1
Progression Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Incremental Delay, d2	0.8	0.8		0.2	1.9				0.1	3.7		0.1
Delay (s)	5.3	6.1		4.1	7.8				12.1	17.5		12.2
Level of Service	A	A		A	A				B	B		B
Approach Delay (s)		5.9			7.5			12.1			15.7	
Approach LOS		A			A			B			B	

Intersection Summary			
HCM Average Control Delay	8.7	HCM Level of Service	A
HCM Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	39.2	Sum of lost time (s)	8.0
Intersection Capacity Utilization	64.7%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	73	125	195	41	31	237
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	79	136	212	45	34	258
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			1070			
pX, platoon unblocked						
vC, conflicting volume	559	234			257	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	559	234			257	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	83	83			97	
cM capacity (veh/h)	477	805			1308	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	215	257	291
Volume Left	79	0	34
Volume Right	136	45	0
cSH	642	1700	1308
Volume to Capacity	0.34	0.15	0.03
Queue Length 95th (ft)	37	0	2
Control Delay (s)	13.4	0.0	1.1
Lane LOS	B		A
Approach Delay (s)	13.4	0.0	1.1
Approach LOS	B		

Intersection Summary			
Average Delay	4.2		
Intersection Capacity Utilization	48.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	7	2	7	11	1	11	9	299	12	12	252	10
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	2	8	12	1	12	10	325	13	13	274	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	662	663	279	660	662	332	285			338		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	662	663	279	660	662	332	285			338		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	99	99	97	100	98	99			99		
cM capacity (veh/h)	363	375	759	366	375	710	1277			1221		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	17	25	10	338	13	285
Volume Left	8	12	10	0	13	0
Volume Right	8	12	0	13	0	11
cSH	473	477	1277	1700	1221	1700
Volume to Capacity	0.04	0.05	0.01	0.20	0.01	0.17
Queue Length 95th (ft)	3	4	1	0	1	0
Control Delay (s)	12.9	13.0	7.8	0.0	8.0	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	12.9	13.0	0.2		0.3	
Approach LOS	B	B				

Intersection Summary				
Average Delay	1.1			
Intersection Capacity Utilization	26.5%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	10	825	28	32	589	92	10	3	19	50	4	6
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	897	30	35	640	100	11	3	21	54	4	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)		1120										
pX, platoon unblocked				0.89			0.89	0.89	0.89	0.89	0.89	
vC, conflicting volume	740			927			1652	1743	912	1701	1709	690
vC1, stage 1 conf vol							934	934		760	760	
vC2, stage 2 conf vol							718	810		941	949	
vCu, unblocked vol	740			856			1671	1774	839	1725	1735	690
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			95			95	99	94	74	98	99
cM capacity (veh/h)	866			698			239	246	325	207	236	445

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1
Volume Total	11	927	35	740	35	65
Volume Left	11	0	35	0	11	54
Volume Right	0	30	0	100	21	7
cSH	866	1700	698	1700	285	221
Volume to Capacity	0.01	0.55	0.05	0.44	0.12	0.30
Queue Length 95th (ft)	1	0	4	0	10	30
Control Delay (s)	9.2	0.0	10.4	0.0	19.4	28.0
Lane LOS	A		B		C	D
Approach Delay (s)	0.1		0.5		19.4	28.0
Approach LOS					C	D

Intersection Summary				
Average Delay	1.6			
Intersection Capacity Utilization	65.4%	ICU Level of Service	C	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	110	445	11	59	537	56	0	0	155	309	0	152
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Lane Util. Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Frt	1.00	1.00		1.00	0.99				0.86	1.00		0.85
Flt Protected	0.95	1.00		0.95	1.00				1.00	0.95		1.00
Satd. Flow (prot)	1593	1670		1593	1653				1450	1593		1425
Flt Permitted	0.26	1.00		0.38	1.00				1.00	0.95		1.00
Satd. Flow (perm)	431	1670		642	1653				1450	1593		1425
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	120	484	12	64	584	61	0	0	168	336	0	165
RTOR Reduction (vph)	0	2	0	0	7	0	0	0	114	0	0	111
Lane Group Flow (vph)	120	494	0	64	638	0	0	0	54	336	0	54
Turn Type	Perm			Perm					custom	custom		custom
Protected Phases		4			8							
Permitted Phases	4			8					2	6		6
Actuated Green, G (s)	21.8	21.8		21.8	21.8				14.3	14.3		14.3
Effective Green, g (s)	21.8	21.8		21.8	21.8				14.3	14.3		14.3
Actuated g/C Ratio	0.49	0.49		0.49	0.49				0.32	0.32		0.32
Clearance Time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0				3.0	3.0		3.0
Lane Grp Cap (vph)	213	826		317	817				470	517		462
v/s Ratio Prot		0.30			c0.39							
v/s Ratio Perm	0.28			0.10					0.04	c0.21		0.04
v/c Ratio	0.56	0.60		0.20	0.78				0.12	0.65		0.12
Uniform Delay, d1	7.8	8.0		6.3	9.2				10.5	12.8		10.5
Progression Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Incremental Delay, d2	3.4	1.2		0.3	4.9				0.1	2.8		0.1
Delay (s)	11.2	9.2		6.6	14.1				10.6	15.6		10.6
Level of Service	B	A		A	B				B	B		B
Approach Delay (s)		9.6			13.4			10.6			13.9	
Approach LOS		A			B			B			B	

Intersection Summary			
HCM Average Control Delay	12.1	HCM Level of Service	B
HCM Volume to Capacity ratio	0.73		
Actuated Cycle Length (s)	44.1	Sum of lost time (s)	8.0
Intersection Capacity Utilization	71.0%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	62	63	146	29	51	346
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	67	68	159	32	55	376
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			1070			
pX, platoon unblocked						
vC, conflicting volume	661	174			190	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	661	174			190	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	84	92			96	
cM capacity (veh/h)	410	869			1384	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	136	190	432
Volume Left	67	0	55
Volume Right	68	32	0
cSH	559	1700	1384
Volume to Capacity	0.24	0.11	0.04
Queue Length 95th (ft)	24	0	3
Control Delay (s)	13.5	0.0	1.3
Lane LOS	B		A
Approach Delay (s)	13.5	0.0	1.3
Approach LOS	B		

Intersection Summary			
Average Delay	3.2		
Intersection Capacity Utilization	47.8%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	5	1	8	24	2	5	5	201	4	6	364	6
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	1	9	26	2	5	5	218	4	7	396	7
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	648	646	399	649	647	221	402			223		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	648	646	399	649	647	221	402			223		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	100	99	93	99	99	100			100		
cM capacity (veh/h)	377	387	651	374	386	819	1156			1346		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	15	34	5	223	7	402
Volume Left	5	26	5	0	7	0
Volume Right	9	5	0	4	0	7
cSH	497	411	1156	1700	1346	1700
Volume to Capacity	0.03	0.08	0.00	0.13	0.00	0.24
Queue Length 95th (ft)	2	7	0	0	0	0
Control Delay (s)	12.5	14.5	8.1	0.0	7.7	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	12.5	14.5	0.2		0.1	
Approach LOS	B	B				

Intersection Summary				
Average Delay	1.1			
Intersection Capacity Utilization	29.6%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	25	759	22	18	566	143	21	11	27	34	1	19
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	27	825	24	20	615	155	23	12	29	37	1	21
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh)		2			2							
Upstream signal (ft)		1120										
pX, platoon unblocked				0.91			0.91	0.91	0.91	0.91	0.91	
vC, conflicting volume	771			849			1567	1701	837	1647	1635	693
vC1, stage 1 conf vol							891	891		732	732	
vC2, stage 2 conf vol							676	810		915	903	
vCu, unblocked vol	771			788			1573	1720	775	1660	1648	693
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)							6.1	5.5		6.1	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	97			97			91	95	92	83	100	95
cM capacity (veh/h)	844			760			250	251	364	217	258	443

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1	SB 1
Volume Total	27	849	20	771	64	59
Volume Left	27	0	20	0	23	37
Volume Right	0	24	0	155	29	21
cSH	844	1700	760	1700	292	265
Volume to Capacity	0.03	0.50	0.03	0.45	0.22	0.22
Queue Length 95th (ft)	2	0	2	0	21	21
Control Delay (s)	9.4	0.0	9.9	0.0	20.8	22.4
Lane LOS	A		A		C	C
Approach Delay (s)	0.3		0.2		20.8	22.4
Approach LOS					C	C

Intersection Summary				
Average Delay	1.7			
Intersection Capacity Utilization	58.5%	ICU Level of Service		B
Analysis Period (min)	15			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	105	498	13	57	545	73	0	0	94	210	0	112
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Lane Util. Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Frt	1.00	1.00		1.00	0.98				0.86	1.00		0.85
Flt Protected	0.95	1.00		0.95	1.00				1.00	0.95		1.00
Satd. Flow (prot)	1593	1670		1593	1647				1450	1593		1425
Flt Permitted	0.30	1.00		0.38	1.00				1.00	0.95		1.00
Satd. Flow (perm)	504	1670		645	1647				1450	1593		1425
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	114	541	14	62	592	79	0	0	102	228	0	122
RTOR Reduction (vph)	0	2	0	0	8	0	0	0	79	0	0	94
Lane Group Flow (vph)	114	553	0	62	663	0	0	0	23	228	0	28
Turn Type	Perm			Perm					custom	custom		custom
Protected Phases		4			8							
Permitted Phases	4			8					2	6		6
Actuated Green, G (s)	23.1	23.1		23.1	23.1				9.1	9.1		9.1
Effective Green, g (s)	23.1	23.1		23.1	23.1				9.1	9.1		9.1
Actuated g/C Ratio	0.57	0.57		0.57	0.57				0.23	0.23		0.23
Clearance Time (s)	4.0	4.0		4.0	4.0				4.0	4.0		4.0
Vehicle Extension (s)	3.0	3.0		3.0	3.0				3.0	3.0		3.0
Lane Grp Cap (vph)	290	960		371	946				328	361		323
v/s Ratio Prot		0.33			c0.40							
v/s Ratio Perm	0.23			0.10					0.02	c0.14		0.02
v/c Ratio	0.39	0.58		0.17	0.70				0.07	0.63		0.09
Uniform Delay, d1	4.7	5.4		4.0	6.1				12.2	14.0		12.3
Progression Factor	1.00	1.00		1.00	1.00				1.00	1.00		1.00
Incremental Delay, d2	0.9	0.8		0.2	2.4				0.1	3.6		0.1
Delay (s)	5.6	6.3		4.2	8.5				12.3	17.6		12.4
Level of Service	A	A		A	A				B	B		B
Approach Delay (s)		6.2			8.1			12.3			15.8	
Approach LOS		A			A			B			B	

Intersection Summary			
HCM Average Control Delay	9.1	HCM Level of Service	A
HCM Volume to Capacity ratio	0.68		
Actuated Cycle Length (s)	40.2	Sum of lost time (s)	8.0
Intersection Capacity Utilization	66.2%	ICU Level of Service	C
Analysis Period (min)	15		
c Critical Lane Group			

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	73	128	201	42	33	240
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	79	139	218	46	36	261
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage veh)						
Upstream signal (ft)			1070			
pX, platoon unblocked						
vC, conflicting volume	574	241			264	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	574	241			264	
tC, single (s)	6.4	6.2			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	83	83			97	
cM capacity (veh/h)	467	798			1300	

Direction, Lane #	WB 1	NB 1	SB 1
Volume Total	218	264	297
Volume Left	79	0	36
Volume Right	139	46	0
cSH	635	1700	1300
Volume to Capacity	0.34	0.16	0.03
Queue Length 95th (ft)	38	0	2
Control Delay (s)	13.6	0.0	1.2
Lane LOS	B		A
Approach Delay (s)	13.6	0.0	1.2
Approach LOS	B		

Intersection Summary			
Average Delay	4.3		
Intersection Capacity Utilization	49.5%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	7	2	7	11	1	11	9	308	12	12	257	10
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	2	8	12	1	12	10	335	13	13	279	11
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	678	678	285	675	677	341	290			348		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	678	678	285	675	677	341	290			348		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	98	99	99	97	100	98	99			99		
cM capacity (veh/h)	354	367	754	357	368	701	1272			1211		

Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1	SB 2
Volume Total	17	25	10	348	13	290
Volume Left	8	12	10	0	13	0
Volume Right	8	12	0	13	0	11
cSH	464	468	1272	1700	1211	1700
Volume to Capacity	0.04	0.05	0.01	0.20	0.01	0.17
Queue Length 95th (ft)	3	4	1	0	1	0
Control Delay (s)	13.1	13.1	7.9	0.0	8.0	0.0
Lane LOS	B	B	A		A	
Approach Delay (s)	13.1	13.1	0.2		0.3	
Approach LOS	B	B				

Intersection Summary				
Average Delay	1.0			
Intersection Capacity Utilization	26.9%	ICU Level of Service	A	
Analysis Period (min)	15			

FAWCETT ENVIRONMENTAL CONSULTING
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BIOLOGICAL ASSESSMENT FOR SPECIAL-STATUS SPECIES AT 632 McCORKLE AVENUE ST. HELENA, SONOMA COUNTY

Prepared for:

McGrath Builders
387 Camino Sobrante
Orinda, CA 94563

By:

Michael H. Fawcett, Ph.D.

30 March 2016

INTRODUCTION AND PROJECT DESCRIPTION

McGrath Builders plans to demolish an existing dilapidated house and associated sheds on an approximately 1/2-acre lot (APN 009-502-004-000) located at 632 McCorkle Avenue in St. Helena and construct a 10-unit apartment complex at the site. The City of St. Helena Planning Department has requested a Biological Assessment of the property, prepared by a qualified biologist, as per CEQA guidelines.

I have prepared this Biological Assessment to evaluate the property in terms of its potential suitability for, or occupation by, special-status species, by which I mean species listed as *threatened, endangered, proposed threatened or endangered,* or *candidates* for listing under the Endangered Species Act (ESA) or California Endangered Species Act (CESA); plant species officially designated as *rare* by the State of California; and animal species designated as *fully protected* or as *species of special concern* by the California Department of Fish and Wildlife (CDFW). The term "species of special concern" is a state administrative designation intended to focus attention on species considered to be at risk of becoming threatened or endangered, to stimulate research on such species, and to help recover or conserve the species before they qualify for listing under CESA (Comrack et al 2008). The designation has no formal legal status. A field survey of the property at mid-day was conducted on 25 March 2016.

METHODS

The California Natural Diversity Database (CNDDB), operated by CDFW, is a repository of information on sightings and collections of rare, threatened, or endangered plant and animal species within California. It is considered the most comprehensive source of information on special-status species for a given area. Prior to visiting the project site, the CNDDB was queried in to obtain location records of documented sightings of special-status species of animals and plants in the vicinity of the project site. For this project, I queried the CNDDB for records within the St. Helena USGS 7.5-minute topographic quadrangle and eight adjacent quadrangles: Aetna Springs, Walter Springs, Chiles Valley, Yountville, Rutherford, Kenwood, Calistoga, and Detert Reservoir.

Since each quadrangle contains various kinds of habitat, e.g., coastal coniferous forest, oak woodland savannah, riparian woodland, freshwater marsh, perennial streams, etc.; and since the list of special-status species obtained from the CNDDB is for the entire quadrangle or set of quadrangles; the list of species can be quickly screened to remove species that are unlikely to occur in the habitats available at or near a specific project site. The screened list, combined with aerial photography available on Google Earth, was used to help prepare for the field survey for this project. In this case, the field survey consisted of walking quietly about the lot, making notes describing the available habitat and vegetation, listening for calls of birds, mammals, or frogs, and using binoculars to scan trees on the lot and nearby areas for birds, bird or mammal nests, birds exhibiting nesting behavior, and for evidence of roosting bats. I also searched the ground for mammal burrows and overturned wood and debris on the ground in search of frogs or other animals, and looked in the sheds on the property for evidence of roosting bats, barn owls, or nesting birds.

RESULTS

Habitat

The property includes a front yard with a lawn surrounded by introduced shrubs and trees (Figure 1). The entrance to the lot is a driveway running along the southwest side of the house and sheds (Figures 2 and 3). A single unidentified, but non-native tree, approximately 24 inches dbh (diameter at breast height), stands between the house and the driveway (incorrectly identified as a maple on the site plans). The back yard and former garden area has an open area toward the front covered with introduced annual grasses and other weeds, such as dandelion (*Taxacum* sp.), mustard (*Brassica* sp.), thistle (*Carduus* sp.), and others (Figure 4). Also shown in Figure 4 are three ironbark Eucalyptus (*Eucalyptus sideroxylon*), each approximately 15 in. dbh. In the shadow of the Eucalyptus is a douglas-fir (*Pseudotsuga menziesii*), ~8 in. dbh. Rampant growth of English ivy (*Hedera helix*) completely covers some other trees or shrubs (visible as bright green mounds behind mound of prickly pear (*Opuntia* sp.) in center of Figure 4). Two coast live oak (*Quercus agrifolia*), standing between the northeast side of the sheds and the property boundary fence (Figure 3), will be preserved.

Species of Interest

Because of the urbanized nature of the project area, the small size of the project lot and surrounding residences, and the formerly landscaped nature of the yard on the lot, few special-status species of plants or animals would be likely to occur there, and none were observed during my survey. Numerous special-status aquatic animal species live in nearby Sulphur Creek, the Napa River or the Napa River watershed, but the only ones capable of leaving the water and moving overland are two species of frog (foothill yellow-legged frog, *Rana boylii*; and California red-legged frog, *Rana draytonii*) and western pond turtle (*Emys marmorata*).

Foothill yellow-legged frog, a California species of special concern, is abundant in Sulphur Creek upstream of St. Helena and in the Napa River (CNDDB 2016). Females lay eggs only in flowing water. Juveniles and adults forage in the water and in terrestrial areas close to water. However, this species is always found within the banks of streams, almost never beyond the tops of banks (Jennings and Hayes 1994; and *personal observation*), so it would be extremely unlikely that an individual would ever be found at the project site.

The California red-legged frog is listed as a threatened species under the ESA. The geographic range includes the project area (USFWS 2006). This species lives and breeds in ponds, sluggish streams, sloughs, and marshes, especially in areas with brushy vegetation along the shore, undercut banks, water more than two feet deep, and few introduced predators (e.g., warmwater fishes, bullfrogs, crayfish). Eggs are laid in mid-winter to early spring, and the larvae require three months or more to reach metamorphosis to the air-breathing juvenile stage (Jennings and Hayes 1994; USFWS 2002). Both adults and juveniles routinely leave the water to forage in riparian areas, and

some are known to move long distances (up to 2 miles) overland during the rainy season, and can be found within streams up to 2 miles from breeding sites (USFWS 2000). During the dry season, the frogs are rarely found far from water. After the breeding season, many of the adults and juveniles migrate overland from breeding sites to occupy riparian areas and watercourses not suitable for breeding, and spend considerable time foraging or estivating in thickets of blackberries and other vines and shrubs (Fellers and Kleeman 2007). The nearest known occurrence to the project site is a 2011 record (not in the CNDDB) for a reservoir next to a vineyard in the headwaters of Sulphur Creek, approximately 4.1 miles southwest of the project site, at approximately 1650 ft. elevation (F. Gardipee, USFWS, *personal communication*, 2011). The next nearest occurrence is a 1979 record for a spring along Howell Mountain Road near Pope Valley, approximately 7.5 miles northeast of the project site. Given the distances to known occurrences of California red-legged frog, and the housing and infrastructure surrounding the project site, the probability of an individual ever visiting the site is exceedingly small.

Western pond turtle, a California species of special concern, is the only species of turtle native to California. A thoroughly aquatic species, western pond turtles are usually found in or near permanent or near-permanent water sources, including streams, ponds, marshes, and other wetlands. They are often seen in ponds, reservoirs, and low-gradient perennial streams throughout the North Bay region (NDDB records and *personal observation*). According to Jennings and Hayes (1994), pond-dwelling turtles seldom leave the water except when females move to upland areas to deposit their eggs (in a shallow nest dug into friable soil), most likely in May or June, but in streams, some individuals may leave the water either to aestivate or to overwinter, while others may overwinter underwater (in colder regions). Female turtles lay eggs in terrestrial areas near streams or ponds, but sometimes hundreds of feet from water, usually on south- or southwest-facing slopes, which maximizes soil warming from the sun.

There are no records in the CNDDB of western pond turtles within several miles of the project site; however, this is undoubtedly due to lack of surveys by biologists, rather than to a lack of turtles. There are many records of the species within the Napa River watershed, and many of the reservoirs at vineyards, wastewater treatment plants, etc., in the Napa Valley are likely to contain western pond turtles. However, because of the housing and infrastructure surrounding the project site, there is little or no chance of a female searching for a suitable egg-deposition site to enter the project site.

Townsend's big-eared bat (*Corynorhinus townsendii*) bat is a candidate for listing as threatened or endangered under CESA. The bats typically roost inside buildings, caves and mines, and availability of suitable roosting sites is believed to be a limiting factor for the species (CNDDB 2016). The bats forage in open, dry areas and forest edges by snatching insects that are sitting on leaves (Jameson and Peeters 2004). Townsend's are thought to be highly sensitive to human disturbance. There are fourteen location records for the species in the nine quadrangles queried, most of which are quite old (1945-1957, 8 occurrences); four occurrences from 1982-1987; and one in 2007 (CNDDB 2016). All of the records are for locations northwest to northeast of St. Helena, in mines and in barns and other buildings. The nearest occurrence to the project site is a 1957 occurrence, ~3.2

miles north of the site. Only one of the occurrences since 1982 has been within five miles of the project site (Occurrence No. 126, 1987). During my field survey, I searched the open sheds for evidence of bat activity---the ceiling, rafters, and walls for roosting bats, and the walls and floors for feces, stains, or corpses; no evidence was found. I also scanned the existing trees on the site for crevices or cavities that bats might use for roosting, but saw no such features.

Examination of the trees, vegetation, and other habitat on the site revealed no evidence of nesting birds, or birds exhibiting nesting behavior; in fact, I neither saw nor heard any birds on the property during my survey. I heard one northern mockingbird (*Mimus polyglottos*) singing repeatedly, an indication of nesting behavior, from an area on the other side of McCorkle Avenue.

CONCLUSIONS

Assuming that Best Management Practices are followed during construction, the project is expected to have no impacts on special-status species of plants or animals.

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Thank you for the opportunity to be of service. Please give me a call if you need further assistance or advice with your project.

Sincerely,

Michael H. Fawcett, Ph.D.

FIGURES

Figure 1. Front of existing house and yard

Figure 2. Driveway and view toward back of lot

Figure 3. Open sheds behind house--two coast live oak standing between sheds and fence along northeast side of lot.

Figure 4. Back yard—large bluish trees on left are iron-bark *Eucalyptus*

Prepared for

Mr. Joe McGrath
c/o Mr. Jeff Feeney
Coldwell Banker Commercial, BOV
1289 Main Street,
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ENVIRONMENTAL TRANSACTION SCREEN

632 MCCORKLE AVENUE, ST. HELENA, CALIFORNIA

JANUARY 2016

EBA Project No. 15-2254

Prepared by

Matthew J Earnshaw

_____

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Appendix A: Photo Plates
Appendix B: Transaction Screen Questionnaire
Appendix C: EDR Radius Map Reports
Appendix D: Historic Aerial Photos
Appendix E: Professional Qualifications

1.0 INTRODUCTION

The following report presents the findings of an Environmental Transaction Screen (TS) performed by EBA Engineering (EBA) for the property located at 632 McCorkle Avenue in St. Helena, California. The property is further identified by Napa County Assessor's Parcel Number (APN) 009-502-004, and is hereafter identified as the "project site". This TS was completed for Mr. Joe McGrath and Mr. Jeff Feeney in conformance with ASTM International Designation: E 1528-06 *Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process* (ASTM Standard Practice E1528-06).

PURPOSE

The purpose of ASTM Standard Practice E1528-06 is to define good commercial and customary practice in the United States of America for conducting a transaction screen for a parcel of commercial real estate where the user wishes to conduct limited environmental due diligence.

This report is not intended to provide the necessary level of detail to be utilized for structural demolition/remodeling or soil or groundwater remediation. For such activities, appropriate regulations should be followed to ensure adequate coverage of material handling, worker and employee safety, airborne contamination during construction, and the precise extent of any contamination for contractor directions.

In defining a standard of good commercial and customary practice for conducting a TS, the goal of the processes established by this practice is to identify potential environmental concerns. The term potential environmental conditions (PECs) means the possible presence of any hazardous substances or petroleum products on a property under conditions that indicate the possibility of an existing release, a past release or a threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws.

SCOPE OF WORK

This TS was performed in general accordance with ASTM Standard Practice E1528-06. To determine the condition of the project site with respect to environmental liability, EBA performed the following tasks:

1) Asking questions contained within the transaction screen questionnaire of owners and occupants of the property;

2) Observing site conditions at the property with direction provided by the transaction screen questionnaire (if available); and

3) To the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources.

SIGNIFICANT ASSUMPTIONS
No significant assumptions were made during the performance of this TS.

LIMITATIONS, EXCEPTIONS, AND DEVIATIONS
Local, State, and Federal environmental regulations and property conditions can vary significantly over time. Consequently, the conclusions and recommendations presented as a result of this TS apply strictly to the environmental regulations and Property conditions existing at the time EBA performed this screen. EBA assumes that the data obtained and the inferences made during this investigation are reasonable and representative of the Property.

EBA makes no warranty, expressed or implied, except that our services have been performed in accordance with generally accepted existing environmental engineering, health and safety principles, and applicable regulations at the time and location of the study. EBA has analyzed the available information using currently applicable engineering techniques.

Please be advised that the findings presented herein are based solely on information made available to EBA by others, and includes professional interpretations based on limited research and data. Based on these circumstances, the decision to conduct additional investigative work to substantiate the findings and conclusions presented herein is the sole responsibility of the Client.

No Exceptions or Deviations occurred from the ASTM Standard.

SPECIAL TERMS AND CONDITIONS
This TS was conducted in accordance with our executed contract. Authorization for access to the project site was provided by real estate agent, Mr. Jeff Feeney.

USER RELIANCE
This report has been prepared solely for the Client and any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties or representations, expressed or implied in this report, are made to any such third party.

REASON FOR PERFORMING TRANSACTION SCREEN
This TS was performed for Mr. Joe McGrath, the potential buyer of the property.

2.0 SITE DESCRIPTION
The project site property is comprised of one property.

2.1 632 McCorkle Avenue, St. Helena

The following presents project site specific information:

Site Name:	632 McCorkle Avenue
Site Location:	632 McCorkle Avenue, Petaluma, California
Tax Assessor Parcel No:	009-502-004
Site Owner(s):	Barbara Doris Elder
Site Occupants:	Unoccupied
Lot Size:	0.54-acres
County:	Napa
Latitude and Longitude:	N 38º30' 20.88" Latitude & W 122º 27' 34.20" Longitude **approximate center of property

2.1.1 Site Characteristics

The property consists of a developed 0.54 acre property that contains a single family dwelling of approximately 2,161 square feet. The site also contains an attached garage and outbuilding. The site is level with a paved driveway. The remainder of the site is unpaved and either grass or dirt. Numerous cactus plants are present toward the northern portion of the property. Two single story dwellings that appear to be multi-residential are located on adjacent parcels to the west and east side of the property. The condition of the structures at the time of the property inspection were poor.

2.1.2 Current Use of the Property

The project site property is developed as a single family residence. The residence is reported to be unoccupied.

2.1.3 Description of Structures, Roads and Improvements

The single family home consists of a two or three bedroom home, part of which is unfinished. The original home appears to be approximately 1,500 square feet with an unfinished approximately 600 square feet addition. An attached garage is located immediately north of the unfinished building site and appears to be in disrepair. A lean-to type awning is located to the north of the garage while a shed used for the storage of oil and perhaps other chemicals is located immediately north of the lean-to. The structure was reportedly built in 1954 and has been used as a residence since that time.

2.1.4 Exterior observations

The exterior portions of project site buildings were observed as part of this assessment. The exterior portions of the building appeared to be in poor condition.

2.1.5 Interior observations

The interior portion of the main structure was inspected as part of the TS. The interior portions of the structure are empty and appears to be in fair condition. The building appears to be heated by a wood stove and gas heater located under the main residence.

Please refer to Photo Plates included in Appendix A.

3.0 USER PROVIDED INFORMATION

3.1 TRANSACTION SCREEN QUESTIONNAIRE

A Transaction Screen Questionnaire was provided to the proposed buyer and real estate agent for their use. EBA has filled out the questionnaire based on our site visit. The owner questionnaire was completed on December 28, 2015 by owner Barbara Doris Elder.

3.2 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The project site property is currently owned by Barbara Doris Elder.

4.0 RECORDS REVIEW

4.1 ENVIRONMENTAL RECORDS SOURCES

EBA contacted Environmental Data Resources (EDR) of Southport, Connecticut, to conduct a comprehensive Federal, state and local environmental records search for both of the project site properties and properties within a one-mile radius of the project site. The purpose of the database search was to identify potential exposure to the subject property from various environmental concerns and/or hazardous materials releases. The following databases and environmental programs are included in the database search:

- Federal National Priority List (NPL)
- Proposed National Priority List
- National Priority List Deletions
- NPL Liens
- Comprehensive Environmental response, Compensation and Liability Information System (CERCLIS)
- CERCLIS – No Further Action Planned
- Corrective Action Reports (CORRACTS)
- Resource Conservation and Recovery Act (RCRA) Transfer, Storage & Disposal Facilities
- RCRA Large Quantity Generators
- RCRA Small Quantity Generators
- Hazardous Material Information Reporting System
- Engineering Control Sites
- Sites With Institutional Controls
- Department of Defense Sites
- Formerly Used Defense Sites
- Brownfield Sites
- CERCLA Consent Decrees
- Records of Decision
- Uranium Mine Tailing Sites
- Open Dump Inventory

- Toxic Chemical Release Inventory System
- Toxic Substances Control Act
- FIFRA/TSCA Tracking System
- PCB Activity Tracking System
- Material Licensing Tracking System
- Mines Master Index File
- Facility Index System
- RCRA Administrative Tracking System
- Annual Workplan Sites
- Calsites Database
- Toxic Pits Cleanup Act Sites
- Bond Expenditure Plan
- No Further Action Determination
- School Property Evaluation Program
- Solid Waste Information System
- Waste Discharge System
- Waste Management Unit Database
- Statewide SLIC Sites
- Active UST Facilities
- Facility Inventory Database
- Aboveground Petroleum Storage Tank Facilities
- Recycler Database
- Proposition 65 Listings
- Deed Restriction Listing
- Voluntary Cleanup Program Properties
- Cleaner Facilities
- Well Investigation Program Case List
- Emissions Inventory Data
- Indian Reservations
- Leaking Underground Storage Tanks on Indian Land
- Underground Storage Tanks on Indian Land
- Coal Gas Sites
- Cortese Database
- Emergency Response Notification System
- Leaking Underground Tank Sites
- California Hazardous Materials Incident Report System
- Haznet database

The Environmental Record Search (ERS) consists of a map showing the location of the identified sites relative to the project site, a summary listing the identified sites by street names, and a final report describing the sources investigated and the resulting findings. It should be noted that the findings are those noted on the regulatory database(s) and that accuracy and completeness of record information varies among information sources, including government sources. Results of the record search are presented in Appendix C.

The ERS did not identify the project site on any environmental database.

4.2 ADJACENT PROPERTIES

No directly adjacent properties to the project site were identified on the EDR Radius Map Report as having environmental concerns for either of the project site properties.

4.3 PROPERTIES WITHIN THE APPROXIMATE MINIMUM SEARCH DISTANCE

No near site properties were identified in EDR Radius Map Report as having environmental concerns within the minimum search distance (one-quarter mile) from the project site property as required by ASTM Standard E1528-06. Other sites were reported outside of the one-quarter mile radius and in downtown St. Helena. Please refer to the results of the record search are presented in Appendix C.

4.4 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES

Research was performed on the project site in an attempt to ascertain the nature and status of any known environmental issues. Publicly available websites were reviewed and included:

CALIFORNIA STATE WATER RESOURCES CONTROL BOARD GEOTRACKER WEB SITE DATABASE

The Geotracker web site was consulted to determine if either the project site or surrounding properties were identified in this environmental database as having environmental concerns.

The project site property located at 632 McCorkle Avenue, St. Helena, CA was not identified as having environmental issues.

CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL ENVIROSTOR WEB SITE DATABASE

The Envirostor web site was consulted to determine of either the project site or surrounding properties were identified in this environmental database as having environmental concerns. The project site was not identified.

4.5 HISTORICAL SUMMARY

4.5.1 632 McCorkle Avenue, St. Helena

Based on available information, the project site located at 632 McCorkle Avenue appears to have been developed as a residential unit in 1954. Prior to this time the project site was most likely used for agriculture.

HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs were obtained from Environmental Data Resources for the years 1958, 1982, 1993, 1998, and 2005. A review of historic aerial photograph confirms the land uses over time.

Aerial photos obtained from EDR are included in Appendix D.

5.0 SITE RECONNAISSANCE

METHODOLOGY AND LIMITING CONDITIONS

EBA personnel conducted a site reconnaissance on December 16, 2015. The site reconnaissance entailed viewing the project site and the surrounding areas. The sites were inspected to observe the property and to identify discernible or potential environmental concerns. Limitations encountered to limit the extent of the property inspection included the lack of an interview with knowledgeable individuals regarding the past and current uses of the project site.

6.0 FINDINGS

EBA Engineering has performed this TS in conformance with the scope and limitations of ASTM Practice E 1528-06 of the property located at 632 McCorkle Avenue in St. Helena, California. Any exceptions to, or deletions from, this practice are described herein. Based on conclusions from the environmental records search, historical data review, and the site reconnaissance, the following PEC's were observed at either property.

The project site property appears to have been initially developed as a rural residential property around 1954. The project site included the storage of automobiles.

The project site was not listed in the EDR database. No properties were identified in the general area of the project site to have environmental issues although the property to the north historically appears to have some unknown commercial use.

7.0 RECOGNIZED ENVIRONMENTAL CONDITIONS

Based on conclusions from the environmental records search, historical data review, and the site reconnaissance we find the following recognized environmental conditions in connection with the project site property:

- Soil staining is present in the area of the garage area and field that is indicative of spills and leaks of petroleum hydrocarbons to the ground surface. The materials should be further characterized during site development and handled accordingly.

- Verify that the domestic water supply well and septic system have been properly abandoned.

- If the existing structures are to be remodeled or demolished they should be assessed for the presence of asbestos containing materials and lead based paint by a qualified professional.

8.0 NON-SCOPE CONSIDERATIONS

NON-SCOPE CONSIDERATIONS

The following environmental issues are outside the scope (non-scope considerations) of the standard practice defined by ASTM Standard Practice E 1528-06:

- Regulatory Compliance;
- Cultural and Historic Resources;
- Industrial Hygiene;
- Health and Safety;
- Ecological Resources;
- Endangered Species;
- Indoor Air Quality;
- High Voltage Power Lines;
- Biological Agents; and
- Mold

EBA identified no ASTM non-scope considerations/RECs in connection with the project site properties that represent potential business environmental risk but are outside the standard scope of services prescribed by ASTM Standard Practice E 1527-05.

ADDITIONAL SERVICES

No additional services beyond the standard scope of services prescribed by ASTM Standard Practice E 1528-06 were requested by the Client.

9.0 REFERENCES

Aerial Photographs:

632 McCorkle Avenue, St. Helena

1958	Environmental Data Resources
1982	Environmental Data Resources
1993	Environmental Data Resources
1998	Environmental Data Resources
2005	Environmental Data Resources

Environmental Data Resources, Inc., *Radius Map Report, 632 McCorkle Avenue, St. Helena, California*: Performed for EBA Engineering; Job No. EBA 15-2254. Dated December 22, 2015.

APPENDIX A

PHOTO PLATES

Front of house.

Attached garage, detached garage, and storage road.

EBA ENGINEERING	**PHOTO PLATE** **632 MCCORKLE AVENUE** **ST. HELENA, CALIFORNIA**	**FIGURE 1** January 2016 15-2254

Attached garage.

Detached garage

EBA ENGINEERING	**PHOTO PLATE** **632 MCCORKLE AVENUE** **ST. HELENA, CALIFORNIA**	**FIGURE 2** January 2016 15-2254

Kitty litter.

Shed with staining.

EBA ENGINEERING	**PHOTO PLATE** **632 MCCORKLE AVENUE** **ST. HELENA, CALIFORNIA**	**FIGURE 3** January 2016 15-2254

Drain hole.

Dead vegetation.

EBA ENGINEERING	**PHOTO PLATE** **632 MCCORKLE AVENUE** **ST. HELENA, CALIFORNIA**	**FIGURE 4** January 2016 15-2254

Antennae pole.

EBA ENGINEERING	**PHOTO PLATE** **632 MCCORKLE AVENUE** **ST. HELENA, CALIFORNIA**	**FIGURE 5** January 2016 15-2254

Probable location of septic tank.

EBA ENGINEERING	**PHOTO PLATE** **632 MCCORKLE AVENUE** **ST. HELENA, CALIFORNIA**	**FIGURE 6** January 2016 15-2254

APPENDIX B

TRANSACTION SCREEN QUESTIONNAIRE

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6. Transaction Screen Questionnaire

6.1 *Persons to Be Questioned*-The following questions should be asked of *(1)* the current owner of the *property*, *(2)* any major occupant of the *property* or, if the property does not have any *major occupants*, at least 10 % of the occupants of the *property*, and *(3)* in addition to the current owner and the occupants identified in *(2)*, any *occupant* likely to be using, treating, generating, storing, or disposing of *hazardous substances* or *petroleum products* on or from the *property*. A major occupant is any *occupant* using at least 40 % of the leasable area of the *property* or any anchor tenant when the *property* is a shopping center. In a multifamily *property* containing both residential and commercial uses, the *preparer* does not need to ask questions of the residential *occupants*. The *preparer* should ask each person to answer all questions to the best of the respondent's *actual knowledge* and in good faith. When completing the *site visit* column, the *preparer* should be sure to observe the *property* and any buildings and other structures on the *property*. The guide to this *transaction screen questionnaire* (see Sections 7-10) provides further details on the appropriate use of this questionnaire. (See Note 2.)
NOTE 2-Unk = "unknown" or "no response."

Description of Site Address:
632 McCorkle, St. Helena, CA

Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
1a. Is the property used for an industrial use?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	
1b. Is any adjoining property used for an industrial use?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	
2a. Did you observe evidence or do you have any prior knowledge that the property has been used for an industrial use in the past?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use in the past?	Yes ☒ No ○ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	Property to the East has had metal cutting, blasting & welding operations.
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	Some historical repair of cars
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	Some historical storage of material on adjacent property
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	All materials have been removed from the premise.
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	All material has been moved from the premise.
6a. Are there currently any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	All materials have been removed.
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes ○ No ☒ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ◉	

' Unk = "unknown" or "no response"

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Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	Some small depressions filled with rocks or covered with steel.
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
9a. Is there currently any stained soil on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ● No ○	
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ● No ○	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes ✗ No ○ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	Minor oil stains on concrete floor of garage and storage shed.
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environment health agency?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
14. Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○		
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes ✗ No ○ Unk ○	Yes ○ No ○ Unk ○		Motor oil stored in closed containers in garage and storage shed has been properly disposed at reclamation facilities.
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○		
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○		
15d. Has the owner or occupant of the property been informed of the current existence of environmental violations with respect to the property or any facility located on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○		

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Question	Owner	Occupants (if applicable)	Observed During Site Visit	If yes, provide description
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○		
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○		
18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ● No ○	Some automotive parts present in soil. Kitter litter from spills.
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes ○ No ✗ Unk ○	Yes ○ No ○ Unk ○	Yes ○ No ●	

Government Records/Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following federal, state, or tribal government record systems list the property or any property within the search distance noted below (where available):	Approximate Minimum Search Distance, miles (kilometres)	
Federal NPL site	1.0	Yes ○ No ●
Federal Delisted NPL site	0.5	Yes ○ No ●
Federal CERCLIS	0.5	Yes ○ No ●
Federal CERCLIS NFRAP site	0.5	Yes ○ No ●
Federal RCRA CORRACTS facilities	1.0	Yes ○ No ●
Federal RCRA non-CORRACTS TSD	0.5	Yes ○ No ●
Federal RCRA generators	property and adjoining properties	Yes ○ No ●
Federal institutional control/engineering control registries	property only	
Federal ERNS	property only	Yes ○ No ●
State and tribal lists of hazardous waste sites identified for investigation or remediation:		
State-and tribal-equivalent NPL	1.0	Yes ○ No ●
State-and tribal-equivalent	0.5	Yes ○ No ●
State-and tribal-landfill andlor solid waste disposal site lists	0.5	Yes ○ No ●
State-and tribal-leaking storage tank lists	0.5	Yes ○ No ●
State and tribal registered storage tank lists	property and adjoiningproperties	Yes ○ No ●
State and tribal institutional controllengineering control registries	property only	Yes ○ No ●
State and tribal voluntary cleanup sites	0.5	Yes ○ No ●
State and tribal Brownfield sites	0.5	Yes ○ No ●
22. Based upon a review of fire insurance maps (10.2.3) or local street directories (10.2.3), all as specified in the guide, are any buildings or other improvements on the property or on an adjoiningproperty identified as having been used for an industrial use or uses likely to lead to contamination of the property?	Yes ○ No ○	Unavailable ●

Result _____

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The Owner questionnaire answers were provided was completed by:

Name: Barbara Elder
Title: Trustee of Owner's Trust
Firm:
Address:
Phone Number: (707) 252-0953
Date: 12-28-15
Role (s) at the site: Trustee
Number of years at the site: Ø
Relationship to use (e.g. principal, employee, agent, consultant): Trustee

The Occupant questionnaire answers were provided by:

Name:
Title:
Firm:
Address:
Phone Number:
Date:
Role (s) at the site:
Number of years at the site:
Realationship to use (e.g. principal, employee, agent, consultant):

The Site Visit questionnaire was completed by:

Name: Mr. Matthew Earnshaw
Title: Senior Geologist
Firm: EBA Engineering
Address: 825 Sonoma Avenue
Santa Rosa, CA
Phone Number: 707 544-0784
Date: 12/22/15
Role (s) at the site:
Number of years at the site: 0
Realationship to use (e.g. principal, employee, agent, consultant): Consultant

It is the user's responsibility to draw conclusions regarding afirmative or unknown answers.

The Government Records and Historical Sources Inquiry questionnaire was completed by:

Name: Matthew Earnshaw
Title: Senior Geologist
Firm: EBA Engineering
Address: 825 Sonoma Avenue
Santa Rosa, Ca
Phone Number: 707 544-0784
Date: 12/22/15
Role (s) at the site: N/A
Number of years at the site: 0
Relationship to use (e.g. principal, employee, agent, consultant): Consultant

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.)

If the preparer (s) is different from the user, complete the following:

Name of User:
User's Address:
User's Phone Number:

Copies of the completed questionnaires have been filed at:

Copies of the completed questionnaires have been mailed or delivered to:

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature: DocuSigned by: Barbara Doris Elder 8E841D38485747D...
Date: 12/28/2015 Owner

Signature:
Date:

Signature:
Date:

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APPENDIX C

EDR RADIUS MAP REPORTS

McCorkle Avenue Property
632 McCorkle Avenue
Saint Helena, CA 94574

Inquiry Number: 4494042.2s
December 16, 2015

The EDR Radius Map™ Report

EDR® Environmental Data Resources Inc

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

FORM-LBF-MEM

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

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

TARGET PROPERTY INFORMATION

ADDRESS

632 MCCORKLE AVENUE
SAINT HELENA, CA 94574

COORDINATES

Latitude (North):	38.5058000 - 38° 30' 20.88''
Longitude (West):	122.4595000 - 122° 27' 34.20''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	547128.0
UTM Y (Meters):	4261868.5
Elevation:	222 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5602436 SAINT HELENA, CA
Version Date:	2012
South Map:	5602434 RUTHERFORD, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20120522
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
632 MCCORKLE AVENUE
SAINT HELENA, CA 94574

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	MARKLEY COVE RESORT	7521 HWY 128	LUST	Higher	1515, 0.287, SW
2	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	2032, 0.385, SSW
3	HEUBLEIN FINE WINE G	8215 ST HELENA HWY	LUST, SWEEPS UST, HIST CORTESE	Higher	2167, 0.410, WSW
4	ST HELENA PETROLEUM	905 MAIN ST	ENVIROSTOR, LUST, HIST CORTESE	Higher	2169, 0.411, SW
5	ST HELENA PETROLEUM	929 MAIN ST	LUST, HIST CORTESE	Higher	2219, 0.420, SW
A6	BELLANI RESIDENCE	738 MAIN ST	LUST, UST	Higher	2276, 0.431, SSW
A7	BELLANI RESIDENCE	738 MAIN ST	LUST, HIST CORTESE	Higher	2276, 0.431, SSW
B8	VCS #5	1108 MAIN ST	LUST, HIST CORTESE	Higher	2313, 0.438, WSW
9	CORNER OF MITCHELL A	MITCHELL DR SAINT	LUST	Higher	2344, 0.444, WSW
B10	NOBLE PROPERTIES	1132 MAIN STREET	SLIC	Higher	2360, 0.447, WSW
B11	SAINT HELENA PLAZA	1136 MAIN ST	LUST	Higher	2369, 0.449, WSW
12	LIDENT CORPORATION	899 DOWDELL LN	LUST, HIST CORTESE	Higher	2432, 0.461, SSE
C13	NAPA VALLEY PETROLEU	1153 MAIN ST	LUST, HIST CORTESE	Higher	2435, 0.461, WSW
C14	ST. HELENA PETROLEUM	1153 MAIN ST	LUST, UST, SWEEPS UST, HIST UST	Higher	2435, 0.461, WSW
D15	PG&E ST. HELENA	1301-1302 MITCHELL D	ENVIROSTOR, VCP	Higher	2538, 0.481, WSW
D16	ST. HELENA PG & E	MITCHELL DRIVE AND O	SLIC	Higher	2585, 0.490, WSW
D17	PG AND E ST HELENA	MITCHELL DR AND OAK	EDR MGP	Higher	2601, 0.493, WSW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

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

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

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

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-CESQG ---------- RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List

US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE ---------- State Response Sites

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

SWF/LF ---------- Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

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

State and tribal voluntary cleanup sites

INDIAN VCP ---------- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---------- Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---------- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

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

Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	Clandestine Drug Labs

Local Lists of Registered Storage Tanks

SWEEPS UST	SWEEPS UST Listing
HIST UST	Hazardous Substance Storage Container Database
CA FID UST	Facility Inventory Database

Local Land Records

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

Records of Emergency Release Reports

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

Other Ascertainable Records

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

US MINES	Mines Master Index File
FINDS	Facility Index System/Facility Registry System
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto	EDR Exclusive Historic Gas Stations
EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/03/2015 has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ST HELENA PETROLEUM Facility Id: 28290001 Status: Refer: Other Agency	***905 MAIN ST***	***SW 1/4 - 1/2 (0.411 mi.)***	***4***	***13***
PG&E ST. HELENA Facility Id: 28490002 Status: Active	***1301-1302 MITCHELL D***	***WSW 1/4 - 1/2 (0.481 mi.)***	***D15***	***37***

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 10/21/2015 has revealed that there are 13 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MARKLEY COVE RESORT Global Id: T0605500305 Status: Completed - Case Closed Status: Case Closed	7521 HWY 128	SW 1/4 - 1/2 (0.287 mi.)	1	8
PRIVATE RESIDENCE Global Id: T0605500016 Status: Completed - Case Closed	PRIVATE RESIDENCE	SSW 1/4 - 1/2 (0.385 mi.)	2	9
HEUBLEIN FINE WINE G Global Id: T0605500064 date9: 10/3/1995 Status: Completed - Case Closed Facility Id: 28-0068 Facility Status: Case Closed	***8215 ST HELENA HWY***	***WSW 1/4 - 1/2 (0.410 mi.)***	***3***	***11***
ST HELENA PETROLEUM	***905 MAIN ST***	***SW 1/4 - 1/2 (0.411 mi.)***	***4***	***13***

Global Id: T0605500109
Status: Closed
Permit ID: 4744
date9: 5/29/1997
Status: Completed - Case Closed
Facility Id: 28-0117
Facility Status: Case Closed

ST HELENA PETROLEUM	***929 MAIN ST***	***SW 1/4 - 1/2 (0.420 mi.)***	***5***	***16***

Global Id: T0605500182
date9: 5/29/1997
Status: Completed - Case Closed
Facility Id: 28-0201
Facility Status: Case Closed

BELLANI RESIDENCE	***738 MAIN ST***	***SSW 1/4 - 1/2 (0.431 mi.)***	***A6***	***17***

Status: Closed
Permit ID: 4657

BELLANI RESIDENCE	***738 MAIN ST***	***SSW 1/4 - 1/2 (0.431 mi.)***	***A7***	***18***

date9: 6/24/1997
Facility Id: 28-0017
Facility Status: Case Closed

VCS #5	***1108 MAIN ST***	***WSW 1/4 - 1/2 (0.438 mi.)***	***B8***	***18***

Global Id: T0605500168
Status: Open
Permit ID: 10015
Status: Open - Eligible for Closure
Facility Id: 28-0186
Facility Status: Remedial action (cleanup) Underway

CORNER OF MITCHELL A	MITCHELL DR SAINT	WSW 1/4 - 1/2 (0.444 mi.)	9	25

Status: Closed
Permit ID: 4576

SAINT HELENA PLAZA	1136 MAIN ST	WSW 1/4 - 1/2 (0.449 mi.)	B11	26

Global Id: T10000000393
Status: Closed
Permit ID: 4547
Status: Completed - Case Closed

LIDENT CORPORATION	***899 DOWDELL LN***	***SSE 1/4 - 1/2 (0.461 mi.)***	***12***	***28***

Global Id: T0605500188
Status: Closed
Permit ID: 4769
date9: 9/2/1993
Status: Completed - Case Closed
Facility Id: 28-0208
Facility Status: Case Closed

NAPA VALLEY PETROLEU	***1153 MAIN ST***	***WSW 1/4 - 1/2 (0.461 mi.)***	***C13***	***30***

Global Id: T0605500061
Status: Completed - Case Closed
Facility Id: 28-0064
Facility Status: Pollution Characterization

ST. HELENA PETROLEUM	***1153 MAIN ST***	***WSW 1/4 - 1/2 (0.461 mi.)***	***C14***	***34***

Status: Open
Permit ID: 10005

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 10/21/2015 has revealed that there are 2 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NOBLE PROPERTIES Facility Status: Completed - Case Closed Global Id: SL0605588535 Global Id: T10000000217	1132 MAIN STREET	WSW 1/4 - 1/2 (0.447 mi.)	B10	25
ST. HELENA PG & E Facility Status: Open - Remediation Global Id: SL0605518541	MITCHELL DRIVE AND O	WSW 1/4 - 1/2 (0.490 mi.)	D16	55

State and tribal voluntary cleanup sites

VCP: Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 08/03/2015 has revealed that there is 1 VCP site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PG&E ST. HELENA Status: Active Facility Id: 28490002	***1301-1302 MITCHELL D***	***WSW 1/4 - 1/2 (0.481 mi.)***	***D15***	***37***

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 7 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HEUBLEIN FINE WINE G Reg Id: 28-0068	***8215 ST HELENA HWY***	***WSW 1/4 - 1/2 (0.410 mi.)***	***3***	***11***
ST HELENA PETROLEUM Reg Id: 28-0117	***905 MAIN ST***	***SW 1/4 - 1/2 (0.411 mi.)***	***4***	***13***
ST HELENA PETROLEUM Reg Id: 28-0201	***929 MAIN ST***	***SW 1/4 - 1/2 (0.420 mi.)***	***5***	***16***
BELLANI RESIDENCE	***738 MAIN ST***	***SSW 1/4 - 1/2 (0.431 mi.)***	***A7***	***18***

Reg Id: 28-0017				
VCS #5	***1108 MAIN ST***	***WSW 1/4 - 1/2 (0.438 mi.)***	***B8***	***18***
Reg Id: 28-0186				
LIDENT CORPORATION	***899 DOWDELL LN***	***SSE 1/4 - 1/2 (0.461 mi.)***	***12***	***28***
Reg Id: 28-0208				
NAPA VALLEY PETROLEU	***1153 MAIN ST***	***WSW 1/4 - 1/2 (0.461 mi.)***	***C13***	***30***
Reg Id: 28-0064				

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

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

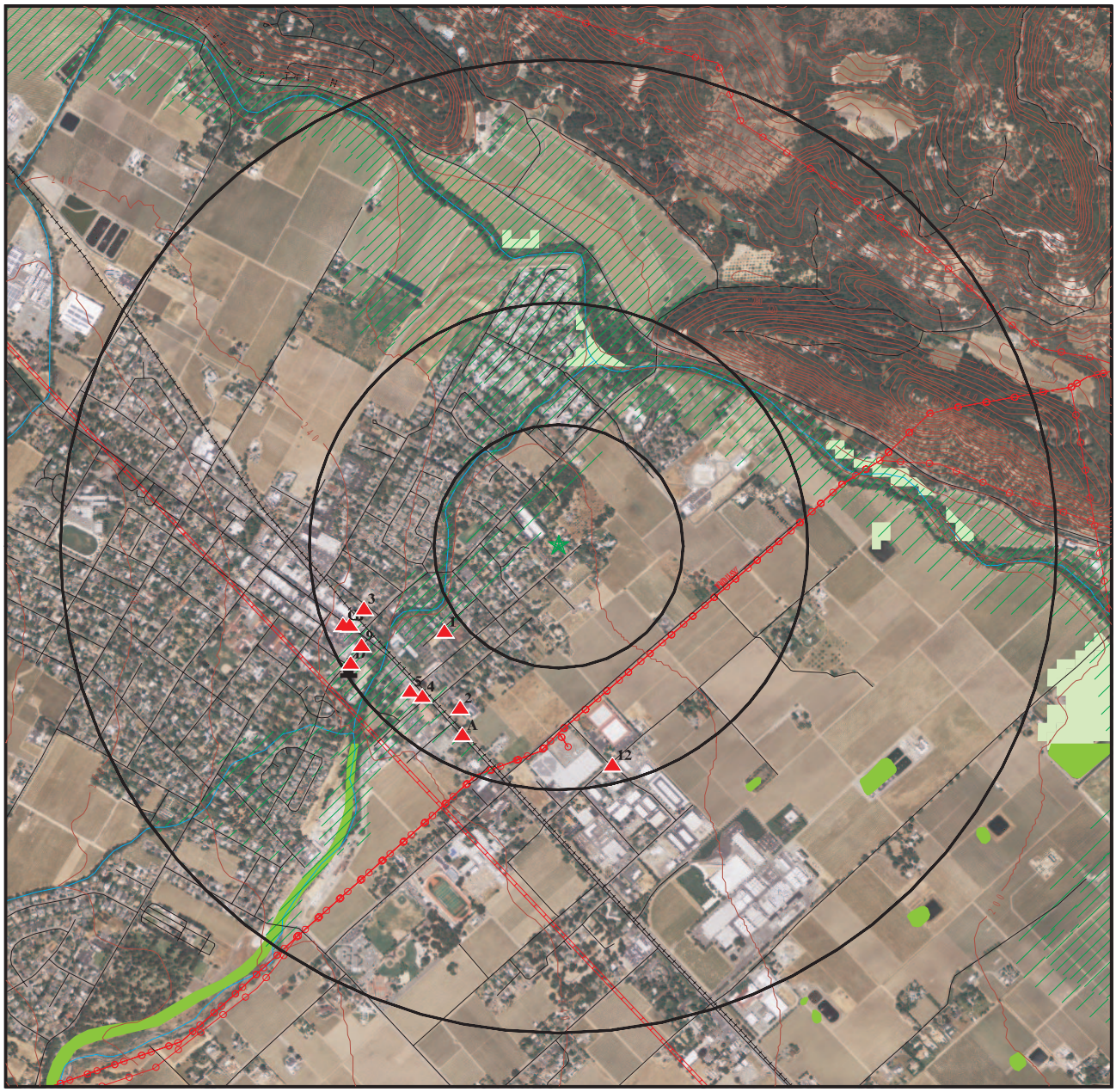
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PG AND E ST HELENA	MITCHELL DR AND OAK	WSW 1/4 - 1/2 (0.493 mi.)	D17	55

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
PG&E GAS PLANT ST HELENA	CERCLIS-NFRAP

OVERVIEW MAP - 4494042.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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

SITE NAME: McCorkle Avenue Property ADDRESS: 632 McCorkle Avenue Saint Helena CA 94574 LAT/LONG: 38.5058 / 122.4595	CLIENT: EBA Engineering CONTACT: Matthew Earnshaw INQUIRY #: 4494042.2s DATE: December 16, 2015 12:52 pm

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DETAIL MAP - 4494042.2S

0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

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

SITE NAME: McCorkle Avenue Property ADDRESS: 632 McCorkle Avenue Saint Helena CA 94574 LAT/LONG: 38.5058 / 122.4595	CLIENT: EBA Engineering CONTACT: Matthew Earnshaw INQUIRY #: 4494042.2s DATE: December 16, 2015 12:53 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
CERCLIS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site List								
CERCLIS-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	0	2	0	NR	2
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	13	NR	NR	13

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
SLIC	0.500		0	0	2	NR	NR	2
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	1	NR	NR	1
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	7	NR	NR	7
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	TP		NR	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	1	0	NR	1
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	0	0	26	0	0	26

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
SW
1/4-1/2
0.287 mi.
1515 ft.

MARKLEY COVE RESORT
7521 HWY 128
MARKLEY COVE, CA 94574

LUST

S102433022
N/A

Relative:
Higher

Actual:
224 ft.

LUST:

Region:	STATE
Global Id:	T0605500305
Latitude:	38.5032888
Longitude:	-122.463721
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/07/1993
Lead Agency:	NAPA COUNTY LOP
Case Worker:	ZZZ
Local Agency:	NAPA COUNTY LOP
RB Case Number:	280012
LOC Case Number:	NAPA0344
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500305
Contact Type:	Local Agency Caseworker
Contact Name:	UST CASE WORKER
Organization Name:	NAPA COUNTY LOP
Address:	1195 THIRD ST., ROOM 101
City:	NAPA
Email:	Not reported
Phone Number:	7072534269

Global Id:	T0605500305
Contact Type:	Regional Board Caseworker
Contact Name:	VERA FISCHER
Organization Name:	CENTRAL VALLEY RWQCB (REGION 5S)
Address:	11020 SUN CENTER DRIVE #200
City:	RANCHO CORDOVA
Email:	vera.fischer@waterboards.ca.gov
Phone Number:	Not reported

Status History:

Global Id:	T0605500305
Status:	Completed - Case Closed
Status Date:	09/07/1993

Global Id:	T0605500305
Status:	Open - Case Begin Date
Status Date:	09/30/1991

Global Id:	T0605500305
Status:	Open - Site Assessment
Status Date:	09/30/1991

MARKLEY COVE RESORT (Continued) **S102433022**

Regulatory Activities:

Global Id:	T0605500305
Action Type:	Other
Date:	09/30/1991
Action:	Leak Stopped

Global Id:	T0605500305
Action Type:	Other
Date:	09/30/1991
Action:	Leak Discovery

Global Id:	T0605500305
Action Type:	Other
Date:	11/06/1991
Action:	Leak Reported

LUST REG 5:

Region:	5
Status:	Case Closed
Case Number:	280012
Case Type:	Other ground water affected
Substance:	GASOLINE
Staff Initials:	VJF
Lead Agency:	Local
Program:	LUST
MTBE Code:	N/A

2
SSW
1/4-1/2
0.385 mi.
2032 ft.

Relative:
Higher

Actual:
231 ft.

PRIVATE RESIDENCE **LUST** **S110654767**
PRIVATE RESIDENCE **N/A**
ST HELENA, CA 94574

LUST:

Region:	STATE
Global Id:	T0605500016
Latitude:	38.501008
Longitude:	-122.463145
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/24/1997
Lead Agency:	NAPA COUNTY LOP
Case Worker:	JTN
Local Agency:	NAPA COUNTY LOP
RB Case Number:	28-0017
LOC Case Number:	0283
File Location:	Local Agency
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500016
Contact Type:	Local Agency Caseworker

PRIVATE RESIDENCE (Continued) **S110654767**

Contact Name: James Newman, P.G., C.E.G.
Organization Name: NAPA COUNTY LOP
Address: 1195 THIRD STREET, SUITE 101
City: NAPA
Email: james.newman@countyofnapa.org
Phone Number: Not reported

Status History:
Global Id: T0605500016
Status: Completed - Case Closed
Status Date: 06/24/1997

Global Id: T0605500016
Status: Open - Case Begin Date
Status Date: 07/06/1989

Global Id: T0605500016
Status: Open - Site Assessment
Status Date: 07/06/1989

Regulatory Activities:
Global Id: T0605500016
Action Type: Other
Date: 04/09/1990
Action: Leak Stopped

Global Id: T0605500016
Action Type: ENFORCEMENT
Date: 12/24/1991
Action: * Historical Enforcement

Global Id: T0605500016
Action Type: ENFORCEMENT
Date: 06/24/1997
Action: Closure/No Further Action Letter

Global Id: T0605500016
Action Type: Other
Date: 04/09/1990
Action: Leak Discovery

Global Id: T0605500016
Action Type: Other
Date: 04/05/1990
Action: Leak Reported

3
WSW
1/4-1/2
0.410 mi.
2167 ft.

HEUBLEIN FINE WINE GROUP
8215 ST HELENA HWY
RUTHERFORD, CA 94573

LUST
SWEEPS UST
HIST CORTESE

S105025936
N/A

Relative:
Higher

Actual:
229 ft.

LUST:

Region:	STATE
Global Id:	T0605500064
Latitude:	38.50396
Longitude:	-122.466704
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/03/1995
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker:	UUU
Local Agency:	NAPA COUNTY LOP
RB Case Number:	28-0068
LOC Case Number:	28-0068
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500064
Contact Type:	Local Agency Caseworker
Contact Name:	UST CASE WORKER
Organization Name:	NAPA COUNTY LOP
Address:	1195 THIRD ST., ROOM 101
City:	NAPA
Email:	Not reported
Phone Number:	7072534269

Global Id:	T0605500064
Contact Type:	Regional Board Caseworker
Contact Name:	Regional Board (RB2)
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 CLAY ST SUITE 1400
City:	OAKLAND
Email:	Not reported
Phone Number:	Not reported

Status History:

Global Id:	T0605500064
Status:	Completed - Case Closed
Status Date:	10/03/1995

Global Id:	T0605500064
Status:	Open - Case Begin Date
Status Date:	01/02/1991

Regulatory Activities:

Global Id:	T0605500064
Action Type:	Other
Date:	01/02/1991
Action:	Leak Stopped

HEUBLEIN FINE WINE GROUP (Continued) **S105025936**

Global Id: T0605500064
Action Type: Other
Date: 01/02/1991
Action: Leak Discovery

Global Id: T0605500064
Action Type: Other
Date: 01/02/1991
Action: Leak Reported

LUST REG 2:
Region: 2
Facility Id: 28-0068
Facility Status: Case Closed
Case Number: 28-0068
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

SWEEPS UST:
Status: Active
Comp Number: 54835
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: 1
SWRCB Tank Id: 28-000-054835-000001
Tank Status: A
Capacity: 10000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 1

Status: Active
Comp Number: 67047
Number: 9
Board Of Equalization: Not reported
Referral Date: 07-01-85
Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: 1
SWRCB Tank Id: 28-000-067047-000001
Tank Status: A

HEUBLEIN FINE WINE GROUP (Continued) **S105025936**

Capacity: Not reported
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: DIESEL
Number Of Tanks: 1

HIST CORTESE:
Region: CORTESE
Facility County Code: 28
Reg By: LTNKA
Reg Id: 28-0068

---

4 SW 1/4-1/2 0.411 mi. 2169 ft.

Relative: Higher

Actual: 229 ft.

ST HELENA PETROLEUM **ENVIROSTOR S104025320**
905 MAIN ST **LUST N/A**
ST HELENA, CA 94574 **HIST CORTESE**

ENVIROSTOR:
Facility ID: 28290001
Status: Refer: Other Agency
Status Date: 02/18/1988
Site Code: Not reported
Site Type: Historical
Site Type Detailed: * Historical
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Referred - Not Assigned
Division Branch: Cleanup Berkeley
Assembly: 04
Senate: 03
Special Program: * Rural County Survey Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 38.50126
Longitude: -122.4648
APN: 009180008000
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: 009180008000
Alias Type: APN
Alias Name: 28290001
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 04/28/1988
Comments: SITE SCREENING DONE BASED ON DRIVE-BY AND SIC PAL REQUIRED

ST HELENA PETROLEUM (Continued) **S104025320**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 02/18/1988
Comments: FACILITY IDENTIFIED DHS DRIVE-BY GROUND PHOTOS

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 01/22/1988
Comments: FACILITY IDENTIFIED NAPA ENVR HLTH-PROP 65- UNAUTHORIZED UNDERGROUND TANK RELEASE

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

LUST:
Region: STATE
Global Id: T0605500109
Latitude: 38.501259
Longitude: -122.464849
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/29/1997
Lead Agency: NAPA COUNTY LOP
Case Worker: JTN
Local Agency: NAPA COUNTY LOP
RB Case Number: 28-0117
LOC Case Number: 0145
File Location: Local Agency
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:
Global Id: T0605500109
Contact Type: Local Agency Caseworker
Contact Name: James Newman, P.G., C.E.G.
Organization Name: NAPA COUNTY LOP
Address: 1195 THIRD STREET, SUITE 101
City: NAPA
Email: james.newman@countyofnapa.org
Phone Number: Not reported

Status History:
Global Id: T0605500109
Status: Completed - Case Closed
Status Date: 05/29/1997

ST HELENA PETROLEUM (Continued) **S104025320**

Global Id: T0605500109
Status: Open - Case Begin Date
Status Date: 03/04/1987

Global Id: T0605500109
Status: Open - Site Assessment
Status Date: 03/04/1987

Global Id: T0605500109
Status: Open - Site Assessment
Status Date: 03/03/1992

Regulatory Activities:
Global Id: T0605500109
Action Type: ENFORCEMENT
Date: 04/04/1990
Action: * Historical Enforcement

Global Id: T0605500109
Action Type: Other
Date: 02/27/1990
Action: Leak Stopped

Global Id: T0605500109
Action Type: Other
Date: 02/27/1990
Action: Leak Discovery

Global Id: T0605500109
Action Type: Other
Date: 02/23/1990
Action: Leak Reported

NAPA CO. LUST:
Permit ID: 4744
Job Number: 22-00145
Status: Closed
Permit Type: LOP
District: 5

LUST REG 2:
Region: 2
Facility Id: 28-0117
Facility Status: Case Closed
Case Number: 0145
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: 3/4/1987
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: 3/3/1992
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported

ST HELENA PETROLEUM (Continued) **S104025320**

Date Post Remedial Action Monitoring Began: Not reported

HIST CORTESE:

Region:	CORTESE
Facility County Code:	28
Reg By:	LTNKA
Reg Id:	28-0117

5
SW
1/4-1/2
0.420 mi.
2219 ft.

Relative:
Higher

Actual:
226 ft.

ST HELENA PETROLEUM INC **LUST** **S104025337**
929 MAIN ST **HIST CORTESE** **N/A**
ST HELENA, CA 94574

LUST:

Region:	STATE
Global Id:	T0605500182
Latitude:	38.501486
Longitude:	-122.464954
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/29/1997
Lead Agency:	NAPA COUNTY LOP
Case Worker:	JTN
Local Agency:	NAPA COUNTY LOP
RB Case Number:	28-0201
LOC Case Number:	0144
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500182
Contact Type:	Local Agency Caseworker
Contact Name:	James Newman, P.G., C.E.G.
Organization Name:	NAPA COUNTY LOP
Address:	1195 THIRD STREET, SUITE 101
City:	NAPA
Email:	james.newman@countyofnapa.org
Phone Number:	Not reported

Status History:

Global Id:	T0605500182
Status:	Completed - Case Closed
Status Date:	05/29/1997
Global Id:	T0605500182
Status:	Open - Case Begin Date
Status Date:	04/09/1992
Global Id:	T0605500182
Status:	Open - Site Assessment
Status Date:	08/05/1992

ST HELENA PETROLEUM INC (Continued) **S104025337**

Global Id: T0605500182
Status: Open - Site Assessment
Status Date: 11/23/1996

Regulatory Activities:
Global Id: T0605500182
Action Type: Other
Date: 04/09/1992
Action: Leak Stopped

Global Id: T0605500182
Action Type: Other
Date: 04/09/1992
Action: Leak Discovery

Global Id: T0605500182
Action Type: Other
Date: 08/05/1992
Action: Leak Reported

LUST REG 2:
Region: 2
Facility Id: 28-0201
Facility Status: Case Closed
Case Number: 0144
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: 8/5/1992
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: 11/23/1996
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 28
Reg By: LTNKA
Reg Id: 28-0201

A6 **BELLANI RESIDENCE** **LUST U003971577**
SSW **738 MAIN ST** **UST N/A**
1/4-1/2 **SAINT HELENA, CA 94574**
0.431 mi.
2276 ft. **Site 1 of 2 in cluster A**

Relative:
Higher

Actual:
234 ft.

NAPA CO. LUST:
Permit ID: 4657
Job Number: 22-00283
Status: Closed
Permit Type: LOP
District: 5

BELLANI RESIDENCE (Continued) **U003971577**

NAPA CO. UST:
Facility ID: NAPA0283
Num of Tanks: 0

A7 **BELLANI RESIDENCE** **LUST** **U003114816**
SSW **738 MAIN ST** **HIST CORTESE** **N/A**
1/4-1/2 **ST HELENA, CA 94574**
0.431 mi.
2276 ft. **Site 2 of 2 in cluster A**

Relative:
Higher

Actual:
234 ft.

LUST REG 2:
Region: 2
Facility Id: 28-0017
Facility Status: Case Closed
Case Number: 0283
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: 7/6/1989
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 28
Reg By: LTNKA
Reg Id: 28-0017

B8 **VCS #5** **LUST** **S104025332**
WSW **1108 MAIN ST** **HIST CORTESE** **N/A**
1/4-1/2 **SAINT HELENA, CA 94574**
0.438 mi.
2313 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
230 ft.

LUST:
Region: STATE
Global Id: T0605500168
Latitude: 38.5034744266388
Longitude: -122.466922402382
Case Type: LUST Cleanup Site
Status: Open - Eligible for Closure
Status Date: 06/27/2013
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Case Worker: MPB
Local Agency: Not reported
RB Case Number: 28-0186
LOC Case Number: Not reported
File Location: Local Agency
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline

VCS #5 (Continued) **S104025332**

Site History: Currently, the Site in an operating 76-branded automotive fueling station with convenience store, two (2) operating 10,000-gal underground storage tanks (USTs) . Release of gasoline was first reported in Dec 1990. Groundwater monitoring began in June 1994, with off-Site groundwater monitoring wells advanced in Feb 1995. Five (5) single-walled USTs were removed in 1996. Elevated levels of petroleum hydrocarbon contaminants were discovered. Other gas service stations exist proximal to the Site; a Chevron and Exxon are both upgradient. Soil and groundwater extraction has been performed on and off Site. Five (5) monitoring wells and three (3) extraction wells currently operate on Site.

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500168
Contact Type:	Regional Board Caseworker
Contact Name:	MARK PAUL BARE
Organization Name:	SAN FRANCISCO BAY RWQCB (REGION 2)
Address:	1515 Clay Street, Suite 1400
City:	OAKLAND
Email:	mark.bare@waterboards.ca.gov
Phone Number:	5106222446

Status History:

Global Id:	T0605500168
Status:	Open - Case Begin Date
Status Date:	12/17/1990
Global Id:	T0605500168
Status:	Open - Eligible for Closure
Status Date:	06/27/2013
Global Id:	T0605500168
Status:	Open - Remediation
Status Date:	11/22/1995
Global Id:	T0605500168
Status:	Open - Remediation
Status Date:	01/04/2002
Global Id:	T0605500168
Status:	Open - Remediation
Status Date:	04/26/2002
Global Id:	T0605500168
Status:	Open - Remediation
Status Date:	09/11/2002
Global Id:	T0605500168
Status:	Open - Site Assessment
Status Date:	11/13/1992
Global Id:	T0605500168
Status:	Open - Verification Monitoring
Status Date:	11/01/2008

VCS #5 (Continued) **S104025332**

Regulatory Activities:

Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	04/19/2012
Action:	Staff Letter
Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	09/12/2013
Action:	Staff Letter
Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	11/13/1992
Action:	* Historical Enforcement
Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	02/28/2003
Action:	File review
Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	04/08/2011
Action:	Staff Letter
Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	10/27/2010
Action:	Staff Letter
Global Id:	T0605500168
Action Type:	Other
Date:	12/17/1990
Action:	Leak Stopped
Global Id:	T0605500168
Action Type:	RESPONSE
Date:	09/27/2013
Action:	Well Destruction Workplan - Regulator Responded
Global Id:	T0605500168
Action Type:	ENFORCEMENT
Date:	06/07/2010
Action:	Staff Letter
Global Id:	T0605500168
Action Type:	RESPONSE
Date:	02/24/2011
Action:	Clean Up Fund - 5-Year Review Summary
Global Id:	T0605500168
Action Type:	RESPONSE
Date:	02/24/2011
Action:	Clean Up Fund - 5-Year Review Summary
Global Id:	T0605500168

VCS #5 (Continued) **S104025332**

Action Type: ENFORCEMENT
Date: 11/14/2011
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/15/2002
Action: Meeting

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 02/24/2010
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 12/13/2011
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 10/02/2008
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/12/2009
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 11/02/2009
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 09/24/2008
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/24/2011
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 03/29/2006
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/19/2015
Action: Other Report

Global Id: T0605500168
Action Type: RESPONSE
Date: 12/28/2009

VCS #5 (Continued) **S104025332**

Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605500168
Action Type: RESPONSE
Date: 10/01/2008
Action: Other Report / Document

Global Id: T0605500168
Action Type: Other
Date: 12/17/1990
Action: Leak Discovery

Global Id: T0605500168
Action Type: REMEDIATION
Date: 09/25/2002
Action: In Situ Physical/Chemical Treatment (other than SVE)

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/28/2009
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/09/2013
Action: Staff Letter

Global Id: T0605500168
Action Type: RESPONSE
Date: 11/06/2008
Action: Email Correspondence

Global Id: T0605500168
Action Type: RESPONSE
Date: 08/19/2013
Action: Other Report / Document

Global Id: T0605500168
Action Type: RESPONSE
Date: 12/24/2007
Action: Other Report / Document

Global Id: T0605500168
Action Type: RESPONSE
Date: 03/14/2012
Action: Other Report / Document

Global Id: T0605500168
Action Type: REMEDIATION
Date: 06/25/1996
Action: Soil Vapor Extraction (SVE)

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 05/07/2009
Action: Staff Letter

VCS #5 (Continued) **S104025332**

Global Id: T0605500168
Action Type: RESPONSE
Date: 02/24/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605500168
Action Type: RESPONSE
Date: 01/26/2005
Action: Other Report / Document

Global Id: T0605500168
Action Type: RESPONSE
Date: 01/31/2005
Action: Monitoring Report - Quarterly

Global Id: T0605500168
Action Type: RESPONSE
Date: 09/24/2010
Action: Other Report / Document

Global Id: T0605500168
Action Type: Other
Date: 12/17/1990
Action: Leak Reported

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 10/30/2008
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/16/2010
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 08/14/2013
Action: Notification - Public Notice of Case Closure

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 12/28/2005
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 01/13/2010
Action: Email Correspondence

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 09/25/2007
Action: Staff Letter

Global Id: T0605500168
Action Type: RESPONSE

VCS #5 (Continued) **S104025332**

Date: 08/05/2008
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 02/23/2009
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 04/07/2011
Action: Staff Letter

Global Id: T0605500168
Action Type: ENFORCEMENT
Date: 11/20/2012
Action: Staff Letter

NAPA CO. LUST:
Permit ID: 10015
Job Number: Not reported
Status: Open
Permit Type: LOP
District: 3

LUST REG 2:
Region: 2
Facility Id: 28-0186
Facility Status: Remedial action (cleanup) Underway
Case Number: 0243
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: 11/13/1992
Pollution Remediation Plan Submitted: 4/26/2002
Date Remediation Action Underway: 9/11/2002
Date Post Remedial Action Monitoring Began: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 28
Reg By: LTNKA
Reg Id: 28-0186

9
WSW
1/4-1/2
0.444 mi.
2344 ft.

Relative:
Higher

Actual:
229 ft.

CORNER OF MITCHELL AND POPE ST
MITCHELL DR SAINT
SAINT HELENA, CA 94574

LUST **U003114835**
N/A

NAPA CO. LUST:
Permit ID: 4576
Job Number: 22-00615
Status: Closed
Permit Type: LOP
District: 4

B10
WSW
1/4-1/2
0.447 mi.
2360 ft.

Relative:
Higher

Actual:
233 ft.

NOBLE PROPERTIES
1132 MAIN STREET
ST. HELENA, CA 94574

Site 2 of 3 in cluster B

SLIC **S108724701**
N/A

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	03/18/2009
Global Id:	SL0605588535
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	Not reported
Latitude:	38.503694
Longitude:	-122.467246
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	28S0064
File Location:	Regional Board
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	03/18/2009
Global Id:	T10000000217
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	Not reported
Latitude:	38.503694
Longitude:	-122.467246
Case Type:	Cleanup Program Site
Case Worker:	Not reported
Local Agency:	Not reported
RB Case Number:	28S0064
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

B11 **SAINT HELENA PLAZA** **LUST** **S109285405**
WSW **1136 MAIN ST** **N/A**
1/4-1/2 **SAINT HELENA, CA 94574**
0.449 mi.
2369 ft. **Site 3 of 3 in cluster B**

Relative:
Higher

Actual:
233 ft.

LUST:

Region:	STATE
Global Id:	T10000000393
Latitude:	38.50386
Longitude:	-122.467472
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/14/2011
Lead Agency:	NAPA COUNTY LOP
Case Worker:	JTN
Local Agency:	NAPA COUNTY LOP
RB Case Number:	Not reported
LOC Case Number:	0736
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water), Soil
Potential Contaminants of Concern:	Diesel, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T10000000393
Contact Type:	Local Agency Caseworker
Contact Name:	James Newman, P.G., C.E.G.
Organization Name:	NAPA COUNTY LOP
Address:	1195 THIRD STREET, SUITE 101
City:	NAPA
Email:	james.newman@countyofnapa.org
Phone Number:	Not reported

Status History:

Global Id:	T10000000393
Status:	Completed - Case Closed
Status Date:	09/14/2011
Global Id:	T10000000393
Status:	Open - Case Begin Date
Status Date:	10/07/2008
Global Id:	T10000000393
Status:	Open - Site Assessment
Status Date:	10/07/2008

Regulatory Activities:

Global Id:	T10000000393
Action Type:	ENFORCEMENT
Date:	02/10/2011
Action:	Staff Letter
Global Id:	T10000000393
Action Type:	ENFORCEMENT
Date:	12/13/2010
Action:	Staff Letter

SAINT HELENA PLAZA (Continued) **S109285405**

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 05/19/2011
Action: Staff Letter

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 02/16/2010
Action: Staff Letter

Global Id: T10000000393
Action Type: Other
Date: 12/31/1978
Action: Leak Began

Global Id: T10000000393
Action Type: Other
Date: 12/31/1978
Action: Leak Stopped

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 12/19/2008
Action: Notice of Responsibility

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 06/14/2011
Action: Staff Letter

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 09/14/2011
Action: Closure/No Further Action Letter

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 07/16/2009
Action: Staff Letter

Global Id: T10000000393
Action Type: ENFORCEMENT
Date: 07/02/2010
Action: Staff Letter

Global Id: T10000000393
Action Type: Other
Date: 10/01/2007
Action: Leak Reported

Global Id: T10000000393
Action Type: Other
Date: 10/01/2007
Action: Leak Discovery

SAINT HELENA PLAZA (Continued) **S109285405**

NAPA CO. LUST:
Permit ID: 4547
Job Number: 22-00736
Status: Closed
Permit Type: LOP
District: 2

12
SSE
1/4-1/2
0.461 mi.
2432 ft.

LIDENT CORPORATION
899 DOWDELL LN
SAINT HELENA, CA 94574

LUST **S104162282**
HIST CORTESE **N/A**

Relative:
Higher

Actual:
228 ft.

LUST:

Region:	STATE
Global Id:	T0605500188
Latitude:	38.499225
Longitude:	-122.456801
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	09/02/1993
Lead Agency:	NAPA COUNTY LOP
Case Worker:	JTN
Local Agency:	NAPA COUNTY LOP
RB Case Number:	28-0208
LOC Case Number:	0099
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500188
Contact Type:	Local Agency Caseworker
Contact Name:	James Newman, P.G., C.E.G.
Organization Name:	NAPA COUNTY LOP
Address:	1195 THIRD STREET, SUITE 101
City:	NAPA
Email:	james.newman@countyofnapa.org
Phone Number:	Not reported

Status History:

Global Id:	T0605500188
Status:	Completed - Case Closed
Status Date:	09/02/1993
Global Id:	T0605500188
Status:	Open - Case Begin Date
Status Date:	03/25/1990
Global Id:	T0605500188
Status:	Open - Site Assessment
Status Date:	06/18/1992

LIDENT CORPORATION (Continued) **S104162282**

Regulatory Activities:
Global Id: T0605500188
Action Type: ENFORCEMENT
Date: 06/18/1992
Action: * Historical Enforcement

Global Id: T0605500188
Action Type: Other
Date: 02/20/1991
Action: Leak Stopped

Global Id: T0605500188
Action Type: Other
Date: 02/20/1991
Action: Leak Discovery

Global Id: T0605500188
Action Type: Other
Date: 03/25/1990
Action: Leak Reported

NAPA CO. LUST:
Permit ID: 4769
Job Number: 22-00099
Status: Closed
Permit Type: LOP
District: 5

LUST REG 2:
Region: 2
Facility Id: 28-0208
Facility Status: Case Closed
Case Number: 0099
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: 6/18/1992
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 28
Reg By: LTNKA
Reg Id: 28-0208

C13 **NAPA VALLEY PETROLEUM #2** **LUST** **S104162273**
WSW **1153 MAIN ST** **HIST CORTESE** **N/A**
1/4-1/2 **ST HELENA, CA 94574**
0.461 mi.
2435 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
235 ft.

LUST:

Region:	STATE
Global Id:	T0605500061
Latitude:	38.5035206050068
Longitude:	-122.467850446701
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/16/2015
Lead Agency:	NAPA COUNTY LOP
Case Worker:	JTN
Local Agency:	NAPA COUNTY LOP
RB Case Number:	28-0064
LOC Case Number:	0065
File Location:	Local Agency
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id:	T0605500061
Contact Type:	Local Agency Caseworker
Contact Name:	James Newman, P.G., C.E.G.
Organization Name:	NAPA COUNTY LOP
Address:	1195 THIRD STREET, SUITE 101
City:	NAPA
Email:	james.newman@countyofnapa.org
Phone Number:	Not reported

Status History:

Global Id:	T0605500061
Status:	Completed - Case Closed
Status Date:	03/16/2015
Global Id:	T0605500061
Status:	Open - Case Begin Date
Status Date:	08/07/1986
Global Id:	T0605500061
Status:	Open - Eligible for Closure
Status Date:	07/25/2014
Global Id:	T0605500061
Status:	Open - Remediation
Status Date:	11/11/2011
Global Id:	T0605500061
Status:	Open - Site Assessment
Status Date:	02/02/1996
Global Id:	T0605500061
Status:	Open - Site Assessment

NAPA VALLEY PETROLEUM #2 (Continued) **S104162273**

Status Date: 10/17/2002

Global Id: T0605500061
Status: Open - Site Assessment
Status Date: 04/14/2003

Regulatory Activities:
Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 10/20/2003
Action: * Historical Enforcement

Global Id: T0605500061
Action Type: RESPONSE
Date: 02/17/2012
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 03/16/2015
Action: Closure/No Further Action Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 06/14/2006
Action: File review

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 08/21/2014
Action: Notification - Public Notice of Case Closure

Global Id: T0605500061
Action Type: Other
Date: 08/07/1986
Action: Leak Stopped

Global Id: T0605500061
Action Type: RESPONSE
Date: 08/27/2013
Action: Corrective Action Plan / Remedial Action Plan - Regulator Responded

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 10/31/2002
Action: Site Visit / Inspection / Sampling

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 05/24/2010
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 10/20/2003
Action: Staff Letter

NAPA VALLEY PETROLEUM #2 (Continued) **S104162273**

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 04/14/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 12/29/2011
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 12/16/2011
Action: Staff Letter

Global Id: T0605500061
Action Type: RESPONSE
Date: 06/24/2014
Action: Request for Closure - Regulator Responded

Global Id: T0605500061
Action Type: RESPONSE
Date: 10/28/2014
Action: Well Destruction Workplan - Regulator Responded

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 02/24/2009
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 08/21/2014
Action: Staff Letter

Global Id: T0605500061
Action Type: RESPONSE
Date: 03/11/2015
Action: Request for Closure - Regulator Responded

Global Id: T0605500061
Action Type: REMEDIATION
Date: 01/14/1998
Action: Excavation

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 09/24/2008
Action: Staff Letter

Global Id: T0605500061
Action Type: RESPONSE
Date: 03/21/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605500061
Action Type: Other

NAPA VALLEY PETROLEUM #2 (Continued) **S104162273**

Date: 08/07/1986
Action: Leak Discovery

Global Id: T0605500061
Action Type: RESPONSE
Date: 06/01/2011
Action: Interim Remedial Action Plan

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 08/24/2011
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 05/27/2009
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 05/06/2009
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 09/25/2003
Action: Staff Letter

Global Id: T0605500061
Action Type: Other
Date: 03/10/1998
Action: Leak Reported

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 12/22/2008
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 08/31/2010
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 09/09/2010
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 04/12/2011
Action: Staff Letter

Global Id: T0605500061
Action Type: ENFORCEMENT
Date: 09/11/2012
Action: Staff Letter

NAPA VALLEY PETROLEUM #2 (Continued) **S104162273**

Global Id: T0605500061
Action Type: RESPONSE
Date: 03/21/2011
Action: Clean Up Fund - 5-Year Review Summary

Global Id: T0605500061
Action Type: RESPONSE
Date: 03/21/2011
Action: Clean Up Fund - 5-Year Review Summary

LUST REG 2:
Region: 2
Facility Id: 28-0064
Facility Status: Pollution Characterization
Case Number: 0065
How Discovered: Tank Closure
Leak Cause: Structure Failure
Leak Source: Tank
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: 2/2/1996
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: 4/14/2003
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

HIST CORTESE:
Region: CORTESE
Facility County Code: 28
Reg By: LTNKA
Reg Id: 28-0064

C14 **ST. HELENA PETROLEUM** **LUST** **U001598191**
WSW **1153 MAIN ST** **UST** **N/A**
1/4-1/2 **SAINT HELENA, CA 94574** **SWEEPS UST**
0.461 mi. **HIST UST**
2435 ft. **Site 2 of 2 in cluster C**

Relative: Higher

Actual: 235 ft.

NAPA CO. LUST:
Permit ID: 10005
Job Number: Not reported
Status: Open
Permit Type: LOP
District: 3

UST:
Facility ID: NAPA0065
Permitting Agency: NAPA COUNTY
Latitude: 38.5048569
Longitude: -122.466512

NAPA CO. UST:
Facility ID: NAPA0065
Num of Tanks: 4

ST. HELENA PETROLEUM (Continued) **U001598191**

SWEEPS UST:

Status:	Active
Comp Number:	48332
Number:	9
Board Of Equalization:	44-015442
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	1
SWRCB Tank Id:	28-000-048332-000001
Tank Status:	A
Capacity:	4000
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	4

Status:	Active
Comp Number:	48332
Number:	9
Board Of Equalization:	44-015442
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	2
SWRCB Tank Id:	28-000-048332-000002
Tank Status:	A
Capacity:	4000
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	LEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	48332
Number:	9
Board Of Equalization:	44-015442
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	06-30-89
Owner Tank Id:	3
SWRCB Tank Id:	28-000-048332-000003
Tank Status:	A
Capacity:	10000
Active Date:	07-01-85
Tank Use:	M.V. FUEL
STG:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

Status:	Active
Comp Number:	48332
Number:	9
Board Of Equalization:	44-015442
Referral Date:	07-01-85

ST. HELENA PETROLEUM (Continued) **U001598191**

Action Date: Not reported
Created Date: 06-30-89
Owner Tank Id: 4
SWRCB Tank Id: 28-000-048332-000004
Tank Status: A
Capacity: 6000
Active Date: 07-01-85
Tank Use: M.V. FUEL
STG: P
Content: REG UNLEADED
Number Of Tanks: Not reported

HIST UST:
Region: STATE
Facility ID: 00000048332
Facility Type: Gas Station
Other Type: Not reported
Contact Name: GREG GELOW
Telephone: 7079634716
Owner Name: DANO D. MATTIUZZI
Owner Address: 4354 SONOMA MOUNTAIN RD
Owner City,St,Zip: SANTA ROSA, CA 95404
Total Tanks: 0004

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, Vapor Sniff Well

Tank Num: 002
Container Num: 2
Year Installed: Not reported
Tank Capacity: 00004000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, Vapor Sniff Well

Tank Num: 003
Container Num: 3
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, Vapor Sniff Well

Tank Num: 004
Container Num: 4
Year Installed: Not reported
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM

ST. HELENA PETROLEUM (Continued) **U001598191**

Container Construction Thickness: Not reported
Leak Detection: Visual, Stock Inventor, Vapor Sniff Well

D15 **PG&E ST. HELENA** **ENVIROSTOR** **S107737029**
WSW **1301-1302 MITCHELL DRIVE** **VCP** **N/A**
1/4-1/2 **ST. HELENA, CA 94574**
0.481 mi.
2538 ft. **Site 1 of 3 in cluster D**

Relative:
Higher

Actual:
231 ft.

ENVIROSTOR:
Facility ID: 28490002
Status: Active
Status Date: 12/18/1996
Site Code: 200257
Site Type: Voluntary Cleanup
Site Type Detailed: Voluntary Cleanup
Acres: 0.75
NPL: NO
Regulatory Agencies: SMBRP, RWQCB 2 - San Francisco Bay, NAPA COUNTY
Lead Agency: SMBRP
Program Manager: Remedios Sunga
Supervisor: Denise Tsuji
Division Branch: Cleanup Berkeley
Assembly: 04
Senate: 03
Special Program: Voluntary Cleanup Program
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Responsible Party
Latitude: 38.50216
Longitude: -122.4670
APN: 009263005000
Past Use: MANUFACTURED GAS PLANT
Potential COC: Arsenic Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel TPH-gas Ethylbenzene Toluene Xylenes
Confirmed COC: Arsenic Benzene Lead Polynuclear aromatic hydrocarbons (PAHs TPH-diesel TPH-gas Ethylbenzene Toluene Xylenes
Potential Description: OTH, SOIL
Alias Name: TOWN GAS PLANT- SAINT HELENA #1
Alias Type: Alternate Name
Alias Name: 009263005000
Alias Type: APN
Alias Name: 110033611125
Alias Type: EPA (FRS #)
Alias Name: SL0605518541
Alias Type: GeoTracker Global ID
Alias Name: 200257
Alias Type: Project Code (Site Code)
Alias Name: 28490002
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2009
Comments: DTSC cost estimate sent 9/29/2009

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Design/Implementation Workplan
Completed Date:	08/08/2007
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	11/25/2007
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Investigation Workplan
Completed Date:	11/23/2005
Comments:	Sampling to refine boundaries of remedial areas.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Investigation / Feasibility Study
Completed Date:	04/10/2006
Comments:	Approved report detailing additional investigation of soil beneath Mitchell Drive, soil on the MPP, and soil on the main project site.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operations and Maintenance Report
Completed Date:	06/17/2008
Comments:	Not reported

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fact Sheets
Completed Date:	12/05/2006
Comments:	Fact sheet summarizes results of site investigations, cleanup goals, and cleanup recommendations.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	02/04/1987
Comments:	Site setting and historical uses identified. Twelve surface soil samples collected. Polycyclic aromatic hydrocarbon (PAH), lead, and arsenic levels quantified. Mercury and cyanide not detected.

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Preliminary Endangerment Assessment Report
Completed Date:	08/29/1991
Comments:	Site investigation indicated the presence of polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs) from historic gas manufacturing activities. Total petroleum hydrocarbons were also detected. Risk assessment identified direct exposure to surface soil as the only plausible exposure pathway at the Site. Site determined to be secured and unoccupied. Further subsurface investigation and capping recommended.

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Health & Safety Plan
Completed Date: 07/01/2000
Comments: Site-specific plan for worker safety in accordance with federal and state regulations. Establishes personal protective equipment, site control, decontamination, and emergency response procedures for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 08/11/2004
Comments: Approved supplemental remedial investigation. Report concluded that soil impacts extend to 30 feet below ground surface, while PAHs are present in groundwater to 65 feet bgs. Lateral and vertical migration of contaminants is limited by low permeability soils. Contaminants were not observed in nearby Sulphur Creek.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot/Treatability Study Report
Completed Date: 01/10/2005
Comments: Approved report of phase one pilot testing and work plan for phase two testing. Phase one testing included five-day dual phase extraction, bench-scale testing of chemical oxidation of contaminants in soil, and analysis of field data for indications of biodegradation. Phase Two testing to include dual-phase extraction with ethanol-enhanced recovery of NAPL.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/01/2005
Comments: Approved groundwater monitoring report. Analytical results for contaminants in perched groundwater were generally consistent with historic results. Contaminant concentrations in groundwater zones A, B, and C were generally higher than historic results. No arsenic or PAHs were detected in surface water.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 10/19/2001
Comments: Approved the site risk assessment report which concluded that PAHs, arsenic, and benzene are the primary COCs at the site. Potential exposure pathways were determined to be extraction of shallow groundwater and construction activities involving disruption of soils and/or groundwater. Impacts on Sulfur Creek were determined to be within acceptable limits, as COCs in shallow groundwater were determined to be present at concentrations below ecological screening levels.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 04/30/1991

PG&E ST. HELENA (Continued) **S107737029**

Comments:	Community profile submitted to assist in identifying distribution points for Preliminary Endangerment Assessment.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Feasibility Study Workplan
Completed Date:	07/20/2006
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	04/23/2013
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Initial Study/ Neg. Declaration
Completed Date:	04/20/2007
Comments:	Final CEQA Negative Declaration approved.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Voluntary Cleanup Agreement
Completed Date:	12/18/1996
Comments:	Signed Agreement with PG&E.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	11/30/2010
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	10/12/2011
Comments:	Sent out annual cost estimate
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	10/29/2012
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	08/27/2013
Comments:	Annual Oversight Cost Estimate
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Annual Oversight Cost Estimate
Completed Date:	08/27/2014
Comments:	Not reported

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement
Completed Date: 08/23/2006
Comments: Provision for submittal of electronic documents added to cleanup agreement.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/23/2008
Comments: Approved first half 2008 O&M Report. The Report presents the results of the May 2008 sampling of groundwater monitoring wells and documents the operation of the dual-phase extraction system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/30/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/27/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/16/2011
Comments: Report was accepted. There are no changes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/09/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/25/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/01/2011
Comments: Not reported

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: *Correspondence - Received
Completed Date: 01/13/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 12/17/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/28/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/16/2014
Comments: Field remediation work completed with site restored and new fence.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 07/13/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/14/2008
Comments: DTSC annual oversight cost estimate to PRPs per HSC 25269.5.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 05/22/1987
Comments: Completed Site Screening. Results of site investigations indicate that site soils contain elevated levels of arsenic, polycyclic aromatic hydrocarbons (PAHs), total extractable petroleum hydrocarbons, and total petroleum hydrocarbons as gasoline (TPH-g). Groundwater samples detected elevated concentrations of benzene, TPH-g, and PAHs.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 04/20/2007

PG&E ST. HELENA (Continued) **S107737029**

Comments:	Remedial Action Plan approved. Site remedy includes combination of excavation, dual-phase extraction and treatment, natural attenuation, and site management plans.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Fieldwork
Completed Date:	08/01/2006
Comments:	Installation of monitoring and extraction wells completed.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Notice
Completed Date:	12/04/2006
Comments:	Public notice finalized to announce public comment period.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Operations and Maintenance Manual
Completed Date:	08/01/2008
Comments:	DTSC approved the Operation and Maintenance Manual for operation of the dual-phase extraction and treatment system.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Public Participation Plan / Community Relations Plan
Completed Date:	10/23/2006
Comments:	Public Participation Plan completed detailing community interests and concerns regarding site cleanup. Anticipated future public participation activities also described.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Well Completion Report
Completed Date:	01/18/2007
Comments:	Approved well installation report.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Completion Report
Completed Date:	04/23/2008
Comments:	DTSC approved the Remedial Action Completion Report and no further action for soil cleanup.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Remedial Action Completion Report
Completed Date:	06/09/2015
Comments:	DTSC approved final Remedial Action Completion Report. Approximately 4,820 cubic yards of contaminated soil was removed from the Site and disposed to permitted landfills.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Monitoring Report
Completed Date:	06/11/2007
Comments:	Groundwater elevation data observed to reflect operation of

PG&E ST. HELENA (Continued) **S107737029**

dual-phase extraction and treatment system for May/June sampling event. Concentrations of contaminants of concern consistent with those previously reported.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Implementation Workplan
Completed Date: 06/11/2007
Comments: Approved destruction of MW-3, MW-4 and MW-5. Plan details the procedure to be followed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 08/06/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 02/26/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/17/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/20/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 05/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/26/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/04/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/05/2014

PG&E ST. HELENA (Continued) **S107737029**

Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 09/04/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 05/05/2014
Comments: Work notice for remedial action implementation for removing about 42,00o cubic yards of contaminated soil and disposal offsite.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 08/26/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Workplan
Completed Date: 03/10/2015
Comments: DTSC approved groundwater monitoring program with the following minor revision. The groundwater wells will be developed after a minimum of 72 hours after construction.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/08/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Certification
Schedule Due Date: 06/03/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/08/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/08/2016
Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Land Use Restriction
Schedule Due Date: 05/08/2016

PG&E ST. HELENA (Continued) **S107737029**

Schedule Revised Date: Not reported
Schedule Area Name: PROJECT WIDE
Schedule Sub Area Name: Not reported
Schedule Document Type: Operations and Maintenance Plan
Schedule Due Date: 09/30/2015
Schedule Revised Date: Not reported

VCP:
Facility ID: 28490002
Site Type: Voluntary Cleanup
Site Type Detail: Voluntary Cleanup
Site Mgmt. Req.: NONE SPECIFIED
Acres: 0.75
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP, RWQCB 2 - San Francisco Bay, NAPA COUNTY
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Remedios Sunga
Supervisor: Denise Tsuji
Division Branch: Cleanup Berkeley
Site Code: 200257
Assembly: 04
Senate: 03
Special Programs Code: Voluntary Cleanup Program
Status: Active
Status Date: 12/18/1996
Restricted Use: NO
Funding: Responsible Party
Lat/Long: 38.50216 / -122.4670
APN: 009263005000
Past Use: MANUFACTURED GAS PLANT
Potential COC: 30001, 30003, 30013, 30019, 30024, 30025, 30272, 30550, 30593
Confirmed COC: 30001,30003,30013,30019,30024,30025,30272,30550,30593
Potential Description: OTH, SOIL
Alias Name: TOWN GAS PLANT- SAINT HELENA #1
Alias Type: Alternate Name
Alias Name: 009263005000
Alias Type: APN
Alias Name: 110033611125
Alias Type: EPA (FRS #)
Alias Name: SL0605518541
Alias Type: GeoTracker Global ID
Alias Name: 200257
Alias Type: Project Code (Site Code)
Alias Name: 28490002
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 09/29/2009
Comments: DTSC cost estimate sent 9/29/2009

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan

PG&E ST. HELENA (Continued) **S107737029**

Completed Date: 08/08/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 11/25/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 11/23/2005
Comments: Sampling to refine boundaries of remedial areas.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation / Feasibility Study
Completed Date: 04/10/2006
Comments: Approved report detailing additional investigation of soil beneath Mitchell Drive, soil on the MPP, and soil on the main project site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/17/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fact Sheets
Completed Date: 12/05/2006
Comments: Fact sheet summarizes results of site investigations, cleanup goals, and cleanup recommendations.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 02/04/1987
Comments: Site setting and historical uses identified. Twelve surface soil samples collected. Polycyclic aromatic hydrocarbon (PAH), lead, and arsenic levels quantified. Mercury and cyanide not detected.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Endangerment Assessment Report
Completed Date: 08/29/1991
Comments: Site investigation indicated the presence of polycyclic aromatic hydrocarbons (PAHs) and volatile organic compounds (VOCs) from historic gas manufacturing activities. Total petroleum hydrocarbons were also detected. Risk assessment identified direct exposure to surface soil as the only plausible exposure pathway at the Site. Site determined to be secured and unoccupied. Further subsurface investigation and capping recommended.

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

PG&E ST. HELENA (Continued) **S107737029**

Completed Document Type: Health & Safety Plan
Completed Date: 07/01/2000
Comments: Site-specific plan for worker safety in accordance with federal and state regulations. Establishes personal protective equipment, site control, decontamination, and emergency response procedures for the site.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 08/11/2004
Comments: Approved supplemental remedial investigation. Report concluded that soil impacts extend to 30 feet below ground surface, while PAHs are present in groundwater to 65 feet bgs. Lateral and vertical migration of contaminants is limited by low permeability soils. Contaminants were not observed in nearby Sulphur Creek.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Pilot/Treatability Study Report
Completed Date: 01/10/2005
Comments: Approved report of phase one pilot testing and work plan for phase two testing. Phase one testing included five-day dual phase extraction, bench-scale testing of chemical oxidation of contaminants in soil, and analysis of field data for indications of biodegradation. Phase Two testing to include dual-phase extraction with ethanol-enhanced recovery of NAPL.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/01/2005
Comments: Approved groundwater monitoring report. Analytical results for contaminants in perched groundwater were generally consistent with historic results. Contaminant concentrations in groundwater zones A, B, and C were generally higher than historic results. No arsenic or PAHs were detected in surface water.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Risk Assessment Report
Completed Date: 10/19/2001
Comments: Approved the site risk assessment report which concluded that PAHs, arsenic, and benzene are the primary COCs at the site. Potential exposure pathways were determined to be extraction of shallow groundwater and construction activities involving disruption of soils and/or groundwater. Impacts on Sulfur Creek were determined to be within acceptable limits, as COCs in shallow groundwater were determined to be present at concentrations below ecological screening levels.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Community Profile
Completed Date: 04/30/1991
Comments: Community profile submitted to assist in identifying distribution points for Preliminary Endangerment Assessment.

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Feasibility Study Workplan
Completed Date: 07/20/2006
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 04/23/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Neg. Declaration
Completed Date: 04/20/2007
Comments: Final CEQA Negative Declaration approved.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Voluntary Cleanup Agreement
Completed Date: 12/18/1996
Comments: Signed Agreement with PG&E.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 11/30/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/12/2011
Comments: Sent out annual cost estimate

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 10/29/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/27/2013
Comments: Annual Oversight Cost Estimate

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Annual Oversight Cost Estimate
Completed Date: 08/27/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Amendment - Order/Agreement

PG&E ST. HELENA (Continued) **S107737029**

Completed Date: 08/23/2006
Comments: Provision for submittal of electronic documents added to cleanup agreement.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 10/23/2008
Comments: Approved first half 2008 O&M Report. The Report presents the results of the May 2008 sampling of groundwater monitoring wells and documents the operation of the dual-phase extraction system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/18/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Technical Report
Completed Date: 06/30/2011
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 12/27/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 11/16/2011
Comments: Report was accepted. There are no changes.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/09/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 01/25/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 04/01/2011
Comments: Not reported

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

PG&E ST. HELENA (Continued) **S107737029**

Completed Date: 01/13/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Work Notice
Completed Date: 12/17/2010
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/28/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 10/16/2014
Comments: Field remediation work completed with site restored and new fence.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 07/13/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/05/2012
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 10/14/2008
Comments: DTSC annual oversight cost estimate to PRPs per HSC 25269.5.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 05/22/1987
Comments: Completed Site Screening. Results of site investigations indicate that site soils contain elevated levels of arsenic, polycyclic aromatic hydrocarbons (PAHs), total extractable petroleum hydrocarbons, and total petroleum hydrocarbons as gasoline (TPH-g). Groundwater samples detected elevated concentrations of benzene, TPH-g, and PAHs.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Plan
Completed Date: 04/20/2007
Comments: Remedial Action Plan approved. Site remedy includes combination of excavation, dual-phase extraction and treatment, natural attenuation, and site management plans.

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Fieldwork
Completed Date: 08/01/2006
Comments: Installation of monitoring and extraction wells completed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 12/04/2006
Comments: Public notice finalized to announce public comment period.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Manual
Completed Date: 08/01/2008
Comments: DTSC approved the Operation and Maintenance Manual for operation of the dual-phase extraction and treatment system.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Participation Plan / Community Relations Plan
Completed Date: 10/23/2006
Comments: Public Participation Plan completed detailing community interests and concerns regarding site cleanup. Anticipated future public participation activities also described.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Well Completion Report
Completed Date: 01/18/2007
Comments: Approved well installation report.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 04/23/2008
Comments: DTSC approved the Remedial Action Completion Report and no further action for soil cleanup.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Completion Report
Completed Date: 06/09/2015
Comments: DTSC approved final Remedial Action Completion Report. Approximately 4,820 cubic yards of contaminated soil was removed from the Site and disposed to permitted landfills.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 06/11/2007
Comments: Groundwater elevation data observed to reflect operation of dual-phase extraction and treatment system for May/June sampling event. Concentrations of contaminants of concern consistent with those previously reported.

PG&E ST. HELENA (Continued) **S107737029**

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Action Implementation Workplan
Completed Date: 06/11/2007
Comments: Approved destruction of MW-3, MW-4 and MW-5. Plan details the procedure to be followed.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Public Notice
Completed Date: 08/06/2007
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Design/Implementation Workplan
Completed Date: 02/26/2014
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Operations and Maintenance Report
Completed Date: 06/17/2008
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Report
Completed Date: 02/20/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Remedial Investigation Workplan
Completed Date: 05/21/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 03/26/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 09/04/2013
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Monitoring Report
Completed Date: 02/05/2014
Comments: Not reported

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

PG&E ST. HELENA (Continued) **S107737029**

Completed Document Type:	Remedial Investigation Report
Completed Date:	09/04/2013
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Work Notice
Completed Date:	05/05/2014
Comments:	Work notice for remedial action implementation for removing about 42,00o cubic yards of contaminated soil and disposal offsite.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Monitoring Report
Completed Date:	08/26/2014
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Technical Workplan
Completed Date:	03/10/2015
Comments:	DTSC approved groundwater monitoring program with the following minor revision. The groundwater wells will be developed after a minimum of 72 hours after construction.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Land Use Restriction
Schedule Due Date:	05/08/2016
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Certification
Schedule Due Date:	06/03/2016
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Land Use Restriction
Schedule Due Date:	05/08/2016
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Land Use Restriction
Schedule Due Date:	05/08/2016
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Land Use Restriction
Schedule Due Date:	05/08/2016
Schedule Revised Date:	Not reported
Schedule Area Name:	PROJECT WIDE
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Operations and Maintenance Plan

PG&E ST. HELENA (Continued) **S107737029**

Schedule Due Date: 09/30/2015
Schedule Revised Date: Not reported

D16 **ST. HELENA PG & E** **SLIC** **S106717813**
WSW **MITCHELL DRIVE AND OAK AVENUE** **N/A**
1/4-1/2 **ST. HELENA, CA 94574**
0.490 mi.
2585 ft. **Site 2 of 3 in cluster D**

Relative:
Higher

Actual:
232 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Remediation**
Status Date:	04/23/2009
Global Id:	SL0605518541
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	28490002
Latitude:	38.502289
Longitude:	-122.467357
Case Type:	Cleanup Program Site
Case Worker:	MPB
Local Agency:	DEPARTMENT OF TOXIC SUBSTANCES CONTROL
RB Case Number:	28S0057
File Location:	Not reported
Potential Media Affected:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Other Solvent or Non-Petroleum Hydrocarbon
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

D17 **PG AND E ST HELENA** **EDR MGP** **1008407746**
WSW **MITCHELL DR AND OAK AVENUE** **N/A**
1/4-1/2 **SAINT HELENA, CA 94574**
0.493 mi.
2601 ft. **Site 3 of 3 in cluster D**

Relative:
Higher

Actual:
231 ft.

Manufactured Gas Plants:

Pacific Gas and Electric Company's (PG AND E's) 1-acre property was formerly the location of a Manufactured Gas Plant (MGP). The MGP operated from between 1883 and 1930.

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
ST HELENA	1003878942	PG&E GAS PLANT ST HELENA	MAIN ST BR BRIDGE	94574	CERCLIS-NFRAP

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75

Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 75
Source: EPA
Telephone: N/A
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing
A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/26/2015
Date Data Arrived at EDR: 04/08/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 64
Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Varies

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94
Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 11/11/2013
Date Made Active in Reports: 02/13/2014
Number of Days to Update: 94
Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 05/28/2015
Date Data Arrived at EDR: 05/29/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 13

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 09/10/2015
Date Data Arrived at EDR: 09/11/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 53

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

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

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/04/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/04/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

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

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/18/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 16

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 14

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/28/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 55

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 76

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/13/2015
Date Data Arrived at EDR: 08/03/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 71

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 07/28/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 01/08/2015
Date Data Arrived at EDR: 01/08/2015
Date Made Active in Reports: 02/09/2015
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 10/30/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/30/2015
Date Data Arrived at EDR: 05/05/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 48
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 07/30/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/27/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/06/2015
Number of Days to Update: 15
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18
Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30
Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 28

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 07/28/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 60

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/22/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/13/2015
Date Data Arrived at EDR: 08/03/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 71

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 07/30/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Semi-Annually

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/23/2014
Date Data Arrived at EDR: 11/25/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 65

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 07/28/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 67

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/03/2015
Date Data Arrived at EDR: 04/30/2015
Date Made Active in Reports: 06/22/2015
Number of Days to Update: 53

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 10/27/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 07/21/2015
Date Data Arrived at EDR: 07/29/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 76

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 12/14/2014
Date Data Arrived at EDR: 02/13/2015
Date Made Active in Reports: 03/13/2015
Number of Days to Update: 28

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 10/30/2015
Next Scheduled EDR Contact: 02/09/2016
Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/04/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/29/2014
Date Data Arrived at EDR: 10/01/2014
Date Made Active in Reports: 11/06/2014
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 06/25/2015
Date Data Arrived at EDR: 09/08/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 34

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/22/2015
Date Data Arrived at EDR: 06/24/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 09/23/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/15/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 09/21/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 44

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 11/06/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 08/31/2015
Next Scheduled EDR Contact: 12/14/2015
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/04/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 30
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/10/2015
Date Made Active in Reports: 03/18/2015
Number of Days to Update: 8
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/12/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 60

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 11/25/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/10/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 32

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/18/2014
Date Data Arrived at EDR: 03/18/2014
Date Made Active in Reports: 04/24/2014
Number of Days to Update: 37

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 10/30/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 34

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 12/08/2015
Next Scheduled EDR Contact: 12/21/2015
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/24/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 68

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 09/25/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 20

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/27/2015
Next Scheduled EDR Contact: 11/09/2015
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 14

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 10/21/2015
Date Data Arrived at EDR: 10/22/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 14

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/09/2015
Date Data Arrived at EDR: 06/26/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/01/2015
Date Data Arrived at EDR: 09/03/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 11/10/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/15/2015
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 14

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/25/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/12/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 110

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 11/25/2013
Date Data Arrived at EDR: 12/12/2013
Date Made Active in Reports: 02/24/2014
Number of Days to Update: 74

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 10/15/2014
Date Made Active in Reports: 11/17/2014
Number of Days to Update: 33

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 10/29/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 01/23/2015
Date Data Arrived at EDR: 02/06/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 31

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 10/08/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 06/26/2015
Date Data Arrived at EDR: 07/10/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 95
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 12/07/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/13/2015
Next Scheduled EDR Contact: 10/28/2015
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011
Date Data Arrived at EDR: 10/19/2011
Date Made Active in Reports: 01/10/2012
Number of Days to Update: 83
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 10/29/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/07/2015
Date Data Arrived at EDR: 07/09/2015
Date Made Active in Reports: 09/16/2015
Number of Days to Update: 69

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 10/07/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/02/2015
Number of Days to Update: 46

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 02/24/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Biennially

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 11/25/2014
Date Data Arrived at EDR: 11/26/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 64

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 10/05/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 07/22/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 40

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 07/22/2015
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 40

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/14/2015
Date Data Arrived at EDR: 06/03/2015
Date Made Active in Reports: 09/02/2015
Number of Days to Update: 91

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 12/03/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/20/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 55

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 37

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 09/29/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/10/2015
Date Data Arrived at EDR: 08/27/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 35

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 41

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 09/25/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 36

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/06/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/18/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 16

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 58

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 10/14/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Annually

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 08/26/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 36

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 11/24/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 36

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/14/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 09/15/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Varies

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 09/03/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 33

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 12/08/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/17/2015
Date Data Arrived at EDR: 08/18/2015
Date Made Active in Reports: 09/11/2015
Number of Days to Update: 24

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/09/2015
Date Made Active in Reports: 10/12/2015
Number of Days to Update: 33

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 12/08/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/14/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 29

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/15/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 08/04/2015
Date Data Arrived at EDR: 08/25/2015
Date Made Active in Reports: 10/05/2015
Number of Days to Update: 41

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 11/16/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: No Update Planned

UIC: UIC Listing

A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 07/23/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 28

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/15/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing

Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water board?s review found that more than one-third of the region?s active disposal pits are operating without permission.

Date of Government Version: 04/15/2015
Date Data Arrived at EDR: 04/17/2015
Date Made Active in Reports: 06/23/2015
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 10/16/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Varies

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historic Dry Cleaners
EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 10/13/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 34

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 10/09/2015
Date Data Arrived at EDR: 10/13/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 37

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List
Cupa Facility List

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 09/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 35

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 11/20/2014
Date Data Arrived at EDR: 11/24/2014
Date Made Active in Reports: 01/07/2015
Number of Days to Update: 44

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 12/11/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 10/22/2015
Date Data Arrived at EDR: 10/23/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 24

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/08/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 22

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 08/24/2015
Date Data Arrived at EDR: 08/25/2015
Date Made Active in Reports: 10/01/2015
Number of Days to Update: 37

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List
Cupa Facility list

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 09/23/2015
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 20

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 11/07/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/15/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/05/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 08/04/2015
Date Data Arrived at EDR: 08/07/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 27

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 11/12/2015
Next Scheduled EDR Contact: 12/07/2015
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 10/30/2015
Date Data Arrived at EDR: 11/07/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 34

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

INYO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List
Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 05/19/2015
Date Data Arrived at EDR: 06/18/2015
Date Made Active in Reports: 07/22/2015
Number of Days to Update: 34

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/19/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 08/11/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 20

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/21/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 11/24/2014
Date Data Arrived at EDR: 01/30/2015
Date Made Active in Reports: 03/04/2015
Number of Days to Update: 33
Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/20/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 30
Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/20/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2015
Date Data Arrived at EDR: 07/27/2015
Date Made Active in Reports: 08/10/2015
Number of Days to Update: 14
Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/15/2015
Date Data Arrived at EDR: 01/29/2015
Date Made Active in Reports: 03/10/2015
Number of Days to Update: 40
Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 03/30/2015
Date Data Arrived at EDR: 04/02/2015
Date Made Active in Reports: 04/13/2015
Number of Days to Update: 11
Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/03/2015
Date Data Arrived at EDR: 05/26/2015
Date Made Active in Reports: 06/11/2015
Number of Days to Update: 16
Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/13/2015
Date Data Arrived at EDR: 10/14/2015
Date Made Active in Reports: 12/01/2015
Number of Days to Update: 48
Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/09/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Semi-Annually

MADERA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/15/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 27

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 10/05/2015
Date Data Arrived at EDR: 10/08/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 7

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/05/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 09/21/2015
Date Data Arrived at EDR: 09/22/2015
Date Made Active in Reports: 11/03/2015
Number of Days to Update: 42

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 09/02/2015
Date Data Arrived at EDR: 09/04/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 39

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/01/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 66

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

NAPA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23
Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 11/16/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24
Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 11/06/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/10/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 24
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/10/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 08/10/2015
Date Made Active in Reports: 09/11/2015
Number of Days to Update: 32
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/10/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2015
Date Data Arrived at EDR: 08/11/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 23
Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 11/11/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

PLACER COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 09/08/2015
Date Data Arrived at EDR: 09/08/2015
Date Made Active in Reports: 10/14/2015
Number of Days to Update: 36
Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/21/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 10/26/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22
Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/21/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 41
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/06/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/03/2015
Date Data Arrived at EDR: 10/06/2015
Date Made Active in Reports: 11/06/2015
Number of Days to Update: 31
Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/06/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/30/2015
Date Data Arrived at EDR: 07/07/2015
Date Made Active in Reports: 07/14/2015
Number of Days to Update: 7

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2014
Date Data Arrived at EDR: 11/21/2014
Date Made Active in Reports: 12/29/2014
Number of Days to Update: 38

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 11/09/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/23/2015
Date Data Arrived at EDR: 09/25/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 20

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 09/21/2015
Next Scheduled EDR Contact: 01/04/2016
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 08/25/2015
Date Data Arrived at EDR: 08/27/2015
Date Made Active in Reports: 09/30/2015
Number of Days to Update: 34

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 10/14/2015
Date Data Arrived at EDR: 10/15/2015
Date Made Active in Reports: 11/16/2015
Number of Days to Update: 32

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/14/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/16/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 49

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List
Cupa facility list

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/24/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 17

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 11/23/2015
Next Scheduled EDR Contact: 03/14/2016
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/10/2015
Date Data Arrived at EDR: 08/14/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 20

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 02/22/2016
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 11/18/2015
Date Data Arrived at EDR: 11/23/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 18

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 09/15/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 49

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 11/18/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Varies

SOLANO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/02/2015
Date Data Arrived at EDR: 09/17/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 49

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/10/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/02/2015
Date Data Arrived at EDR: 09/18/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 12/10/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 09/30/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 36

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 10/01/2015
Date Data Arrived at EDR: 10/02/2015
Date Made Active in Reports: 11/05/2015
Number of Days to Update: 34

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 09/28/2015
Next Scheduled EDR Contact: 01/11/2016
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/05/2015
Date Data Arrived at EDR: 06/09/2015
Date Made Active in Reports: 07/06/2015
Number of Days to Update: 27

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 12/04/2015
Next Scheduled EDR Contact: 03/21/2016
Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 10/29/2015
Date Data Arrived at EDR: 10/30/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 42

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Varies

VENTURA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 08/17/2015
Date Made Active in Reports: 09/03/2015
Number of Days to Update: 17

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/12/2015
Next Scheduled EDR Contact: 11/30/2015
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 10/02/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/28/2015
Date Data Arrived at EDR: 10/28/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 22

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 10/26/2015
Next Scheduled EDR Contact: 02/08/2016
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/26/2015
Date Data Arrived at EDR: 09/15/2015
Date Made Active in Reports: 10/15/2015
Number of Days to Update: 30

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/15/2015
Next Scheduled EDR Contact: 12/28/2015
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 10/19/2015
Date Data Arrived at EDR: 10/27/2015
Date Made Active in Reports: 11/19/2015
Number of Days to Update: 23

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 01/18/2016
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 11/13/2015
Date Data Arrived at EDR: 11/17/2015
Date Made Active in Reports: 12/11/2015
Number of Days to Update: 24

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 11/13/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 45

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 11/16/2015
Next Scheduled EDR Contact: 02/29/2016
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 07/17/2015
Date Made Active in Reports: 08/12/2015
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/13/2015
Next Scheduled EDR Contact: 01/25/2016
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 11/02/2015
Date Data Arrived at EDR: 11/08/2015
Date Made Active in Reports: 12/09/2015
Number of Days to Update: 31

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 11/08/2015
Next Scheduled EDR Contact: 02/15/2016
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/24/2015
Date Made Active in Reports: 08/18/2015
Number of Days to Update: 25

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/19/2015
Next Scheduled EDR Contact: 02/01/2016
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2013
Date Data Arrived at EDR: 06/19/2015
Date Made Active in Reports: 07/15/2015
Number of Days to Update: 26

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 11/19/2015
Next Scheduled EDR Contact: 03/07/2016
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 03/19/2015
Date Made Active in Reports: 04/07/2015
Number of Days to Update: 19

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/09/2015
Next Scheduled EDR Contact: 03/28/2016
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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APPENDIX D

HISTORIC AERIAL PHOTOGRAPHS

INQUIRY #: 2731834.4
YEAR: 1958
= 555'
N

INQUIRY #: 2731834.4
YEAR: 1982
= 690'
N

INQUIRY #: 2731834.4
YEAR: 1993
= 666'
N

INQUIRY #: 2731834.4
YEAR: 1998
= 666'
N

INQUIRY #: 2731834.4
YEAR: 2005
= 604'
N

APPENDIX E

PROFESSIONAL QUALIFICATIONS

Matthew J. Earnshaw, PG, CHg, QSD

Senior Geologist

Qualifications	
Education	California State University, Sonoma – B.S. Geology Santa Rosa Junior College, Santa Rosa – A. Sc.
Registrations	California Professional Geologist License #7838 California Certified Hydrogeologist License #947 Qualified Storm Water Developer OSHA 40 Hour Hazardous Waste Activities Training
Affiliations	California Groundwater Association Groundwater Resources Association of California National Groundwater Association

Mr. Earnshaw is a senior level geologist at EBA with over 18 years of technical and professional experience in hydrogeologic, environmental, and geotechnical investigations.

At EBA, Mr. Earnshaw's responsibilities include the oversight of various technical aspects in support of the firm's engineering, hydrogeologic, and environmental projects. In the field, Mr. Earnshaw has conducted environmental investigations for clientele ranging from small independent homeowners to municipalities to multinational corporations. Mr. Earnshaw specializes in expedited site assessments using multiple subsurface drilling and geophysical techniques. Since Mr. Earnshaw has extensive experience in the design, permitting, construction, operations and maintenance, and waste discharge requirements of dozens of remediation systems and has performed numerous excavations, he is able to offer a full picture regarding the potential environmental liability at any given site.

In the office, Mr. Earnshaw has supervised the development of routine investigative Work Plans, pilot study Work Plans, SCMs, FS/CAPs, RAPs, ICAPs, and monitoring programs. Mr. Earnshaw has also supervised in the construction of Tier 1 and Tier 2 RBCAs for numerous NFA requests. Mr. Earnshaw specializes in creating soil vapor and indoor air sampling Work Plans, as well as supervising the development of vapor probe, sub slab, and indoor air monitoring programs.

Related Experience

- **City of Ukiah Corporation Yard - Ukiah, CA**: Project Geologist for environmental investigation and characterization of impacts to soil and groundwater from leaking USTs, including preparation of a Correction Action Plan/Feasibility Study, which detailed the installation of a SVE/Ozone sparge remediation system.
- **City of Santa Rosa Public Safety Building – Santa Rosa, CA**: Project Geologist for environmental characterization services for a site that contained four USTs including remediation through site closure.
- **Donaldson Property Site Investigation – Santa Rosa, CA**: Project Geologist for the environmental characterization of a leaking UST site that included soil and groundwater monitoring, preparation of a FS/CAP, and remediation.
- **1509 Main Street Site Investigation & Remediation – Napa, CA**: Project Geologist for the investigation and remediation of leaking UST site including installation of soil borings and monitoring wells, permitting, and monitoring.
- **City of Santa Rosa Municipal Services Center – Santa Rosa, CA**: Project Geologist for environmental characterization services for UST site including site excavation, remediation, and monitoring.
- **Graton Fire District - Sonoma County, CA**: Project Geologist for a soil and groundwater investigation related to former USTs including monitoring and installation of an Ozone sparge remediation system.
- **Marlow Cleaners – Santa Rosa, CA:** Project Geologist for the environmental investigation and remediation of a former dry cleaning facility including the installation and operation of a SVE/Ozone sparge remediation system.
- **County of Sonoma Former UST Sites - Sonoma County, CA:** Project Geologist for the environmental characterization and remediation of several UST sites including the Administration complex in Santa Rosa.

October 28, 2016

Mr. Doug Calhoun
County of Napa Planning, Building, and Environmental Services Department
Environmental Health Division – CUPA
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: RESULTS OF SHALLOW SOIL SAMPLING AND REMEDIAL EXCAVATION WORK PLAN
632 McCORKLE AVENUE
ST. HELENA, CALIFORNIA
EBA Project No. 16-2355 (8)

Dear Mr. Calhoun:

EBA Engineering (EBA) was retained by Joe McGrath (Owner) to provide environmental consulting services with respect to the purchase and redevelopment of the property located at 632 McCorkle Avenue, in St. Helena, California, referred to herein as the "project site". In January 2016, EBA prepared an *Environmental Transaction Screen* (Report) (EBA, 2016a) for the project site. Results within the report documented soil staining next to the garage areas that were indicative of historical spills and leaks of petroleum hydrocarbons to the surface. Historical air photos also showed parked cars and debris across a portion of the rear yard.

It is our understanding that the property owner is in the process of permitting the future redevelopment of the property. The governing permitting agencies are therefore asking the owner to define the extents of these shallow impacts as part of the permitting process.

PROPOSED SCOPE OF WORK

In an effort to define the extents of shallow impacts from the previous historical uses, EBA prepared a document entailed *Permit and Work Scope – Pre-Construction Hazardous Materials Assessment* (EBA, 2016b) dated September 8, 2016 which proposed the advancement of six exploratory soil borings for the purpose of collecting shallow soil samples for chemical analysis. Based on the analytical results of the samples from the initial six soil borings, EBA advanced three additional soil borings (SB-7 through SB-9) to further characterize the limits of impacts onsite on October 12, 2016.

825 Sonoma Avenue, Suite C ● Santa Rosa, California 95404
(707)544-0784 ● FAX (707)544-0866 ● www.ebagroup.com

The approximate locations of the soil borings are shown on Figure 2 (Appendix A) and associated soil boring logs are attached in Appendix C.

INVESTIGATIVE PROCEDURES

Soil Boring Advancement

On September 15, 2016 EBA personnel advanced six soil borings (SB-1 through SB-6) using hand auger digging techniques. Selected soil samples were screened for the presence of Volatile Organic Compounds (VOCs) using a Photo-ionization Detector (PID). Tooling was decontaminated between each borehole using an Alconox wash and potable water rinse.

Soil Sampling

Two soil samples were collected from each of the soil borings at the project site. The soils samples were collected at depths ranging from the ground surface to approximately 6-inches below grade and from approximately 18-inches to 24-inches below ground surface (BGS). The soil samples were collected in 6-inch long by 2-inch diameter stainless steel sleeves, which were then sealed, capped, labeled, logged on a chain-of-custody (C-O-C) form and transported under refrigerated conditions to K Prime, Inc., a California state certified analytical laboratory located in Santa Rosa, California for chemical analysis.

Laboratory testing

The samples collected from the ground surface to 6-inches below grade were analyzed for Gasoline Range Organics (GRO), Diesel Range Organics (DRO) and Heavy Range Organics (HRO) using Environmental Protection Agency (EPA) Method 8015B, for VOCs using EPA Method 5035/8260, and the metals cadmium, chromium, lead, nickel, and zinc (CAM 5 Metals) using EPA Method 3050B/6020A. The samples collected from 18 to 24 inches were held under refrigerated conditions at the laboratory pending the results of the shallow soil samples. In the event the shallow soil samples contained impacts at levels above the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Environmental Screening Levels (ESLs) for shallow residential soil, the deeper samples would then be analyzed.

ANALYTICAL RESULTS

The analytical results indicated the presence of DRO in shallow soil samples (0 to 6-inches) from SB-2, SB-5, and SB-6 (S-SB-2-0-6, S-SB-5-0-6, and S-SB-6-0-6) at concentrations of 13.5, 23.7, and 25.5 milligrams per kilogram (mg/kg), respectively. Please note that these results were “flagged” by the laboratory as being heavier hydrocarbons contributing to diesel range quantitation. HRO was also detected in these

samples at concentrations of 23.4, 128, and 136 mg/kg, respectively. Additionally, HRO was also detected in shallow soil samples collected from SB-7 at 20.8 mg/kg.

The metals chromium, lead, nickel and zinc were detected in all of the shallow soil samples at concentrations ranging from 11.9 mg/kg of lead in S-SB-7-0-6 to 1,070 mg/kg of zinc in S-SB-5-0-6. Cadmium was detected in S-SB-5-0-6 and S-SB-6-0-6 at concentrations of 8.10 and 8.33 mg/kg, respectively.

Because concentrations of lead above the ESLs were detected in S-SB-3-0-6, S-SB-5-0-6, and S-SB-6-0-6; the samples collected from 18 inches to 24 inches BGS were analyzed for CAM 5 Metals using EPA Method 3050B/6020A to confirm that these impacts were indeed shallow and did not extend vertically in the subsurface. The analytical results of these deeper samples ranged from 10.9 mg/kg of lead in S-SB-3-18-24 to 214 mg/kg of zinc in S-SB-5-18-24.

Additionally, to confirm that the DRO and HRO impacts observed in S-SB-2-0-6, S-SB-5-0-6, and S-SB-6-0-6 did not extend vertically, the samples collected from 18 to 24 inches BGS in these boreholes were analyzed for DRO and HRO.

Tabulated analytical results are presented in Table 1 (Appendix B) and associated CARs and C-O-C documentation are attached in Appendix D.

CONCLUSIONS AND RECOMMENDATIONS

The analytical results from the soil sampling indicate that there are shallow petroleum hydrocarbon impacts in the vicinity of SB-2, SB-5, and SB-6 and elevated lead concentrations in the vicinity of SB-3, SB-5, and SB-6.

Although analytical results indicate hydrocarbon impacts and lead concentrations exceeding the ESL, the analytical results of the deeper soil samples indicate that these contaminants are limited to the shallow subsurface and do not extend vertically to the 18-24 inch sample. EBA therefore recommends remediation in the form of excavation of shallow soils in the areas of shallow soil impacts that exceed the respective ESLs. In an effort to expedite the remediation of these impacts, EBA has prepared a Remedial Excavation Work Plan (Work Plan) for the excavation of soil.

REMEDIAL EXCAVATION WORK PLAN

The following Sections detail the recommended remedial activities proposed in this Work Plan.

Remedial Excavation

EBA will supervise the removal of impacted soil from the project site in the area shown on Figure 3 (Appendix A) by a properly licensed hazardous materials removal

contractor. Based on the analytical results of the aforementioned soil samples, the lateral extent of the excavation will be approximately the area shown on Figure 3, while the vertical extent of the excavation will be approximately 18 inches BGS.

The target cleanup level in soil will correspond to the SFBRWQCB Residential ESLs, where applicable.

Permitting and Underground Service Alert (USA)

Prior to the start of work, the project site will be marked for USA and all necessary permits will be obtained from the applicable agencies. Notification will also be made to the Bay Area Air Quality Management District (BAAQMD).

Project Site Monitoring

During the performance of all project site work, the breathing zone and surrounding vicinity will be monitored using a PID. Results of the site monitoring will be recorded on field notes and be available upon request.

Confirmation Soil Sample Collection

Upon reaching the limits of excavation discrete confirmation soil sample(s) will be collected from the excavation bottoms and sidewalls. The confirmation soil samples will be collected at a frequency of one per 100 square feet or at least one from each excavation bottom and sidewall. In the event that the excavation indicate the presence of analyzed constituents above the ESLs, further excavation will be performed to remove residual impacted soil. Additional confirmation bottom and sidewall samples will be collected to document the removal of the impacted soil. Any additional soil sample locations will be determined in the field based on field observations.

Soil samples will be collected in 2-inch diameter by 6-inch long stainless steel tubes. Upon collection, all sample containers will be capped, labeled, and placed under refrigerated conditions pending transport under chain-of-custody (C-O-C) protocols to K Prime for chemical analysis.

Soil Disposal and Backfilling

The soil that is removed during soil remediation activities will be stockpiled on, and covered with, plastic sheeting pending soil sample analytical results and disposal under manifest to a properly permitted solid waste disposal facility (landfill). Soil derived during the soil boring investigation will be disposed of at the same time as the soil generated from the excavation activities.

Following excavation and sampling activities, the excavations will be backfilled/graded upon approval from the County of Napa. Backfill material will consist of clean imported fill or other approved backfill source.

Analytical Testing

Based on the absence of VOC's, selected soil samples will be analyzed for DRO and HRO using Environmental Protection Agency (EPA) Method 8015C, and CAM 5 metals using EPA Method 3050B/6020A.

SITE HEALTH AND SAFETY PLAN

A Site Health and Safety Plan is enclosed in Appendix E for review and a copy will be available on-site during soil remediation activities.

REPORTING

A Report of Excavation (Report) will be prepared upon completion of all field work. The Report will include a figure showing sample locations and depths, tabulated analytical results, and certified analytical report(s) as well as soil disposal documentation.

SCHEDULE

Work will commence following County of Napa review and comment on this Work Plan and at the direction of the Client.

CLOSING

If you should have any questions regarding the information contained herein, please do not hesitate to contact our office at (707) 544-0784.

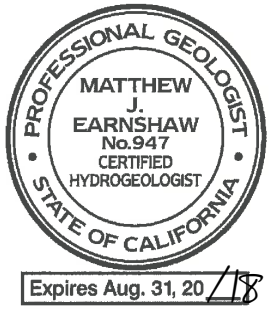
Sincerely,
EBA ENGINEERING

Prepared By:

Paul Talmadge, G.I.T.
Staff Geologist

Supervised By:

Matthew J. Earnshaw, P.G., C.Hg., QSD
Senior Geologist



Enclosures: Appendix A – Figures
Appendix B – Tabulated Analytical Results
Appendix C – Soil Boring Logs
Appendix D – Certified Analytical Results and Chain of Custody Documentation
Appendix E – Health and Safety Plan

REFERENCES

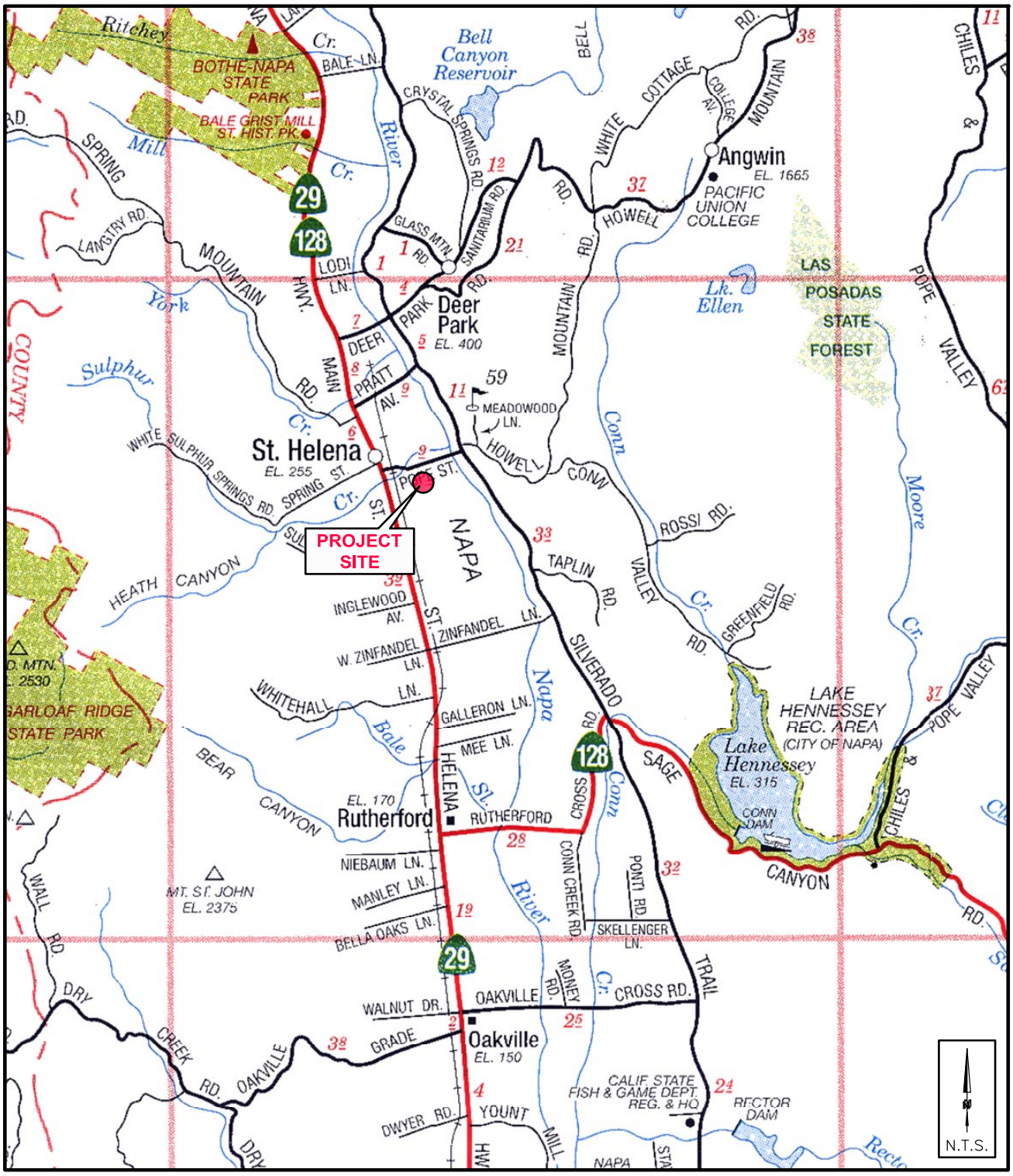
EBA Engineering, *Environmental Transaction Screen*, 632 McCorkle Avenue, St. Helena, CA, January 2016, (EBA, 2016a).

EBA Engineering, *Permit and Work Scope – Pre-Construction Hazardous Materials Assessment*, 632 McCorkle Avenue, St. Helena, CA, September 8, 2016 (EBA, 2016b).

San Francisco Bay Regional Water Quality Control Board, Summary of Soil ESLs, February 2016 (Rev. 3).

APPENDIX A

FIGURES



EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

LOCATION MAP

632 MCCORKLE AVENUE
SAINT HELENA, CALIFORNIA

FIGURE
1
16-2355

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EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

SITE MAP

632 MCCORKLE AVENUE
SAINT HELENA, CALIFORNIA

FIGURE
2
16-2355

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EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

PROPOSED LIMITS OF EXCAVATION

632 MCCORKLE AVENUE
SAINT HELENA, CALIFORNIA

FIGURE
3
16-2355

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APPENDIX B

TABLE

TABLE 1
SOIL SAMPLE ANALYTICAL RESULTS
GRO, DRO, HRO, VOCs and CAM 5 metals
632 McCorkle Ave, St. Helena, CA
EBA Project No. 16-2355

Sample ID	Date Sampled	Depth (feet BGS)	GRO	DRO	HRO	VOCs	Cadmium	Chromium	Lead	Nickel	Zinc
			mg/kg			µg/kg	mg/kg				
S-SB-1-0-6	9/15/2016	0-0.5	<1.00	<10.0	<10.0	ND	<2.50	**63.3**	**43.1**	**95.4**	**93.2**
S-SB-1-18-24	9/15/2016	1.5-2.0	NA	NA	NA	NA	NA	NA	NA	NA	NA
S-SB-2-0-6	9/15/2016	0-0.5	<1.00	**13.5**[A]	**23.4**	ND	<2.50	**59.4**	**38.2**	**92.5**	**82.6**
S-SB-2-18-24	9/15/2016	1.5-2.0	NA	<10.0	<10.0	NA	NA	NA	NA	NA	NA
S-SB-3-0-6	9/15/2016	0-0.5	<1.00	<10.0	<10.0	ND	<2.50	**62.1**	**85.2**	**94.2**	**187**
S-SB-3-18-24	9/15/2016	1.5-2.0	NA	NA	NA	NA	<2.50	**53.8**	**10.9**	**79.2**	**55.4**
S-SB-4-0-6	9/15/2016	0-0.5	<1.00	<10.0	<10.0	ND	<2.50	**62.0**	**12.5**	**97.3**	**57.6**
S-SB-4-18-24	9/15/2016	1.5-2.0	NA	NA	NA	NA	NA	NA	NA	NA	NA
S-SB-5-0-6	9/15/2016	0-0.5	<1.00	**23.7**[A]	**128**	ND	**8.10**	**71.0**	**716**	**106**	**1,070**
S-SB-5-18-24	9/15/2016	1.5-2.0	NA	<10.0	<10.0	NA	<2.50	**67.6**	**72.9**	**101**	**214**
S-SB-6-0-6	9/15/2016	0-0.5	<1.00	**25.5**[A]	**136**	ND	**8.33**	**92.8**	**619**	**94.3**	**680**
S-SB-6-18-24	9/15/2016	1.5-2.0	NA	<10.0	<10.0	NA	<2.50	**67.8**	**15.2**	**103**	**61.7**
S-SB-7-0-6	10/12/2016	0-0.5	<1.00	<10.0	**20.8**	ND	<2.50	**73.2**	**11.9**	**114**	**96.3**
S-SB-7-18-24	10/12/2016	1.5-2	NA	NA	NA	NA	NA	NA	NA	NA	NA
S-SB-8-0-6	10/12/2016	0-0.5	<1.00	<10.0	<10.0	ND	<2.50	**69.0**	**65.5**	**99.3**	**167**
S-SB-8-18-24	10/12/2016	1.5-2	NA	NA	NA	NA	NA	NA	NA	NA	NA
S-SB-9-0-6	10/12/2016	0-0.5	<1.00	<10.0	<10.0	ND	<2.50	**49.1**	**30.1**	**75.9**	**65.6**
S-SB-9-18-24	10/12/2016	1.5-2	NA	NA	NA	NA	NA	NA	NA	NA	NA
ESLs			**740**	**230**	**11,000**	**Various**[B]	**3.9**	**---**	**80**	**820**	**23,000**

GRO = Gasoline Range Organics.
DRO = Diesel Range Organics.
HRO = Heavy Range Organics .
VOCs = Volatile Organic Compounds.
BGS = Below Ground Surface.
ug/kg = micrograms per kilogram.
mg/kg = milligrams per kilogram.
ND = Not detected at or above respective laboratory limits, please refer to lab report for reporting limits.
NA = Not Analyzed.
[A] = Heavier hydrocarbons contributing to diesel range quantitation.
[B] = Reporting limits were below the respective ESLs for VOCs analyzed for.
ESLs = Environmental Screening Levels for shallow residential soil as published by the San Francisco Bay Regional Water Quality Control Board, February 2016 (Rev. 3).

APPENDIX C

SOIL BORING LOGS

EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: McCorkle

SHEET 1 OF 1

JOB NUMBER: 16-9355

BORING: SB-1

DATE: 9/5/14

LOGGED BY: PT DRILLER: EBA

WELL CASING ELEVATION:

EQUIPMENT AND SPECIFICATIONS: Hand Auger

FIELD LOCATION OF BORING:

N

BENTONITE
CEMENT–BENTONITE GROUT
SAND
CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
S-1	B-1	0-6					0			1			dive brown silt w/ some gravel, moist, dry	
		12					0			2			refusal @ 24'	
S-2	B-1	18-24								3				
		12								4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
										12				
										13				
										14				
										15				
										16				
										17				
										18				
										19				
										20				
										21				
										22				
										23				

WATER DEPTH
TIME
DATE

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: 632 McCorkle

JOB NUMBER: 16-2355

SHEET 1 OF 1

BORING: SB-2

DATE: 9/15/16

LOGGED BY: R. Dalmanowski DRILLER:

WELL CASING ELEVATION:

EQUIPMENT AND SPECIFICATIONS:

HA to 3'

FIELD LOCATION OF BORING: N

- BENTONITE
- CEMENT–BENTONITE GROUT
- SAND
- CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
	S-SB-2-0-6 @ 12:24						0.0			1			Olive Brown (2.5YR 4/4); Gravelly Silt, dry, No odor, smaller gravels than previous borings	
	S-SB-2-18-24 @ 12:44						0.0			2			Refusal @ 22"	
										3				
										4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
										12				
										13				
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										22				
										23				

WATER DEPTH

TIME

DATE

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: Melorik

JOB NUMBER: 16-2355

SHEET 1 OF 1

BORING: SB-3

DATE: 9/15/16

LOGGED BY: PT DRILLER:

WELL CASING ELEVATION:

EQUIPMENT AND SPECIFICATIONS: hand Auger

FIELD LOCATION OF BORING: N

- BENTONITE
- CEMENT–BENTONITE GROUT
- SAND
- CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
													WATER DEPTH	
													TIME	
													DATE	
S-SB-3-0-6 11:30							6			1			Kitty litter ~ 1.5", white, sandy gravelly silt, moderate olive brown (2.5Y 4/4)	
							0			2			Porcelain pieces @ 6-12"	
S-SB-3-18-24 11:55													refusal @ 25	
										3				
										4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
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										22				
										23				

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: 623 McCartle

JOB NUMBER: 16-2333

SHEET 1 OF 1

BORING: SB-4

DATE: 9/15/16

LOGGED BY: R. Delmanowski DRILLER:

WELL CASING ELEVATION:

EQUIPMENT AND SPECIFICATIONS:

HA to 3'

FIELD LOCATION OF BORING: N

BENTONITE
CEMENT–BENTONITE GROUT
SAND
CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY %	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
		S-SB-4-0-6 @ 11:29					0.0			1			Olive Brown (2.5YR 4/4); Gravelly Silt, no odor, dry	
		S-SB-4-18-24 @ 11:47					0.0			2				
										3			Refusal @ 26"; gravels, soil falling out of HA bucket	
										4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
										12				
										13				
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										18				
										19				
										20				
										21				
										22				
										23				

WATER DEPTH
TIME
DATE

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LOG OF EXPLORATORY BORING

EBA ENGINEERING

PROJECT: 16-2355 McCorkle	SHEET 1 OF 1
JOB NUMBER: 16-2355	BORING: SB-5
LOGGED BY: PT DRILLER:	DATE: 9/15/16
WELL CASING ELEVATION:	
EQUIPMENT AND SPECIFICATIONS: Hand Auger	

FIELD LOCATION OF BORING: N

- BENTONITE
- CEMENT–BENTONITE GROUT
- SAND
- CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
													WATER DEPTH	
													TIME	
													DATE	
1-SB-5-	0-6 10:12						0 0			1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23			olive brown gravelly silt, no odor, 2.5YR 4/4, Dry; silty gravel; Refusal @ 25'	
1-SB-5-	18-24 10:48													

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: McCorkle

JOB NUMBER: 16-2355

SHEET 1 OF 1

BORING: SB-6

DATE: 9/15/16

FIELD LOCATION OF BORING: N

BENTONITE
CEMENT–BENTONITE GROUT
SAND
CONCRETE

LOGGED BY: R. Delmanowski DRILLER:

WELL CASING ELEVATION:

EQUIPMENT AND SPECIFICATIONS:

HA to 3.5'

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
		S-SB-6-0-6 @10:25					0.0			1		FILL	Olive brown (2.5Y 5/4), gravelly silt, no odor	
		S-SB-6-18-24 @10:41					0.0			2			same as above; Olive brown (7.5YR 4/3)	
										3			Refusal @ 29"; Lots of gravels	
										4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
										12				
										13				
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										21				
										22				
										23				

WATER DEPTH
TIME
DATE

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: McCorkle

JOB NUMBER: 2355

SHEET 1 OF 1

BORING: SB-7

DATE:

LOGGED BY: FK (EBA) DRILLER:

WELL CASING ELEVATION:

EQUIPMENT AND SPECIFICATIONS:

HA to 30"

FIELD LOCATION OF BORING: N

- BENTONITE
- CEMENT–BENTONITE GROUT
- SAND
- CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
	S-SB-7-0-6						11.2	24		1			2.5Y 5/2 grayish brown silty w/ gravels	
	S-SB-7-18-24						11.5	6		2			Cobble → Refusal @ 23" ~1" NO odor	
										3				
										4				
										5				
										6				
										7				
										8				
										9				
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										22				
										23				

WATER DEPTH			
TIME			
DATE			

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: 16-2355 Mickle | SHEET 1 OF 1
JOB NUMBER: | BORING: SB-8
DATE: 10/12/16
LOGGED BY: R. Delmonaco DRILLER:
WELL CASING ELEVATION:
EQUIPMENT AND SPECIFICATIONS: HA to 30"

FIELD LOCATION OF BORING: N

BENTONITE
CEMENT–BENTONITE GROUT
SAND
CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
	S-SB-B-0-6 @ 11:47									1			Olive Brown (2.5YR 4/3), Gravelly Silt, Dry, no odor	
	S-SB-B-15-24 @ 12:05									2			Refusal @ 2'	
										3				
										4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
										12				
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										21				
										22				
										23				

WATER DEPTH			
TIME			
DATE			

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EBA ENGINEERING

LOG OF EXPLORATORY BORING

PROJECT: McCorkle
JOB NUMBER: 2385
SHEET 1 OF 1
BORING: SB-9
DATE: 10/12/16
LOGGED BY: F. Kan (EBA) DRILLER:
WELL CASING ELEVATION:
EQUIPMENT AND SPECIFICATIONS:
HA to ~30"

FIELD LOCATION OF BORING: N

BENTONITE
CEMENT–BENTONITE GROUT
SAND
CONCRETE

SAMPLE COND.	SAMPLER TYPE	DRILLING RATE (ft./min.)	SIEVE SAMPLE	CHEMICAL ANALYSIS	STATIC WATER	INITIAL WATER	PID (ppm)	RECOVERY	BLOWS/6 in.	DEPTH	SAMPLE RECOVERY	SOIL GROUP USCS	DESCRIPTION	CASING CONSTRUCTION
													WATER DEPTH	
													TIME	
													DATE	
S-SB-9-0-6						12:19				1			10 YR 3/2 very dark grayish brown	
S-SB-9-15-24						12:34				2		–	Refusal @ 24". ~~Loose~~ NO odor Cobbles ~1"	
										3				
										4				
										5				
										6				
										7				
										8				
										9				
										10				
										11				
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										22				
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APPENDIX D

CERTIFIED LABORATORY REPORTS

AND

CHAIN OF CUSTODY DOCUMENTATION

K PRIME, Inc.

CONSULTING ANALYTICAL CHEMISTS

3621 Westwind Blvd.
Santa Rosa CA 95403
Phone: 707 527 7574
FAX: 707 527 7879

TRANSMITTAL

DATE: 9/21/2016

TO: MR. MATT EARNSHAW
EBA ENGINEERING
825 SONOMA AVENUE
SANTA ROSA, CA 95404

Phone: 707-544-0784
Fax: 707-544-0866
Email: dataeba1@ebagroup.com

ACCT: 9986
PROJ: 16-2355

FROM: Richard A. Kagel, Ph.D.
Laboratory Director

RAK MyC 9/21/2016

SUBJECT: LABORATORY RESULTS FOR YOUR PROJECT 16-2355

Enclosed please find K Prime's laboratory reports for the following samples:

SAMPLE ID	TYPE	DATE	TIME	KPI LAB #
S-SB-1-0-6	SOIL	9/15/2016	12:25	147193
S-SB-1-18-24	SOIL	9/15/2016	12:42	147194
S-SB-2-0-6	SOIL	9/15/2016	12:24	147195
S-SB-2-18-24	SOIL	9/15/2016	12:44	147196
S-SB-3-0-6	SOIL	9/15/2016	11:30	147197
S-SB-3-18-24	SOIL	9/15/2016	11:55	147198
S-SB-4-0-6	SOIL	9/15/2016	11:29	147199
S-SB-4-18-24	SOIL	9/15/2016	11:47	147200
S-SB-5-0-6	SOIL	9/15/2016	10:22	147201
S-SB-5-18-24	SOIL	9/15/2016	10:48	147202
S-SB-6-0-6	SOIL	9/15/2016	10:25	147203
S-SB-6-18-24	SOIL	9/15/2016	10:41	147204

The above listed sample group was received on 9/15/2016 and tested as requested on the chain of custody document.

Please call me if you have any questions or need further information.
Thank you for this opportunity to be of service.

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: GRO-GASOLINE RANGE ORGANICS
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	TIME SAMPLED	BATCH NO	DATE ANALYZED	MRL	SAMPLE CONC	GRO PATTERN
S-SB-1-0-6	147193	09/15/2016	12:25	090816S1	09/16/2016	1.00	ND	
S-SB-2-0-6	147195	09/15/2016	12:24	090816S1	09/16/2016	1.00	ND	
S-SB-3-0-6	147197	09/15/2016	11:30	090816S1	09/16/2016	1.00	ND	
S-SB-4-0-6	147199	09/15/2016	11:29	090816S1	09/16/2016	1.00	ND	
S-SB-5-0-6	147201	09/15/2016	10:22	090816S1	09/16/2016	1.00	ND	
S-SB-6-0-6	147203	09/15/2016	10:25	090816S1	09/16/2016	1.00	ND	

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED METHOD REPORTING LIMIT
NA - NOT APPLICABLE OR AVAILABLE
MRL - METHOD REPORTING LIMIT
AE - UNKNOWN HYDROCARBON WITH A SINGLE PEAK
AN - UNKNOWN HYDROCARBON WITH SEVERAL PEAKS
AS - HEAVIER HYDROCARBON THAN GASOLINE CONTRIBUTING TO GRO VALUE
CO - HYDROCARBON RESPONSE IN GASOLINE RANGE BUT DOES NOT RESEMBLE GASOLINE

APPROVED BY: TQ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-1-0-6
LAB NO: 147193
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 12:25
K PRIME PROJECT: 9986
BATCH NO: 090816S1
CLIENT PROJECT: 16-2355
DATE ANALYZED: 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
SAMPLE TYPE: SOIL
REFERENCE: EPA 5035/8260
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.76	ND
CHLOROMETHANE	74-87-3	1.76	ND
VINYL CHLORIDE	75-01-4	1.76	ND
BROMOMETHANE	74-83-9	1.76	ND
CHLOROETHANE	75-00-3	1.76	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.76	ND
1,1-DICHLOROETHENE	75-35-4	1.76	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.76	ND
METHYLENE CHLORIDE	75-09-2	8.80	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.76	ND
1,1-DICHLOROETHANE	75-34-3	1.76	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.76	ND
2,2-DICHLOROPROPANE	594-20-7	1.76	ND
BROMOCHLOROMETHANE	74-97-5	1.76	ND
CHLOROFORM	67-66-3	1.76	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.76	ND
CARBON TETRACHLORIDE	56-23-5	1.76	ND
1,1-DICHLOROPROPENE	563-58-6	1.76	ND
BENZENE	71-43-2	1.76	ND
1,2-DICHLOROETHANE	107-06-2	1.76	ND
TRICHLOROETHENE	79-01-6	1.76	ND
1,2-DICHLOROPROPANE	78-87-5	1.76	ND
DIBROMOMETHANE	74-95-3	1.76	ND
BROMODICHLOROMETHANE	75-27-4	1.76	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.76	ND
TOLUENE	108-88-3	1.76	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.76	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.76	ND
TETRACHLOROETHENE	127-18-4	1.76	ND
1,3-DICHLOROPROPANE	142-28-9	1.76	ND
DIBROMOCHLOROMETHANE	124-48-1	1.76	ND
1,2-DIBROMOETHANE	106-93-4	1.76	ND
CHLOROBENZENE	108-90-7	1.76	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.76	ND
ETHYLBENZENE	100-41-4	1.76	ND
XYLENE (M+P)	1330-20-7	1.76	ND
XYLENE (O)	1330-20-7	1.76	ND
STYRENE	100-42-5	1.76	ND
BROMOFORM	75-25-2	1.76	ND
ISOPROPYLBENZENE	98-82-8	1.76	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.76	ND
BROMOBENZENE	108-86-1	1.76	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.76	ND
N-PROPYLBENZENE	103-65-1	1.76	ND
2-CHLOROTOLUENE	95-49-8	1.76	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-1-0-6
LAB NO: 147193
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 12:25
K PRIME PROJECT: 9986
BATCH NO: 090816S1
CLIENT PROJECT: 16-2355
DATE ANALYZED: 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.76	ND
4-CHLOROTOLUENE	106-43-4	1.76	ND
TERT-BUTYLBENZENE	98-06-6	1.76	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.76	ND
SEC-BUTYLBENZENE	135-98-8	1.76	ND
1,3-DICHLOROBENZENE	541-73-1	1.76	ND
4-ISOPROPYLTOLUENE	99-87-6	1.76	ND
1,4-DICHLOROBENZENE	106-46-7	1.76	ND
N-BUTYLBENZENE	104-51-8	1.76	ND
1,2-DICHLOROBENZENE	95-50-1	1.76	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.76	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.52	ND
HEXACHLOROBUTADIENE	87-68-3	3.52	ND
NAPHTHALENE	91-20-3	3.52	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.52	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	129
TOLUENE-D8	97
4-BROMOFLUOROBENZENE	82

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: TQ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-2-0-6
LAB NO: 147195
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 12:24
K PRIME PROJECT: 9986
BATCH NO: 090816S1
CLIENT PROJECT: 16-2355
DATE ANALYZED: 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
SAMPLE TYPE: SOIL
REFERENCE: EPA 5035/8260
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.60	ND
CHLOROMETHANE	74-87-3	1.60	ND
VINYL CHLORIDE	75-01-4	1.60	ND
BROMOMETHANE	74-83-9	1.60	ND
CHLOROETHANE	75-00-3	1.60	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.60	ND
1,1-DICHLOROETHENE	75-35-4	1.60	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.60	ND
METHYLENE CHLORIDE	75-09-2	8.00	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.60	ND
1,1-DICHLOROETHANE	75-34-3	1.60	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.60	ND
2,2-DICHLOROPROPANE	594-20-7	1.60	ND
BROMOCHLOROMETHANE	74-97-5	1.60	ND
CHLOROFORM	67-66-3	1.60	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.60	ND
CARBON TETRACHLORIDE	56-23-5	1.60	ND
1,1-DICHLOROPROPENE	563-58-6	1.60	ND
BENZENE	71-43-2	1.60	ND
1,2-DICHLOROETHANE	107-06-2	1.60	ND
TRICHLOROETHENE	79-01-6	1.60	ND
1,2-DICHLOROPROPANE	78-87-5	1.60	ND
DIBROMOMETHANE	74-95-3	1.60	ND
BROMODICHLOROMETHANE	75-27-4	1.60	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.60	ND
TOLUENE	108-88-3	1.60	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.60	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.60	ND
TETRACHLOROETHENE	127-18-4	1.60	ND
1,3-DICHLOROPROPANE	142-28-9	1.60	ND
DIBROMOCHLOROMETHANE	124-48-1	1.60	ND
1,2-DIBROMOETHANE	106-93-4	1.60	ND
CHLOROBENZENE	108-90-7	1.60	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.60	ND
ETHYLBENZENE	100-41-4	1.60	ND
XYLENE (M+P)	1330-20-7	1.60	ND
XYLENE (O)	1330-20-7	1.60	ND
STYRENE	100-42-5	1.60	ND
BROMOFORM	75-25-2	1.60	ND
ISOPROPYLBENZENE	98-82-8	1.60	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.60	ND
BROMOBENZENE	108-86-1	1.60	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.60	ND
N-PROPYLBENZENE	103-65-1	1.60	ND
2-CHLOROTOLUENE	95-49-8	1.60	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-2-0-6
LAB NO: 147195
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 12:24
K PRIME PROJECT: 9986
BATCH NO: 090816S1
CLIENT PROJECT: 16-2355
DATE ANALYZED: 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.60	ND
4-CHLOROTOLUENE	106-43-4	1.60	ND
TERT-BUTYLBENZENE	98-06-6	1.60	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.60	ND
SEC-BUTYLBENZENE	135-98-8	1.60	ND
1,3-DICHLOROBENZENE	541-73-1	1.60	ND
4-ISOPROPYLTOLUENE	99-87-6	1.60	ND
1,4-DICHLOROBENZENE	106-46-7	1.60	ND
N-BUTYLBENZENE	104-51-8	1.60	ND
1,2-DICHLOROBENZENE	95-50-1	1.60	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.60	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.20	ND
HEXACHLOROBUTADIENE	87-68-3	3.20	ND
NAPHTHALENE	91-20-3	3.20	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.20	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	123
TOLUENE-D8	97
4-BROMOFLUOROBENZENE	73

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-3-0-6
LAB NO: 147197
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:30
BATCH NO: 090816S1
DATE ANALYZED: 09/19/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.67	ND
CHLOROMETHANE	74-87-3	1.67	ND
VINYL CHLORIDE	75-01-4	1.67	ND
BROMOMETHANE	74-83-9	1.67	ND
CHLOROETHANE	75-00-3	1.67	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.67	ND
1,1-DICHLOROETHENE	75-35-4	1.67	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.67	ND
METHYLENE CHLORIDE	75-09-2	8.35	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.67	ND
1,1-DICHLOROETHANE	75-34-3	1.67	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.67	ND
2,2-DICHLOROPROPANE	594-20-7	1.67	ND
BROMOCHLOROMETHANE	74-97-5	1.67	ND
CHLOROFORM	67-66-3	1.67	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.67	ND
CARBON TETRACHLORIDE	56-23-5	1.67	ND
1,1-DICHLOROPROPENE	563-58-6	1.67	ND
BENZENE	71-43-2	1.67	ND
1,2-DICHLOROETHANE	107-06-2	1.67	ND
TRICHLOROETHENE	79-01-6	1.67	ND
1,2-DICHLOROPROPANE	78-87-5	1.67	ND
DIBROMOMETHANE	74-95-3	1.67	ND
BROMODICHLOROMETHANE	75-27-4	1.67	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.67	ND
TOLUENE	108-88-3	1.67	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.67	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.67	ND
TETRACHLOROETHENE	127-18-4	1.67	ND
1,3-DICHLOROPROPANE	142-28-9	1.67	ND
DIBROMOCHLOROMETHANE	124-48-1	1.67	ND
1,2-DIBROMOETHANE	106-93-4	1.67	ND
CHLOROBENZENE	108-90-7	1.67	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.67	ND
ETHYLBENZENE	100-41-4	1.67	ND
XYLENE (M+P)	1330-20-7	1.67	ND
XYLENE (O)	1330-20-7	1.67	ND
STYRENE	100-42-5	1.67	ND
BROMOFORM	75-25-2	1.67	ND
ISOPROPYLBENZENE	98-82-8	1.67	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.67	ND
BROMOBENZENE	108-86-1	1.67	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.67	ND
N-PROPYLBENZENE	103-65-1	1.67	ND
2-CHLOROTOLUENE	95-49-8	1.67	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-3-0-6
LAB NO: 147197
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:30
K PRIME PROJECT: 9986
BATCH NO: 090816S1
CLIENT PROJECT: 16-2355
DATE ANALYZED: 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.67	ND
4-CHLOROTOLUENE	106-43-4	1.67	ND
TERT-BUTYLBENZENE	98-06-6	1.67	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.67	ND
SEC-BUTYLBENZENE	135-98-8	1.67	ND
1,3-DICHLOROBENZENE	541-73-1	1.67	ND
4-ISOPROPYLTOLUENE	99-87-6	1.67	ND
1,4-DICHLOROBENZENE	106-46-7	1.67	ND
N-BUTYLBENZENE	104-51-8	1.67	ND
1,2-DICHLOROBENZENE	95-50-1	1.67	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.67	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.34	ND
HEXACHLOROBUTADIENE	87-68-3	3.34	ND
NAPHTHALENE	91-20-3	3.34	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.34	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	118
TOLUENE-D8	101
4-BROMOFLUOROBENZENE	80

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-4-0-6
LAB NO: 147199
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:29
BATCH NO: 090816S1
DATE ANALYZED: 09/19/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.68	ND
CHLOROMETHANE	74-87-3	1.68	ND
VINYL CHLORIDE	75-01-4	1.68	ND
BROMOMETHANE	74-83-9	1.68	ND
CHLOROETHANE	75-00-3	1.68	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.68	ND
1,1-DICHLOROETHENE	75-35-4	1.68	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.68	ND
METHYLENE CHLORIDE	75-09-2	8.38	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.68	ND
1,1-DICHLOROETHANE	75-34-3	1.68	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.68	ND
2,2-DICHLOROPROPANE	594-20-7	1.68	ND
BROMOCHLOROMETHANE	74-97-5	1.68	ND
CHLOROFORM	67-66-3	1.68	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.68	ND
CARBON TETRACHLORIDE	56-23-5	1.68	ND
1,1-DICHLOROPROPENE	563-58-6	1.68	ND
BENZENE	71-43-2	1.68	ND
1,2-DICHLOROETHANE	107-06-2	1.68	ND
TRICHLOROETHENE	79-01-6	1.68	ND
1,2-DICHLOROPROPANE	78-87-5	1.68	ND
DIBROMOMETHANE	74-95-3	1.68	ND
BROMODICHLOROMETHANE	75-27-4	1.68	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.68	ND
TOLUENE	108-88-3	1.68	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.68	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.68	ND
TETRACHLOROETHENE	127-18-4	1.68	ND
1,3-DICHLOROPROPANE	142-28-9	1.68	ND
DIBROMOCHLOROMETHANE	124-48-1	1.68	ND
1,2-DIBROMOETHANE	106-93-4	1.68	ND
CHLOROBENZENE	108-90-7	1.68	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.68	ND
ETHYLBENZENE	100-41-4	1.68	ND
XYLENE (M+P)	1330-20-7	1.68	ND
XYLENE (O)	1330-20-7	1.68	ND
STYRENE	100-42-5	1.68	ND
BROMOFORM	75-25-2	1.68	ND
ISOPROPYLBENZENE	98-82-8	1.68	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.68	ND
BROMOBENZENE	108-86-1	1.68	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.68	ND
N-PROPYLBENZENE	103-65-1	1.68	ND
2-CHLOROTOLUENE	95-49-8	1.68	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-4-0-6
LAB NO: 147199
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:29
K PRIME PROJECT: 9986 **BATCH NO:** 090816S1
CLIENT PROJECT: 16-2355 **DATE ANALYZED:** 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS **SAMPLE TYPE:** SOIL
REFERENCE: EPA 5035/8260 **UNITS:** µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.68	ND
4-CHLOROTOLUENE	106-43-4	1.68	ND
TERT-BUTYLBENZENE	98-06-6	1.68	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.68	ND
SEC-BUTYLBENZENE	135-98-8	1.68	ND
1,3-DICHLOROBENZENE	541-73-1	1.68	ND
4-ISOPROPYLTOLUENE	99-87-6	1.68	ND
1,4-DICHLOROBENZENE	106-46-7	1.68	ND
N-BUTYLBENZENE	104-51-8	1.68	ND
1,2-DICHLOROBENZENE	95-50-1	1.68	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.68	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.35	ND
HEXACHLOROBUTADIENE	87-68-3	3.35	ND
NAPHTHALENE	91-20-3	3.35	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.35	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	123
TOLUENE-D8	96
4-BROMOFLUOROBENZENE	70

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-5-0-6
LAB NO: 147201
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:22
K PRIME PROJECT: 9986 **BATCH NO:** 090816S1
CLIENT PROJECT: 16-2355 **DATE ANALYZED:** 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS **SAMPLE TYPE:** SOIL
REFERENCE: EPA 5035/8260 **UNITS:** µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.72	ND
CHLOROMETHANE	74-87-3	1.72	ND
VINYL CHLORIDE	75-01-4	1.72	ND
BROMOMETHANE	74-83-9	1.72	ND
CHLOROETHANE	75-00-3	1.72	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.72	ND
1,1-DICHLOROETHENE	75-35-4	1.72	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.72	ND
METHYLENE CHLORIDE	75-09-2	8.60	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.72	ND
1,1-DICHLOROETHANE	75-34-3	1.72	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.72	ND
2,2-DICHLOROPROPANE	594-20-7	1.72	ND
BROMOCHLOROMETHANE	74-97-5	1.72	ND
CHLOROFORM	67-66-3	1.72	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.72	ND
CARBON TETRACHLORIDE	56-23-5	1.72	ND
1,1-DICHLOROPROPENE	563-58-6	1.72	ND
BENZENE	71-43-2	1.72	ND
1,2-DICHLOROETHANE	107-06-2	1.72	ND
TRICHLOROETHENE	79-01-6	1.72	ND
1,2-DICHLOROPROPANE	78-87-5	1.72	ND
DIBROMOMETHANE	74-95-3	1.72	ND
BROMODICHLOROMETHANE	75-27-4	1.72	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.72	ND
TOLUENE	108-88-3	1.72	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.72	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.72	ND
TETRACHLOROETHENE	127-18-4	1.72	ND
1,3-DICHLOROPROPANE	142-28-9	1.72	ND
DIBROMOCHLOROMETHANE	124-48-1	1.72	ND
1,2-DIBROMOETHANE	106-93-4	1.72	ND
CHLOROBENZENE	108-90-7	1.72	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.72	ND
ETHYLBENZENE	100-41-4	1.72	ND
XYLENE (M+P)	1330-20-7	1.72	ND
XYLENE (O)	1330-20-7	1.72	ND
STYRENE	100-42-5	1.72	ND
BROMOFORM	75-25-2	1.72	ND
ISOPROPYLBENZENE	98-82-8	1.72	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.72	ND
BROMOBENZENE	108-86-1	1.72	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.72	ND
N-PROPYLBENZENE	103-65-1	1.72	ND
2-CHLOROTOLUENE	95-49-8	1.72	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-5-0-6
LAB NO: 147201
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:22
K PRIME PROJECT: 9986 **BATCH NO:** 090816S1
CLIENT PROJECT: 16-2355 **DATE ANALYZED:** 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS **SAMPLE TYPE:** SOIL
REFERENCE: EPA 5035/8260 **UNITS:** µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.72	ND
4-CHLOROTOLUENE	106-43-4	1.72	ND
TERT-BUTYLBENZENE	98-06-6	1.72	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.72	ND
SEC-BUTYLBENZENE	135-98-8	1.72	ND
1,3-DICHLOROBENZENE	541-73-1	1.72	ND
4-ISOPROPYLTOLUENE	99-87-6	1.72	ND
1,4-DICHLOROBENZENE	106-46-7	1.72	ND
N-BUTYLBENZENE	104-51-8	1.72	ND
1,2-DICHLOROBENZENE	95-50-1	1.72	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.72	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.44	ND
HEXACHLOROBUTADIENE	87-68-3	3.44	ND
NAPHTHALENE	91-20-3	3.44	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.44	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	129
TOLUENE-D8	93
4-BROMOFLUOROBENZENE	81

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: TB
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-6-0-6
LAB NO: 147203
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:25
K PRIME PROJECT: 9986
BATCH NO: 090816S1
CLIENT PROJECT: 16-2355
DATE ANALYZED: 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
SAMPLE TYPE: SOIL
REFERENCE: EPA 5035/8260
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.53	ND
CHLOROMETHANE	74-87-3	1.53	ND
VINYL CHLORIDE	75-01-4	1.53	ND
BROMOMETHANE	74-83-9	1.53	ND
CHLOROETHANE	75-00-3	1.53	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.53	ND
1,1-DICHLOROETHENE	75-35-4	1.53	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.53	ND
METHYLENE CHLORIDE	75-09-2	7.63	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.53	ND
1,1-DICHLOROETHANE	75-34-3	1.53	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.53	ND
2,2-DICHLOROPROPANE	594-20-7	1.53	ND
BROMOCHLOROMETHANE	74-97-5	1.53	ND
CHLOROFORM	67-66-3	1.53	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.53	ND
CARBON TETRACHLORIDE	56-23-5	1.53	ND
1,1-DICHLOROPROPENE	563-58-6	1.53	ND
BENZENE	71-43-2	1.53	ND
1,2-DICHLOROETHANE	107-06-2	1.53	ND
TRICHLOROETHENE	79-01-6	1.53	ND
1,2-DICHLOROPROPANE	78-87-5	1.53	ND
DIBROMOMETHANE	74-95-3	1.53	ND
BROMODICHLOROMETHANE	75-27-4	1.53	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.53	ND
TOLUENE	108-88-3	1.53	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.53	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.53	ND
TETRACHLOROETHENE	127-18-4	1.53	ND
1,3-DICHLOROPROPANE	142-28-9	1.53	ND
DIBROMOCHLOROMETHANE	124-48-1	1.53	ND
1,2-DIBROMOETHANE	106-93-4	1.53	ND
CHLOROBENZENE	108-90-7	1.53	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.53	ND
ETHYLBENZENE	100-41-4	1.53	ND
XYLENE (M+P)	1330-20-7	1.53	ND
XYLENE (O)	1330-20-7	1.53	ND
STYRENE	100-42-5	1.53	ND
BROMOFORM	75-25-2	1.53	ND
ISOPROPYLBENZENE	98-82-8	1.53	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.53	ND
BROMOBENZENE	108-86-1	1.53	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.53	ND
N-PROPYLBENZENE	103-65-1	1.53	ND
2-CHLOROTOLUENE	95-49-8	1.53	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-6-0-6
LAB NO: 147203
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:25
K PRIME PROJECT: 9986 **BATCH NO:** 090816S1
CLIENT PROJECT: 16-2355 **DATE ANALYZED:** 09/19/2016

METHOD: VOLATILE ORGANIC COMPOUNDS **SAMPLE TYPE:** SOIL
REFERENCE: EPA 5035/8260 **UNITS:** µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.53	ND
4-CHLOROTOLUENE	106-43-4	1.53	ND
TERT-BUTYLBENZENE	98-06-6	1.53	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.53	ND
SEC-BUTYLBENZENE	135-98-8	1.53	ND
1,3-DICHLOROBENZENE	541-73-1	1.53	ND
4-ISOPROPYLTOLUENE	99-87-6	1.53	ND
1,4-DICHLOROBENZENE	106-46-7	1.53	ND
N-BUTYLBENZENE	104-51-8	1.53	ND
1,2-DICHLOROBENZENE	95-50-1	1.53	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.53	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.05	ND
HEXACHLOROBUTADIENE	87-68-3	3.05	ND
NAPHTHALENE	91-20-3	3.05	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.05	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	131
TOLUENE-D8	98
4-BROMOFLUOROBENZENE	92

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: TB
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: DRO **SAMPLE TYPE:** SOIL
REFERENCE: EPA 8015B **UNITS:** mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	BATCH ID	EXTRACT DATE	DATE ANALYZED	MRL	SAMPLE CONC	DRO PATTERN
S-SB-1-0-6	147193	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	ND	
S-SB-2-0-6	147195	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	13.5	AC
S-SB-3-0-6	147197	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	ND	
S-SB-4-0-6	147199	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	ND	
S-SB-5-0-6	147201	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	23.7	AC
S-SB-6-0-6	147203	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	25.5	AC

NOTES:

DRO	Diesel Range Organics (C12-C23) with Silica Gel Cleanup
ND	Not Detected at or above the stated MRL
NA	Not Applicable or Available
MRL	Method Reporting Limit
AD	Typical Pattern for Diesel
AM	Hydrocarbon response is in the C12-C22 range
AC	Heavier hydrocarbons contributing to diesel range quantitation
AJ	Heavier hydrocarbon than diesel
AK	Lighter hydrocarbon than diesel
AE	Unknown hydrocarbon with a single peak
AN	Unknown hydrocarbon with several peaks

APPROVED BY: TD
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: HRO
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	BATCH ID	EXTRACT DATE	DATE ANALYZED	MRL	SAMPLE CONC	HRO PATTERN
S-SB-1-0-6	147193	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	ND	
S-SB-2-0-6	147195	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	23.4	
S-SB-3-0-6	147197	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	ND	
S-SB-4-0-6	147199	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	ND	
S-SB-5-0-6	147201	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	128	
S-SB-6-0-6	147203	09/15/2016	091216S1	09/16/2016	09/16/2016	10.0	136	

NOTES:

HRO	Heavy Range Organics (C24-C34) with Silica Gel Cleanup
ND	Not Detected at or above the stated MRL
NA	Not Applicable or Available
MRL	Method Reporting Limit
AE	Unknown hydrocarbon with a single peak
AN	Unknown hydrocarbon with several peaks

APPROVED BY: TE
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-1-0-6
LAB NO: 147193
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 12:25
BATCH ID: 090716S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/21/2016	2.50	ND
CHROMIUM	Cr	09/21/2016	2.50	63.3
LEAD	Pb	09/21/2016	2.50	43.1
NICKEL	Ni	09/21/2016	2.50	95.4
ZINC	Zn	09/21/2016	2.50	93.2

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

SAMPLE ID: S-SB-2-0-6
LAB NO: 147195
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 12:24
BATCH ID: 090716S1

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/21/2016	2.50	ND
CHROMIUM	Cr	09/21/2016	2.50	59.4
LEAD	Pb	09/21/2016	2.50	38.2
NICKEL	Ni	09/21/2016	2.50	92.5
ZINC	Zn	09/21/2016	2.50	82.6

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TP
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

SAMPLE ID: S-SB-3-0-6
LAB NO: 147197
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:30
BATCH ID: 090716S1

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/21/2016	2.50	ND
CHROMIUM	Cr	09/21/2016	2.50	62.1
LEAD	Pb	09/21/2016	2.50	85.2
NICKEL	Ni	09/21/2016	2.50	94.2
ZINC	Zn	09/21/2016	2.50	187

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TD
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-4-0-6
LAB NO: 147199
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:29
BATCH ID: 090716S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/21/2016	2.50	ND
CHROMIUM	Cr	09/21/2016	2.50	62.0
LEAD	Pb	09/21/2016	2.50	12.5
NICKEL	Ni	09/21/2016	2.50	97.3
ZINC	Zn	09/21/2016	2.50	57.6

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

SAMPLE ID: S-SB-5-0-6
LAB NO: 147201
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:22
BATCH ID: 090716S1

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/21/2016	2.50	8.10
CHROMIUM	Cr	09/21/2016	2.50	71.0
LEAD	Pb	09/21/2016	2.50	713
NICKEL	Ni	09/21/2016	2.50	106
ZINC	Zn	09/21/2016	2.50	1070

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

SAMPLE ID: S-SB-6-0-6
LAB NO: 147203
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:25
BATCH ID: 090716S1

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/21/2016	2.50	8.33
CHROMIUM	Cr	09/21/2016	2.50	92.8
LEAD	Pb	09/21/2016	2.50	619
NICKEL	Ni	09/21/2016	2.50	94.3
ZINC	Zn	09/21/2016	2.50	680

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TJ
DATE: 9/21/2016

K PRIME, INC.
LABORATORY QC REPORT

METHOD: GRO-GASOLINE RANGE ORGANICS
REFERENCE: EPA 8015B

METHOD BLANK ID: B090816S1
BATCH NO: 090816S1
SAMPLE TYPE: SOIL
UNITS: mg/Kg

DATE EXTRACTED: 09/08/2016
DATE ANALYZED: 09/08/2016

COMPOUND NAME	REPORTING LIMIT	SAMPLE CONC
TPH-G	1.00	ND

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

SAMPLE ID: L090816S1
DUPLICATE ID: D090816S1
BATCH NO: 090816S1
SAMPLE TYPE: SOIL
UNITS: mg/Kg

DATE EXTRACTED: 09/08/2016
DATE ANALYZED: 09/08/2016

ACCURACY (MATRIX SPIKE)

COMPOUND NAME	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
TPH-G	5.00	ND	4.82	96	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
TPH-G	1.00	4.82	4.70	2.5	±20

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

METHOD BLANK ID: B090816S1
BATCH NO: 090816S1
DATE ANALYZED: 09/08/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.50	ND
CHLOROMETHANE	74-87-3	1.50	ND
VINYL CHLORIDE	75-01-4	1.50	ND
BROMOMETHANE	74-83-9	1.50	ND
CHLOROETHANE	75-00-3	1.50	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.50	ND
1,1-DICHLOROETHENE	75-35-4	1.50	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.50	ND
METHYLENE CHLORIDE	75-09-2	7.50	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.50	ND
1,1-DICHLOROETHANE	75-34-3	1.50	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.50	ND
2,2-DICHLOROPROPANE	594-20-7	1.50	ND
BROMOCHLOROMETHANE	74-97-5	1.50	ND
CHLOROFORM	67-66-3	1.50	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.50	ND
CARBON TETRACHLORIDE	56-23-5	1.50	ND
1,1-DICHLOROPROPENE	563-58-6	1.50	ND
BENZENE	71-43-2	1.50	ND
1,2-DICHLOROETHANE	107-06-2	1.50	ND
TRICHLOROETHENE	79-01-6	1.50	ND
1,2-DICHLOROPROPANE	78-87-5	1.50	ND
DIBROMOMETHANE	74-95-3	1.50	ND
BROMODICHLOROMETHANE	75-27-4	1.50	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.50	ND
TOLUENE	108-88-3	1.50	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.50	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.50	ND
TETRACHLOROETHENE	127-18-4	1.50	ND
1,3-DICHLOROPROPANE	142-28-9	1.50	ND
DIBROMOCHLOROMETHANE	124-48-1	1.50	ND
1,2-DIBROMOETHANE	106-93-4	1.50	ND
CHLOROBENZENE	108-90-7	1.50	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.50	ND
ETHYLBENZENE	100-41-4	1.50	ND
XYLENE (M+P)	1330-20-7	1.50	ND
XYLENE (O)	1330-20-7	1.50	ND
STYRENE	100-42-5	1.50	ND
BROMOFORM	75-25-2	1.50	ND
ISOPROPYLBENZENE	98-82-8	1.50	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.50	ND
BROMOBENZENE	108-86-1	1.50	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.50	ND
N-PROPYLBENZENE	103-65-1	1.50	ND
2-CHLOROTOLUENE	95-49-8	1.50	ND

K PRIME, INC.
LABORATORY BATCH QC REPORT

METHOD BLANK ID: B090816S1
BATCH NO: 090816S1
DATE ANALYZED: 09/08/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.50	ND
4-CHLOROTOLUENE	106-43-4	1.50	ND
TERT-BUTYLBENZENE	98-06-6	1.50	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.50	ND
SEC-BUTYLBENZENE	135-98-8	1.50	ND
1,3-DICHLOROBENZENE	541-73-1	1.50	ND
4-ISOPROPYLTOLUENE	99-87-6	1.50	ND
1,4-DICHLOROBENZENE	106-46-7	1.50	ND
N-BUTYLBENZENE	104-51-8	1.50	ND
1,2-DICHLOROBENZENE	95-50-1	1.50	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.50	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.00	ND
HEXACHLOROBUTADIENE	87-68-3	3.00	ND
NAPHTHALENE	91-20-3	3.00	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.00	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	108
TOLUENE-D8	99
4-BROMOFLUOROBENZENE	83

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

SAMPLE ID: B090816S1
SPIKE ID: L090816S1
DUPLICATE ID: D090816S1
BATCH NO: 090816S1
DATE ANALYZED: 09/08/2016
SAMPLE TYPE: SOIL
UNITS: µg/Kg

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

ACCURACY (MATRIX SPIKE)

COMPOUND NAME	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
1,1 DICHLOROETHENE	30.0	ND	24.5	82	60-140
BENZENE	30.0	ND	26.2	87	60-140
TRICHLOROETHENE	30.0	ND	27.9	93	60-140
TOLUENE	30.0	ND	25.9	86	60-140
CHLOROBENZENE	30.0	ND	27.0	90	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
1,1 DICHLOROETHENE	1.50	24.5	26.0	5.9	±20
BENZENE	1.50	26.2	25.7	2.1	±20
TRICHLOROETHENE	1.50	27.9	26.3	5.6	±20
TOLUENE	1.50	25.9	25.5	1.4	±20
CHLOROBENZENE	1.50	27.0	27.5	1.7	±20

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT

K PRIME, INC.
LABORATORY QUALITY CONTROL REPORT

BATCH ID: 091216S1
DATE EXTRACTED: 09/12/2016
DATE ANALYZED: 09/12/2016

METHOD: DRO
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

METHOD BLANK ID: B091216S1

COMPOUND NAME	REPORTING LIMIT	SAMPLE CONC
DRO	10.0	ND

SAMPLE ID: L091216S1
DUPLICATE ID: D091216S1

ACCURACY (MATRIX SPIKE)

PARAMETER	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
DRO	500	ND	487	97	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
DRO	10.0	487	499	2.5	±20

NOTES:
DRO - DIESEL RANGE ORGANICS (C12-C34)
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT APPLICABLE OR AVAILABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

SAMPLE ID: L090716S1
DUPLICATE ID: D090716S1
METHOD BLANK ID: B092016S1
BATCH #: 090716S1
DATE ANALYZED: 09/07/2016

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT		MB mg/kg	SA mg/kg	SR mg/kg	SP mg/kg	SPD mg/kg	SP %R	RPD %
CADMIUM	Cd	<2.50	25.0	0.0	25.0	25.1	100	0.5
CHROMIUM	Cr	<2.50	25.0	0.0	25.2	25.6	101	1.5
LEAD	Pb	<2.50	25.0	0.0	24.8	25.0	99	0.9
NICKEL	Ni	<2.50	25.0	0.0	25.3	25.3	101	0.0
ZINC	Zn	<2.50	25.0	0.0	23.7	23.8	95	0.4

NOTES:
ND: NOT DETECTED
MB: METHOD BLANK
SA: SPIKE ADDED
SR: SAMPLE RESULT
SP: SPIKE RESULT
SPD: SPIKE DUPLICATE RESULT
SP(%R): SPIKE % RECOVERY
RPD: RELATIVE PERCENT DIFFERENCE

K PRIME, INC.

CHAIN OF CUSTODY RECORD

CONSULTING ANALYTICAL CHEMISTS 3621 Westwind Blvd., Santa Rosa, CA 95403 PHONE: (707) 527-7574 FAX: (707) 527-7879

Client/Project ID	Address/Phone	ANALYSES	KPI Project No.
EBA Engineering	825 Sonoma Ave (707) 544-0784		9986
Project Location: 632 McClarkle Ave	Client Project No.: 16-2355		☐ EDF Log Code:
Contact: Matt Earnshaw	Sampler (Signature): [signature]		Global ID

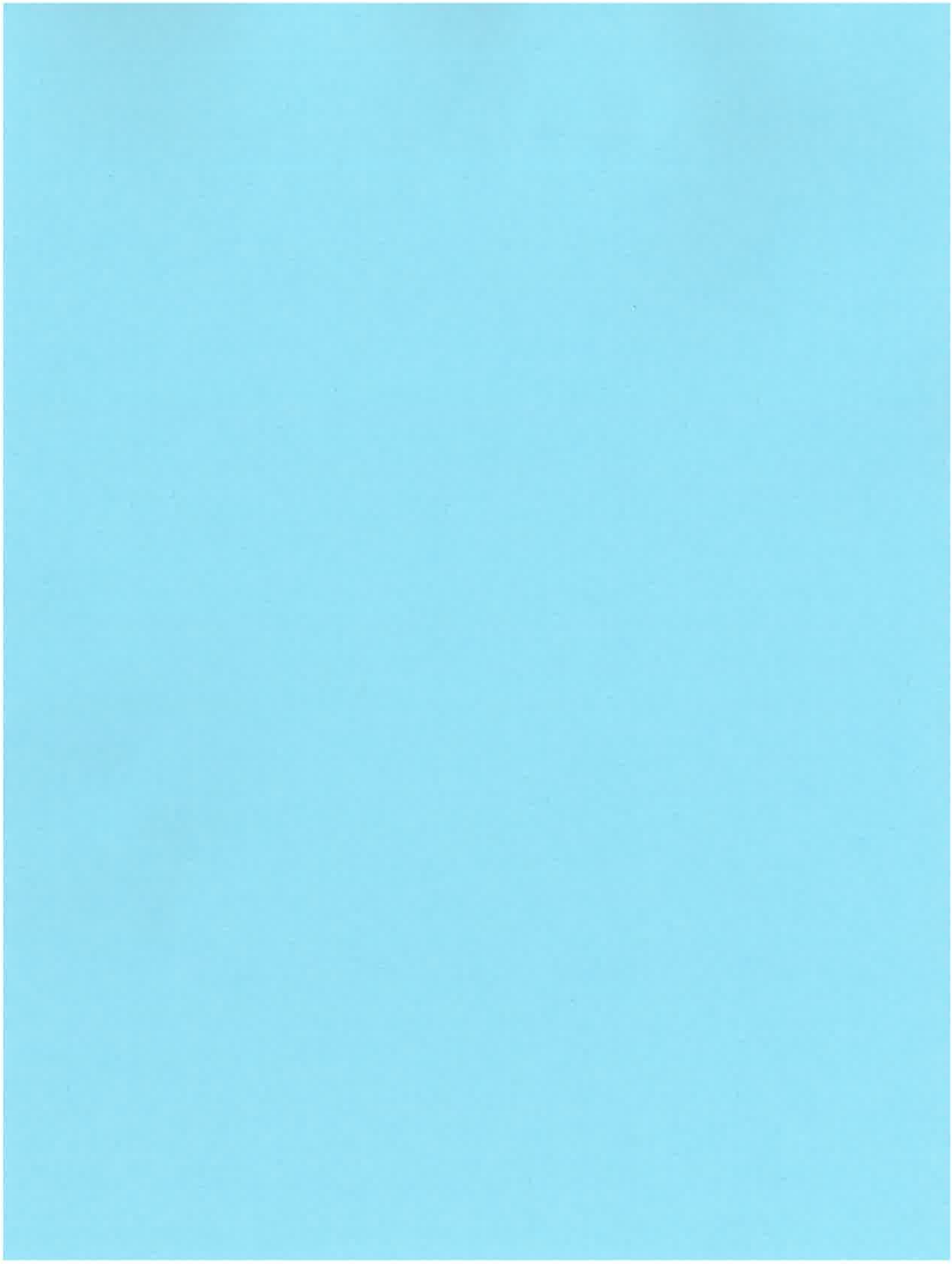
Sample Identification No.	Date	Time	Lab Sample No.	Type of Sample	No. of Containers	GAS	DRO	HRO	VOCs	CAM 5 metals			Expected Turnaround Time	Remarks
S-SB-1-0-6	9/15/16	12:25	147193	Soil	1	X	X	X	X	X			5-day	
S-SB-1-18-24		12:42	147194										HOLD	HOLD
S-SB-2-0-6		12:24	147195			X	X	X	X	X			5-Day	
S-SB-2-18-24		12:44	147196										HOLD	—
S-SB-3-0-6		11:30	147197			X	X	X	X	X			5-Day	
~~S-SB-3~~ S-SB-3-18-24		11:55	147198										HOLD	—
S-SB-4-0-6		11:29	147199			X	X	X	X	X			5-Day	
S-SB-4-18-24		11:47	147200										HOLD	—
S-SB-5-0-6		10:22	147201			X	X	X	X	X			5-Day	
S-SB-5-18-24		10:48	147202										HOLD	—
S-SB-6-0-6		10:25	147203			X	X	X	X	X			5-Day	
S-SB-6-18-24		10:41	147204										HOLD	—

Relinquished by: (Signature) [signature]	Received by: (Signature) [signature]	Date 9/15/2016	Time 14:49
Relinquished by: (Signature) [signature]	Received by: (Signature) [signature]	Date 9/15/16	Time 15:08
Relinquished by: (Signature)	Received by: (Signature)	Date	Time

Disposal Method

Disposed by: (Signature) Date Time

White Copy : Accompanies Samples
Yellow Copy : Sampler



K PRIME, Inc.
CONSULTING ANALYTICAL CHEMISTS

3621 Westwind Blvd.
Santa Rosa CA 95403
Phone: 707 527 7574
FAX: 707 527 7879

TRANSMITTAL

DATE: 9/27/2016

TO: MR. MATT EARNSHAW
EBA ENGINEERING
825 SONOMA AVENUE
SANTA ROSA, CA 95404

Phone: 707-544-0784
Fax: 707-544-0866
Email: dataebal@ebagroup.com

ACCT: 9986
PROJ: 16-2355

FROM: Richard A. Kagel, Ph.D.
Laboratory Director RAK hm cw 9/27/2016

SUBJECT: LABORATORY RESULTS FOR YOUR PROJECT 16-2355

Enclosed please find K Prime's laboratory reports for the following samples:

SAMPLE ID	TYPE	DATE	TIME	KPI LAB #
S-SB-2-18-24	SOIL	9/15/2016	12:44	147196
S-SB-3-18-24	SOIL	9/15/2016	11:55	147198
S-SB-5-18-24	SOIL	9/15/2016	10:48	147202
S-SB-6-18-24	SOIL	9/15/2016	10:41	147204

The above listed sample group was received on 9/15/2016 and tested as requested on the chain of custody document.

Please call me if you have any questions or need further information.
Thank you for this opportunity to be of service.

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: DRO
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	BATCH ID	EXTRACT DATE	DATE ANALYZED	MRL	SAMPLE CONC	DRO PATTERN
S-SB-2-18-24	147196	09/15/2016	091216S1	09/23/2016	09/23/2016	10.0	ND	
S-SB-5-18-24	147202	09/15/2016	091216S1	09/23/2016	09/23/2016	10.0	ND	
S-SB-6-18-24	147204	09/15/2016	091216S1	09/23/2016	09/23/2016	10.0	ND	

NOTES:

DRO	Diesel Range Organics (C12-C23) with Silica Gel Cleanup
ND	Not Detected at or above the stated MRL
NA	Not Applicable or Available
MRL	Method Reporting Limit
AD	Typical Pattern for Diesel
AM	Hydrocarbon response is in the C12-C22 range
AC	Heavier hydrocarbons contributing to diesel range quantitation
AJ	Heavier hydrocarbon than diesel
AK	Lighter hydrocarbon than diesel
AE	Unknown hydrocarbon with a single peak
AN	Unknown hydrocarbon with several peaks

APPROVED BY: TD
DATE: 9/27/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: HRO **SAMPLE TYPE:** SOIL
REFERENCE: EPA 8015B **UNITS:** mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	BATCH ID	EXTRACT DATE	DATE ANALYZED	MRL	SAMPLE CONC	HRO PATTERN
S-SB-2-18-24	147196	09/15/2016	091216S1	09/23/2016	09/23/2016	10.0	ND	
S-SB-5-18-24	147202	09/15/2016	091216S1	09/23/2016	09/23/2016	10.0	ND	
S-SB-6-18-24	147204	09/15/2016	091216S1	09/23/2016	09/23/2016	10.0	ND	

NOTES:

HRO	Heavy Range Organics (C24-C34) with Silica Gel Cleanup
ND	Not Detected at or above the stated MRL
NA	Not Applicable or Available
MRL	Method Reporting Limit
AE	Unknown hydrocarbon with a single peak
AN	Unknown hydrocarbon with several peaks

APPROVED BY: TJ
DATE: 9/27/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-3-18-24
LAB NO: 147198
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 11:55
BATCH ID: 092616S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/27/2016	2.50	ND
CHROMIUM	Cr	09/27/2016	2.50	53.8
LEAD	Pb	09/27/2016	2.50	10.9
NICKEL	Ni	09/27/2016	2.50	79.2
ZINC	Zn	09/27/2016	2.50	55.4

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TJ
DATE: 9/27/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-5-18-24
LAB NO: 147202
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:48
BATCH ID: 092616S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/27/2016	2.50	ND
CHROMIUM	Cr	09/27/2016	2.50	67.6
LEAD	Pb	09/27/2016	2.50	72.9
NICKEL	Ni	09/27/2016	2.50	101
ZINC	Zn	09/27/2016	2.50	214

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TP
DATE: 9/27/2016

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-6-18-24
LAB NO: 147204
DATE SAMPLED: 09/15/2016
TIME SAMPLED: 10:41
BATCH ID: 092616S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	09/27/2016	2.50	ND
CHROMIUM	Cr	09/27/2016	2.50	67.8
LEAD	Pb	09/27/2016	2.50	15.2
NICKEL	Ni	09/27/2016	2.50	103
ZINC	Zn	09/27/2016	2.50	61.7

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: TJ
DATE: 9/27/2016

K PRIME, INC.
LABORATORY QUALITY CONTROL REPORT

BATCH ID: 091216S1
DATE EXTRACTED: 09/12/2016
DATE ANALYZED: 09/12/2016

METHOD: DRO
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

METHOD BLANK ID: B091216S1

COMPOUND NAME	REPORTING LIMIT	SAMPLE CONC
DRO	10.0	ND

SAMPLE ID: L091216S1
DUPLICATE ID: D091216S1

ACCURACY (MATRIX SPIKE)

PARAMETER	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
DRO	500	ND	487	97	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
DRO	10.0	487	499	2.5	±20

NOTES:
DRO - DIESEL RANGE ORGANICS (C12-C34)
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT APPLICABLE OR AVAILABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

SAMPLE ID: L092616S1
DUPLICATE ID: D092616S1
METHOD BLANK ID: B092616S1
BATCH #: 092616S1
DATE ANALYZED: 09/27/2016

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT		MB mg/kg	SA mg/kg	SR mg/kg	SP mg/kg	SPD mg/kg	SP %R	RPD %
CADMIUM	Cd	<2.50	25.0	0.0	24.6	24.6	98	0.0
CHROMIUM	Cr	<2.50	25.0	0.0	24.5	24.4	98	0.6
LEAD	Pb	<2.50	25.0	0.0	24.7	25.5	99	3.1
NICKEL	Ni	<2.50	25.0	0.0	24.8	24.9	99	0.3
ZINC	Zn	<2.50	25.0	0.0	23.7	24.2	95	1.8

NOTES:
ND: NOT DETECTED
MB: METHOD BLANK
SA: SPIKE ADDED
SR: SAMPLE RESULT
SP: SPIKE RESULT
SPD: SPIKE DUPLICATE RESULT
SP(%R): SPIKE % RECOVERY
RPD: RELATIVE PERCENT DIFFERENCE

K PRIME, INC.
LABORATORY BATCH QC REPORT

SAMPLE ID: MS147198
DUPLICATE ID: SD147198
METHOD BLANK ID: B092616S1
BATCH #: 092616S1
DATE ANALYZED: 09/27/2016

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT		MB mg/kg	SA mg/kg	SR mg/kg	SP mg/kg	SPD mg/kg	SP %R	RPD %
CADMIUM	Cd	<2.50	25.0	<2.50	24.0	23.8	95	0.6
CHROMIUM	Cr	<2.50	25.0	53.8	80.2	80.3	106	0.1
LEAD	Pb	<2.50	25.0	10.9	37.1	36.7	105	1.1
NICKEL	Ni	<2.50	25.0	79.2	108	115	113	6.6
ZINC	Zn	<2.50	25.0	55.4	81.6	83.7	105	2.5

NOTES:
ND: NOT DETECTED
MB: METHOD BLANK
SA: SPIKE ADDED
SR: SAMPLE RESULT
SP: SPIKE RESULT
SPD: SPIKE DUPLICATE RESULT
SP(%R): SPIKE % RECOVERY
RPD: RELATIVE PERCENT DIFFERENCE

Please perform the additional Analyses Indicated below 5-Day turnaround (PT)

K PRIME, INC.

CONSULTING ANALYTICAL CHEMISTS 3621 Westwind Blvd., Santa Rosa, CA 95403 PHONE: (707) 527-7574 FAX: (707) 527-7879

Client/Project ID	Address/Phone	ANALYSES	KPI Project No.
EBA Engineering	825 Sonoma Ave (707) 544-0784		9986
Project Location	Client Project No.		☐ EDF Log Code:
632 McClerkle Ave	16-2755		Global ID
Contact	Sampler (Signature)		
Matt Earnshaw			

Sample Identification No.	Date	Time	Lab Sample No.	Type of Sample	No. of Containers	GRO	DRO	HRO (w/ SGC clean-up)	VOCs	CAM 5 metals			Expected Turnaround Time	Remarks
S-SB-1-0-6	9/15/16	12:25	147193	Soil		X	X	X	X	X			5-day	
S-SB-1-18-24		12:42	147194										HOLD	HOLD
S-SB-2-0-6		12:24	147195			X	X	X	X	X			5-Day	
S-SB-2-18-24		12:44	147196				X	X					HOLD	5-DAY
S-SB-3-0-6		11:30	147197			X	X	X	X	X			5-Day	
~~S-SB-3-~~ S-SB-3-18-24		11:55	147198							X			HOLD	5-DAY
S-SB-4-0-6		11:29	147199			X	X	X	X	X			5-Day	
S-SB-4-18-24		11:47	147200										HOLD	—
S-SB-5-0-6		10:22	147201			X	X	X	X	X			5-Day	
S-SB-5-18-24		10:48	147202				X	X		X			HOLD	5 DAY
S-SB-6-0-6		10:25	147203			X	X	X	X	X			5-Day	
S-SB-6-18-24		10:41	147204				X	X		X			HOLD	5 DAY

Relinquished by: (Signature)	Received by: (Signature)	Date 9/15/16	Time 14:45
Relinquished by: (Signature)	Received by: (Signature)	Date 9/15/16	Time 15:08
Relinquished by: (Signature)	Received by: (Signature)	Date	Time
Disposal Method			
Disposed by: (Signature)	Date	Time	

White Copy : Accompanies Samples
Yellow Copy : Sampler

K PRIME, INC.

CHAIN OF CUSTODY RECORD

CONSULTING ANALYTICAL CHEMISTS 3621 Westwind Blvd., Santa Rosa, CA 95403 PHONE: (707) 527-7574 FAX: (707) 527-7879

Client/Project ID	Address/Phone	KPI Project No.
EBA Engineering	825 Sonoma Ave (707) 544-0784	9986
Project Location: 632 McClarkle Ave	Client Project No.: 16-2355	☐ EDF Log Code:
Contact: Matt Earnshaw	Sampler (Signature): [signature]	Global ID

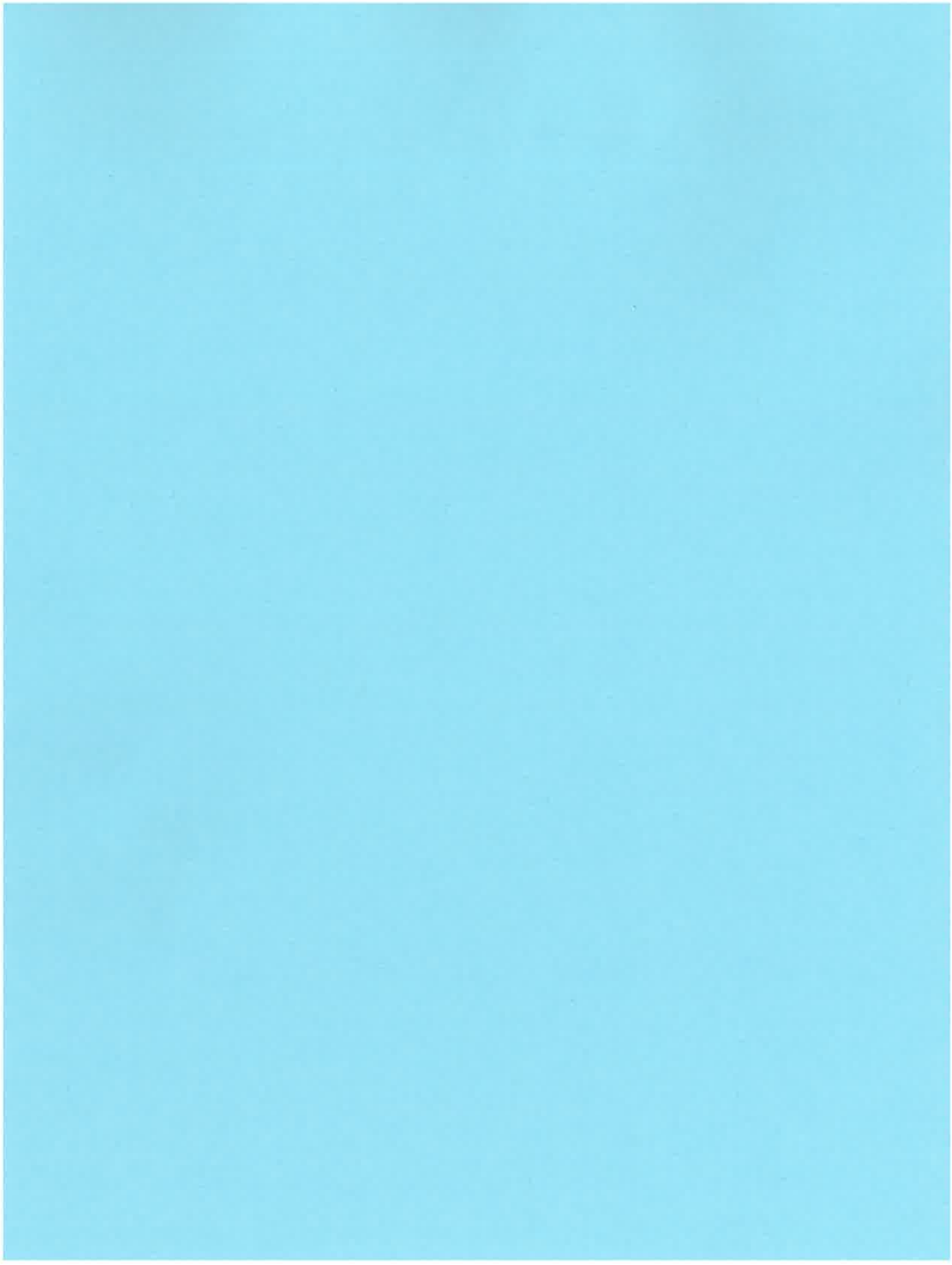
Sample Identification No.	Date	Time	Lab Sample No.	Type of Sample	No. of Containers	GAS	DRO	HRO	VOCs	CAM 5 metals			Expected Turnaround Time	Remarks
S-SB-1-0-6	9/15/16	12:25	147193	Soil	1	X	X	X	X	X			5-day	
S-SB-1-18-24	"	12:42	147194	"	"								HOLD	HOLD
S-SB-2-0-6	"	12:24	147195	"	"	X	X	X	X	X			5-Day	
S-SB-2-18-24	"	12:44	147196	"	"								HOLD	—
S-SB-3-0-6	"	11:30	147197	"	"	X	X	X	X	X			5-Day	
~~S-SB-3~~ S-SB-3-18-24	"	11:55	147198	"	"								HOLD	—
S-SB-4-0-6	"	11:29	147199	"	"	X	X	X	X	X			5-Day	
S-SB-4-18-24	"	11:47	147200	"	"								HOLD	—
S-SB-5-0-6	"	10:22	147201	"	"	X	X	X	X	X			5-Day	
S-SB-5-18-24	"	10:48	147202	"	"								HOLD	—
S-SB-6-0-6	"	10:25	147203	"	"	X	X	X	X	X			5-Day	
S-SB-6-18-24	"	10:41	147204	"	"								HOLD	—

Relinquished by: (Signature) [signature]	Received by: (Signature) [signature]	Date 9/15/2016	Time 14:49
Relinquished by: (Signature) [signature]	Received by: (Signature) [signature]	Date 9/15/16	Time 15:08
Relinquished by: (Signature)	Received by: (Signature)	Date	Time

Disposal Method

Disposed by: (Signature) | Date | Time

White Copy : Accompanies Samples
Yellow Copy : Sampler



K PRIME, Inc.
CONSULTING ANALYTICAL CHEMISTS
3621 Westwind Blvd.
Santa Rosa CA 95403
Phone: 707 527 7574
FAX: 707 527 7879

TRANSMITTAL

DATE: 10/18/2016

TO: MR. MATT EARNSHAW
EBA ENGINEERING
825 SONOMA AVENUE
SANTA ROSA, CA 95404

Phone: 707-544-0784
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ACCT: 9986
PROJ: 16-2355

FROM: Richard A. Kagel, Ph.D.
Laboratory Director RAK by cv 10/18/2016

SUBJECT: LABORATORY RESULTS FOR YOUR PROJECT 16-2355

Enclosed please find K Prime's laboratory reports for the following samples:

SAMPLE ID	TYPE	DATE	TIME	KPI LAB #
S-SB-7-0-6	SOIL	10/12/2016	11:24	148149
S-SB-8-0-6	SOIL	10/12/2016	11:42	148151
S-SB-9-0-6	SOIL	10/12/2016	12:19	148153

The above listed sample group was received on 10/12/2016 and tested as requested on the chain of custody document.

Please call me if you have any questions or need further information.
Thank you for this opportunity to be of service.

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: GRO-GASOLINE RANGE ORGANICS
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	TIME SAMPLED	BATCH NO	DATE ANALYZED	MRL	SAMPLE CONC	GRO PATTERN
S-SB-7-0-6	148149	10/12/2016	11:24	100316S1	10/12/2016	1.00	ND	
S-SB-8-0-6	148151	10/12/2016	11:42	100316S1	10/12/2016	1.00	ND	
S-SB-9-0-6	148153	10/12/2016	12:19	100316S1	10/12/2016	1.00	ND	

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED METHOD REPORTING LIMIT
NA - NOT APPLICABLE OR AVAILABLE
MRL - METHOD REPORTING LIMIT
AE - UNKNOWN HYDROCARBON WITH A SINGLE PEAK
AN - UNKNOWN HYDROCARBON WITH SEVERAL PEAKS
AS - HEAVIER HYDROCARBON THAN GASOLINE CONTRIBUTING TO GRO VALUE
CO - HYDROCARBON RESPONSE IN GASOLINE RANGE BUT DOES NOT RESEMBLE GASOLINE

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-7-0-6
LAB NO: 148149
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 11:24
BATCH NO: 100716S1
DATE ANALYZED: 10/12/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.85	ND
CHLOROMETHANE	74-87-3	1.85	ND
VINYL CHLORIDE	75-01-4	1.85	ND
BROMOMETHANE	74-83-9	1.85	ND
CHLOROETHANE	75-00-3	1.85	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.85	ND
1,1-DICHLOROETHENE	75-35-4	1.85	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.85	ND
METHYLENE CHLORIDE	75-09-2	9.25	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.85	ND
1,1-DICHLOROETHANE	75-34-3	1.85	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.85	ND
2,2-DICHLOROPROPANE	594-20-7	1.85	ND
BROMOCHLOROMETHANE	74-97-5	1.85	ND
CHLOROFORM	67-66-3	1.85	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.85	ND
CARBON TETRACHLORIDE	56-23-5	1.85	ND
1,1-DICHLOROPROPENE	563-58-6	1.85	ND
BENZENE	71-43-2	1.85	ND
1,2-DICHLOROETHANE	107-06-2	1.85	ND
TRICHLOROETHENE	79-01-6	1.85	ND
1,2-DICHLOROPROPANE	78-87-5	1.85	ND
DIBROMOMETHANE	74-95-3	1.85	ND
BROMODICHLOROMETHANE	75-27-4	1.85	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.85	ND
TOLUENE	108-88-3	1.85	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.85	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.85	ND
TETRACHLOROETHENE	127-18-4	1.85	ND
1,3-DICHLOROPROPANE	142-28-9	1.85	ND
DIBROMOCHLOROMETHANE	124-48-1	1.85	ND
1,2-DIBROMOETHANE	106-93-4	1.85	ND
CHLOROBENZENE	108-90-7	1.85	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.85	ND
ETHYLBENZENE	100-41-4	1.85	ND
XYLENE (M+P)	1330-20-7	1.85	ND
XYLENE (O)	1330-20-7	1.85	ND
STYRENE	100-42-5	1.85	ND
BROMOFORM	75-25-2	1.85	ND
ISOPROPYLBENZENE	98-82-8	1.85	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.85	ND
BROMOBENZENE	108-86-1	1.85	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.85	ND
N-PROPYLBENZENE	103-65-1	1.85	ND
2-CHLOROTOLUENE	95-49-8	1.85	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-7-0-6
LAB NO: 148149
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 11:24
BATCH NO: 100716S1
DATE ANALYZED: 10/12/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.85	ND
4-CHLOROTOLUENE	106-43-4	1.85	ND
TERT-BUTYLBENZENE	98-06-6	1.85	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.85	ND
SEC-BUTYLBENZENE	135-98-8	1.85	ND
1,3-DICHLOROBENZENE	541-73-1	1.85	ND
4-ISOPROPYLTOLUENE	99-87-6	1.85	ND
1,4-DICHLOROBENZENE	106-46-7	1.85	ND
N-BUTYLBENZENE	104-51-8	1.85	ND
1,2-DICHLOROBENZENE	95-50-1	1.85	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.85	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.70	ND
HEXACHLOROBUTADIENE	87-68-3	3.70	ND
NAPHTHALENE	91-20-3	3.70	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.70	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	120
TOLUENE-D8	99
4-BROMOFLUOROBENZENE	85

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-8-0-6
LAB NO: 148151
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 11:42
BATCH NO: 100716S1
DATE ANALYZED: 10/13/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	3.10	ND
CHLOROMETHANE	74-87-3	3.10	ND
VINYL CHLORIDE	75-01-4	3.10	ND
BROMOMETHANE	74-83-9	3.10	ND
CHLOROETHANE	75-00-3	3.10	ND
TRICHLOROFLUOROMETHANE	75-69-4	3.10	ND
1,1-DICHLOROETHENE	75-35-4	3.10	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	3.10	ND
METHYLENE CHLORIDE	75-09-2	15.5	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	3.10	ND
1,1-DICHLOROETHANE	75-34-3	3.10	ND
CIS-1,2-DICHLOROETHENE	156-59-2	3.10	ND
2,2-DICHLOROPROPANE	594-20-7	3.10	ND
BROMOCHLOROMETHANE	74-97-5	3.10	ND
CHLOROFORM	67-66-3	3.10	ND
1,1,1-TRICHLOROETHANE	71-55-6	3.10	ND
CARBON TETRACHLORIDE	56-23-5	3.10	ND
1,1-DICHLOROPROPENE	563-58-6	3.10	ND
BENZENE	71-43-2	3.10	ND
1,2-DICHLOROETHANE	107-06-2	3.10	ND
TRICHLOROETHENE	79-01-6	3.10	ND
1,2-DICHLOROPROPANE	78-87-5	3.10	ND
DIBROMOMETHANE	74-95-3	3.10	ND
BROMODICHLOROMETHANE	75-27-4	3.10	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	3.10	ND
TOLUENE	108-88-3	3.10	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	3.10	ND
1,1,2-TRICHLOROETHANE	79-00-5	3.10	ND
TETRACHLOROETHENE	127-18-4	3.10	ND
1,3-DICHLOROPROPANE	142-28-9	3.10	ND
DIBROMOCHLOROMETHANE	124-48-1	3.10	ND
1,2-DIBROMOETHANE	106-93-4	3.10	ND
CHLOROBENZENE	108-90-7	3.10	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	3.10	ND
ETHYLBENZENE	100-41-4	3.10	ND
XYLENE (M+P)	1330-20-7	3.10	ND
XYLENE (O)	1330-20-7	3.10	ND
STYRENE	100-42-5	3.10	ND
BROMOFORM	75-25-2	3.10	ND
ISOPROPYLBENZENE	98-82-8	3.10	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	3.10	ND
BROMOBENZENE	108-86-1	3.10	ND
1,2,3-TRICHLOROPROPANE	96-18-4	3.10	ND
N-PROPYLBENZENE	103-65-1	3.10	ND
2-CHLOROTOLUENE	95-49-8	3.10	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-8-0-6
LAB NO: 148151
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 11:42
BATCH NO: 100716S1
DATE ANALYZED: 10/13/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	3.10	ND
4-CHLOROTOLUENE	106-43-4	3.10	ND
TERT-BUTYLBENZENE	98-06-6	3.10	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	3.10	ND
SEC-BUTYLBENZENE	135-98-8	3.10	ND
1,3-DICHLOROBENZENE	541-73-1	3.10	ND
4-ISOPROPYLTOLUENE	99-87-6	3.10	ND
1,4-DICHLOROBENZENE	106-46-7	3.10	ND
N-BUTYLBENZENE	104-51-8	3.10	ND
1,2-DICHLOROBENZENE	95-50-1	3.10	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	3.10	ND
1,2,4-TRICHLOROBENZENE	120-82-1	6.19	ND
HEXACHLOROBUTADIENE	87-68-3	6.19	ND
NAPHTHALENE	91-20-3	6.19	ND
1,2,3-TRICHLOROBENZENE	87-61-6	6.19	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	125
TOLUENE-D8	103
4-BROMOFLUOROBENZENE	80

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-9-0-6
LAB NO: 148153
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 12:19
BATCH NO: 100716S1
DATE ANALYZED: 10/13/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	3.68	ND
CHLOROMETHANE	74-87-3	3.68	ND
VINYL CHLORIDE	75-01-4	3.68	ND
BROMOMETHANE	74-83-9	3.68	ND
CHLOROETHANE	75-00-3	3.68	ND
TRICHLOROFLUOROMETHANE	75-69-4	3.68	ND
1,1-DICHLOROETHENE	75-35-4	3.68	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	3.68	ND
METHYLENE CHLORIDE	75-09-2	18.4	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	3.68	ND
1,1-DICHLOROETHANE	75-34-3	3.68	ND
CIS-1,2-DICHLOROETHENE	156-59-2	3.68	ND
2,2-DICHLOROPROPANE	594-20-7	3.68	ND
BROMOCHLOROMETHANE	74-97-5	3.68	ND
CHLOROFORM	67-66-3	3.68	ND
1,1,1-TRICHLOROETHANE	71-55-6	3.68	ND
CARBON TETRACHLORIDE	56-23-5	3.68	ND
1,1-DICHLOROPROPENE	563-58-6	3.68	ND
BENZENE	71-43-2	3.68	ND
1,2-DICHLOROETHANE	107-06-2	3.68	ND
TRICHLOROETHENE	79-01-6	3.68	ND
1,2-DICHLOROPROPANE	78-87-5	3.68	ND
DIBROMOMETHANE	74-95-3	3.68	ND
BROMODICHLOROMETHANE	75-27-4	3.68	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	3.68	ND
TOLUENE	108-88-3	3.68	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	3.68	ND
1,1,2-TRICHLOROETHANE	79-00-5	3.68	ND
TETRACHLOROETHENE	127-18-4	3.68	ND
1,3-DICHLOROPROPANE	142-28-9	3.68	ND
DIBROMOCHLOROMETHANE	124-48-1	3.68	ND
1,2-DIBROMOETHANE	106-93-4	3.68	ND
CHLOROBENZENE	108-90-7	3.68	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	3.68	ND
ETHYLBENZENE	100-41-4	3.68	ND
XYLENE (M+P)	1330-20-7	3.68	ND
XYLENE (O)	1330-20-7	3.68	ND
STYRENE	100-42-5	3.68	ND
BROMOFORM	75-25-2	3.68	ND
ISOPROPYLBENZENE	98-82-8	3.68	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	3.68	ND
BROMOBENZENE	108-86-1	3.68	ND
1,2,3-TRICHLOROPROPANE	96-18-4	3.68	ND
N-PROPYLBENZENE	103-65-1	3.68	ND
2-CHLOROTOLUENE	95-49-8	3.68	ND

K PRIME, INC.
LABORATORY REPORT

SAMPLE ID: S-SB-9-0-6
LAB NO: 148153
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 12:19
BATCH NO: 100716S1
DATE ANALYZED: 10/13/2016

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	3.68	ND
4-CHLOROTOLUENE	106-43-4	3.68	ND
TERT-BUTYLBENZENE	98-06-6	3.68	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	3.68	ND
SEC-BUTYLBENZENE	135-98-8	3.68	ND
1,3-DICHLOROBENZENE	541-73-1	3.68	ND
4-ISOPROPYLTOLUENE	99-87-6	3.68	ND
1,4-DICHLOROBENZENE	106-46-7	3.68	ND
N-BUTYLBENZENE	104-51-8	3.68	ND
1,2-DICHLOROBENZENE	95-50-1	3.68	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	3.68	ND
1,2,4-TRICHLOROBENZENE	120-82-1	7.35	ND
HEXACHLOROBUTADIENE	87-68-3	7.35	ND
NAPHTHALENE	91-20-3	7.35	ND
1,2,3-TRICHLOROBENZENE	87-61-6	7.35	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	120
TOLUENE-D8	97
4-BROMOFLUOROBENZENE	82

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: DRO **SAMPLE TYPE:** SOIL
REFERENCE: EPA 8015B **UNITS:** mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	BATCH ID	EXTRACT DATE	DATE ANALYZED	MRL	SAMPLE CONC	DRO PATTERN
S-SB-7-0-6	148149	10/12/2016	092916S1	10/12/2016	10/12/2016	10.0	ND	
S-SB-8-0-6	148151	10/12/2016	092916S1	10/12/2016	10/12/2016	10.0	ND	
S-SB-9-0-6	148153	10/12/2016	092916S1	10/12/2016	10/12/2016	10.0	ND	

NOTES:

DRO	Diesel Range Organics (C12-C23) with Silica Gel Cleanup
ND	Not Detected at or above the stated MRL
NA	Not Applicable or Available
MRL	Method Reporting Limit
AD	Typical Pattern for Diesel
AM	Hydrocarbon response is in the C12-C22 range
AC	Heavier hydrocarbons contributing to diesel range quantitation
AJ	Heavier hydrocarbon than diesel
AK	Lighter hydrocarbon than diesel
AE	Unknown hydrocarbon with a single peak
AN	Unknown hydrocarbon with several peaks

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: HRO
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

SAMPLE ID	LAB NO.	DATE SAMPLED	BATCH ID	EXTRACT DATE	DATE ANALYZED	MRL	SAMPLE CONC	HRO PATTERN
S-SB-7-0-6	148149	10/12/2016	092916S1	10/12/2016	10/12/2016	10.0	20.8	
S-SB-8-0-6	148151	10/12/2016	092916S1	10/12/2016	10/12/2016	10.0	ND	
S-SB-9-0-6	148153	10/12/2016	092916S1	10/12/2016	10/12/2016	10.0	ND	

NOTES:

HRO	Heavy Range Organics (C24-C34) with Silica Gel Cleanup
ND	Not Detected at or above the stated MRL
NA	Not Applicable or Available
MRL	Method Reporting Limit
AE	Unknown hydrocarbon with a single peak
AN	Unknown hydrocarbon with several peaks

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-7-0-6
LAB NO: 148149
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 11:24
BATCH ID: 101116S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	10/14/2016	2.50	ND
CHROMIUM	Cr	10/14/2016	2.50	73.2
LEAD	Pb	10/14/2016	2.50	11.9
NICKEL	Ni	10/14/2016	2.50	114
ZINC	Zn	10/14/2016	2.50	96.3

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-8-0-6
LAB NO: 148151
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 11:42
BATCH ID: 101116S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	10/14/2016	2.50	ND
CHROMIUM	Cr	10/14/2016	2.50	69.0
LEAD	Pb	10/14/2016	2.50	65.5
NICKEL	Ni	10/14/2016	2.50	99.3
ZINC	Zn	10/14/2016	2.50	167

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: _____
DATE: 10/18/16

K PRIME, INC.
LABORATORY REPORT

K PRIME PROJECT: 9986
CLIENT PROJECT: 16-2355

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE ID: S-SB-9-0-6
LAB NO: 148153
DATE SAMPLED: 10/12/2016
TIME SAMPLED: 12:19
BATCH ID: 101116S1

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT NAME		DATE ANALYZED	REPORTING LIMIT	SAMPLE CONC
CADMIUM	Cd	10/14/2016	2.50	ND
CHROMIUM	Cr	10/14/2016	2.50	49.1
LEAD	Pb	10/14/2016	2.50	30.1
NICKEL	Ni	10/14/2016	2.50	75.9
ZINC	Zn	10/14/2016	2.50	65.6

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

APPROVED BY: ew
DATE: 10/18/16

K PRIME, INC.
LABORATORY QC REPORT

METHOD BLANK ID: B100316S1
BATCH NO: 100316S1
SAMPLE TYPE: SOIL
UNITS: mg/Kg

METHOD: GRO-GASOLINE RANGE ORGANICS
REFERENCE: EPA 8015B

DATE EXTRACTED: 10/03/2016
DATE ANALYZED: 10/03/2016

COMPOUND NAME	REPORTING LIMIT	SAMPLE CONC
TPH-G	1.00	ND

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

SAMPLE ID: L100316S1
DUPLICATE ID: D100316S1
BATCH NO: 100316S1
SAMPLE TYPE: SOIL
UNITS: mg/Kg

DATE EXTRACTED: 10/03/2016
DATE ANALYZED: 10/03/2016

ACCURACY (MATRIX SPIKE)

COMPOUND NAME	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
TPH-G	5.00	ND	4.64	93	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
TPH-G	1.00	4.64	4.56	1.7	±20

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT AVAILABLE OR APPLICABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

METHOD BLANK ID: B100716S1
BATCH NO: 100716S1
DATE ANALYZED: 10/07/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
DICHLORODIFLUOROMETHANE	75-71-8	1.50	ND
CHLOROMETHANE	74-87-3	1.50	ND
VINYL CHLORIDE	75-01-4	1.50	ND
BROMOMETHANE	74-83-9	1.50	ND
CHLOROETHANE	75-00-3	1.50	ND
TRICHLOROFLUOROMETHANE	75-69-4	1.50	ND
1,1-DICHLOROETHENE	75-35-4	1.50	ND
TRICHLOROTRIFLUOROETHANE	76-13-1	1.50	ND
METHYLENE CHLORIDE	75-09-2	7.50	ND
TRANS-1,2-DICHLOROETHENE	156-60-5	1.50	ND
1,1-DICHLOROETHANE	75-34-3	1.50	ND
CIS-1,2-DICHLOROETHENE	156-59-2	1.50	ND
2,2-DICHLOROPROPANE	594-20-7	1.50	ND
BROMOCHLOROMETHANE	74-97-5	1.50	ND
CHLOROFORM	67-66-3	1.50	ND
1,1,1-TRICHLOROETHANE	71-55-6	1.50	ND
CARBON TETRACHLORIDE	56-23-5	1.50	ND
1,1-DICHLOROPROPENE	563-58-6	1.50	ND
BENZENE	71-43-2	1.50	ND
1,2-DICHLOROETHANE	107-06-2	1.50	ND
TRICHLOROETHENE	79-01-6	1.50	ND
1,2-DICHLOROPROPANE	78-87-5	1.50	ND
DIBROMOMETHANE	74-95-3	1.50	ND
BROMODICHLOROMETHANE	75-27-4	1.50	ND
TRANS-1,3-DICHLOROPROPENE	10061-02-6	1.50	ND
TOLUENE	108-88-3	1.50	ND
CIS-1,3-DICHLOROPROPENE	10061-01-5	1.50	ND
1,1,2-TRICHLOROETHANE	79-00-5	1.50	ND
TETRACHLOROETHENE	127-18-4	1.50	ND
1,3-DICHLOROPROPANE	142-28-9	1.50	ND
DIBROMOCHLOROMETHANE	124-48-1	1.50	ND
1,2-DIBROMOETHANE	106-93-4	1.50	ND
CHLOROBENZENE	108-90-7	1.50	ND
1,1,1,2-TETRACHLOROETHANE	630-20-6	1.50	ND
ETHYLBENZENE	100-41-4	1.50	ND
XYLENE (M+P)	1330-20-7	1.50	ND
XYLENE (O)	1330-20-7	1.50	ND
STYRENE	100-42-5	1.50	ND
BROMOFORM	75-25-2	1.50	ND
ISOPROPYLBENZENE	98-82-8	1.50	ND
1,1,2,2-TETRACHLOROETHANE	79-34-5	1.50	ND
BROMOBENZENE	108-86-1	1.50	ND
1,2,3-TRICHLOROPROPANE	96-18-4	1.50	ND
N-PROPYLBENZENE	103-65-1	1.50	ND
2-CHLOROTOLUENE	95-49-8	1.50	ND

K PRIME, INC.
LABORATORY BATCH QC REPORT

METHOD BLANK ID: B100716S1
BATCH NO: 100716S1
DATE ANALYZED: 10/07/2016

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

SAMPLE TYPE: SOIL
UNITS: µg/Kg

COMPOUND NAME	CAS NO.	REPORTING LIMIT	SAMPLE CONC
1,3,5-TRIMETHYLBENZENE	108-67-8	1.50	ND
4-CHLOROTOLUENE	106-43-4	1.50	ND
TERT-BUTYLBENZENE	98-06-6	1.50	ND
1,2,4-TRIMETHYLBENZENE	95-63-6	1.50	ND
SEC-BUTYLBENZENE	135-98-8	1.50	ND
1,3-DICHLOROBENZENE	541-73-1	1.50	ND
4-ISOPROPYLTOLUENE	99-87-6	1.50	ND
1,4-DICHLOROBENZENE	106-46-7	1.50	ND
N-BUTYLBENZENE	104-51-8	1.50	ND
1,2-DICHLOROBENZENE	95-50-1	1.50	ND
1,2-DIBROMO-3-CHLOROPROPANE	96-12-8	1.50	ND
1,2,4-TRICHLOROBENZENE	120-82-1	3.00	ND
HEXACHLOROBUTADIENE	87-68-3	3.00	ND
NAPHTHALENE	91-20-3	3.00	ND
1,2,3-TRICHLOROBENZENE	87-61-6	3.00	ND

SURROGATE RECOVERY	%
DIBROMOFLUOROMETHANE	110
TOLUENE-D8	101
4-BROMOFLUOROBENZENE	84

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA -NOT APPLICABLE OR AVAILABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

SAMPLE ID: B100716S1
SPIKE ID: L100716S1
DUPLICATE ID: D100716S1
BATCH NO: 100716S1
DATE ANALYZED: 10/07/2016
SAMPLE TYPE: SOIL
UNITS: µg/Kg

METHOD: VOLATILE ORGANIC COMPOUNDS
REFERENCE: EPA 5035/8260

ACCURACY (MATRIX SPIKE)

COMPOUND NAME	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
1,1 DICHLOROETHENE	30.0	ND	30.7	102	60-140
BENZENE	30.0	ND	32.4	108	60-140
TRICHLOROETHENE	30.0	ND	34.5	115	60-140
TOLUENE	30.0	ND	34.6	115	60-140
CHLOROBENZENE	30.0	ND	37.2	124	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
1,1 DICHLOROETHENE	1.50	30.7	28.1	8.7	±20
BENZENE	1.50	32.4	32.0	1.3	±20
TRICHLOROETHENE	1.50	34.5	34.4	0.2	±20
TOLUENE	1.50	34.6	34.2	1.4	±20
CHLOROBENZENE	1.50	37.2	36.4	2.3	±20

NOTES:
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT

K PRIME, INC.
LABORATORY QUALITY CONTROL REPORT

BATCH ID: 092916S1
DATE EXTRACTED: 09/29/2016
DATE ANALYZED: 09/29/2016

METHOD: DRO
REFERENCE: EPA 8015B

SAMPLE TYPE: SOIL
UNITS: mg/Kg

METHOD BLANK ID: B092916S1

COMPOUND NAME	REPORTING LIMIT	SAMPLE CONC
DRO	10.0	ND

SAMPLE ID: L092916S1
DUPLICATE ID: D092916S1

ACCURACY (MATRIX SPIKE)

PARAMETER	SPIKE ADDED	SAMPLE RESULT	SPIKE RESULT	RECOVERY (%)	LIMITS (%)
DRO	500	ND	585	117	60-140

PRECISION (SPIKE DUPLICATE)

COMPOUND NAME	REPORTING LIMIT	SPIKE RESULT	DUPLICATE RESULT	RPD (%)	LIMITS (%)
DRO	10.0	585	576	1.5	±20

NOTES:
DRO - DIESEL RANGE ORGANICS (C12-C34)
ND - NOT DETECTED AT OR ABOVE THE STATED REPORTING LIMIT
NA - NOT APPLICABLE OR AVAILABLE

K PRIME, INC.
LABORATORY BATCH QC REPORT

SAMPLE ID: L101116S1
DUPLICATE ID: D101116S1
METHOD BLANK ID: B101216S1
BATCH #: 101116S1
DATE ANALYZED: 10/14/2016

METHOD: TOTAL METALS BY ICP/MS
REFERENCE: EPA 3050B/6020A

SAMPLE TYPE: SOIL
UNITS: mg/kg

ELEMENT		MB mg/kg	SA mg/kg	SR mg/kg	SP mg/kg	SPD mg/kg	SP %R	RPD %
CADMIUM	Cd	<2.50	25.0	0.0	24.7	25.4	99	2.7
CHROMIUM	Cr	<2.50	25.0	0.0	24.9	25.4	100	1.9
LEAD	Pb	<2.50	25.0	0.0	25.0	25.3	100	1.0
NICKEL	Ni	<2.50	25.0	0.0	25.1	25.6	100	2.2
ZINC	Zn	<2.50	25.0	0.0	24.0	24.6	96	2.6

NOTES:
ND: NOT DETECTED
MB: METHOD BLANK
SA: SPIKE ADDED
SR: SAMPLE RESULT
SP: SPIKE RESULT
SPD: SPIKE DUPLICATE RESULT
SP(%R): SPIKE % RECOVERY
RPD: RELATIVE PERCENT DIFFERENCE

K PRIME, INC.

CHAIN OF CUSTODY RECORD

CONSULTING ANALYTICAL CHEMISTS 3621 Westwind Blvd., Santa Rosa, CA 95403 PHONE: (707) 527-7574 FAX: (707) 527-7879

Client/Project ID	Address/Phone	ANALYSES	KPI Project No.
EBA Engineering	825 Sonoma Ave (707) 544-0784		☐ EDF Log Code:
Project Location	Client Project No.		Global ID
632 McClorkle Ave	16-2355		
Contact: Matt Earnshaw	Sampler (Signature): B— Dl—		

Sample Identification No.	Date	Time	Lab Sample No.	Type of Sample	No. of Containers	GRO	DRO	HRO	VOCs	CAM 5 Metals			Expected Turnaround Time	Remarks
S-SB-7-0-6	10/12/16	11:24	148149	Soil	1	X	X	X	X	X			5-day	
S-SB-7-18-24	↓	11:55	148150	↓	↓								HOLD	HOLD
S-SB-8-0-6		11:42	148151			X	X	X	X	X			5-day	
S-SB-8-18-24		12:05	148152										HOLD	HOLD
S-SB-9-0-6		12:19	148153			X	X	X	X	X			5-day	
S-SB-9-18-24	↓	12:34	148154	↓	↓								HOLD	HOLD

Relinquished by: (Signature) B— Dl—	Received by: (Signature) Mary C. Brown	Date 10/12/16	Time 13:42
Relinquished by: (Signature)	Received by: (Signature)	Date	Time
Relinquished by: (Signature)	Received by: (Signature)	Date	Time
Disposal Method	White Copy : Accompanies Samples Yellow Copy : Sampler		
Disposed by: (Signature)	Date	Time	

APPENDIX E

HEALTH AND SAFETY PLAN

SITE HEALTH AND SAFETY PLAN

Project No.: 16-2355 **Field Activities Date:** 2016/2017

Client: Joe McGrath
632 McCorkle Avenue
Saint Helena, CA 94574

Contact Person: Matt Earnshaw **Telephone No.:** (707) 799-4165

Job Location: 632 McCorkle Avenue, Saint Helena, California

Project Description: Soil Excavation

Project Manager: Matt Earnshaw **Site Health & Safety Manager:** Paul Talmadge

Chemical Hazards:

CHEMICAL NAME EXPOSURE	DESCRIPTION	STANDARDS	ROUTES OF EXPOSURE	ACUTE
Benzene	Carcinogen, aromatic HC	8-hr. TLV=10 ppm PEL=1 ppm	Inhalation, dermal	Headache, dizziness
Toluene	Aromatic HC	8-hr. TLV=100 ppm	Inhalation, dermal	Headache, dizziness
Xylenes	Aromatic HC	8-hr. TLV=100 ppm	Inhalation, dermal	Headache, dizziness
Ethylbenzene	Aromatic HC	8-hr. TLV=100 ppm	Inhalation, dermal	Headache
Gasoline	Flammable liquid	8-hr. TLV=300 ppm Flashpoint.=-50^{o} F LEL=1.4%, UEL=7.6%	Inhalation, dermal	Headache, dizziness, eye/skin irritation
Diesel	Combustible liquid		Inhalation, dermal	Headache, dizziness, eye/skin irritation
MtBE	Combustible Liquid	8-hr. TLV=100 ppm	Inhalation, dermal	Dizziness eye/skin irritation
DIPE	Class 1b Flammable Liquid	IDLH: 1400 ppm	Inhalation, dermal	Dizziness eye/skin irritation
TBA	Combustible Liquid	8-hr. TLV=150 ppm	Inhalation, dermal	Dizziness eye/skin
Lead	Solid	8-hr. TWA=0.5 ppm	Inhalation, dermal	Eye/skin irritation Nausea, vomit

Note: Health and safety standards refer to airborne concentrations to which nearly all workers may be repeatedly exposed daily without harmful effects. The concentrations are time-weighted averages for a normal 8-hour work period.

Physical Hazards: Fire and explosion (primarily gasoline), heat stress, heavy equipment, noise, motor vehicles, overhead and underground utilities.

Personal Protective Equipment Required: First aid kit, hardhat, eye protection, noise protection, chemical-protective gloves, steel-toed rubber boots, and respirator with organic vapor cartridge.

Air Monitoring Strategy (including action levels): Monitor breathing zone for total volatile organic compounds (VOCs) with photoionization detector (PID) meter (parts per million by volume [ppmv] scale). If greater than 5 ppmv in breathing zone for five minutes or greater than 30 ppmv instantaneous, don respirator and/or go upwind of source. Don respirator if fuel odor persists or go upwind of source. Record all measurements in field notebook.

Site Control Measures: 1) no eating, drinking, or smoking in work area; 2) bring drinking water; 3) decontaminate boots and sampling equipment prior to leaving site; and 4) inform workers (including non EBA workers) on-site of elevated volatile organic compound (VOC) readings and document.

Decontamination Procedures (personal and equipment): Decontaminate boots and soil sampling equipment with trisodium phosphate (TSP) or equivalent and water. Wash and rinse sampling equipment with clean water. Store rinse water in 55-gallon drums (labeled) pending receipt of laboratory results or discharge rinse water into contained stockpile awaiting final disposal or treatment. Decontaminate heavy equipment by scraping loose material, then wash with steam cleaning unit. Collect and combine loose material and rinsate in stockpile awaiting final disposal or treatment.

Hospital: Saint Helena Hospital **Phone:** (707) 963-3611

Paramedic: 911 **Fire/Police Dept.:** 911

Hospital Address: 10 Woodland Road, Saint Helena, California,

Directions from Project Site to Hospital:

1) From site proceed southwest on McCorkle.
2) Turn right onto Mariposa Road.
3) Turn right onto Pope Street.
4) Turn left onto Silverado Trail North.
5) Turn right onto Deer Park Road.
6) Turn left onto Sanitarium Road.
7) Turn right onto Woodland Road.
8) Turn left to stay on Woodland Road. Hospital is on the right.

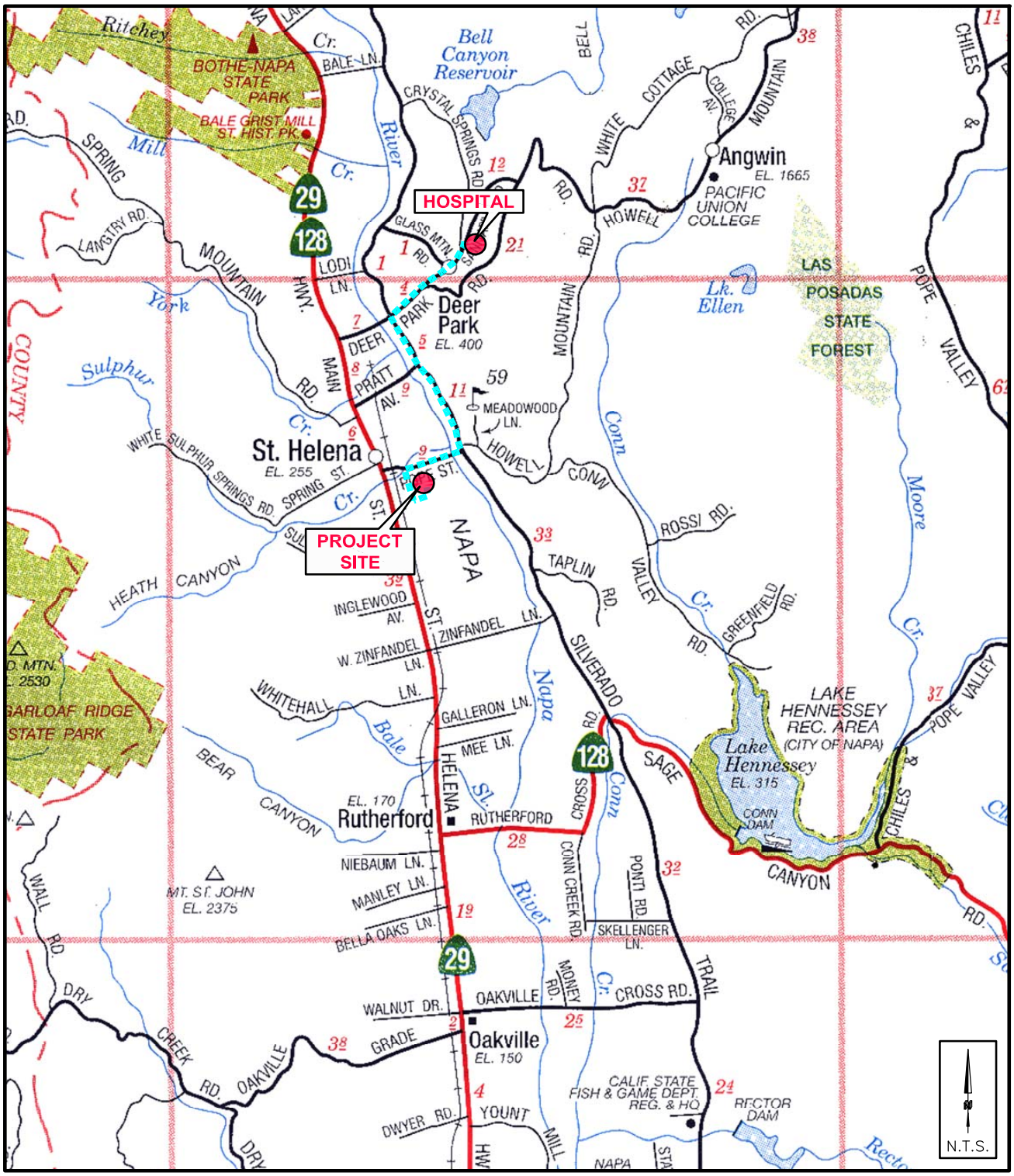
Directions from Hospital to Project Site:

1) Turn right to stay on Woodland Road.
2) Turn left on Sanitarium Road.

3) Turn right onto Deer Park Road.
4) Turn left onto the first cross street (Silverado Trail)
5) Turn right onto Pope Street.
6) Turn left onto Mariposa Road.
7) Turn right onto McCorkle Avenue.

Emergency Procedures: Call 911 for fire or serious injury. Proceed to hospital (see map) if necessary for minor injuries. Call EBA (707) 544-0784.

Prepared by: Paul Talmadge	**Reviewed/Approved by:** Matt Earnshaw
Date:	**Date:**
Read by:	**Date:**
Read by:	**Date:**
Read by:	**Date:**
Read by:	**Date:**
Read by:	**Date:**



EBA ENGINEERING
825 SONOMA AVENUE
SUITE C
SANTA ROSA, CA 95404
TEL: (707) 544-0784

HOSPITAL MAP

632 MCCORKLE AVENUE
SAINT HELENA, CALIFORNIA

FIGURE
H
16-2355

Q:\2355\Location Maps.dwg, Hospital Map, 10/28/2016 8:47:02 AM

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

October 11, 2016

JOSEPH CHARLES McGRATH
SONALI SYNGAL
387 CAMINO SOBRANTE
ORINDA CA 94563-1847
SENT VIA EMAIL: joe.mcgrath65@gmail.com

Subject: Remedial Action Agreement, 632 McCorkle, APN 009-502-004-000 (N E8236 COR)

Dear Mr. McGrath,

On October 3, 2016 lead contamination was discovered at the above- referenced location as the result of Phase II activities. It has been determined that the extent of the contamination is sufficient enough to require remediation. The provisions of the California Health and Safety Code, Section 101480 (c) allows the Local Officer (Napa County Division of Environmental Health) to enter into a voluntary remedial action agreement with a responsible party for the oversight of remedial activities at a contaminated site.

By signing and returning this agreement, I agree to the following:

1. Submittal of a work plan to this office by 11/11/16 describing in detail the remedial activities, testing, monitoring, and analysis the responsible party will carry out to determine the type and extent of the contamination caused by the released waste, that is the subject of the remedial action, to reduce the level of contamination in the soil to a concentration less than or equal to the Environmental Screening Level of 80 mg/kg as established by the San Francisco Bay Regional Water Quality Control Board or other appropriate level for lead.

2. Payment of three hours of staff time at the standard hourly rate of $122.00 per hour for oversight of remedial activities (see enclosed invoice). Any time spent in excess of three hours will be billed at the standard rate. If the time spent is less than three hours, the excess payment will be refunded. Payment is due with the return of this agreement.

3. Once the work plan has been approved and the work completed, a report of remedial activity shall be submitted to this office. The report shall contain a narrative of all work performed, a map

showing all sampling locations, a copy of all laboratory analysis and a copy of all manifests and/or bills of lading documenting disposal of the contaminated material.

Responsible Party:

JOSEPH C MCGRATH Date: 10/12/16

Printed name

Signature

Once satisfactory remedial action has been completed, a letter specifying that no further action is required will be provided to you by this office. If you have any questions regarding this matter, please contact me at (707) 253-4471.

Regards,

W. Douglas Calhoun MS, REHS
Environmental Health Supervisor

Encl.

INVOICE

Planning, Building, & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Environmental Health: (707) 253-4471
Fax: (707) 253-4545

David Morrison
Director

Invoice ID	Invoice Date
140248	10/11/2016
Owner ID	**Due Date**
00000	09/11/2016

THIS INVOICE IS FOR THE ISSUANCE OR RENEWAL OF THE PERMIT(S)/LICENSE(S) LISTED BELOW WHICH IS REQUIRED BY STATE AND/OR LOCAL LAWS FOR THE IDENTIFIED LICENSEE. NO SUCH LICENSE(S)/PERMIT(S) IS VALID UNLESS THE APPROPRIATE FEE HAS BEEN PAID IN FULL BY THE DUE DATE. THE LICENSEE AGREES TO COMPLY WITH ALL STATE AND LOCAL LAWS AND ORDINANCES PERTAINING TO THE SITES IDENTIFIED BELOW AND TO ALLOW INSPECTIONS OF THE SITE(S) BY REPRESENTATIVES FROM THE NAPA COUNTY DEPARTMENT OF PLANNING, BUILDING, & ENVIRONMENTAL SERVICES. THE PERMIT(S)/LICENSE(S) IS ONLY VALID THROUGH THE EXPIRATION DATE INDICATED ON THE PERMIT/LICENSE. THIS PERMIT(S)/LICENSE(S) IS NOT TRANSFERABLE.

DESCRIPTION	AMOUNT
Joe McGrath **632 MCCORKLE ST SAINT HELENA, CA 94574** Permit No. 318765 - Contaminated Sites-Non LOP (per hour): 3 @ $122.00	$366.00
TOTAL	**$366.00**

PREVIOUS INVOICES SENT TO YOUR ACCOUNT REMAIN UNPAID AND ARE NOW DELINQUENT! THIS INVOICE MUST BE SIGNED AND ALL PAGES OF THIS ENTIRE INVOICE RETURNED TO THE ABOVE ADDRESS, WITH THE TOTAL FEES DUE PRIOR TO THE DUE DATE SET FORTH ABOVE. MAKE CHECKS PAYABLE TO "NAPA COUNTY". FOR EXISTING BUSINESSES, ALL FEES ARE DUE PRIOR TO THE EXPIRATION DATE OF ANY EXISTING PERMIT(S)/LICENSE(S). IF FEES ARE NOT RECEIVED BY THE EXPIRATION DATE, ANY ATTEMPT TO RENEW THE PERMIT(S)/LICENSE(S) WILL INCUR A 25% PENALTY. FOR NEW BUSINESSES, ALL FEES MUST BE PAID AND ALL PERMIT(S)/LICENSE(S) ISSUED PRIOR TO COMMENCEMENT OF OPERATION.

I HAVE AUTHORITY TO BIND THE LICENSEE TO THIS AGREEMENT.

Representative's Signature: _____ Date: 10/12/16

Representative's Name (please print): JOSEPH C McGRATH

Relationship to Licensee: — SAME —

Provide email address: joe.mcgrath65@gmail.com

---------- FOR OFFICE USE ONLY ----------

Facility Type: New

Renewal

Ownership Change

Vehicle License Number (If Applicable)

REHS approval:

Date permit issued:

Joe McGrath

06/14/16

To the Neighbors of 632 McCorkle:

I am writing this letter to inform you that we have recently submitted a revised application to the St Helena Planning Department regarding the proposal for the development of my property at 632 McCorkle Ave.

The revised submission is intended to best incorporate the input you gave at the Neighborhood Meeting held on April 21k, 2016, while still achieving a project that is economically viable, and best serves the community by providing much-needed workforce housing in St Helena.

The following changes were made to the prior submission:

- The number of Units has been reduced from 10 Units to 8 Units
  - (6) 2 BR/2BA
  - (2) 3 BR/2BA

  (8 Units is the minimum density allowed for the HDR district at .5 acres)
- (3) On-site parking spaces on the SE corner that previously required backing-out on McCorkle Ave have been eliminated and replaced w/ landscaping and public curbside. (On-site parking remains code-compliant at 2 / Unit)
- 48' (~ 3 cars) of PUBLIC curbside parking has been freed-up for neighborhood parking
- (8) Storage Units have been added to prevent site clutter
- Plate (ceiling) heights have been reduced from 9' to 8'-6" to reduce the overall building profile. Building height is now ~25'-6" where code allows 35'
- Building is now set back an additional 8' (total 48') from property line at center of McCorkle
- An On-Site BioRetention facility has been designed to eliminate storm water runoff.
- Solar Carport(s) have been reduced in size by 50% to reduce massing.
- A comprehensive and professional Traffic Study was conducted to understand impacts of this project to McCorkle Ave and adjacent streets and intersections. That report is available at the Planning Department, but deems the addition of this project to have "less-than-significant" impact on traffic.

We have also gone to great lengths to maintain a residential "face" to McCorkle Ave that has a distinguished single-family look. I have attached a rendering of the South [McCorkle Ave] Elevation of the project.

While I understand that the above changes may not alleviate your concerns or opposition with regard to this project, we believe that the present design is a high-quality project that best balances the concerns of the local neighborhood with the needs of the greater community.

If you would like to speak with me further about the project, please feel free to contact me at 925-212-7196 or joe.mcgrath65@gmail.com

Respectfully,

Joe McGrath

May 31, 2016.

St. Helena City
Planning and Zoning Dept.
1480 Main St.
St. Helena, CA 94574

Attn: Noah Housh, Director

Dear Mr. Housh,

This letter is being submitted to the Planning Department on behalf of myself and a group of concerned neighbors who are distressed that the City of St. Helena is moving forward on the approval of construction of multi-family housing on a small nonconforming lot on McCorkle Avenue. The process for approval of this project completely disregards the existing neighborhood and neighbors who have owned homes in the neighborhood for over 25 years. This letter is in opposition to the proposed multi-family housing at 632 McCorkle Avenue.

The St. Helena Municipal Code requires a variance for the 632 McCorkle project, for the following reasons:

The parcel has been rezoned high density residential; however, the minimum parcel width requirement remains 70 feet.

The parcel width is fewer than the required 70 feet, and is thus, a pre-existing, nonconforming parcel.

NONCONFORMING LOT

Pursuant to SHM Code section 17.140.040 a nonconforming lot may be developed within a zone, so long as the development will not create new additional density:

17.140.040 Nonconforming lots. SHARE

A nonconforming lot is a legally established lot which does not conform to the regulations regarding area, width, frontage or other such standard for the zoning district in which it is located because of rezoning, annexation or change in the regulations of the zoning ordinance, subdivision ordinance or Subdivision Map Act. Legally created nonconforming lots shall be governed by the following regulations:

A. A nonconforming lot shall not be changed in any way that would increase the degree of nonconformity unless there is a corresponding decrease in the degree of nonconformity of an adjoining lot and **no new lot(s) or additional density permitted will result**. (Emphasis added.)

NEED FOR A VARIANCE

Pursuant to Code section 17.172.010, the owner of the nonconforming property may obtain a variance from the minimum parcel size on the basis that it would work an "undue hardship" to prevent development consistent with the zone.

This is the only available remedy for the developer to legally develop an undersized lot without increasing the nonconformity.

You do not have statutory authority to unilaterally grant the developer the required variance without a Planning Commission hearing followed by entry of the required findings in the record.

If you believe you retain such authority, please direct us to the section of the Municipal Code upon which you rely.

17.44.060 Development standards.

The following standards and requirements shall apply in the HR district, except as otherwise provided in this title:

3. Lot width	70 feet
4. Lot frontage	70 feet

Regarding Variances: 17.172.050

C. "The authorization of the variance will not be of substantial detriment to adjacent properties...."

E. "The variance and any buildings or structures permitted by the variance will not be detrimental to the public health, safety and welfare of the community."

The authorization of this variance would be significantly detrimental to my property value, and the property value of all property owners on McCorkle Ave., east of Allison St., due to increased traffic of up to or exceeding 50 cars. In addition, all of us will suffer noise disturbances similar to the noise disturbances from the 45+ people and 30+ cars located directly west of me. This new impact will be from 50+ people, and up to 50+ cars. This density surrounding my property, will affect the public health, safety, and welfare of children and adults who live on McCorkle Ave., Mariposa St., Allison, and Kidd Ranch Road, as well as the many students for whom McCorkle Avenue is a walking route home to Hunts Grove, Stonebridge, and the apartments west of my property. There have been parking problems and police calls at the well managed 664 McCorkle complex, due to the high number of residents living in small quarters with little space for visiting or play. It is foolhardy to repeat this kind of project on the same block.

A Planning Commission approval of this variance, and required findings, would have to be based on substantial evidence, not staff and/or Planning Commission opinion alone. This requirement will demand a traffic analysis, water analysis, sewer analysis, noise analysis, density analysis, cumulative effects analysis, and a public health and safety analysis.

A Variance will require a hearing at the Planning Commission, allowing all of these important CEQA standards to be addressed, which are required in 17.172.050 E.

NEED FOR A FIRE TURN AROUND

Pursuant to St. Helena Municipal Code section 15.36.020 the California Fire Code is adopted by the City of St. Helena

California Fire Code, Title 24, Section 9 Chapter 5 Sections 503.2.4 and 503.2.5

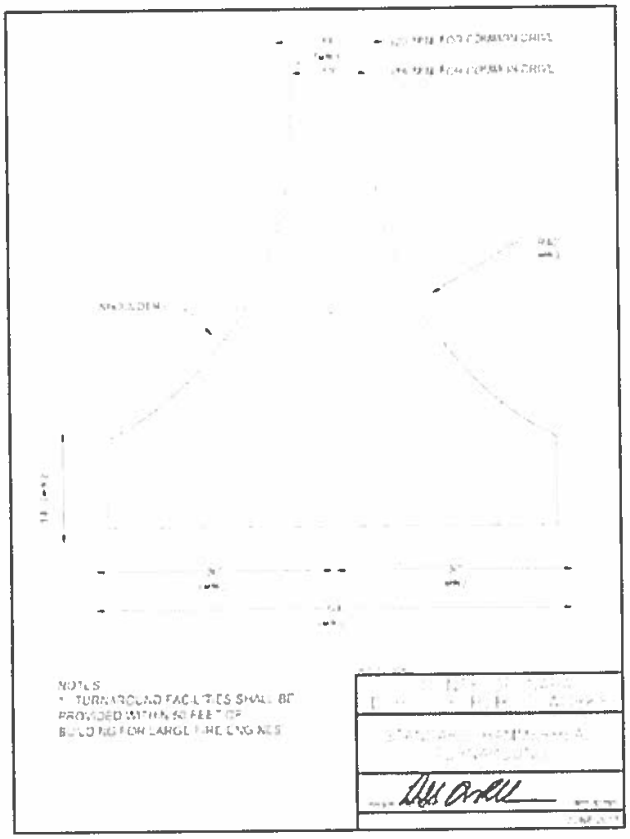
"503.2.4 Turning radius. The required turning radius of a fire apparatus access road hall be determined by the fire code official.
503.2.5 Dead ends. Dead-end fire apparatus access road in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus."

McCorkle between Kidd Ranch Road and Dead End at East end (over 325 feet) was originally designed to serve a single family zoned neighborhood until 1993. Parcels purchased on this section of McCorkle were purchased until 1993 as Single Family parcels. The zoning changed to High Density in 1993. McCorkle street standards are designed for single family use. The street is a dead end without a designated fire truck turn around at the end.

HAMMERHEAD AT EAST END OF DEAD END

See second line from top on page 17, CAL TRANS ATTACHMENT:
"(c) Each dead-end road shall have a turnaround constructed at its terminus. Page

38:



Such a Hammerhead turn around must be provided by the City/developer for code and public safety reasons, prior to any further housing on McCorkle Ave. Also note inadequate collector roadways and proximity to down town services.

ENVIRONMENTAL IMPACTS ON THE MCGRATH PROPERTY

If the developer of the 632 McCorkle property did a soil sampling, the results of this site assessment were not provided to me, and, to my knowledge, never provided to either the neighbors or City staff.

Attached are photographs of substantial petroleum hydrocarbon staining on cracked interior slabs of 3 out buildings and soil, on the subject property.

City staff should require a Phase II Environmental Report than includes an evaluation of the soil beneath the cracked concrete slabs of the 3 out buildings on the site to determine whether there is need for encapsulation of contamination or contaminated soil removal, prior to building dwellings that could expose occupants to cancer and/or birth defect causing chemicals.

We look forward to your response to each of the items listed above.

Sincerely,

Elizabeth Gorke

Bobby Mornette

Miguel Gorace

Paul Skinner

Anita M. Dorrance

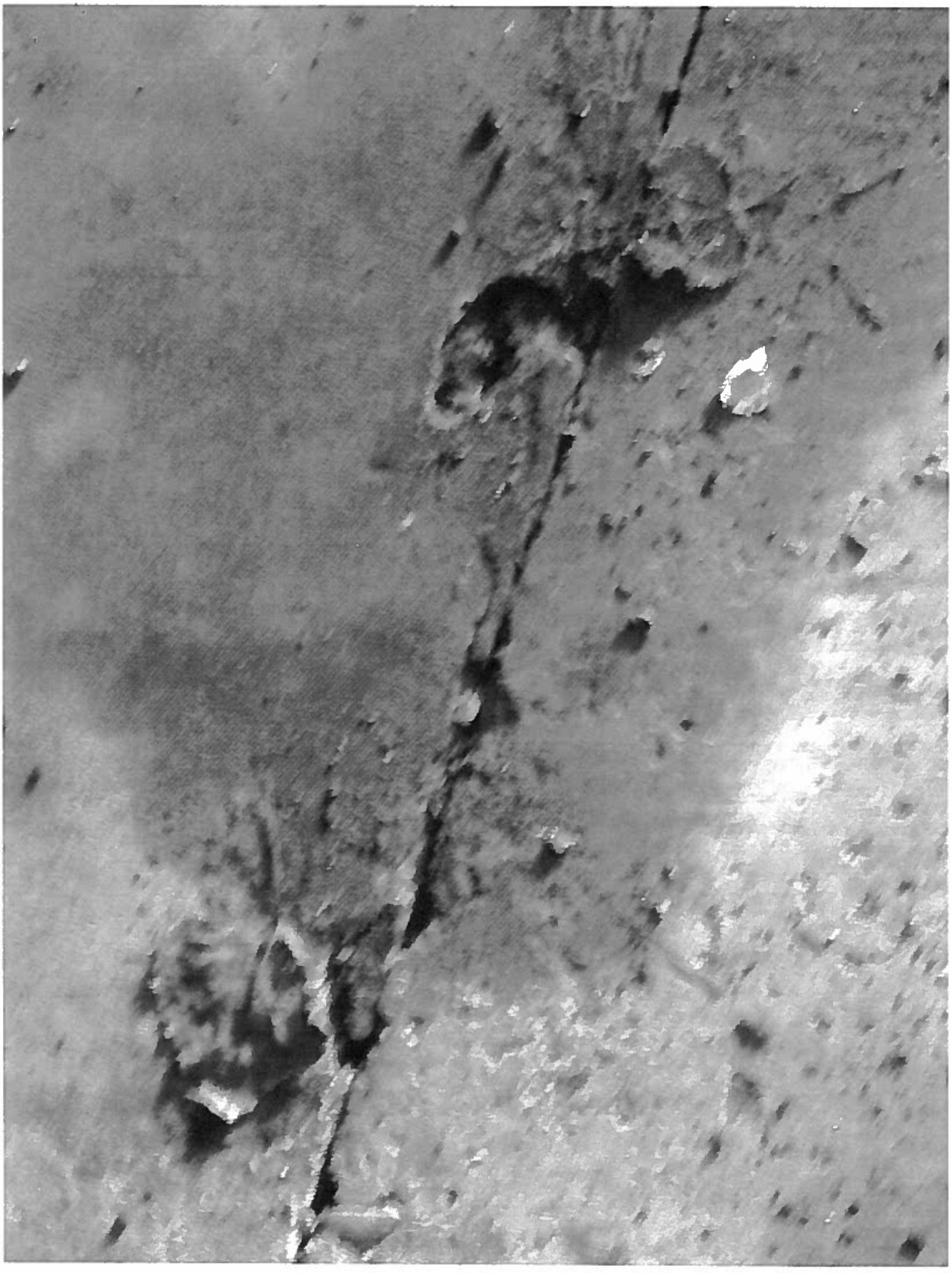
Elizabeth Shafer (Libby)

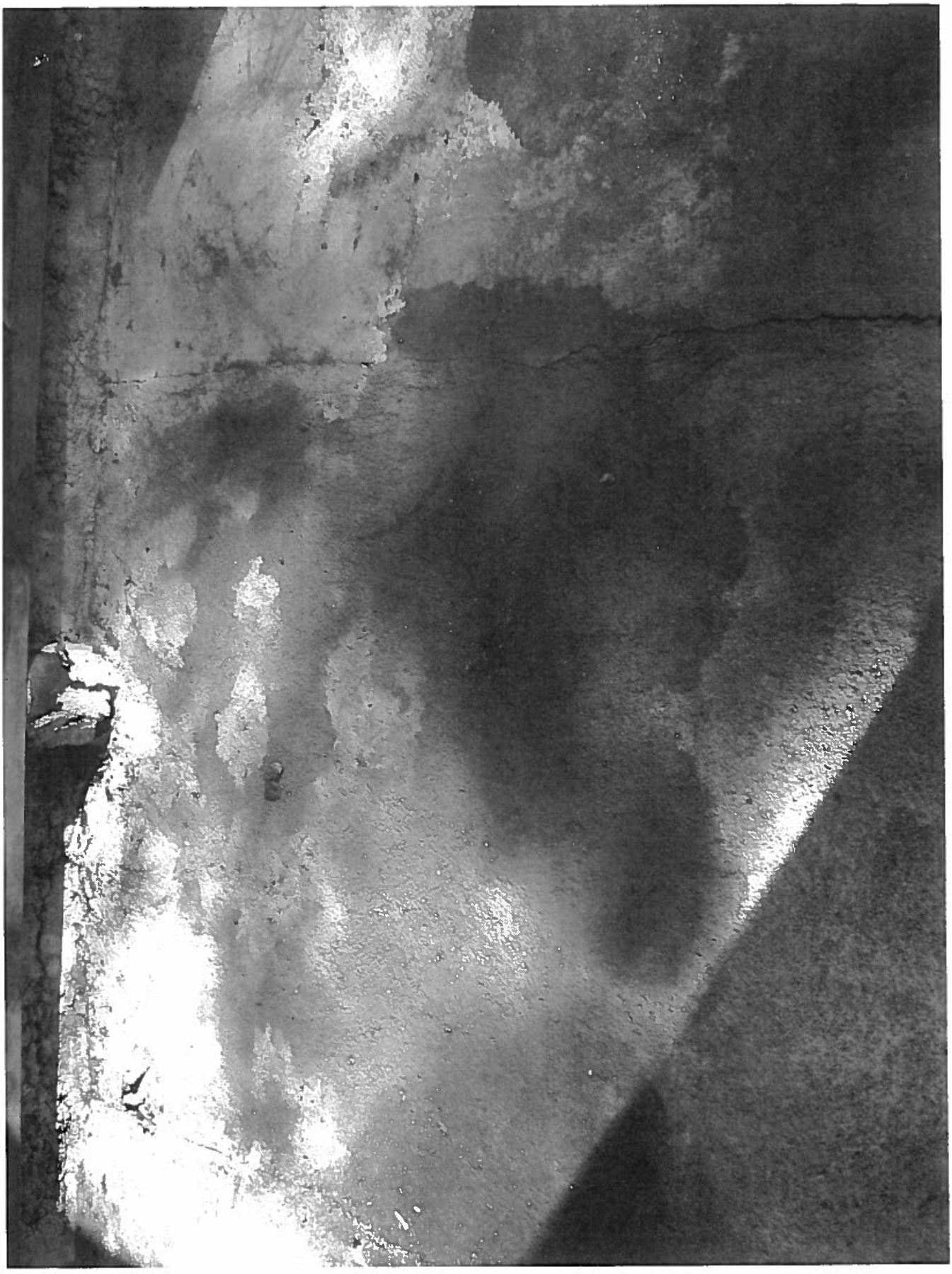
Kay Ellen Wilson

Waddell

104

4097





From: Elizabeth Goelz [mailto:lizzyloves2b@comcast.net]
Sent: Sunday, April 10, 2016 12:38 PM
To: Noah Housh
Cc: Glenn Goelz; lizzyloves2b@comcast.net
Subject: 632 McCorkle Ave

Hi Noah;

I have seen you at the several Planning Commission meetings that I have attended however we have not had the opportunity to meet. My husband Glenn and I built our home at 645 McCorkle Ave. in 2000 never thinking that our quiet and quirky little street would become such a controversial area over time. I am reaching out to you in regards to the proposed project at 632 McCorkle Ave. The both of us and the rest of our neighbors on McCorkle and surrounding streets are vehemently opposed to this project. We are actually surprised that a developer would even consider this quiet street for such a project! We are not opposed to the sweat equity project that is taking place on McCorkle, we have supported that all along but to add this large project at the end of a dead end street where there is already NO PARKING, and plenty of tranquility is absurd. We as neighbors will do all that we can to ensure that this project as it is currently proposed will not happen.

We understand that there will be a community meeting on April 21st and we will be there in force. Please let me know if you should have any questions prior to that.

Also – I'm hoping you that you can advise who within the City I can request a change of address. We have sold our home in the East Bay where our mail was being sent and are now full time residents of St. Helena.

Thank you,
Elizabeth Goelz
510-301-8287

Aaron Hecock

From: Elizabeth Goelz <lizzyloves2b@comcast.net>
Sent: Tuesday, May 17, 2016 2:56 PM
To: Grace Kistner; Sarah Parker; Tracy Sweeney; Mary Koberstein; Noah Housh; Aaron Hecock; matildabologne@yahoo.com
Cc: lizzyloves2b@comcast.net; Glenn Goelz
Subject: No Further Development on McCorkle Avenue

Dear Planning Director and Commissioners,

My husband Glenn and I live at 645 McCorkle Ave. and I am here to discuss the high density zoning on the North side of McCorkle Avenue. This zoning was haphazardly slapped on this street in 1993, without input from any of the current residents. Directly across the street are high end, single family residences on large lots. This is not good City Planning.

There is the 10 unit apartment complex at 664 McCorkle Avenue, the already approved Our Town 8 unit sweat equity project at 684 McCorkle Avenue and the developer who is in the process of getting approval for the 8 to 10, 2 to 3 bedroom apartments at 632 McCorkle Avenue. These proposals alone, will potentially add 130+ more people, and up to 50+ more cars/vehicles within a few hundred feet of each other, on a street that has not had the necessary improvements to support that kind of density.

We think that the City should reduce the zoning on the north side of McCorkle Avenue because it is poor planning, and because the City has put the public at peril by neglecting to complete the required upgrades necessary on this street, to support the consequences of this erroneous high density zoning.

The hammer head turn around at the end of this dead end street, required by City Ordinance, is only one of the improvements that would need to be made to support the designation of high density on this street. Please note St. Helena Municipal Code section 15.36.020, California Fire Code, Title 24, Section 9, Chapter 5, Sections 503.2.4 and 503.2.5.

To summarize, we believe that both sides of McCorkle Avenue should be rezoned to low medium density.

Thank you,

Elizabeth and Glenn Goelz
645 McCorkle Avenue

Aaron Hecock

From: Christine Hayne <chrishayne1@gmail.com>
Sent: Tuesday, October 11, 2016 4:29 PM
To: Alan Galbraith; Peter White; Sharon Crull; Greg Pitts; Paul Dohring; Grace Kistner; Sarah Parker; Tracy Sweeney; Mary Koberstein; Cindy Black; Noah Housh; Aaron Hecock; Jennifer Phillips; Steve Palmer
Subject: McCorkle Development Concerns

Dear Councilmembers, Planners and Staff

I and the other residents of McCorkle are very concerned about the developments on the north side of our street. Brinkle Court is underway, 632 McCorkle is being considered and the owners of 700 McCorkle also want to tear down the existing house and put 3 houses on that property. The addition of all of these units will change the quiet character of our neighborhood. The existing infrastructure of the street CANNOT handle the additional new traffic and parking. Each approval is happening piecemeal without consideration to the total impact. No developer (or the city) will put in storm drains, or make the street wide enough for all the extra parking, or, more importantly, preserve the neighborhood, which was their argument LOUD and CLEAR when they were pushing for the low/medium density land use change on the west side. The city has said it will do 'in fill' housing but instead they want to create a ghetto on the Westside which is totally unacceptable.

Please stop the unacceptable development on McCorkle Avenue.

Sincerely,
Christine Hayne
710 McCorkle Avenue

Aaron Hecock

From: Bobbi Monnette
Sent: Wednesday, April 06, 2016 11:42 PM
To: Noah Housh
Cc: Aaron Hecock
Subject: McCorkle Avenue Project Applicaton

Noah,

I am writing to you with the following concerns about the proposed project at 632 McCorkle Avenue, the parcel directly east of my property at 644 McCorkle Avenue. Even without a use permit requirement, you have significant discretion to enforce the provisions of section 17.44.060, St. Helena Municipal code, concerning both density and esthetics

1. Proximity to neighbors – setbacks and density:

The density proposed in this application, allows, by state law, 50 people to be living within 10 feet of my property. The enforcement of this maximum is very difficult, for the most diligent and attentive managers. It is therefore, very likely, that there may be more than 50 people living on this property.

Furthermore, the driveway accessing twenty off street parking spaces, is ten feet from the bedroom windows in my home, and 15 feet from the main living area in the rental unit behind my home.

As you may be aware, there is an adjacent, ten one bedroom units apartment complex west of my property at 664 McCorkle Avenue. Many of the occupants work in the hospitality industry, which means that they "come home" between 11:30 pm and 3 am. The amplified music from many of these cars, in addition to the sounds of their motors and tires is disturbing from a 40 foot distance from the two homes on my property, especially in the still, summer night air, when windows are open. At a distance of 10 feet from the two homes on my property, this kind of traffic noise disturbance will be unbearable.

2. Although there is the one, 10, unit, one bedroom apartment complex on McCorkle Avenue already, and an 8 unit, sweat equity project two parcels west of that, the rest of the neighborhood is single family dwellings. The North Side of McCorkle Avenue is zoned Residential High Density. The South side of McCorkle Avenue is zoned single family. The East end of McCorkle Avenue, where 632 is located, sports high end, large single family homes on the South side of the street. The 10 unit complex at 664, can fairly be described as an eye sore. The Sweat Equity development will be more in keeping with the west end of the block. This additional 10 unit complex at the north end of this dead end street, is not in keeping with the neighborhood ambiance and appearance.

3. As you know, there is no easy way to enforce a limit on the number of cars owned by apartment renters. If there are 5 adults in one of the 900 square feet, two bedroom apartments proposed in this application, there could very well be 5 cars servicing those renters. This means, that there may potentially be, 50 cars associated with this complex, only 20 of which will have access to off street parking. Since renters often use covered and uncovered parking spaces for storage, rather than parking, there could well be more than 30 overflow cars parked on McCorkle Avenue.

4. The design of this project leaves very little space for landscaping that would fit into the rest of the neighborhood. In addition, and more importantly, there is no place for children and/or adults to play/recreate, nor is there adequate living space for three children and two adults, in a 900 square foot, two bedroom apartment.

5. The result of this kind of over-crowding, includes noise pollution from after work relaxing, drinking, and sometimes loud conversation, which for some renters will likely take place between 11:30 pm and 3:00 am. This presents a noise problem for neighbors in the complex, for me directly, and for other neighbors outside the complex.

The only open space for children to play, is the driveway. This is a health and safety issue for the children. The managers of the 664 Mc Corkle Avenue apartments, were forced to put in speed bumps in the driveway in an attempt to mitigate the danger to the children.

I, and others, have needed to call the police regularly, regarding this kind of noise pollution at 664 McCorkle Ave, which puts extra demand on our Police Department, for incidents that can easily be avoided by regulating density to insure adequate space for adults and children to live and socialize. It is necessary to reduce this kind of over massing designed to create maximum profit, and maximize the quality of life features mentioned above.

6. If there is any attempt to provide play area for children, and socializing areas for adults, there will be no room for fire truck turn around, or for onsite garbage pickup. Onsite garbage pickup will pose a noise intrusion at 6 am., ten feet from my bedroom windows. Garbage pickup from the street, will put 20 more garbage receptacles on the street, plus green refuse cans as well. This will further exacerbate the street parking problems the evening before, and the day of garbage pick up, adversely effecting the neighborhood already burdened with the over flow cars at 664 McCorkle Ave.

For the reasons enumerated above, it is obvious to me that the density of this project must be reduced. Because the lot is so narrow, I do not see how more than four units can be built, taking into account the issues discussed herein.

In addition, section 17.44.060, Development standards in our City Ordinance, states that the lot frontage and width must be 70 ft. The lot frontage and width of this parcel, is 68.5 ft. If there is no variance request with this application, it simply cannot be placed on this parcel.

I am

Sincerely yours,

Barbara (Bobbi) Monnette
Resident, City of St. Helena

Aaron Hecock

From: Libby Shafer <libshafer@gmail.com>
Sent: Monday, May 16, 2016 11:39 PM
To: Cindy Black
Cc: Noah Housh; Aaron Hecock; Jennifer Phillips; Steve Palmer
Subject: No Further Development on McCorkle Avenue

Dear Cindy and Staff,

I live at 653 McCorkle Avenue and I implore you NOT to approve any further building projects, ESPECIALLY the proposed development of 10 rental units at 632 McCorkle after June 9, 2016, until we have the City Design Standards in place, as described in HE1.E.

Currently there is a 10 unit, 2 bedroom apartment complex at 664 McCorkle. Our Town will be building 8 more units just to the east of this property at 684 McCorkle. The proposed development of 10 more Rental units at 632 McCorkle plus Our Town (already approved) will potentially add 130+ people and up to 50+ more cars within a few hundred feet of each other. Also, our dead end street has a hammerhead turn around and is NOT up to code for emergency vehicles or large fire trucks. Obviously, the city has not set up McCorkle Avenue for this additional HIGH density.

It is completely caddywampus to have single family homes on the south side of the street and HIGH density (28 units per acre) on the north side. I thought the goal of St. Helena city planning and growth was to head in the direction of allowing small developments of 7 to 10 units per acre evenly distributed THROUGHOUT THE CITY and NOT just on the EAST side of town. Increasing the density of the north side of McCorkle Avenue is completely counter to this goal.

Hence, I strongly feel that both sides of McCorkle Avenue should be rezoned to LOW medium density……

Again, I urge you NOT to approve any further building projects after June 9, 2016 UNTIL we have the City Design Standards in place as described in HE1.E.

Thank you for your consideration.

Sincerely,

Libby Shafer
653 McCorkle Avenue
St. Helena, CA

CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET-ST. HELENA, CA 94574
PLANNING COMMISSION

DECEMBER 6, 2016

AGENDA SECTION: Scheduled Matters

AGENDA ITEM: 6.1

FILE NUMBER: PL16-089

SUBJECT: Request by Guneet Bajwa for sign permit approval in order to place two (2) new signs on the Las Alcobas Hotel property located at 1915 Main Street in the SC: Service Commercial district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 11/02/2016 **ACCEPTED AS COMPLETE:** 11/02/2016

LOCATION OF PROPERTY: 1915 Main Street

APN: 009-490-009

GENERAL PLAN/ZONING: SC: Service Commercial

APPLICANT: Guneet Bajwa **PHONE:** (707) 853-1833

PROJECT DESCRIPTION

The applicant is requesting sign permit approval for new signage associated with the Las Alcobas Hotel. New signage proposed includes two identification signs at the primary entrance of the site. The first identification sign ("Sign 1") would have a logo on the top center and would read "Las Alcobas Napa Valley" and "The Luxury Collection". This sign would be located within the stone retaining wall on the northside of the primary entrance along Main Street. The sign would be 42 inches tall, 36 inches wide and recessed 2 inches into the stone wall. Sign lettering would be made from pin mounted cut out aluminum with a dark bronze finish set on a mortar bed and would be illuminated with embedded LED strips at the top and bottom. The second identification sign ("Sign 2") would read "Acacia House" and would be mounted to the top of the stone retaining wall on the southside of the primary entrance along Main Street. This sign would be approximately 6 inches tall and 72 inches long with lettering made from cut out aluminum with a dark bronze finish. This sign would be stand mounted and illuminated with embedded LED strips similar to Sign 1.

ANALYSIS

CEQA

This project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines, which exempts on-premise business signs.

GENERAL PLAN / ZONING

The project site is located in the SC: Service Commercial district. The Service Commercial (SC) district provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar and compatible uses. In the SC district, signs are regulated by Municipal Code Section 17.148.040(C)(2). Planning commission approval must be obtained for all signs not listed in Municipal Code Section 17.148.040(C)(2)(a), this includes all illuminated signs. The sign standards detailed in Municipal Code Section 17.148.040(C)(2)(b) specifically apply to the number of signs permitted on the frontages of buildings and therefore do not apply to the signs proposed.

The purpose of the planning commission sign permit is to allow the consideration of illuminated signs (including neon), signs that are larger, or signs in addition to those permitted with an administrative sign permit. The planning commission shall consider the compatibility of the sign to the site, the appropriateness of the materials and colors in relation to the project, the compatibility of the sign to the small town character of St. Helena, and the impact the sign may have on surrounding properties. The commission shall not approve signs which obscure or detract from the architecture of a historic building or structure.

Staff Response: Staff feels that the proposed signs are modest in size, well designed, and that they will not obscure or detract from the architecture of the historic building on-site.

CORRESPONDENCE

As of the completion of this report, no comments on the proposed signs have been received by staff.

STAFF RECOMMENDATION

Staff feels the signs are well designed and well placed and is in support of the application. Therefore, staff recommends that the Planning Commission:

1. Determine that the signs are exempt from the requirements of CEQA pursuant to Section 15311, Class 11(a) of the CEQA Guidelines which exempts on-premise business signs; and
2. Approve the request for a Sign Permit in order to place two (2) illuminated signs on the property located at 1915 Main Street.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. Sign Exhibits

CITY OF ST. HELENA, STATE OF CALIFORNIA
SIGN PERMIT NO. PL16-089
GRANTED TO 1915 MAIN STREET

PROPERTY OWNER: Guneet Bajwa **APN:** 009-490-009

RECITALS

1. The applicant submitted for a sign permit in order to place two (2) new signs on the Las Alcobas Hotel property located at 1915 Main Street in the SC: Service Commercial district.
2. New signage proposed includes two illuminated identification signs at the primary entrance of the site.
3. The Planning Commission of the City of St. Helena, State of California, considered the signs, staff report, and all testimony, written and spoken, at a hearing on December 6, 2016.

RESOLUTION

The Planning Commission of the City of St. Helena, State of California, approved the Sign Permit on the following basis:

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that this project is exempt from the California Environmental Quality Act pursuant to Section 15311, Class 11 (a), which exempts installation of on premise signs.

C. The Planning Commission hereby finds that the proposed signs are in compliance with the requirements of Municipal Code Section 17.148 relating to the placement of signs in the Service Commercial district.

D. The Sign Permit for the above described is granted subject to compliance with the following conditions. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed:

1. The permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit should one be required.
2. The Permits shall be vested within one (1) year from the date of approval. The Permits may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of the Sign Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

3. This permit will expire if the use is discontinued pursuant to existing ordinances and regulations.
4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. This Sign Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
6. The signs authorized by this Sign Permit shall conform to the details and dimensions shown on the Exhibits which were reviewed and approved by the Planning Commission at their December 6, 2016 meeting.
7. No internal illumination of signs is permitted.
8. An Encroachment Permit shall be obtained by the applicant prior to installation of the sign if work involves locating of any person or structure on public property, such as a sidewalk, driveway, or street, if necessary.
9. Provided they are in general compliance with the Sign Ordinance, minor modifications may be approved by the Planning Director.

I HEREBY CERTIFY that the foregoing sign permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on December 6, 2016 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

_____
Grace Kistner
Chair, Planning Commission

ATTEST:

_____
Noah Housh
Planning Director

las alcobas

NAPA VALLEY

Exterior Signage

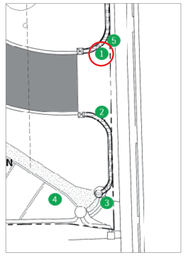
1) Drive Way Entrance Identification

Construction Drawing

2) Acacia House Identification

November 8, 2016

LOCATION



SPECIFICATION

las alcobas
NAPA VALLEY
THE
LUXURY
COLLECTION

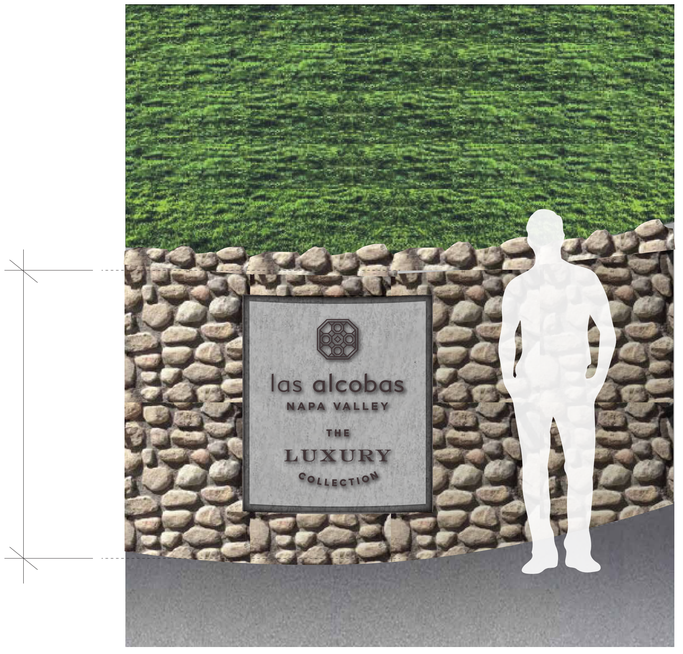
Recess Niche in Stone Wall
- 36” x 42”, 2” deep recess niche on stone retaining wall
- Recessed surface raised by mortar bed 0.5”
- Embedded LED lighting: top & bottom by GC

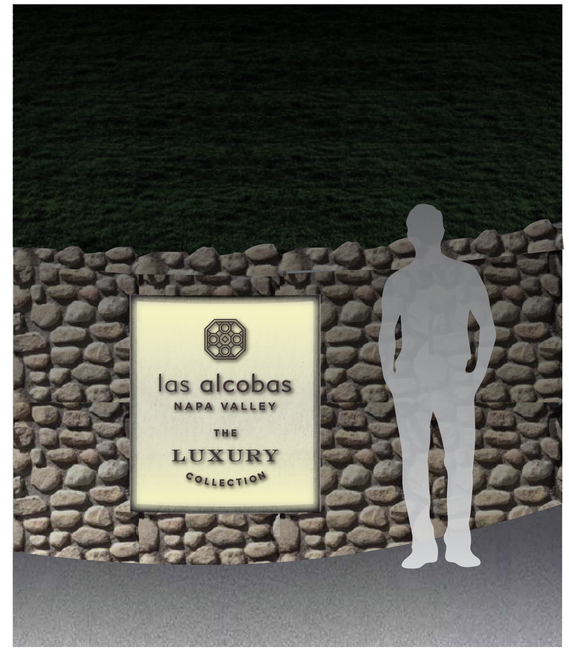
Flat Cut Metal Logo
- Logo overall height 33”, 0.5” thickness
- Please refer to the construction drawing on the following page for detailed dimension
- Cut out aluminum with dark bronze painted finish
- Pin mount in the recess area

DARK BRONZE
PAINTED FINISH

1 Main Driveway Entrance Signage

1”=1'-0"



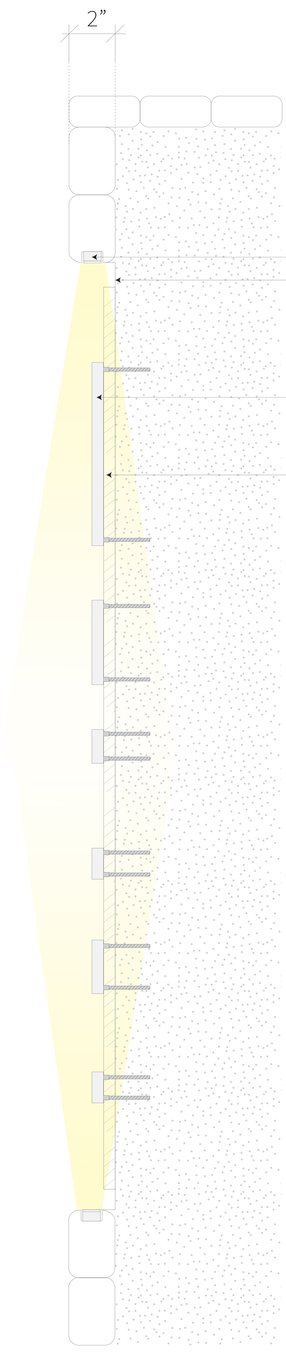


SIGNAGE DETAIL DRAWING | EXTERIOR | Main Driveway Identification Sign

Recess Niche in Stone Wall
- 36" x 42", 2" deep recess niche on stone retaining wall
- Recessed surface raised by mortar bed 0.5"
- Embedded LED lighting: top & bottom by GC

Flat Cut Metal Logo
- Logo overall height 33", 0.5" thickness
- Please refer to the construction drawing on the following page for detailed dimension
- Cut out aluminum with dark bronze painted finish
- Pin mount in the recess area

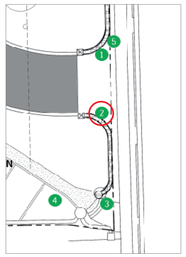
DARK BRONZE
PAINTED FINISH



(LED product, strength/temperature to be Suggested by General Contractor)

Embedded LED Strip Light
Reference Images

LOCATION



• Stand mount on the top of the retaining wall

SPECIFICATION

ACACIA HOUSE

Fabricated Metal Logo
- Logo height 5.5”, 0.75” thickness
- Cut out aluminum letters with dark bronze painted finish
- Stand mount on the aluminum ledge

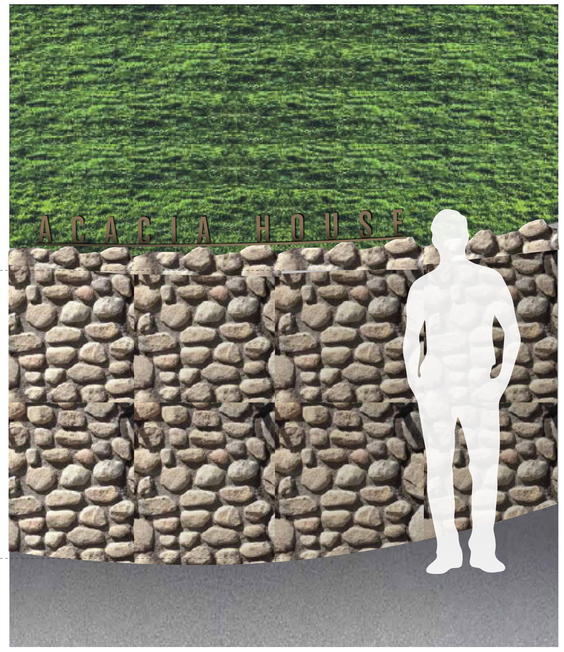
Metal Ledge
- 72”(w) x 4”(d) 0.5” thick aluminum ledge
- Dark bronze painted finish
- Mounted on top of the curved retaining wall

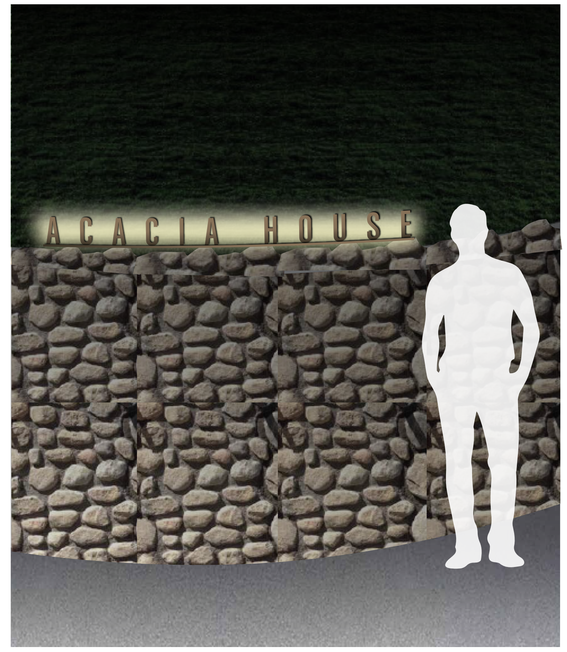
detail to come from GC (angle measurement)

DARK BRONZE
PAINTED FINISH

2 Acacia House Signage

1”=1'-0"





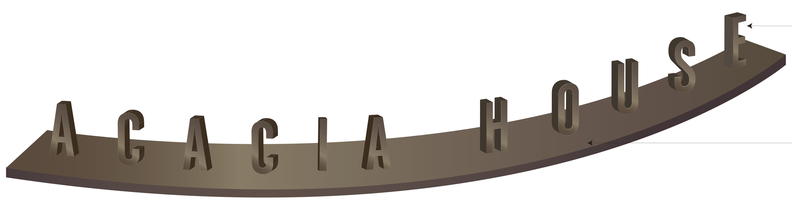
SIGNAGE DETAIL DRAWING | EXTERIOR | Acacia House Identification Sign

Fabricated Metal Logo
- Logo height 5.5", 0.75" thickness
- Cut out aluminum letters with dark bronze painted finish
- Stand mount on the aluminum ledge

Metal Ledge
- 72"(w) x 4"(d) 0.5" thick aluminum ledge
- Dark bronze painted finish
- Mounted on top of the curved retaining wall

detail to come from GC (angle measurement)

DARK BRONZE
PAINTED FINISH



Dark bronze painted
cut out aluminum letters
stand mount on a ledge

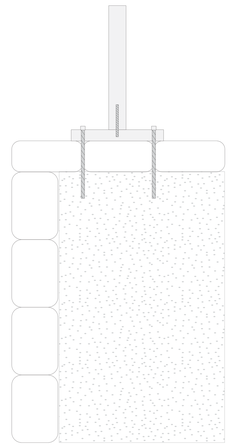
5.5" tall
0.75" thick

Dark bronze painted
curved aluminum ledge

72" wide
4" deep
0.5" thick

to be mounted on top of the wall

0.75" thick letters



Facing Main Street

CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION

December 6, 2016

AGENDA SECTION: Scheduled Matters

AGENDA ITEM: 6.2

FILE NUMBER: N/A

SUBJECT: Request by the Planning Department for Planning Commission direction regarding application of Design Review.

PREPARED BY: Noah Housh, Planning Director

REVIEWED BY: Noah Housh, Planning Director

LOCATION OF PROPERTY: Citywide

PROJECT DESCRIPTION

Staff is requesting Planning Commission direction regarding the use of administrative Design Review approvals for very minor exterior modifications to private property.

ANALYSIS

BACKGROUND

On December 8, 2015, the Planning Department brought an item before the Planning Commission as a part of the Department Report requesting confirmation of the Departments interpretation of the Design Review section of the Zoning Code. The Department was seeking to streamline the review process by granting administrative level Design Review for small scale and minor alterations to properties.

In their review of this request, the Planning Commission disagreed with the staff interpretation of the zoning code and directed staff to bring nearly all requested modifications to private property before the Commission for review and action. Staff has strictly implemented this direction in the months since. However, the Commission has on numerous occasions identified that some of the items brought before them for review should be decided at an administrative level.

Therefore staff is seeking formal direction on this issue in an effort to clarify the intent of the Commission and streamline the application of Design Review.

GENERAL PLAN

The 1993 General Plan does not speak to applying the requirements of Design Review in any meaningful way. However, Policy 2.6.60 identifies a Planned Unit Development is a good approach to providing flexible project design while also ensuring adequate Design Review. Separately, Housing Element Policy HE2.H directs the City to adopt a streamlined Design Review process to encourage the development of on-site employee

housing. Other than these references, there is not General Plan direction regarding the use and applicability of Design Review.

ZONING

Design Review is primarily regulated by Chapter 17.164 of the Zoning Code. The Applicability and Exemption language of the Design Review section is provided below.

Specifically these sections state:

17.164.050 Applicability.

A. Any new building or structure or for exterior addition to, alteration of, or modification of any existing structure or building as regulated by each of the established zoning districts;

B. Structures or building/site modifications requiring use permits in any district;

C. Tentative map conditions shall include the requirement for design review prior to the issuance of any future building permits (Note: Effective on maps approved after January 1992);

D. Any public facility;

E. Demolition. –Not Applicable so omitted from discussion

The code further states**:**

F. Design review shall not be required for the following:

1. Those activities not described above,

2. Any form of repair or maintenance where the work solely involves the replacement of materials in like kind and form or to any such work in areas not visible to the public from the public right-of-way or areas accessible to the public. (Ord. 07-4 § 2 (part): prior code § 27.379)

In addition, the code allows the Commission to delegate some authority to planning staff under certain circumstances, as identified in the Exemptions section, provided below.

17.164.060 Exemptions.

A. Whenever the city planner finds that a proposal raises no substantial design problem of the sort outlined in Sections 17.164.010 through 17.164.030, the planner shall place such an exemption recommendation on the planning commission's consent agenda.

B. The planning commission may delegate to the city planner responsibility for review and recommendation for applications for zoning and building permits in those cases, where in the opinion of the commission, the proposed use or structure would not have a significant impact on neighboring properties or on the entire area, or in cases where the proposed use of structure is clearly consistent with the purposes of Sections

17.164.020 and 17.164.030 and the remaining requirements of this chapter and the general plan.

C. The city planner may review and approve the replacement of existing architectural features that do not involve substantial design changes or changes in materials. (Prior code § 27.380)

Based on the recent direction from the Planning Commission and the language in the zoning code, staff is proposing certain requests to modify existing properties (be recommended by the Commission to) be decided at an administrative level.

Specifically, these would include:

-Installation of doors, windows and other architectural features to the facades of existing structures

-Construction of small non-habitable accessory structures such as a shed less than 120 square feet or rear yard shade arbor

-Minor modifications to existing structures including the modification of roof lines and/or the installation of dormers into existing roof structures.

Further, staff is proposing that specific minor increases to square footage (up to a defined maximum) be clearly defined as Design Review Exemptions, reviewed with a reduced format staff report and placed on the consent calendar for the public and Commission to review (and pull as necessary). Specifically, this would include:

-Construction of minor additions to existing structures not visible from the street or areas of public use

Staff is requesting this clarifying direction to support the Commissions' recent direction regarding the applicability of Design Review. Increasing the use of administrative approvals of minor modifications to private property and the use of Design Review Exemptions for projects deemed to have little potential for significant aesthetic impacts will support property owners' ability to make these modifications to their property in a timely manner and to focus the efforts of City staff on the most appropriate projects. Further, elevation of the review of these minor modifications to the Planning Commission for action, takes a significant amount of staff time and effort, which could otherwise be directed to work on assignments and projects of greater interest to the City Council, Planning Commission and Community.

No proposals to modify historically designated properties, visually prominent properties or projects where a use permit (or other discretionary permit) is required would be decided administratively, or placed on the Planning Commission consent calendar.

CEQA
Providing clarification and direction on municipal code interpretations is not a project under CEQA.

CORRESPONDENCE
As of the timing of this report, no public comments have been received on this item. However, the Planning Commission has on numerous occasions since the December 8, 2015, meeting identified that some projects brought before them should have remained at the staff level or reviewed as a design review exemption.

ISSUES
No unresolved or unidentified issues are outstanding regarding this issue. Staff is simply requesting Commission support for a staff proposal to clarify the applicability of Design Review requirements in an effort to best utilize the resources of the City staff.

STAFF RECOMMENDATION
It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Support the request by staff to administratively approve minor modifications to existing properties (as identified), in order to better utilize the resources of the Planning Department;

   or

2. Provide additional clarifying direction regarding the use of administrative approval for minor modifications to private property and Design Review Exemptions as envisioned by the Planning Commission.

ATTACHMENTS
None

Tentative Planning Commission Agenda
Updated: November 29, 2016

CURRENT AND PENDING MATTERS

November/December PC and/ or CC Agenda:
1. 684 McCorkle OTSH-8 Unit Affordable Multi-Family-UP, Design Review, Demo and T-Map-Under Review-Approved
2. 632 McCorkle-8-Unit Multi-Family Residential-Design Review and Demolition-Under Review
3. 1045 Pratt-DR for new SFD
4. Design Review Submittal Requirements-Discussion
5. 574 Pope St-DR, UP & T-Map
6. CIA Mitigated Negative Declaration Posting
7. 1210 Greyson-Davies Winery Signs-PC Approved Sept. 20, 2016-Appealed to CC
8. Building Code Update-CC
Active/Pending Projects
1. Vacant Parcel-2010-40 Hunter Subdivision and EIR
2. 741 McCorkle-Tentative Map-Under Review
3. 837 Signorelli Cir-Garage-DR Exemption-Pending Resubmittal
4. 633 Main St-Use Permit and LLA
5. 420 Lafata (Previously 890 Dowdell Ln)-Custom Crush Facility-UP and Design Review-Resubmittal Under Review
6. 576 Pope St-DR for new SFD-Frozen by Applicant
7. 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant
8. 1111 Main St-DR and Master UP for Commercial Land Uses-Under Review
9. 661 Main St-Vineland Station Lot Line Adjustment-Waiting on Information
10. 633 Main St-UP and LLA to convert existing SFD into 2-room Hotel-Waiting on Information
11. PL16-020 2555 Main/ PL16-043830 Pratt-Demo, DR, UP and Variance for CIA Campus Reno and Dorm -Under Review
12. PL16-074 Money Way Bathrooms-Aaron/Tobias
13. PL16-079 1225 Allyn Ave SFD with Attached Garage -Lilly Bianco
14. PL16-080 1405 Adams St New SFD w/ Attached Garage –Lilly Bianco
15. PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs-Aaron Hecock
16. PL16-084 1425 Oak Ave DR Playground Shade at Montessori Pre School-Noah Housh
17. PL16-085 Beringer Winery Use Permit-Lilly Bianco
18. PL16-086 Woodhouse Bar-B-Q –Aaron Hecock
19. PL16-087 Adams Street Wine Tasting-Lilly Bianco
20. PL16-089 Las Alcobas Signs-Aaron Hecock
21. PL16-093 Sulphur Springs Admin Determination-Noah Housh

22. Turley Flats Affordability Agreement
PC/CC Assignments Currently Under Review by Staff:
1. General Plan Update and General Plan EIR
2. Manage RFP Responses and Candidate Selection
3. Short-Term Rental Ordinance Update Implementation and Enforcement
4. Demolition Permit Review
5. Code Enforcement Policy and Procedures Update-On Going
6. PG&E Parking Lot Negotiation
Pending PC/CC Assignments for Planning Department
1. Initiate Creation and Implementation of Design Guidelines
2. Comprehensive Zoning Code Update-Following General Plan Adoption
3. F.A.R. Review-To be conducted with Zoning Code Update
4. Council Goal Setting
Other Items of Interest to Planning Commission
1. Food Truck Ordinance
2. Update Daycare Zoning Regs-Consistent with State Law
3. Pools-Drought Policy Changes. Phase 1?
4. Plan Improvements, Additional Requirements, Application Checklist
5. Limit on Demolition Permits
6. General Plan & EIR 45-day Public Review
7. Water Update/Report from PW
8. Hunter EIR 45-day Public Review and Project Review
Required Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring
2. Design Guidelines-TBD
3. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
5. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
6. Cell Towers Ordinance-Update Current Code -State and Fed Laws
7. Growth Management Code Language Update and Annual Review (Sept)
8. Fee Study-Pending
9. Review and Comment-Draft Tree Ordinance
10. AB 52 CEQA Process Implementation-Native American Consultation
11. 1105 Turley Flats Affordability Agreement
12. Code Enforcement-On Going