DISCUSSION CALENDAR

Agenda Item # 7

AGENDA REPORT SUMMARY

Meeting Date: September 11, 2018

Subject: Resolution No. 2018-36: Design Review for the new Los Altos Community Center

Prepared by: Zachary Dahl, Planning Services Manager
Reviewed by: Jon Biggs, Community Development Director
Approved by: Chris Jordan, City Manager

Attachments:
1. Resolution No. 2018-36
2. Architectural and Site Design Narrative, Noll & Tam
3. Community Center Task Force Goals, Objectives, Principles and Future Considerations
4. Complete Streets Commission Meeting Minutes, June 27, 2018
5. Planning Commission Meeting Minutes, August 2, 2018
6. Initial Study and Mitigated Negative Declaration
7. Project Plans (provided under separate cover)

Initiated by:
City Council

Previous Council Consideration:
- July 10, 2018 – Los Altos Community Center Design Development Update
- March 13, 2018 – Los Altos Community Center Schematic Design
- December 12, 2017 – Los Altos Community Center Project Task Force Concluding Report
- September 26, 2017 – Study Session; directed to proceed with interior space allocation and site placement; allocating an additional $9.7M to the project budget
- August 22, 2017 – Approved of Agreement to retain Noll & Tam Architects design team
- April 25, 2017 – Approved Capital Improvement Project for design and construction of a new Community Center with a project budget of $25M; directed staff to begin selection of a qualified architect to begin design; adopted Resolution No. 2017-15 establishing the Los Altos Community Center Project Task Force

Fiscal Impact:
FY 2017/2020 Council approved $25M for Capital Improvement Project fund CF-01002; Council added $7.7M for enhanced features and approximately $2M for site option 4, for a project total of $34.7M.

Environmental Review:
An Initial Study and Mitigated Negative Declaration (MND) have been prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Los Altos. A 20-day public

review and comment period for the Initial Study and MND was held between Friday, June 29, 2018 and Wednesday, July 18, 2018. The City did not receive any public comments during this time. There is no substantial evidence, considering the whole record, that the new Los Altos Community Center project (proposed Project), with mitigation measures incorporated, may have a significant effect on the environment.

Policy Questions for Council Consideration:

- Does the Initial Study and Mitigated Negative Declaration adequately evaluate all potential environmental effects associated with the proposed Project?
- Does the proposed Project meet the required design review findings specified in the Zoning Code?

Summary:

- The proposed Project would include demolition of the existing 30,362 square-foot community center and construction of a new one-story, 24,500 square-foot community center building in approximately the same location with 162 new surface parking spaces.
- The proposed Project has been processed in accordance with the City's Design Review process per Zoning Code Chapter 14.78

Staff Recommendation:

Move to adopt Resolution No. 2018-36 which:

1. Adopts the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Approves Design Review application 18-D-03 for the new Los Altos Community Center

Subject: Resolution No. 2018-36: Design Review for the new Los Altos Community Center

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Purpose

Provide input on the proposed Project's architecture and site design, adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve Design Review application 18-D-03 for the proposed Project.

Background

Site Setting

The Civic Center property is designated as a "Public and Institutional" land use in the General Plan and Zoned PCF (Public and Community Facilities). The Civic Center site is approximately 18 acres in size with the proposed Project site occupying approximately 4.46 acres on the southeast portion of the campus adjacent to Hillview Avenue. The proposed Project site is adjacent to single-family residential uses to the north, the east and across Hillview Avenue to the south, and adjacent to public and institutional uses (sports fields, museum, library and theater) to the north and west.

Project Initiation

On February 28, 2017, the City Council approved their priorities for 2017, which included a goal to have a new or refurbished community center built by December 2020. On April 25, 2017, the Council unanimously approved the creation of a Capital Improvement Project (CIP) for the design and construction of a new Community Center. In addition, Council unanimously adopted Resolution No. 2017-15, which established the Hillview Community Center Project Task Force (Task Force). The mission of the Task Force was to hold public meetings to gather community input and provide a recommendation to the City Council on the interior space allocation and exterior design and layout of the future Community Center.

Following the Council's action, the City issued a Request for Qualifications (RFQ) for an architectural design team to design a new Community Center for the City. Following a review of the proposals and interviews of the top four firms, the City selected Noll & Tam Architects and their team of consultants to lead the design effort for the new Community Center.

Community Center Task Force

During its initial meetings, the Task Force developed a statement of Project Goals, Objectives and Principles to focus its discussions to reach recommendations pursuant to its mission. During its last two meetings, the Task Force added a section on Future Considerations. This statement was developed by the Task Force to provide guidelines, values and preferences to guide future discussions and decisions about the design and development of the Community Center. This statement is included as Attachment 3.

On September 26, 2017, at a Study Session with the Task Force, the City Council reviewed and discussed seven design enhancements for the new Community Center:

1. Increasing building quality

2. Increasing building functionality
3. Upgrading from LEED Silver equivalent to LEED Gold equivalent
4. Providing improved pedestrian connectivity
5. Increasing building square footage
6. Increasing outdoor program space
7. Refinishing existing parking lot.

Following the discussion, the Council expressed support for all seven design enhancements and committed to raising the project budget to $34.7M. This commitment to the budget increase was confirmed as part of the 10-year Capital Improvement Plan and Priorities Discussion at its November 14, 2017 Study Session.

On December 12, 2017, Noll & Tam presented the Task Force's Concluding Report to City Council. The Council accepted the Concluding Report, provided staff and Noll & Tam with feedback, and directed the Noll & Tam design team to move forward to complete the Schematic Design phase of the project. Following the Study Session, staff formed a citizen working group to meet regularly with the design team to ensure that the Task Force Goals, Objectives and Principles were followed. The citizen working group, which includes representatives from key stakeholders such as seniors, teens and the Recreation Commission, continues to receive input from Recreation & Community Services, Information Technology, Facilities and Public Works as well as residents from around the City. Additionally, staff solicited input from members and representatives of neighboring buildings on the Civic Center site including the Library, Bus Barn Theater, Police Station and History Museum. This working group has been involved throughout the design development phase and will be consulted if need during the construction document phase.

On March 13, 2018, City Council received an update from Noll & Tam on the Community Center Schematic Design. At this meeting, Councilmembers requested additional information on how the building will attain LEED Gold equivalency; provided feedback and direction for further exploration of elements within the schematic design including photovoltaic panels on the roof of the building, locations of the Whistle Stop playground, the bocce ball courts, and the basketball court, and the type of flooring to be used in the community room; and directed the Noll & Tam design team to proceed with the design phase of the project. This phase includes completion of the City's design review process with public meetings before the Complete Streets Commission, Planning Commission and City Council.

Complete Streets Commission

On June 27, 2018, the proposed Project was reviewed by the Complete Streets Commission. At the meeting, the Commission was generally supportive of the proposed site layout and design and provided feedback and comments on the proposed Project's pedestrian, bicycle and vehicle circulation elements. Following the discussion, the Commission voted unanimously to move the proposed Project forward for further review with the following recommendations:

- Reconfigure the pedestrian pathway connection to the Library to minimize the number of parking spaces that are displaced;
- Review the design of the vehicle drop-off area at the main entrance to minimize the ability of vehicles to make U-turns;
- Reevaluate the proposed bicycle rack design due to concerns with the functionality and parking capacity of the "ribbon" rack design;
- Continue public outreach for the proposed Project; and
- Review the width and sight-lines of the perimeter pathway to minimize conflicts between pedestrians and bicyclists.

The Complete Streets Commission meeting minutes are included as Attachment 4.

July 10 Open House and City Council Meeting
On July 10, 2018, the City held an open house with Noll & Tam to provide the public with an opportunity to learn more about the proposed Project. The open house was widely publicized and included a variety of design exhibits, a 3D video fly-though and a scale model of the new Community Center. Following the open house, staff and Noll & Tam provided the City Council with an update on the status of the proposed Project. Upon receiving public comments and discussing the proposed Project, the City Council directed staff and Noll & Tam to explore alternative roof materials from the proposed standing seam metal roof; alternative bike rack designs; alternative scenarios for the design of the vehicle drop-off area at the main entrance; and to propose options for the inclusion of solar panels in the proposed Project.

Planning Commission
On August 2, 2018, the Planning Commission held a public hearing to consider the proposed Project. Following a presentation from staff and Noll & Tam, and comments from two members of the public, the Commission discussed the proposed Project. Overall, the Commission expressed support for the proposed architectural and site design, with a majority supporting the proposed pedestrian connection to the Library as designed and the addition of a "teardrop" median at the drop-off area to improve traffic circulation. Following the discussion, the Commission voted unanimously to recommend adoption of the Mitigated Negative Declaration and approval of the design review application. The Planning Commission meeting minutes are included as Attachment 5.

Discussion/Analysis

General Plan and Zoning
The Public and Institutional land use designation is intended to provide for governmental, institutional, academic and other community service uses, and the uses should be compatible with the surrounding neighborhood. The proposed Project will be maintaining the existing use that has operated from this location since the property was acquired by the City in the 1970s. The proposed

setbacks, which are larger than the Hillview Community Center's existing setbacks, and the one-story height will ensure that the proposed Project is compatible with the surrounding neighborhood.

The PCF District provides the site standards and requirements for new projects. The following table summarizes the proposed Project's technical details with regard to height, setbacks and parking:

	Existing	Proposed	Required/Allowed
SETBACKS:			
Front (Hillview Ave)	54 feet	166 feet	40 feet
Rear (North)	20 feet	68 feet	50 feet
Right (East) side	30 feet	77 feet	25 feet
HEIGHT:			
Midpoint of Roof Slope	20 feet	25 feet	30 feet
Top of ridge	N/A	28.2 feet	42 feet
PARKING:	145 spaces	162 spaces[1]	N/A[2]

The PCF District also specifies a maximum lot coverage of 30 percent of the total site area and a five-foot wide landscape strip along all property lines that adjoin residential uses. For lot coverage, the project site is 4.46 acres (approximately 194,275 square feet), the building footprint is 24,500 square feet and the area covered by open structures (trellis, canopies, etc.) is 8,542 square feet. Thus, the total lot coverage is approximately 17 percent, which is well below the maximum 30 percent. With regard to landscape strips, as shown on the landscape plan, all of the existing mature trees along the north and east property lines will be maintained, and new passive landscaping, such as bioswales, will be placed near these property lines to create a larger buffer between the proposed Project and the adjacent residential uses. Thus, the proposed Project will be creating landscape buffers that far exceed the minimum five-foot width.

It should also be noted that the trellis structure over the bocce courts is located within the rear yard setback area with a setback of 29 feet. Since the trellis structure has a height of 12 feet, which is consistent with the accessory structure height requirement for single-family properties and is screened by existing trees, the placement is consistent with the Zoning Code and maintains an appropriate relationship to the adjacent single-family properties. The trellis over the teen patio, which originally

[1] This includes the 13 parking spaces that were displaced by the Library pathway connection and results in a net increase of four onsite parking spaces.

[2] Per Zoning Code Section 14.74.120, For community centers and other public buildings, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission.

encroached into the rear yard setback, has been reduced in size and now meets the rear yard setback requirement.

Overall, the proposed Project complies with all applicable General Plan policies and Zoning Code requirements.

Design Review Findings
To provide an overview of the proposed Project's architectural and site design, Noll & Tam prepared a Design Narrative, which is included in Attachment 2. This narrative includes discussions about the site layout, a breakdown of the spaces and programs within the Community Center, architectural character, landscaping aesthetics and site circulation. This narrative also provides a basis for how the proposed Project meets and exceeds all the City's required design review findings. The design review findings that are required for project approval are included in Resolution No. 2018-36 (Attachment 1).

Environmental Review
To fully evaluate any potential environmental impacts associated with the proposed Project, the City retained EMC Planning Group, an experienced environmental consulting firm, to prepare an initial study. To support the initial study, an Arborist Report, Phase I Environmental Assessment, an Acoustical Analysis and a Traffic Analysis were prepared.

Since the proposed Project would replace the existing Community Center in approximately the same location and will be approximately 19 percent smaller in terms of floor area, there were no significant impacts identified in any area except for Biological Resources. Special status bats have been identified as having a low probability of using the general area for habitat and migratory birds have been known to nest in the vicinity. Therefore, to ensure that the proposed Project does not significantly impact either of these species, the Initial Study identified two precautionary mitigation measures to require a biologist to survey for bat habitat and active nest sites 14 days prior to the start of demolition and tree removal. With the incorporation of these two mitigation measures, the Initial Study found that the project would not result in any significant impacts.

To incorporate these mitigation measures, a Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program was prepared and will need to be adopted. The Initial Study, along with the technical reports, the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are included in Attachment 6.

Final Action
The proposed architectural and site design of the new Community Center is the culmination of input and analysis from the Task Force, City Council, Complete Streets Commission, Planning Commission and many residents at numerous public meetings over the past year and a half. Thus, based on the recommendation from the Planning Commission, staff encourages the City Council to approve

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Resolution No. 2018-36, which will adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approve Design Review application 18-D-03 for the new Community Center.

Options

1) Adopt Resolution No. 2018-36 Development phase of the project and moving forward with the Construction Document phase

   Disadvantages: None identified

2) Do not adopt Resolution No. 2018-36

   Advantages: None identified

   Disadvantages: The Community Center project will be delayed, which could result in the City baring additional costs to complete the project

Recommendation
The Planning Commission recommends Option 1.

RESOLUTION NO. 2018-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS MAKING FINDINGS, ADOPTING A MITIGATED NEGATIVE DECLARATION, AND A MITIGATION MONITORING AND REPORTING PROGRAM UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVING DESIGN REVIEW APPLICATION 18-D-03 FOR A NEW COMMUNTIY CENTER AT 97 HILLVIEW AVENUE

WHEREAS, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.) (collectively, "CEQA"), the City of Los Altos ("City") is the lead agency for the proposed Los Altos Community Center project ("proposed Project"); and

WHEREAS, the proposed Project is comprised of, among other things: (i) demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the proposed Project site, located at 97 Hillview Avenue, Los Altos, CA 94022 ("proposed Project site"); (ii) provision of pedestrian pathways and crosswalks throughout the site to connect proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site; (iii) realignment of driveway connections to Hillview Road, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways; and

WHEREAS, the City initiated Design Review Application 18-D-03 (sometimes referred herein as the "Design Review") to approve the architectural and site design of the proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines section 15063, the City prepared an Initial Study to analyze whether the proposed Project may cause a potentially significant effect on the environment; and

WHEREAS, based on the information contained in the Initial Study, which concluded that the proposed Project could have potentially significant impacts but that those impacts could be reduced to less than significant levels with implementation of proposed mitigation measures, the City determined that a Mitigated Negative Declaration ("MND") should be prepared for the proposed Project, and a MND was prepared pursuant to CEQA, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, pursuant to Public Resources Code section 21081.6 and State CEQA Guidelines section 15074(d), the City prepared a program for reporting on or monitoring the changes which it has either required in the proposed Project or made a condition of approval to mitigate or avoid potential significant environmental effects (the "Mitigation Monitoring and Reporting Program" or "MMRP"), a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, the City properly distributed a Notice of Intent to Adopt a Mitigated MND, pursuant to State CEQA Guidelines section 15072; and

WHEREAS, the City provided copies of the Initial Study and MND to the public for a review and comment period beginning on June 29, 2018 and ending on July 18, 2018, pursuant to State CEQA Guidelines section 15073, during which time the City did not receive any comment letters; and

WHEREAS, during the public review and comment period, copies of the MND were available for review and inspection at the City of Los Altos City Hall, the Los Altos Library, and on the City's website; and

WHEREAS, the Design Review has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Complete Streets Commission held a public meeting on the Design Review on June 27, 2018 and voted to recommend approval, with recommendation guidance, to the Planning Commission and City Council; and

WHEREAS, on August 2, 2018, the Planning Commission conducted a duly-noticed public hearing at which members of the public were afforded an opportunity to comment upon the proposed Project, the Design Review, and the MND, and at the conclusion of the hearing, the Planning Commission recommended that the City Council adopt the MND and approve the Design Review and the proposed Project; and

WHEREAS, on July 18, 2018 the City gave public notice of the Planning Commission's public hearing on the proposed Project by advertisement in a newspaper of general circulation and to property owners within a 500-foot radius; and

WHEREAS, on September 11, 2018, the City Council held a duly noticed public meeting as prescribed by law and considered public testimony and evidence and recommendations presented by staff related to the proposed Project, the Design Review, and the MND; and

WHEREAS, all the requirements of the Public Resources Code, the State CEQA Guidelines, and the regulations and policies of the City of Los Altos have been satisfied or complied with by the City in connection with the preparation of the MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the proposed Project, as well as feasible mitigation measures, have been adequately evaluated; and

WHEREAS, the MND prepared in connection with the proposed Project sufficiently analyzes the feasible mitigation measures necessary to avoid or substantially lessen the proposed Project's potentially significant environmental impacts; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the proposed Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, prior to taking action, the City Council has heard, been presented with, reviewed, and considered all of the information and data in the administrative record, including

but not limited to the Initial Study, MND, MMRP, and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the MND reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the proposed Project; and

WHEREAS, no comments made in the public hearing conducted by the City Council, and no additional information submitted to the City Council, have produced substantial new information requiring substantial revisions that would trigger recirculation of the MND or additional environmental review of the proposed Project under State CEQA Guidelines section 15073.5; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOS ALTOS DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. RECITALS. The City Council hereby finds that the recitals set forth above are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. As the decision-making body for the proposed Project, the City Council has reviewed and considered the information contained in the MND, the Initial Study, the administrative record, and all other written and oral evidence presented to the City for the proposed Project, on file with the City and available for review at the Office of the City Clerk, located at 1 N. San Antonio Road, Los Altos, California 94022. Based on the City Council's independent review and analysis, the City Council finds that the MND, Initial Study, and administrative record contain a complete and accurate reporting of the environmental impacts associated with the proposed Project, and that the MND has been completed in compliance with CEQA.

SECTION 3. FINDINGS ON ENVIRONMENTAL IMPACTS. Based on the whole record before it, the City Council finds and determines that evidence in the administrative record, including, without limitation, the analysis and conclusions set forth in the staff reports, responses to comments, testimony provided at the proposed Project's public hearings, the Initial Study, the MND and the supporting technical studies, which include 1) Tree Survey by SBCA Tree Consulting (February 2018), 2) Phase I Environmental Site Assessment by Ninyo & Moore (September 2017), 3) Acoustical Analysis by WJV Acoustics, Inc (May, 2018), and 4) Traffic Analysis by Hexagon Transportation Consultants (June 2018), demonstrate that, with incorporation of the identified mitigation as set forth in the Mitigation Monitoring and Reporting Program (MMRP), the proposed Project will not have any potential significant environmental impacts. The City Council has considered all comments and other information submitted to the City in connection with the MND. The City Council further finds and determines that there is no substantial evidence in the administrative record supporting a fair argument that the proposed Project may have a significant environmental

impact. The City Council finds that the MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed Project and reflects the independent judgment and analysis of the City.

SECTION 4. ADOPTION OF THE MITIGATED NEGATIVE DECLARATION. The City hereby approves and adopts the MND, which is hereby attached to this Resolution as Exhibit "A".

SECTION 5. ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM. In accordance with Public Resources Code section 21081.6, the City Council hereby adopts the MMRP, which is hereby attached to this Resolution as Exhibit "B". In the event of any inconsistencies between the mitigation measures as set forth in the MND and the MMRP, the MMRP shall control.

SECTION 6. FINDINGS ON DESIGN REVIEW APPLICATION 18-D-03. With regard to Design Review Application 18-D-03 for the proposed Project, the City Council finds, in accordance with Section 14.76.060 of the Los Altos Municipal Code, as follows:

A. The proposed Project meets the goals, policies and objectives of the General Plan and the Zoning Ordinance design criteria adopted for the PCF District.
B. The proposed Project has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design because it has incorporated design elements and materials from its surroundings while also creating a building with individual design integrity, it has a cohesive and integrated architectural and site design concept, and it is a one-story building that relates well to the nearby City buildings and single-family residences.
C. The proposed Project mass is articulated to relate to the human scale, both horizontally and vertically, and the elevations have variation and depth, and avoid large blank wall surfaces because the building uses a variety of window and exterior wall materials to create visual interest and create a strong pedestrian scale relationship, and the layout of the building, which is focused around an interior courtyard space, creates multiple entry points, points of interest and a lot of variation along all of the building elevations.
D. The proposed Project's exterior materials and finishes – which include an architectural composition roofing shingle, stucco siding with fiber cement wall panels and natural wood accent walls, natural wood soffits and trellis, several natural stone site walls, and window glazing with aluminum frames – convey high quality, integrity, permanence and durability, and are used well to effectively define building elements such as base, body, parapets, bays, arcades and structural elements. The materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area.
E. The proposed Project's landscaping is generous and inviting, with landscape and hardscape features designed to complement the building and parking areas, and to be integrated with the building architecture, the adjacent outdoor spaces and the Hillview streetscape. The landscaping includes the retention of many of the existing mature trees along the perimeter of the site as well as a substantial number of new

trees throughout the proposed Project site and along the proposed Project's Hillview frontage.

F. The proposed Project's exterior signage will be designed to complement the building architecture in terms of style, materials, colors and proportions, will be consistent with the design concepts contained in the City's Wayfinding Sign Program, and will be compatible with the existing Civic Center signage.

G. The proposed Project's mechanical equipment is mostly located within the building in mechanical rooms, with some mechanical equipment on the roof, which is screened from public view by placement within a rooftop equipment well with sound attenuating parapet walls that are designed to be consistent with the building architecture in form, material and detailing.

H. The service and utility areas are enclosed within the building and screened from public view; and the trash enclosure, which is located in a detached structure along the eastern edge of the parking lot, is designed to be compatible with the building architecture in materials and detailing.

SECTION 7. APPROVAL OF DESIGN REVIEW APPLICATION 18-D-03. Having made the findings discussed herein, the City Council hereby approves Design Review Application 18-D-3.

SECTION 8. NOTICE OF DETERMINATION. The City Council hereby directs staff to prepare and file a Notice of Determination with the Santa Clara County Clerk within five (5) working days of the approval of the proposed Project.

SECTION 9. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials associated with the proposed Project, the Design Review, and the MND that constitute the record of proceedings on which these findings are based are located at the Office of the City Clerk, located at 1 N. San Antonio Road, Los Altos, California 94022. The Custodian of Record is Jon Maginot.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 11th day of September, 2018 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Jean Mordo, MAYOR

Attest:

_____
Jon Maginot, CMC, CITY CLERK

EXHIBIT A

Mitigated Negative Declaration
Los Altos Community Center
In Compliance with the California Environmental Quality Act (CEQA)

Lead Agency:	City of Los Altos
Project Proponent:	City of Los Altos One North San Antonio Road, Los Altos, CA 94022
Project Location:	97 Hillview Avenue, Los Altos, CA 94022
Project Description:	The proposed project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the project site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways.
Public Review Period:	Friday, June 29, 2018 at 8:00 am to Wednesday, July 18, 2018 at 5:00 pm
Address Where Written Comments May Be Sent:	Zachary Dahl, AICP, Planning Services Manager City of Los Altos, Community Development Department One North San Antonio Road, Los Altos, CA 94022
Proposed Findings:	The City of Los Altos is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based. The initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency (City of Los Altos) that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Biological Resources

BIO-1 Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species are present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any

trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

BIO-2 Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and

vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

Pursuant to Public Resources Code Section 21081.6, the California Environmental Quality Act (CEQA) requires a Lead Agency to adopt a Mitigation Monitoring and Reporting Program whenever it approves a project for which measures have been required to mitigate or avoid significant effects on the environment. The purpose of the monitoring and reporting program is to ensure compliance with the mitigation measures during project implementation.

EXHIBIT B

City of Los Altos Community Development Department Mitigation Monitoring and Reporting Plan *pursuant to Public Resources Code Section 21081.6*	**Project Name: Los Altos Community Center** **File No: CF-01002** **Address: 97 Hillview Avenue** **SCH#: N/A** **Date: September 11, 2018** **Approved by: City Council** **Resolution No. 2018-35**

Mitigation Measure Number	*Mitigation Measure*	*Monitoring Actions*	*Party Responsible for Compliance*	*Timing*	*Verification of Compliance (name/date)*
Biological Resources					
BIO-1	Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species	Retain qualified biologist Conduct survey	Public Works Public Works	Prior to construction start 14 days prior to construction start	

Mitigation Measure Number	*Mitigation Measure*	*Monitoring Actions*	*Party Responsible for Compliance*	*Timing*	*Verification of Compliance (name/date)*
	level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas. If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.	Mark potential roosting sites	Public Works	During survey	
		Letter report stating absence [compliance completed]	Public Works	Following survey if no roosting sites found	
	If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:	Letter report stating exclusion and habitat replacement measures	Public Works	Prior to demolition, grading, or tree removal	
	a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below.	Eviction of bats	Public Works	May 1 to Oct 1	
		Monitoring of bats and establishment of buffer area	Public Works	Oct 2 to Apr 30	

Mitigation Measure Number	*Mitigation Measure*	*Monitoring Actions*	*Party Responsible for Compliance*	*Timing*	*Verification of Compliance (name/date)*
	Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season. b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.				

Mitigation Measure Number	*Mitigation Measure*	*Monitoring Actions*	*Party Responsible for Compliance*	*Timing*	*Verification of Compliance (name/date)*
	If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.				
BIO 2	Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction. If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for	No mitigation required [compliance complete] Retain qualified biologist	Public Works Public Works	Construction start date Sept 16 to Jan 14 For construction start or restart date Jan 15 to Sept 15	

Mitigation Measure Number	*Mitigation Measure*	*Monitoring Actions*	*Party Responsible for Compliance*	*Timing*	*Verification of Compliance (name/date)*
	at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.	Conduct first survey	Public Works	14 days prior to construction start.	
		Conduct second survey	Public Works	Within 48 hours of construction start	
		Letter report stating absence [compliance completed]	Public Works	Following survey if no nesting sites found	
		Establish buffer	Public Works	Prior to construction start	
		Monitoring	Public Works	Daily	

Mitigation Measure Number	*Mitigation Measure*	*Monitoring Actions*	*Party Responsible for Compliance*	*Timing*	*Verification of Compliance (name/date)*
	If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.				

September 11, 2018

100% DESIGN DEVELOPMENT SUMMARY

NOLL & TAM ARCHITECTS

PROJECT SUMMARY

The Los Altos Community Center project is a new 24,500 sq. ft, multi-generational community center situated within the Los Altos Civic Center Campus. The project scope includes demolition of the existing Community Center, reconfiguration of the existing parking lot, construction the new Community Center, construction of an enhanced pedestrian connection to the existing Library and new landscaping. At the schematic design phase, the site area increased from approximately 110,000sf to 198,000sf and the building area increased from 20,000sf to 24,500sf.

The project consists of 5 phases:

1. Programming: July to August 2017 - complete
2. Schematic Design: September 2017 to March 2018 - complete
3. **Design Development: March to September 2018 - current phase**
4. Construction Documents: September 2018 to January 2019
5. Permitting, Bid and Award: February 2019 to July 2019
6. Construction: July 2019 to December 2020

ARCHITECTURAL SUMMARY

SITE PLAN AND FLOOR PLAN LAYOUT

The close of the Design Development phase finds the design of the new Community Center consistent with the program, floor plan layout and aesthetic character accepted by City Council at the close of Schematic Design.

The plan of the new Community Center places the Main Entry facing toward the Library and San Antonio Road. A second primary entry, the South Entry, addresses the main parking lot along the south side of the site. The entry lobby and outdoor entry plaza provide a strong visual terminus of a new pedestrian connection to the Library and Museum. The pedestrian connection is strengthened by a line of feature trees extending from the new entry plaza just beyond the History Museum through to the Central Courtyard. The generous lobby joins two building wings which house the program spaces. The Lobby and two building wings wrap around the Central Courtyard; an outdoor space with covered walkways connecting all rooms and activities to the main lobby.

COMMUNITY CENTER PROGRAM

Lobby, Café and Small Meeting Rooms

The lobby is intended as a special multifunction space, providing informal seating spaces for hanging out, reading a book or having a quiet conversation or phone call. The updated floor plan shows intended furniture groupings offering a mix of intimate and communal seating and gathering spaces. The glazed wall facing the Courtyard incorporates large sliding doors creating a strong sense of connection between the lobby and the adjacent outdoor courtyard space. The Café and unprogrammed meeting rooms are placed with intention to attract users from the library and provide places for socializing, meetings and quiet study. The café is anticipated to be operated by an independent vendor and will likely function as a "grab and go" type of establishment with coffee, beverages and light snacks. Seating for café patrons is provided in the lobby and at a shade protected area on the entry plaza, adjacent to the main entry and the Bocce Courts.

Administration Offices

The Administration Offices, placed immediately off the lobby, have a reception desk situated to receive and welcome visitors from both the west and south entries. The office and work area are located behind the reception desk and arranged to provide daylighting to the open work areas and offices.

Seniors

Seniors spaces are located adjacent to the South Entry; Seniors can easily arrive and access the South Entry of the building from the adjacent parking lot. A shaded terrace is situated immediately adjacent to the senior's spaces and partially covered with canopy and trellis. The senior space is placed to provide easy access to the kitchen, Community Room and adjacent lobby.

Community Room

The Community Room's position affords opportunity to develop two outdoor spaces directly adjacent: the interior courtyard and an exterior patio to the south. The kitchen is immediately adjacent to the community room with a serving window opening to the community room; when not in use the serving window is concealed by operable, decorative acoustic panels. The community room floor is finished with resilient flooring which is suitable for pickle ball, dancing and other community activities. The space is flexible and can become a rental space, a dining room for the senior lunch program, or community event space, to name just a few uses.

Kinder Prep

The Kinderprep program serves pre-school aged children and is placed in the southern wing with an outdoor play space situated at the south east side of the courtyard. The placement of Kinderprep is intended to offer direct access to the parking lot for pickup and drop off. The Kinderprep outdoor play area is designed for dual use, serving the Kinderprep during program hours and the public after conclusion of Kinderprep

sessions. This outdoor area also replaces the Whistle Stop play area that will be relocated from the area south of the softball field. New play equipment will include a play structure with a slide and lookout, a gardening area and a sand area.

Teens

The location of the Teen Room in the north wing, adjacent to the art room and movement room, creates a sense of teen autonomy. Through proximity to the café, lobby and bocce courts, the placement of the Teen Room also creates opportunity for intergenerational interaction.

The teen space includes storage, informal lounge seating, group study area, and a large garage-like door opening to the exterior patio to the north.

Multi-Purpose Rooms

The intent of the space allotment and location of Multi-Purpose rooms is to maximize number of unprogrammed spaces that can serve as many distinct functions (classes, meeting spaces etc.) as possible for all age groups. Multipurpose Room 1 and Multipurpose Room 2 are located off the lobby areas, and Multipurpose Room 3 is in the south wing adjacent to Kinderprep off the courtyard.

Outdoor Programmable Spaces

The intent of the design is to maximize the amount of programmable outdoor space that the budget can afford. The mild climate of Los Altos encourages the use of outdoor spaces as extensions of indoor activity spaces and will serve to increase the useable program area. The Community room, senior space and teen space have patio spaces that are adjacent to those spaces. The Central Courtyard will be a visual focal point bringing daylight and views to all spaces. It will also provide a balance of paved areas for gathering as well as soft landscape, with a line of feature trees anchoring the courtyard space. The existing trees along the north and east property lines will provide a mature evergreen canopy around the Community Center and a buffer to the adjacent neighbors. Total area of outdoor programmable space is approximately 14,000 sq. ft.

Parking lot and Vehicular Circulation

The parking lot has been largely reconfigured to provide more efficient parking and improved circulation with two access points on Hillview Avenue replacing the four existing driveways. The intent of the design is to maintain the number of parking spaces in the lot, which is 145 west and south of the existing community center, and the spaces displaced by the Library pedestrian connection (13 spaces). The scale of the new parking lot is reduced by a center landscape island planted with trees and ornamental groundcover. A driveway from the north side of the parking lot provides vehicular connection to the main entry drop-off and the Library; parking is situated along the driveway and opposite the senior spaces.

ARCHITECTURAL CHARACTER

Exterior Design

The architectural character of the new Los Altos Community Center is a blend of traditional roof forms with a mixture of traditional and contemporary materials to create a warm, welcoming and comfortable environment that will be compatible with the existing Civic Center context. With this combination of forms and materials, the intent is to create a new Community Center that fits into the architectural traditions of Los Altos, but designed in a contemporary and sustainable way that speaks to the sophistication of Los Altos residents, and to the future rather than the past. It is important to acknowledge that the Community Center is a public building, and its scale and proportions must be civic in character, not residential, yet must also be intimate and accessible, rather than too formal or grand in scale.

The community center as shown in the drawings is shaped by a collection of peaked gables. Important spaces such as the entry and the community room are capped with a taller, more prominent gable roof.

The roofing material will be a LEED acceptable shingle suitable for installation of roof mounted solar panels. The visible underside of roof overhangs will be wood or materials similar in character to wood to give a warm feeling.

The main entry gable over the lobby is intended to have exposed wood and steel roof trusses, bringing excitement and character to the lobby space. There will be visual transparency from the building entry, through the lobby to the Central Courtyard.

Exterior walls will be clad in a combination of contemporary and traditional materials. Contemporary materials such as pre-fabricated composite material panels create a durable wall surface which will be complemented with natural cedar or redwood siding in limited and protected areas.

The building shape and orientation, coupled with deep roof overhangs, provides a degree of solar control minimizing direct exposure to the sun. At locations with large amounts of glazing, sun shades of painted aluminum matching the aluminum framing system, will be utilized to minimize solar heat gain. The building will have a strong connection to the outdoors – with views, daylight and selected whole walls that open to the landscape.

The building's massing, roof forms and system of exterior trellis work create an architectural form at human scale and integrate the building with the surrounding Civic Center landscape.

Building Systems and Materials

The design team has taken care to select construction systems to obtain the highest value possible for system performance. For example, in many areas, the design of the roof includes an insulated and perforated metal deck which is acoustically absorptive and suitable for exposure to interior spaces, eliminating the need for suspended ceilings in the rooms below, which reduces material consumption and costs.

Wood is used for wall and roof framing (no structural steel members) because it is a renewable resource and has lower rate of thermal conductance when compared to metal framed wall assemblies. A wood framed building can also be an advantage in that it will attract a wider range of competitive general contractors. Window systems are selected for the thermal performance and included thermally broken frames and insulated glass, both of which reduce thermal conduction between interior and exterior.

Flooring in program spaces is either carpet tile, resilient flooring, ceramic tile or wood applied over the concrete structural slab. The finish floor of the main lobby space will be an integrally colored, polished concrete slab. Like the roof assembly, the integrally colored concrete is a cost and resource saving solution with the structural material also serving as a finished material. The slab will be designed and detailed to minimize cracking and protect against moisture intrusion.

Building Signage

Building Signage, including a monument sign along Hillview Avenue, will be designed to complement the architectural character of the building. Simple and effective exterior signage is mounted to the face of the building; appropriate wayfinding interior signage is provided throughout the building and at appropriate locations around the site. Signage will provide another layer of visual interest, color and graphics.

MECHANICAL EQUIPMENT AND SERVICES.

The building's mechanical system is an all-electric system and is comprised of roof mounted heat pumps and air handling units coupled with interior fan coil units. Roof top equipment will be fully screened with acoustic wall panels finished in colors consistent with building materials and colors. Acoustic enclosures are designed such that top of enclosure aligns with or is slightly higher than the top of equipment.

The kitchen is served by a discreet service door adjacent to the community room. Recycling and refuse will be stored in an enclosure which will echo materials and finishes of the main building; the refuse enclosure will be located at the northeast corner of the parking lot

SUSTAINABILITY

LEED Equivalent

The project will be LEED Gold equivalent; features employed to achieve this ranking include:

- Sustainable site features such as heat island reduction and rainwater management
- Water efficiency features including reduced outdoor water use and water metering
- Optimized energy performance of mechanical systems and lighting
- Specification of environmentally friendly products/low emitting materials
- Lighting control systems
- Daylighting of interior spaces
- Enhanced air quality strategies
- All electric building powered by 100% Green Power from local energy company
- Fundamental and enhanced building commissioning

SOLAR PANELS (PV's)

The project team is currently working to identify the most cost-effective means of solar panel procurement. The design will be "solar ready", incorporating necessary elements for installation of solar panels including roof brackets and flashing, conduits and enough space in electrical room for panel inverters.

The project has identified costs for a minimum and maximum solar array installation. The minimum array size is the square footage required to achieve 10% of building electric loads, thereby earning maximum number of LEED points for onsite power production. The maximum solar array would be all of roof surface with suitable solar orientation; approximately half of roof area (12,000 sq. ft.) and may provide between 60 to 90% of building electric load. The range of cost from the minimum to maximum sized solar array installation is approximately $130,000 to $1.2 million.

LANDSCAPE: GENERAL AND AESTHETIC APPROACH

LANDSCAPE

The new Community Center will be a contemporary building in a park-like setting within the larger Civic Center context. The new Center's interior and exterior spaces are designed to provide an inviting and comfortable setting for activities appealing to all ages. The surrounding landscape and pedestrian spaces are places of arrival, events, ceremony, classes, and informal gatherings, and are designed to support and enhance this new and vibrant building.

The main entry plaza is a continuation of the Civic area's meandering path, and includes abundant planted areas, small group seating nooks, outdoor café seating, nearby bocce courts, and a clear zone at the front doors for a small-to-mid-sized community event. Paths cut through the planted areas to allow access to the

baseball field and community path to the north. The Center's two south entry points are supported by smaller entry areas with seating for small groups to gather or wait for friends.

The Central Courtyard, on view from the main lobby, draws people into a sheltered garden of quiet greenery, where one may pause to enjoy coffee from the Center's café, wait for a class to begin, or have a quiet moment. Program spaces include a medium-sized flexible outdoor space for Community Room events or classes, a smaller space outside of the Movement Room for viewing performances through the large opening, and a flexible lawn area for kids to run, picnic, or take in an outdoor movie. At the terminus is a focal point of large, existing redwoods.

The courtyard features a dry-stone creek that runs alongside a central path, a continuation of the organizing pedestrian spine that starts at the library and travels through the site. It also serves an important function, providing site drainage for this 3-sided courtyard. As stormwater exits the channel it is routed to the bioretention area north of the building. One of four bioretention areas on-site, these planted features detain water in storms, working to reduce the strain on city systems and enhance water quality. Within the courtyard, trees and plantings will provide shade, divide spaces and bring a softness to the architecture and paving edges.

The exterior patios and terraces (Community Room, Teen/Arts, Seniors, Kinder Yard) provide dedicated outdoor spaces designed to support the corresponding interior activities. A perimeter path surrounds the building on the north and east sides to provide a place for walking near the Community Center. Landscape elements reflect an aesthetic harmony with the building's style, materials, and scale, and connect with the surrounding site context.

PEDESTRIAN CIRCULATION AND AMMENITIES

- Circulation from Hillview
    - Pedestrians may access the new Hillview Community Center from Hillview Avenue at three locations:
        1. a sidewalk will connect the sidewalk at Hillview Ave. to the new Community Center at the west side of the site, drawing pedestrians northward along the soccer field, past the Bus Barn Theater. This sidewalk will have three crosswalks to allow pedestrians to cross the drive aisle and parking lot and arrive at the Community Center.
        2. a sidewalk will connect the sidewalk at Hillview Ave. to the new Community Center at the east side of the site, providing access to the Neutra house, new basketball half-court, and connecting to the walking path around the east end of the site.

3. a pedestrian sidewalk will connect the sidewalk at Hillview Ave. to the new Community Center at the center of the site, northward through the parking lot and directly to the South Entry to the building. At each row of parking, a small vegetated island will provide separation from surrounding cars and provide a clear route to the building.

- Circulation from Library
    - A new sidewalk and expanded landscaping area will provide a better pedestrian experience when walking between the Library and the new Community Center.
    - The crosswalk and pedestrian island at the southwest corner of the History Museum path will create a safer and more navigable pedestrian crossing and create a stronger connection between the Library, the History Museum, and the new Community Center.
- Access to ballfield
    - Pedestrians will have direct access to the ballfield from the new entry plaza at the main entrance to the building, as well as from the library connection path in front of the History Museum.
- Access to East Edith Drive (similar to existing)
    - A shared pedestrian / bicycle path will connect the entry plaza to the existing pathway that runs northward along the ballfield to connect to East Edith Drive.
    - Access to soccer field; pedestrian access to the soccer field will remain unchanged

<u>BICYCLE CIRCULATION AND AMMENITIES</u>

- Bicycle Paths
    - Primary bicycle circulation through the site is along the existing and new roadways. Bicycles may enter the site from Hillview avenue at the two driveways, similar to vehicular access. Bicycles may approach the site from the west along the roadway in front of the library, or from the north along the roadway between the Police Department and LAYC.
    - Access to East Edith Drive (similar to existing)
        - A shared pedestrian / bicycle path will connect the entry plaza to the existing pathway that runs northward along the ballfield to connect to East Edith Drive.
- Bicycle Parking
    - Quantity:
        - Class II: 4 locations will provide parking for 9 bicycles each. Total of 36 bike parking spaces.
        - Class I: 2 to 4 covered bicycle parking spaces will be provided adjacent to entry door serving staff work area.

        - It is anticipated that additional Class II bicycle parking will be provided with artistic bike racks, which will be installed separately under the guidance of the Public Arts Commission.
        - Existing quantity of bike parking: 10 Class II spaces
    - Locations
        - Main Entry Plaza – two racks serving ballfield, bocce, café, and Community Center
        - South Entry – one rack serving community center
        - Teen Patio – one rack near the Arts and Teen Patio

VEHICULAR CIRCULATION

- All drive aisles shall be two-way, with a minimum width of 24 feet.
- Access from Hillview Avenue
    - Approaching from the south at Hillview Avenue, vehicles may enter the site at either of two driveways into the main parking lot for the new Community Center. One driveway is located at the west end of the site, adjacent to the soccer field, in roughly the same location as the existing curb cut into the existing parking lot and would function as the main entrance for the Community Center. The second driveway will be located at the east end of the parking lot, near the Neutra house, in roughly the same location as the existing entry into the existing one-way circle at the entrance to the existing Community Center.
- Access from San Antonio Road (Library and/or Police Department)
    - Approaching from the west, vehicles will approach the Community Center site by the same route that it is currently used. Driving east, upon passing the History Museum and the Bus Barn Theater, the drive aisle will turn 90-degrees right, and vehicles may park in perpendicular spaces on either side of the driveway, or proceed directly southwards out of the civic center campus onto Hillview Ave.
- Drop-Off Locations
    - There will be a drop-off zone at the main entry to the building adjacent to the Entry Plaza. The drop-off zone will be located on the east/north side of the roadway and will thus be usable by north/west bound traffic coming from Hillview Avenue only.
- Access to Soccer field
    - Vehicle access to the soccer field will remain unchanged, with the exception that the parking along the south east end of the soccer field will be shifted slightly eastward to straighten the main drive aisle.
- Access to Ballfield
    - Vehicle access to the ballfield will be restricted to city service vehicles only. Vehicles seeking to drop-off equipment and players can use the drop-off zone adjacent to the Entry Plaza and

then use the parking in front of the History Museum or the general parking for the new Community Center.

- Trash Pick-up
    - Trash and recycling enclosure for the new Community Center will be located at the north-east corner of the new parking lot. Access to this enclosure by the hauling company will be along the main drive aisle of the parking lot. Adequate space for maneuvering of dumpsters and bins will be allowed, and the pavement surface will be marked with appropriate striping.
- Fire Truck Access
    - Continuous fire hose access is required around the entire building. The design team is currently in discussions with the Santa Clara County Fire Department to determine how to best achieve this. It may be required that a fire truck be able to drive on the west public plaza toward the softball field, OR along a portion of the pedestrian walking path on the east side of the building. The goal is to minimize the amount of new hardscape that is added to the surrounding landscape, but compliance with this requirement is not optional. An update on the design will be provided.

PARKING

- Total Parking Counts
    - Existing Community Center Site – 145
    - Existing Total Civic Center Campus – 377
        - 21 dedicated to police vehicles
        - 11 Accessible
        - 2 Electric Vehicle Charging Stations
    - Proposed Parking change at Pedestrian Connector:
      Loss of these library parking spaces was discussed at both the Complete Streets Commission and Planning Commission meetings. The current design reflects the most recent Planning commission recommendation which was to widen the pedestrian connection and relocate the existing parking spaces.
        - 13 parking spaces to be removed from the parking area east of the library to allow for the new pedestrian connection between the library and the new community center.
        - All 13 parking spaces to be replaced at the main parking lot for the new community center.
    - New Community Center Site
        - Project goal is to maintain current quantity of parking spaces

        - 160 total (Including 145 replacement and 13 relocated from Library Connector and two new spaces)
            - Accessible Parking Counts & Locations
                - Out of the total 160 spaces provided, 6 will be accessible spaces
                    - 5 shall be accessible
                    - 1 shall be van accessible
                    - All accessible parking spaces will be located near a building entrance
    - NEW Total Civic Center Campus
        - 379 Total on Civic Center Campus
        - A potential net of gain of 2 spaces is proposed, contingent on location of transformer, trash enclosure and fire department requirements for access to the east side of the Community Center

DESIGN DEVELOPMENT COST ESTIMATE & VALUE ENGINEERING

To keep the project on a path that can meet its budget target, the design has been modified to incorporate select Value Engineering (VE) items that were recommended by the project team. These VE items do not affect the building area, space program requirements, or overall building and site character or design. Most of the items can be seen as "tightening" up the design so that there is a more efficient use of materials and reducing some quantities without significant effect to quality or use, all required to meet the budget.

In consultation with the project estimator, the community's Design Development Working Group (DDWG) and City Staff, the project design has been updated to incorporate all City accepted VE items. The following VE strategies are examples but do not represent the complete list:

- **Planting**: Reduce some paved areas in favor of planting and reduce the density and possibly size of initial planting at less important areas with goal of maintaining park like settings. For example, the east side of site (10,000 sq. ft. set aside) will receive hydro-seeding, and irrigation will be a bid alternate.
- **Stone site walls**: reduce extent by 50%
- **Bike racks** – reduce the quantity of bicycle parking spaces from 80 to 40;
- **Trellis:** adjust extent at interior courtyard without sacrifice to weather projection or design quality
- **Roof dormers** Eliminate at Seniors area.

PUBLIC DESIGN PRESENTATIONS & COMMENTS

The project design was presented to the Complete Streets Commission on June 27th, 2018, the City Council on July 10th, 2018, and the Planning Commission on August 2, 2018. The design team received input from each body and has subsequently incorporated as many of the comments as possible. However, due to differing opinions by members of each body, or construction cost limitations and considerations, not all items discussed were incorporated into the current design.

COMPLETE STREETS COMMISSION

The new Community Center design was presented to the Complete Streets Commission on June 27th. The Commission offered comments and recommended that the project review process continue. The Commission's comments included the following:

- Library Parking: At new connection to the library, the Complete Streets Commission expressed support for the enhanced pedestrian connection, but recommended that the design be modified to reduce the number of parking spaces that were displaced;
- Perimeter Pathways: The Complete Streets Commission recommended this pathway be widened to simultaneously accommodate bicycles and pedestrians and to ensure that there was adequate sight-line visibility;
- Bicycle Parking: The Complete Streets Commission recommended the project consider an alternate type of bicycle rack in place of the proposed ribbon rack and to also consider artistic type bicycle racks; and
- Drop-Off Zone: The Complete Streets Commission recommended that the design of the driveway adjacent to the drop-off zone be updated to discourage opportunities for vehicles to make "U" turns.

OPEN HOUSE AND CITY COUNCIL MEETING

The new Community Center design was presented to the public with display of a scale site and building model, renderings and a fly-through. Following the open house, Noll and Tam presented a design update to the City Council that highlighted interior materials and development of architectural character. The City Council provided the following direction to the design team:

- Substitute alternate roofing material for standing seam metal roof;
- Include options for solar in the project; consider onsite solar storage;
- Generate Studies of roundabout and other means of preventing U-Turns at the new drop-off zone;
- Options for bike rack designs; and
- Study widening path at east side of site.

PLANNING COMMISSION

The new Community Center design was presented to the Planning Commission on August 2nd. The Commission offered comments and recommended approval of the project to City Council. The Commission's comments included the following:

- Materials: Planning Commission made a recommendation the project reduce the extent of Cement Plaster (Stucco) in favor of higher quality materials and requested the design team pay attention to window detailing;
- Standing Seam Metal Roof: The Planning Commission suggested the project reconsider the decision to replace Standing Seam Metal Roof with asphalt shingles;
- North Wing Visual Interest: Planning Commission requested the design team study the north wing of the building with intent of providing additional visual interest;
- Landscape Comments: Members of the Planning Commission requested the design team review the selection of trees, recommending the team provide additional information supporting the specification of trees. Members of the Planning Commission expressed concern with selection of Gingkoes (slow growth) and extent of deciduous vs. non-deciduous trees;
- Library Connector: Members of the planning commission recommended that the current design of the Pedestrian Connecter, which displaces some existing parking near the Library, be maintained for a better pedestrian experience and stronger connection to the Library; and
- Main Entry Drop-Off: Planning Commission members reviewed three design options and recommended the project include an elongated median strip to inhibit U-Turns. The proposed median design maintains the current drop off zone and adds a roughly four-foot wide median strip available for planting.

COMMUNITY CENTER TASK FORCE
PROJECT GOALS/OBJECTIVES/PRINCIPLES/FUTURE CONSIDERATIONS

Design focused attributes

- A design the community can be proud of for years to come and that epitomizes Los Altos' unique character and heritage
- Sustainable design that demonstrates good Green Building practices to extent as budget allows
- Design and site layout that blends with neighborhood and surroundings
- A design that anticipates future expansion
- Design finishes that are durable and easy to maintain
- Provide amenities that encourage people to want to stay and linger
- Design that is inclusive, welcoming and creates a sense of space
- Design maximizes adjacencies to other functions on the Civic Center site and builds strong pedestrian connections
- Provides sightlines from San Antonio Road to draw people into the site
- Building footprint that maximizes outdoor recreation and open space; outdoor focused attributes
- Incorporate engaging open space balanced with landscaping that allows for unprogrammed outdoor space
- Maximizes use of outdoor space and takes advantage of outdoor "rooms" for programming
- Provides environmental education to site visitors

Programming focused attributes

- Flexible indoor spaces that allow the City to adapt programming to changing recreational and community needs
- Interior spaces that reflect best industry practices as identified by City staff (reference M. Hernandez 6/29/2017 presentation handout for detail)
- Equitably considers the space needs of City programming and legacy groups

Community focused attributes

- A Community Center that serves residents of all ages
- Reflects multicultural richness of Los Altos

Future Considerations

- After the Task Force, there is a role for a Design Development team reporting to the City Manager to include community participants who can provide ideas and suggestions for program users in the design of interior space and the broader community for exterior elements. Design Development team participants can be from:
    - Staff and architect team
    - Task Force
    - City Commissions
    - Persons invited to participate for specific design expertise
- Convene community meetings to review building and design activities and provide community input during the design development and construction phases i.e. exterior and interior design, neighborhood impact
- Upside is in the details – Design Development; define activities; fill-in the blanks; listen to the comments from the community/constituents' speech to be successful

MINUTES OF THE COMPLETE STREETS COMMISSION (FORMERLY THE BICYCLE AND PEDESTRIAN ADVISORY COMMISSION) OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JUNE 27, 2018 AT 7:00 P.M. AT THE LOS ALTOS CITY HALL-COMMUNITY CHAMBERS, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

PRESENT: Suzanne Ambiel (Vice-Chair), Jerry Chester, Paul Van Hoorickx, Randy Kriegh, Nadim Maluf (Chair), Susanna Chan (Staff Liaison), Aruna Bodduna (Staff Liaison)

ABSENT: Stacy Banerjee, Wes Brinsfield

PUBLIC COMMENTS

None.

ITEMS FOR CONSIDERATION/ACTION

1. Minutes
   Vice-chair Ambiel amended minutes of meeting on May 23, 2018 Page 2, bullet point 7 to say "…elevator at a time…" and Chair Maluf amended Page 4, last sentence under 2nd paragraph (Discussion) to say "…may divert traffic..." Upon a motion by Vice-chair Ambiel, seconded by Commissioner Chester, the Commission approved the minutes of meeting on June 27, 2018, as amended, by the following vote: AYES: 5 NOES: 0. ABSTAIN: 0. ABSENT: 2. Passed 5-0

2. Los Altos Community Center – 97 Hillview
   Zach Dahl, Planning Services Manager introduced Project Manager Theresa Yee and Noll & Tam consultant staff. Mr. Dahl and consultant staff presented the item.

   Questions/Comments:
   Commission members asked questions regarding
   - Parking layout, angled parking spots versus proposed layout – Consultant clarified this was most efficient parking layout.
   - Loss of parking near library – with the new pedestrian connection between Community Center and Library, up to 13 parking spaces near Library will be displaced, however, spaces will be relocated to new parking lot adjacent to Community Center to ensure no net loss. Could investigate alternative configurations to minimize number of spaces that are displaced.
   - Potential parking spillover from Downtown area to the Community Center parking – Staff clarified parking spillover is not anticipated in the future.
   - Does the design accommodate for bus circulation and primary bus access point – design is flexible to accommodate a range of vehicle sizes, including small buses.
   - Public outreach between now and the anticipated construction start date in 2019 to continue public engagement – Staff clarified that the project has had a robust community engagement process and that will continue into the next phase of the project.

Public Comments:
Resident Jim Fenton asked about if design contemplated small buses accessing the site, expressed concern that the drop off area is not easily accessible and that parking near library is well used and displacement should be minimized; and noted that the pathway around the little league field should be improved.

Council Member Eng noted that there is a need to better understand potential bus/shuttle usage of the site.

Discussion:
Commission members generally shared the opinion that the displacement of the parking near the library should be minimized, but pedestrian connection was an important design element; and there needs be a vision for the Community Center to ensure it is designed to meet future community needs.

Upon motion by Vice-Chair Ambiel, amended by Commissioners Kriegh and Chester, and seconded by Commissioner Hoorickx, to move the Community Center project forward to Planning Commission and City Council for further evaluation and comment, with the following recommendations:

- Reconfigure the pedestrian path from the library to Community Center to minimize parking loss near the library;
- Review drop-off zone design to ensure potential for vehicle U-turns is minimized;
- Re-evaluate bicycle rack design selection;
- Continue with community outreach; and
- Evaluate width and line-of-sight on perimeter pathways

Passed: 5-0

3. Mountain View (MV) Multi-modal Improvement Plan (MIP)

Staff presented information on Mountain View's Multi-modal improvement plan and the need to develop such a plan by that City, as indicated in the staff report. Staff introduced City of Mountain View Staff Eric Anderson who was available at the meeting to answer any question relating to this plan.

Questions/Comments:
Commissioners asked the following questions and Mr. Anderson provided responses/clarifications:
What does "major pedestrian improvements" indicate, are there any specific improvements planned, where can the details be found? Improvements should be equal in either side of the City boundaries.
Specific improvements are included in the MV Capital Improvement Program and MV staff can provide the details.
What are the proposed El Camino Real (ECR) enhancements within Mountain View, and what is the Los Altos equivalent of such improvements?
ECR enhancements generally focus on the streetscape improvements such as widening sidewalks, robust landscaping, adding crosswalk. Los Altos will be added as a reviewing agency to be included in the Final MIP. This plan also includes phasing of bicycle lanes on El Camino, requiring parking removal. Mountain View will continue to coordinate with Los Altos.
Mr. Anderson clarified regional bike way study focus area is generally north or east of El Camino Real to US 101.

What are new standards for bicycle parking and amenities – The are standards that would be enhanced from current MV standards.
Mr. Anderson further clarified that the MV City Council is very interested and prioritized implementation of multi-modal transportation, support travel by non-vehicular modes. Concerned about jobs-housing imbalance, working towards support housing growth, equity in housing prices.
Cut-through traffic into MV – MV assesses the traffic conditions and publishes the report that is reviewed by the Council. Included in the report is congestion impacts outside Mountain View.
Council Member Eng proposed annual joint meeting with MV BPAC to discuss regional coordination topics, and potentially implement equal solutions across the borders.

Discussion:
Commissioners generally like the MV MIP for proposing improvements to address all modes of transportation. Commissioners further emphasized that need for such multi-modal improvements within City of Los Altos. Los Altos should consider developing MIP as a tool to look into the future and how to address such future multi-modal improvement needs within the City.
The new school site in MV could cause potential impacts and should be included in the plan. Grant Road improvements in MV also could cause potential impacts in City of Los Altos and implementation of such improvements should be thoroughly coordinated by the two Cities. Regional coordination on corridors is important. As MV re-evaluates standards for bicycle parking or bicycle lanes, Los Altos should keep abreast of the upcoming changes, so there are common standards across the borders. Commissioners suggested developing multi-modal solution should be a priority for Los Altos.

4. Commission's Representation at Council Meetings

Chair Maluf introduced this item. Commissioners regularly participate at the City Council meetings. On many occasions Council has discussed projects that were previously brought to the commission and approved by the commission. Commission members in attendance at that Council meeting weren't able speak about those projects on behalf of the commission, but only as private individuals.
Commissioners discussed if the representing commission member at City Council will be limited to the three-minute rule for providing comments on such items.
Chair Maluf clarified that the intent of this discussion is specifically for the projects that are on the Council agenda and those that have been previously discussed and approved by the commission. For those projects, commissioner attending the Council meeting should be able to speak on behalf of the Commission about the discussion and the outcome at the commission meeting.
Council Member Eng suggested that the commission member at the meeting can be called upon and would not be restricted for the three-minute time limit. She said that Commission concern would be relayed to the Council. She further stated that for the items on the Council agenda that have been previously discussed at the Commission meeting, the Commission member in attendance at the Council meeting can identify themselves representing the Commission and present the facts discussed for that item/project to the Council.
Commission members further suggested that they should not be limited only to a presentation, but also included in the discussion about the agenda item, such as clarifying questions or comments that were discussed and addressed at the Commission level.
Council Member Eng suggested that Commission member and Staff inform Mayor and City Manager prior to the Council meeting regarding the intent of Commission member representation at the Council meeting.
For upcoming City Council meetings that have items/projects on the agenda that have been discussed previously at the Commission, staff will notify the commission about that item. Commission can

decide to appoint Commission representative to speak on behalf of the commission, pertaining to the discussion at the commission and decision made by the commission as a whole relating to that item/project.

5. Community Outreach

Staff generally notifies residents about a project through various sources such as sending notification letters to the residents and schools in the proximity to the site, posting on City's social media, City Manager updates, posting on City's website, newspaper articles, notifying school and PTA representatives, conducting public meetings and Commission meetings, etc. However, often times it was pointed by the residents that there isn't enough outreach or notification to the residents about projects. Staff seeked input from Commission on other potential outreach options in addition to the above, such as pop-ups at Farmer's Market.

Commission members supported Farmer's Market suggestion, potential additional outreach discussed were sharing information with school PTA meetings, Green Town newsletter, Senior Center events. Commissioners further emphasized on the need for advocating and increasing awareness amongst the residents about Complete Streets Commission and their role. Suggested City Council should be the first advocate for the Complete Streets Commission, educate the community about the process on how the commission works and the Commissions charter. Staff to share Commission's concern with the City Manager to be relayed to the Council. Another suggestion was potentially to publish Commission agenda in the newspaper like City Council meeting agenda.

INFORMATIONAL ITEMS

6. Monthly Staff Report

Staff reported out on the following items:

- City's Bike Friendly Community designation is still active. Renewal application is due on August 9, 2018 (Fall Deadline) or by February 5, 2019 (Spring 2019)
- Miramonte Path Project July 10 City Council Study session; currently going through Caltrans approval process
- Staff coordinating with City of Mountain View staff regarding gap closure on Miramonte and connectivity into Mountain View and other projects at the City borders
- El Monte sidewalk gap closure project status update – will bring back to the Commission in Fall 2018 when schools are back in session
- Crosswalk and intersection improvement project (Safe Routes to School projects) construction award to July 10 City Council
- Homestead Corridor Improvement study - Santa Clara County's $100k funding to develop concept plan for Homestead Corridor improvements initiated by Supervisor Simitian's office
- Shoulder Paving Policy update at a future date to this commission

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Hoorickx reported that Planning Commission got rescheduled to July 19; Comment on Miramonte Path Project and any upcoming public meeting – Susanna clarified that Council will have this item as study session on July 10, prior to the Council Meeting on that day. Susanna further clarified that staff has previously met with residents.

Commissioner Kreigh reported on the June 26 City Council Meeting, 5150 El Camino Real Project Study Session.

Chair Maluf reported on the June 12 City Council Meeting.

POTENTIAL FUTURE AGENDA ITEMS

- City policy on dockless bike share programs
- Measure B
- Stop sign policy

ADJOURNMENT

Chair Maluf adjourned the meeting at 9:55 P.M.

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS, HELD ON THURSDAY, AUGUST 2, 2018 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

ESTABLISH QUORUM

PRESENT:	Chair Bressack, Vice Chair Samek, Commissioners Bodner, Enander, McTighe and Meadows
ABSENT:	Commissioner Lee
STAFF:	Community Development Director Jon Biggs and Planning Services Manager Dahl

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning Commission Minutes**
   Approve the minutes of the July 19, 2018 Regular Meeting.

Action: Upon motion by Commissioner McTighe, seconded by Commissioner Meadows, the Commission approved the minutes from the July 19, 2018 regular meeting with changes by Vice-Chair Samek to reflect that he supported a 15 percent requirement for the Affordable Housing Code Amendment (item #4), but could not support a 20 percent requirement without more data; and a change by Commissioner Enander to reflect the vote as (6-0) on item #3 located at 1555 Oak Avenue. The motion was approved (6-0) by the following vote:
AYES: Bodner, Bressack, Enander, McTighe, Meadows and Samek
NOES: None
ABSENT: Lee

PUBLIC HEARING

2. **18-D-03 – City of Los Altos – Los Altos Community Center**
   Design review for a new one-story Community Center. The proposed project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the project site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Avenue would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, with a recommendation that the Commission recommend adoption of the Mitigated Negative Declaration and approval of Design Review application 18-D-03 per the listed findings to the City Council.

Project architects Janet Tam and James Gwise of Noll & Tam Architects presented the project.

Public Comment
Los Altos History Museum director, Elizabeth Ward, noted the Museum is concerned with the project potentially impacting the Museum's trash area impacts.

Resident Stuart Klein, a Community Center Task Force member, noted the background for the pedestrian connection and expressed support for the current pedestrian pathway design.

Action: Upon motion by Commissioner McTighe, seconded by Commissioner Meadows, the Commission recommended adoption of the Mitigated Negative Declaration to the City Council.
The motion was approved (6-0) by the following vote:
AYES: Bodner, Bressack, Enander, McTighe, Meadows and Samek
NOES: None
ABSENT: Lee

Commission Design Discussion
Commissioner Enander expressed overall support for the project; noted concerns about lack of evergreen trees in the landscape plan and the choice to use Ginko trees; questioned if the winter traffic counts fully accounted for maximum traffic; and that project should consider using less stucco.

Commissioner Meadows expressed overall support for the project; noted that it was a great example of collaboration; supported use of a standing seam metal roof; supported current design of pedestrian connection but still concerned about parking displacement; and favored traffic circle design option for the drop-off zone.

Vice-Chair Samek expressed overall support for the project; noted concern about the fire access road; the project should to use less stucco and more stone veneer; and should incorporate more natural materials on the exterior.

Commissioner Bodner expressed overall support for the project; impressed by work completed by Noll & Tam and the Task Force; supported proposed exterior materials, but maybe more stone should be used; concerned about fire access road and noted that the architect should think creatively about surface materials for this access road, supported current design of pedestrian connection and should include more pedestrian elements.

Commissioner McTighe expressed overall support for the project; compatible with surrounding campus while also incorporating modern design elements; supported use of a standing seam metal roof; noted that project should use more natural materials; supported current pedestrian connector design; consider relocating History Museum's trash to rear; and include improvements to the pedestrian pathways around the ballfield.

Chair Bressack expressed overall support for the project; encouraged staff to look at alternatives to s the fire road; noted that project included a lot of stucco and should look at alternatives; make sure the window details/quality is maintained; use a mix of evergreen and deciduous trees; supported use of a standing seam metal roof; supported current pedestrian connector design; and noted that consideration should be given to relocating the basketball court away from the residential boundary.

Action: Upon motion by Commissioner Bodner, seconded by Commissioner Enander, the Commission recommended approval to the City Council of Design Review application 18-D-03 per the staff report findings.
The motion was approved (6-0) by the following vote:

AYES: Bodner, Bressack, Enander, McTighe, Meadows and Samek
NOES: None
ABSENT: Lee

COMMISSIONERS' REPORTS AND COMMENTS

Chair Bressack reported on the June 12, 2018 Joint Study Session between the Planning Commission and City Council.

POTENTIAL FUTURE AGENDA ITEMS

Chair Bressack asked to add the City's Story Pole Policy to a future agenda to review and discuss duration of installation and aesthetic impacts.

ADJOURNMENT

Chair Bressack adjourned the meeting at 9:17 P.M.

_____

Jon Biggs
Community Development Director

Public Draft Initial Study

Los Altos Community Center Redevelopment Project CF-01002

June 27, 2018

Community Development Department
One North San Antonio Road
Los Altos, California 94022

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In compliance with the California Environmental Quality Act (CEQA), City of Los Altos has undertaken environmental review for the proposed Los Altos Community Center, and intends to adopt a Mitigated Negative Declaration. The City of Los Altos invites all interested persons and agencies to comment on the proposed Los Altos Community Center.

Lead Agency:	City of Los Altos
Project Location:	97 Hillview Avenue, Los Altos, CA 94022
Project Description:	The proposed project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the project site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways.
Public Review Period:	Friday, June 29, 2018 at 8:00am to Wednesday, July 18, 2018 at 5:00pm
Proposed Mitigated Negative Declaration is Available for Public Review at these Locations:	City of Los Altos City Hall 1 North San Antonio Road Los Altos, CA 94022 Los Altos Library 13 South San Antonio Road Los Altos CA 94022 www.LosAltosCA.gov
Address Where Written Comments May be Sent:	Zachary Dahl, AICP, Planning Services Manager Community Development Department 1 North San Antonio Road Los Altos, CA 94022 Ph: (650) 947-2633 Email: zdahl@losaltosca.gov
Public Hearing:	Planning Commission Date: August 2, 2018 Time: 7:00 pm Location: Los Altos City Council Chambers

MITIGATED NEGATIVE DECLARATION

LOS ALTOS COMMUNITY CENTER REDEVELOPMENT

Project CF-01002

PREPARED FOR

City of Los Altos
Zach Dahl, AICP, Planning Services Manager
1 North San Antonio Road
Los Altos, CA 94022
Tel 605.947.2633

PREPARED BY

EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
Tel 831.649.1799
Fax 831.649.8399
Richard James, AICP, Principal
James@emcplanning.com
www.emcplanning.com

June 27, 2018

MITIGATED NEGATIVE DECLARATION

Los Altos Community Center

In Compliance with the California Environmental Quality Act (CEQA)

Lead Agency:	City of Los Altos
Project Proponent:	City of Los Altos Community Development Department 1 North San Antonio Road Los Altos, CA 94022
Project Location:	97 Hillview Avenue Los Altos, CA 94022
Project Description:	The proposed project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story 24,500 square-foot community center building at the north end of the project site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways.
Public Review Period:	Begins – 8AM Friday 6/29/18 Ends – 5PM Wednesday 7/18/18
Address Where Written Comments May Be Sent:	Zachary Dahl, AICP, Planning Services Manager City of Los Altos Community Development Department 1 North San Antonio Road Los Altos, CA 94022
Proposed Findings:	The City of Los Altos is the custodian of the documents and other material that constitute the record of proceedings upon which this decision is based. The initial study indicates that the proposed project has the potential to result in significant adverse environmental

impacts. However, the mitigation measures identified in the initial study would reduce the impacts to a less than significant level. There is no substantial evidence, in light of the whole record before the lead agency (City of Los Altos) that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

Mitigation Measures

Biological Resources

BIO-1 Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if

possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

BIO-2 Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), or if construction activities are suspended for at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. . Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

PUBLIC DRAFT INITIAL STUDY

LOS ALTOS COMMUNITY CENTER REDEVELOPMENT

Project CF-01002

PREPARED FOR

City of Los Altos

Zach Dahl, AICP, Planning Services Manager

1 North San Antonio Road

Los Altos, CA 94022

Tel 605.947.2633

PREPARED BY

EMC Planning Group Inc.

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Richard James, AICP, Principal

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June 27, 2018

TABLE OF CONTENTS

Appendices (On Inside Back Cover)

Figures

A. BACKGROUND

Project Title	Los Altos Community Center
Lead Agency Contact Person and Phone Number	Zachary Dahl, AICP Planning Services Manager City of Los Altos Community Development Department (650) 947-2633
Date Prepared	June 25, 2018
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940 Richard James AICP, Principal Rachel Hawkins JD, Associate Planner
Project Location	97 Hillview Avenue Los Altos, CA 94022
Project Sponsor Name and Address	City of Los Altos Community Development Department 1 North San Antonio Road Los Altos, CA 94022
General Plan Designation	Public and Institutional
Zoning	PCF (Public and Community Facilities)

Setting

The project site is located at 97 Hillview Avenue, east of South San Antonio Road and is developed with an existing community center with approximately 30,300 square feet of floor area. The project location is shown in Figure 1 Location Map, and Figure 2 Aerial Photograph. The community center provides classroom and event space and includes the City's senior center, teen center and the administrative offices of the Los Altos Recreation and Community Service Department. The community center is within the City's greater civic center, which also includes the city hall, police station, library, Bus Barn Stage theater, history museum, youth center, historic apricot orchard, and interspersed park lands and play fields. Concrete pedestrian pathways generally connect the existing buildings, and vehicular circulation is provided within several connected parking lots. Figure 3 Site Photographs, shows photos of the existing community center and adjacent areas.

The project site is zoned Public and Community Facilities (PCF). The purpose of the PCF District is to provide for the use and occupancy of governmental, public utility, educational buildings and facilities and other uses project site consists of two parcels that are both designated as Public and Institutional on the Los Altos General Plan Land Use Policy Map. This land use designation allows the development of governmental, institutional, academic, group residence, church, and community service uses, as well as easements, rights-of-way, facilities of public and private utilities, and City-owned parking facilities. Public and Institutional facilities are intended to be compatible with the surrounding neighborhood.

Background

The Hillview Community Center was constructed in the 1940s and 1950s as an elementary school, and is functionally obsolete. A master plan to guide renewal of the civic center was adopted in 2009, along with certification of a master plan EIR. The City set aside the comprehensive renovation of its civic center and is now specifically focusing on replacement of the community center.

Description of Project

The City would demolish the existing 30,362 square-foot community center consisting of four main buildings, five smaller storage type structures and connecting breezeways. While the site would be cleared of all improvements, some of the existing trees would be retained. The site would be re-designed, with a new one-story 24,500 square-foot community center building occupying a location at the north end of the present community center site. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site. The driveway connections to Hillview Road would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways. Figure 4 Site Plan, shows the proposed building uses and layout, as well as the proposed parking lot configuration. The new community center would be 5,862 square feet or approximately 19 percent smaller than the existing community center.

Other Public Agencies Whose Approval is Required

None.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The City is not aware of any California Native American tribes that are traditionally and culturally affiliated with the project area, and none have requested consultation.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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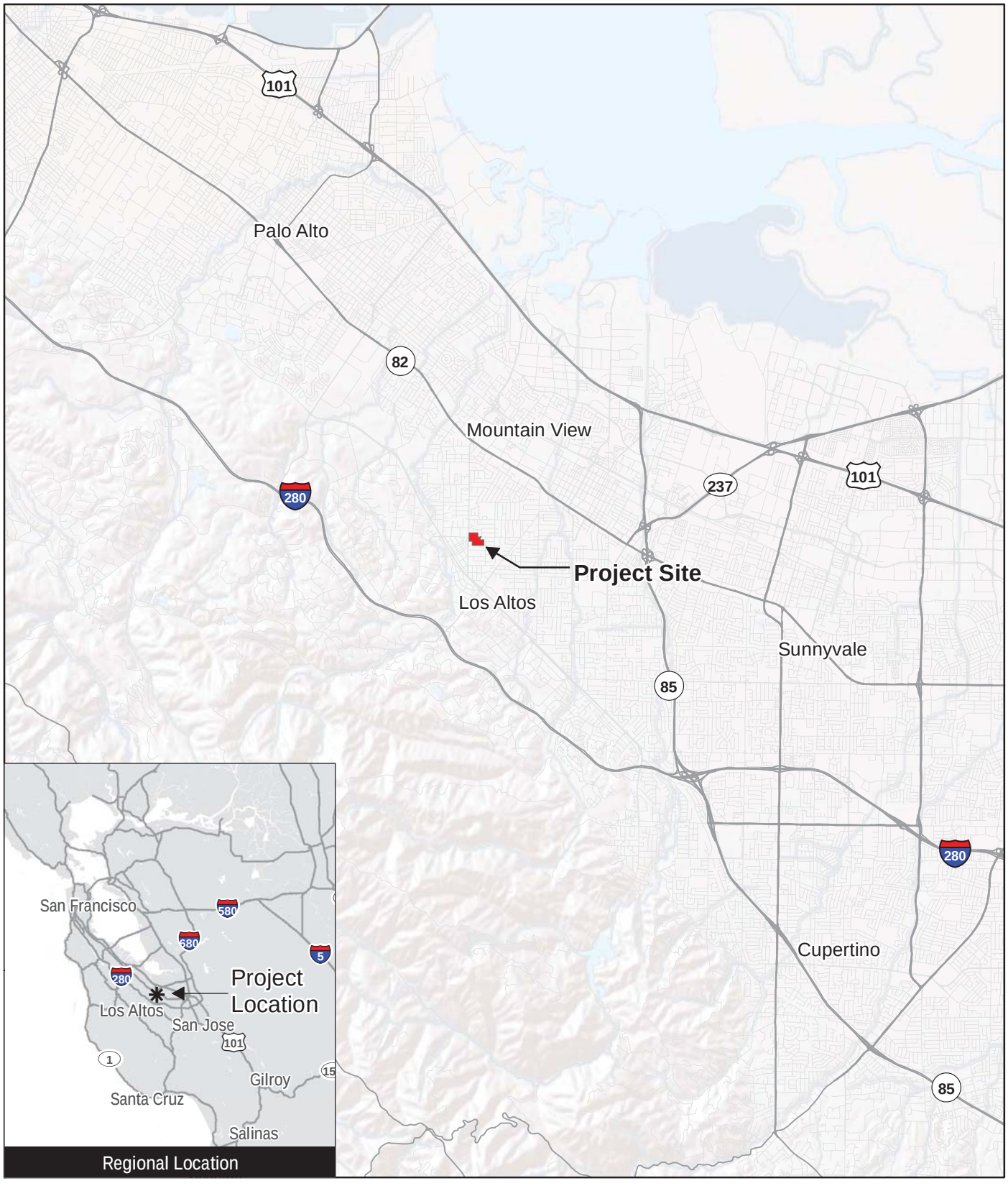

0 2 miles

Source: ESRI 2018

Figure 1

Location Map

Los Altos Community Center Redevelopment Initial Study

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Source: ESRI 2018

Figure 2

Aerial Photograph

Los Altos Community Center Redevelopment Initial Study

This side intentionally left blank.

1 View northwest towards Community Center main entrance

2 Community Center main entrance

3 Soccer fields west of the Community Center

Project Site

Source: Google Earth 2018
Photographs: EMC Planning Group 2018

4 Baseball field north of the Community Center parking lot

5 View of Community Center from the West

6 View of Community Center's Breezeway

Figure 3
Site Photographs

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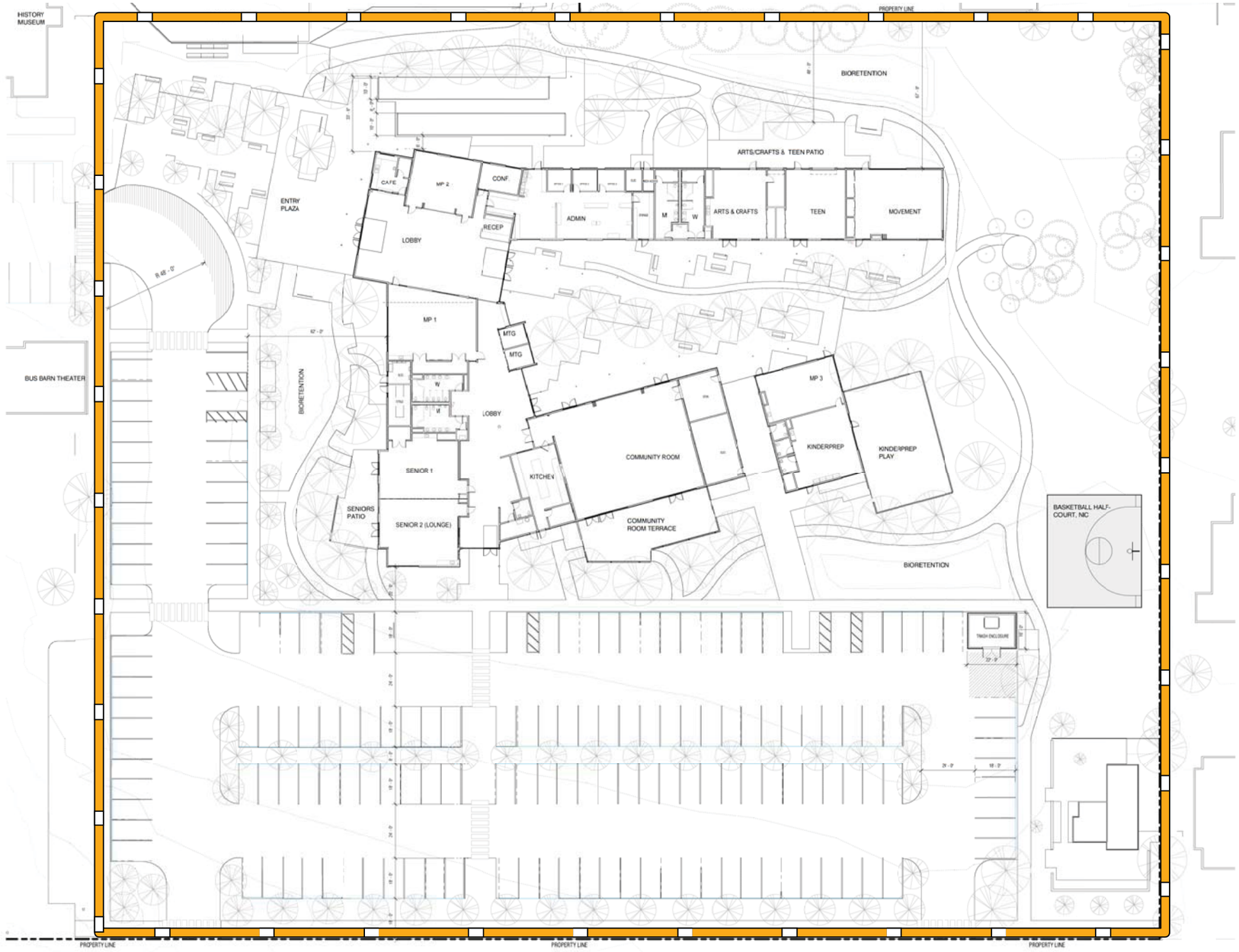

0 60 feet

Community Center Boundary

Source: Noll and Tam Architects 2018

Figure 4
Site Plan

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B. Environmental Factors Potentially Affected

There are NOT any environmental factors, as listed below, that would be potentially affected by this project and result in an impact that is a "Potentially Significant Impact" as demonstrated by the checklist on the following pages.

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

C. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☑ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Zachary Dahl, AICP, Planning Services Manager

June 25, 2018
Date

D. Evaluation of Environmental Impacts

Notes

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less-than-significant with mitigation, or less-than-significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, "Earlier Analyses," may be cross-referenced).
6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. "Supporting Information Sources"—A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is the format recommended in the CEQA Guidelines as amended January 2018.
9. The explanation of each issue identifies:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any to reduce the impact to less than significant.

1. AESTHETICS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista? (1, 2)	❑	❑	❑	✓
b.	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (4, 5,)	❑	❑	❑	✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings? (1, 3, 4, 5, 13, 14, 15)	❑	❑	❑	✓
d.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1, 3, 4, 5, 13, 14, 15)	❑	❑	✓	❑

Comments:

a. There are no scenic vistas identified in the Los Altos General Plan. Therefore, there would not be an adverse effect on a scenic vista.

b. The project site is not within the vicinity of a designated state scenic highway and therefore, would not damage scenic resources within a state scenic highway.

c. As outlined in the City's General Plan, the identity of Los Altos is predicated upon its small-town atmosphere as an established residential community with a historic downtown and neighborhood commercial centers. The visual character of the site and surrounding area is one of a mature mixed-use community with a small-town atmosphere. The downtown area, located southwest of the site, has a pedestrian-oriented village setting. Low-density residential neighborhoods comprising of one- and two-story structures border the site to the north, south, and east. The existing and proposed parking lot is within the west and south portions of the site. Hillview Avenue is adjacent to the southern boundary of the site and is lined with mature trees and landscaping. The project does not introduce a new land use to the project area as the project site is developed with an existing community center. The proposed re-development of the community center would be approximately 19 percent smaller than the existing community center buildings and would be similar in height and

scale to other development in the surrounding area. The new community center building would be set back about 100 feet farther from Hillview Avenue than the existing community center. New landscaping is proposed throughout the project site to replace the existing landscaping that is removed during construction of the project and to buffer views from the street toward the parking lot and new community center.

Due to the flat topography and existing surrounding development, visibility of the project site is limited. Views of the site are generally limited to the adjacent development and roadways, including Hillview Avenue. The visual change that would result from the project is not substantial. The project would be subject to the City's design review process, which will ensure the proposed redevelopment project conforms to all City design review and zoning regulations, including the City of Los Altos Design Guidelines.

Therefore, the proposed project would not degrade the existing visual character of the site or its surroundings.

d. Nighttime lighting would continue to be provided within the parking lots, along pathways, and adjacent to buildings on the project site. The outdoor lighting proposed by the project will comply with all applicable Building and Zoning Codes, and will be designed to minimize off-site illumination and glare. The proposed project may increase the level of illumination in the project area above existing levels due to the changing placement of pathways, parking and buildings, however due to the large setbacks from adjacent residential uses, existing and proposed landscaping and fencing, and compliance with Zoning Code requirements, off-site illumination and glare will be minimized. Therefore, the light and glare impacts associated with the proposed project would be less than significant.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (5, 7)	❑	❑	❑	✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (5, 6)	❑	❑	❑	✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (1, 3)	❑	❑	❑	✓
d. Result in the loss of forest land or conversion of forest land to non-forest use? (1, 3, 5)	❑	❑	❑	✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (1, 2, 3, 5, 7)	❑	❑	❑	✓

Comments:

a.-e. The project site is currently developed with a community center and associated parking. The project site is identified as "Urban and Built up Land" on the California Department of Conservation's Santa Clara County Important Farmlands Map 2014 (2016). There are no Williamson Act parcels on or in the vicinity of the project site. There is no forest or agricultural land in the vicinity of the project site; the City maintains an historic apricot orchard near the city hall, but the proposed project does not include any changes in this area. Additionally, the surrounding properties are currently developed with commercial or residential uses. Therefore, the proposed project would not conflict with the provisions of the Williamson Act or agricultural zoning, and no impacts to agricultural, forest land, or lands zoned for commercial timber, would occur as a result of the project.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (8, 15, 16)	❑	❑	❑	✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (8, 15, 16)	❑	❑	✓	❑
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (8, 15, 16)	❑	❑	❑	✓
d. Expose sensitive receptors to substantial pollutant concentrations? (5, 8, 15, 16)	❑	❑	✓	❑
e. Create objectionable odors affecting a substantial number of people? (5, 8, 15, 16)	❑	❑	✓	❑

Comments:

a. The City of Los Altos, including the project site, is within the Bay Area Air Quality Management District (hereinafter "air district"). Air quality management districts must prepare air quality plans specifying how state air quality standards would be met. The air district's most recent adopted plan is the Bay Area 2017 Clean Air Plan: Spare the Air, Cool the Climate (2017 CAP). The 2017 CAP includes feasible measures to minimize ozone precursor emissions and halt the movement of these ozone and its precursors into nearby air basins builds upon the air district's determination to minimize the emissions of fine particulate matter and toxic air contaminants (Bay Area Air Quality Management District 2017b).

   The proposed project is a rebuild of an existing community center. The proposed project would not conflict with the implementation of the 2017 CAP because it would not increase the regional population growth nor would it cause significant changes in

vehicle travel. The proposed project also maintains the main objective of the 2017 CAP, which is to not exceed the air district's thresholds for operational air pollutant emission (see "b)" below). Further, the proposed project is consistent with the City's Climate Action Plan, which is consistent with the 2017 CAP; therefore, the proposed project would not conflict with the air district's clean air planning efforts.

b. The air district is responsible for monitoring emissions and developing air quality plans for the San Francisco Bay area, including Santa Clara County and has published comprehensive guidance on evaluating, determining significance of, and mitigating air quality impacts of projects and plans in CEQA Air Quality Guidelines ("CEQA guidelines"). The CEQA guidelines were initially adopted in 1999 and most recently updated in 2017.

Table 3-1, "Operational-Related Criteria Air Pollutant and Precursor Screening Level Sizes" on page 3-3 of the 2017 air district CEQA guidelines contains the screening criteria that provides an indication of when a project's construction and operational emissions should be quantified based on identified size criteria. For government (civic center) projects, the screening threshold project size is 149,000 square feet (Bay Area Air Quality Management District 2017a). The existing community center is 30,362 square feet and the proposed community center that will replace the existing facility will be approximately 24,500 square feet. Therefore, there would be a decrease in building area and the project would fall below the threshold and would have a less-than-significant operational impact on air quality.

Table 3-1 also contains screening criteria for construction impacts of new development projects. For government (civic center) residential uses, construction emissions impacts are less than significant for projects of 277,000 square feet. The proposed project involves the construction of a 24,500 square foot building and therefore, would result in a less–than-significant impact from construction emissions. However, cumulative construction activities are identified by the air district as having potential to result in cumulative impacts on air quality from contribution of PM_{10} (particulate matter) emissions. As such, the air district recommends implementation of the following standard permit conditions whether or not construction-related emissions exceed applicable thresholds of significance (Bay Area Air Quality Management District 2017a, p.8-4). The short-term air quality effects during project construction would be avoided with implementation of the Air District measures listed as standard permit conditions below.

Standard Permit Conditions

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- Post a publicly visible sign with telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The air district's phone number shall also be visible to ensure compliance with applicable regulations.

Implementation of the above standard permit conditions would mitigate impacts to a less-than-significant level.

c. The possible effects of a project are individually limited but cumulatively considerable when viewed in connection with the effects of past projects, the effects of current projects, and the effects of probable future projects. The construction of an approximately 24,500-square foot community center in place of the existing 30,362 square foot community center would not result in an increase in the net amount of criteria air pollutants that would exceed quantitative thresholds including those for ozone precursors and therefore, impacts are not cumulatively considerable.

d. Operation of the community center is not expected to cause any localized emissions that could expose sensitive receptors to unhealthful air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors (residential uses). The short-term air quality effects during project construction would be avoided with implementation of the air district's standard permit conditions listed in "b)" above. The proposed project would not result in significant localized, concentrated operational emissions that would expose sensitive receptors to unhealthful air pollutant levels.

e. The proposed project would involve construction activities that could create localized odors from diesel exhaust emissions. However, the construction activities are temporary and would be mitigated to a less-than-significant level through the air district's conditions listed in "b)" above.

4. BIOLOGICAL RESOURCES

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (4, 5, 18, 19, 20)	❑	✓	❑	❑
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (4, 5,18, 19, 20)	❑	❑	❑	✓
c.	Have a substantial adverse effect on federally protected wetlands, as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filing, hydrological interruption, or other means? (4, 5, 11, 18, 19, 20)	❑	❑	❑	✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (4. 5,18, 19, 20)	❑	❑	❑	✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (3, 4, 5,18, 19, 20, 26)	❑	❑	✓	❑
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (4, 5,18, 19, 20)	❑	❑	❑	✓

Comments:

a. The project site is surrounded by urban development. It contains developed structures and parking lot, with areas of ornamental landscaping, including mostly non-native trees and shrubs. No natural plant communities/wildlife habitats are present on or near the site. However, special status bats and nesting birds are common in the area and could occur on the project site.

Special Status Bats. The following California Species of Special Concern have low potential to occur on the site: western mastiff bat (*Eumops perotis californicus*), pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*) and Townsend's big-eared bat (*Corynorhinus townsendii*). These bat species utilize a wide variety of habitats, including grasslands, scrublands, woodlands, forests, and structures. These species either roost in tree bark or tree hollows, in tree foliage, or in buildings. Potential habitat for these special-status bat species occurs on the project site within buildings that will be demolished and within trees that will be removed, as well as within similar habitat areas immediately adjacent to the site. Potential impacts to special-status bats are significant. If individuals are present on the project site, construction activities could result in the direct loss (mortality) of individual animals. Implementation of the following mitigation measure will reduce these potential impacts to a less-than-significant level.

Mitigation Measure

BIO-1. Approximately 14 days prior to tree removal or structure disturbance activities, the City of Los Altos shall retain a qualified biologist to conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys shall include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked. Locations off the site to which access is not available may be surveyed from within the site or from public areas.

If no roosting sites or bats are found, a letter report confirming absence shall be submitted by the biologist to the City of Los Altos and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided by the biologist to the City of Los Altos prior to demolition or grading permit issuance and the following monitoring, exclusion, and habitat replacement measures shall be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they shall be evicted as described under (b) below. If bats are found roosting during the nursery season, they shall be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats shall be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone [or different size if determined in consultation with the California Department of Fish and Wildlife (CDFW)] shall be established around the roosting site within which no construction activities including tree removal or structure disturbance shall occur until after the nursery season.

b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals shall be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees or structures to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures shall be conducted no earlier than the following day (i.e., at least one night shall be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

Implementation of mitigation measure BIO-1 would reduce the potential significant impact to special-status bats to a less-than-significant level by requiring pre-construction surveys and incorporation of appropriate avoidance and minimization measures should evidence of roosting bats be found on the project site.

Nesting Birds. Common urban-tolerant native bird species may nest in structures or ornamental trees on and adjacent to the project site. Future construction activities and vegetation removal therefore may have potential to adversely affect nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should they be present during construction activities or vegetation removal. If protected species are nesting in or adjacent to the project site during the bird nesting season (January 15 through September 15), then construction activities or vegetation removal could result in the loss of fertile eggs or nestlings, or otherwise lead to the abandonment of active nests. Implementation of the following mitigation measure would ensure impacts to nesting birds would be less than significant:

Mitigation Measure

BIO-2. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15

for other raptors), or if construction activities are suspended for at least two weeks and recommence during the nesting season, a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to the start of construction, with the second survey conducted within 48 hours prior to the start of construction. Appropriate minimum survey radii surrounding each work area are typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. . Locations off the site to which access is not available may be surveyed from within the site or from public areas. A report documenting survey results and plan for active bird nest avoidance (if needed) shall be completed by the qualified biologist prior to initiation of construction activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

Implementation of mitigation measure BIO-2 would reduce the potentially significant impact to nesting birds to a less-than-significant level by requiring pre-construction surveys and incorporation of appropriate avoidance and minimization measures should evidence of protected nesting birds be found on the project site.

b. Sensitive natural communities are defined by local, state, or federal regulatory agencies as habitats that support special-status species, provide important habitat values for wildlife, represent areas of unusual or regionally restricted habitat types, and/or provide high native biological diversity. No sensitive natural communities or riparian habitats exist on the project site. Therefore, no impacts to sensitive natural communities would occur.

c. As confirmed through the site visit and review of the U.S. Fish and Wildlife Service National Wetlands Inventory, the project site does not contain any wetlands or waterways. Therefore, no impacts to wetland or waterway resources within the jurisdiction of the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, or the Regional Water Quality Control Board would occur.

d. In general, wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites. Wildlife movement includes migration (i.e., usually movement one way per season), inter-population movement (i.e., long-term dispersal and genetic flow), and small travel pathways (i.e., daily movement within an animal's territory). The project site is surrounded by urban development in all directions, and does not contain wildlife movement corridors or native wildlife nursery sites. Therefore, no impacts to wildlife movement corridors or native wildlife nursery sites would occur.

e. An arborist report and tree survey that evaluated all trees on and adjacent to the community center site was prepared by SBCA Tree Consulting in February of 2018 and is included as Appendix A. The survey included a total of 255 trees, of which 200 are on or directly adjacent to the project site. The survey also included 55 trees adjacent to the Bus Barn Theater and soccer field, but since these trees are outside the project site and will not be impact by the project, they are excluded from this discussion. The trees surveyed were identified by species, size and health and given a suitability for retention ranking. The City's Tree Protection Ordinance (Municipal Code Chapter 11.08), protects all trees that have a circumference greater than 48-inches (approximately 15-inches diameter).

   Of the 200 trees on or directly adjacent to the site, there are 58 protected trees. The project will remove a total of 129 trees, of which 31 trees are considered protected since they exceed 48-inches in diameter. To be consistent with the intent of the Tree Protection Ordinance's goal of a 1:1 replacement ratio, the project is proposing to plant at least 130 new trees around the new community center, in the parking lot and along the Hillview Avenue frontage, which would achieve an overall a tree replacement ratio of approximately 1:1 and more than adequately replace all protected trees removed.

   To ensure that all existing trees that will be preserved on and adjacent to the site are properly protected during the construction process, standard tree protection measures will be employed, which includes installation and maintenance of tree protection fencing, mulching, and irrigation. Based on the number of replacement

trees that will be planted and the implementation of standard tree protection measures, the project's impact on trees would be less than significant.

f. The project site is not located within the Santa Clara Valley Habitat Plan permit area. The project will not conflict with any adopted habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? (21)	❑	❑	✓	❑
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (18, 19, 20)	❑	❑	✓	❑
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (18, 19, 20)	❑	❑	✓	❑
d. Disturb any human remains, including those interred outside of dedicated cemeteries? (18, 19, 20)	❑	❑	✓	❑

Comments:

a. The community center was originally constructed as an elementary school during 1949 and 1950. Additional wings were built in late 1950s and the school was later repurposed as a community center in 1975. The facility is built in the "finger style" prevalent for school design at the time of its construction. Although the facility is in excess of 50 years old, it fails to meet any other of the City's criteria (per Code Section 12.44.040) for designation as a historic resource or historic landmark and has never been listed on the City's Historic Resources Inventory (HRI).

b.-d. The project site is within the territory of the Ohlone and Muwekma Indian tribes, who had settlements along creeks in the area. While past construction has unearthed some archaeological findings with evidence of prehistoric habitation and burial sites in Los Altos, the literature review conducted for the Community Center Master Plan EIR found no record of known historic or prehistoric sites within the project boundaries or within a quarter mile of the site. The project area is considered to have low to moderate archaeological sensitivity. The nearest riparian zones, which are common Native American habitation areas, are Adobe Creek, which is approximately one-half mile west of the site and Hale Creek, which is approximately one mile east of the site.

The visual field inspection of the site conducted for the Community Center Master Plan EIR was limited to the open ground portions of the site, specifically the fields and orchards surrounding the city hall, police station, and soccer field. The field inspection did not find any of the indicators typical of Native American use or habitation, such as darker than surrounding soil of a more friable nature than native soil, evidence of fires (ash, charcoal, fire altered rock or earth), concentrations of fresh water or salt water shellfish, concentrations of stone and bone, and artifacts of these materials. No evidence of historic trash deposits that may have been created in the early 20th century were observed on the surface. Given the history of orchard discing and plowing in this area, it is likely that any archaeological materials that existed in the area would have already been brought to the surface.

Although it is not anticipated that archaeological resources are present on the property, it is possible that unknown archaeological resources could be discovered during grading and excavation. Thus, the project will include following Standard Permit Conditions that requires appropriate measures to be implemented for the avoidance and/or protection of archaeological resources and human remains in the event they are discovered.

Standard Permit Conditions

- In the event that prehistoric or historic resources are encountered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped, the Director of Community Development will be notified, and the archaeologist will examine the find and make appropriate recommendations prior to commencement of construction. Recommendations could include collection, recordation, and analysis of any significant cultural materials. A report of findings documenting any data recovery during monitoring would be submitted to the Director of Community Development.

- In the event that human remains are discovered during excavation and/or grading of the site, all activity within a 50-foot radius of the find will be stopped. The Santa Clara County Coroner will be notified and will make a determination as to whether the remains are of Native American origin. If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

c. Paleontological resources are the fossilized remains of organisms from prehistoric environments found in geologic strata. Most of the City is situated on alluvial fan deposits of Holocene age that have a low potential to contain significant nonrenewable paleontological resources.

Although it is improbable that paleontological resources would be discovered on-site due to the already disturbed nature of the site and distance from the San Francisco Bay, construction activities could potentially result in the accidental destruction and disturbance of paleontological resources and would result in a significant impact to paleontological resources. The project will comply with all applicable City regulatory programs pertaining to unknown buried paleontological resources and will include the following Standard Permit Conditions for avoiding and reducing construction related paleontological resources impacts.

Standard Permit Conditions

- The project proponent shall ensure all construction personnel receive paleontological resources awareness training that includes information on the possibility of encountering fossils during construction; the types of fossils likely to be seen, based on past finds in the project area; and presented by a qualified paleontologist.
- If vertebrae fossils are discovered during construction, all work on the site shall stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City will be responsible for ensuring that the recommendations of the paleontological monitor regarding treatment and reporting are implemented.

Because the proposed project would comply with the applicable City policies and regulatory programs related to paleontological resources including the City's Standard Permit Conditions, implementation of the proposed project would have a less-than-significant paleontological resources impact.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42? (1, 13, 19, 20)	❑	❑	❑	✓
(2) Strong seismic ground shaking? (1, 19, 20)	❑	❑	❑	✓
(3) Seismic-related ground failure, including liquefaction? (1, 19, 20)	❑	❑	❑	✓
(4) Landslides? (1, 19, 20)	❑	❑	❑	✓
b. Result in substantial soil erosion or the loss of topsoil? (1, 19, 20)	❑	❑	✓	❑
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (1, 19, 20)	❑	❑	✓	❑
d. Be located on expansive soil, creating substantial risks to life or property? (1, 19, 20)	❑	❑	✓	❑
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (1, 19, 20)	❑	❑	❑	✓

Comments:

a. The proposed community center building is planned to be built in approximately the same location as the existing community center and would be smaller than the existing building by approximately 19 percent. Because the new building would meet

current seismic code requirements that the existing on-site structures do not, the proposed project would reduce risks to people and property associated with seismic shaking by constructing new facilities that meet current building code standards. Therefore, there would be no impacts associated with the following:

(1) **Earthquake Faults**. The project site is not in the vicinity of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map.

(2) **Seismic Ground Shaking**. As identified in the Community Center Master Plan EIR, the project site is in a seismically active area (page 124). The major earthquake faults in the project area are the San Andreas Fault, located approximately five miles southwest of the site, and the Hayward Fault and the Calaveras Fault, both of which are located approximately 15 miles northeast of the site. It is reasonable to expect that the project area would be subject to intense ground shaking during an earthquake, as would all areas of the region. To avoid or minimize potential damage from seismic shaking, all portions of the project would be designed and constructed in accordance with the seismic design guidelines in the most recent California Building Code and will implement all design recommendations included in the geotechnical report.

(3) **Seismic Related Ground Failure Including Liquefaction**. According to the Community Center Master Plan EIR, the project site is not located within a seismically-induced liquefaction hazard zone, as identified by the County of Santa Clara and State of California; therefore, the potential for soil liquefaction is expected to be low at the project site. The proposed building would be built in conformance with the California Building Code and design recommendations from the geotechnical report.

(4) **Landslides.** According to the Los Altos General Plan, landslides are unlikely to occur where slopes are less than 15 percent. The project site and immediately surrounding areas have flat topography not subject to landslides.

b.-d. **Soil Erosion, Unstable or Expansive Soils.** The soils on the site are mapped as Pleasanton loam, which consists of well drained gravelly clay loam underlain by sedimentary alluvium. This type of soil has no erosion hazard and a moderate expansion potential. Expansive soils shrink and swell as a result of moisture changes, which can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. The project would be required to implement best management practices during grading and site preparation activities including erosion, sediment, wind, dust, tracking, non-storm water management and waste management control. Additionally, the proposed building would be built in conformance with the California Building Code and design recommendations from the geotechnical report.

e. **Septic Tanks**. The future community center development would connect to the City's wastewater collection system and be served by the regional wastewater treatment plant. There is no impact associated with septic tanks or alternative wastewater disposal systems.

7. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (8, 16, 17)	❑	❑	❑	✓
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (8, 16, 17)	❑	❑	❑	✓

Comments:

a. The California Global Warming Solutions Act of 2006 (AB 32), was amended by SB 32, which was signed in September 2016. SB 32 requires that the California Air Resources Board reaches the goal that statewide greenhouse gas emissions are reduced to 40 percent below the 1990 level by the end of the year 2030. The California Air Resources Board, along with other state agencies, is also in the process of preparing a Climate Change Scoping Plan.

The project site creates greenhouse gas (GHG) emissions largely indirectly from the generation of electricity for the existing community center and fuel combustion related to vehicle trips. Solid waste processing makes up a small amount of the total generation of greenhouse gas emissions.

The air district identifies screening levels for evaluation of operational GHG emissions based on project size as described in the Air Quality section of this initial study. The applicable land use category of the air district's screening criteria tables for the project is "government (civic center)." For operational impacts from GHG emissions, the screening size is 27,000 square feet. The project consists of approximately 24,500 square feet and would be a net decrease of building area from the existing 30,362 square-foot facility, so there would be no impact related to operational GHG emissions.

During site preparation and construction of the project, GHGs would be emitted through the operation of construction equipment and from worker/builder supply vehicles, which typically use fossil-based fuels to operate. Project excavation, grading, and construction would be temporary, occurring only over the construction period, and would not result in a permanent increase in GHG emissions. In addition, compliance with the Standard Permit Conditions (described above in Section 4, Air

Quality) to limit air quality impacts during construction as required by air district (specifically, minimizing idling times) would further reduce construction GHG emissions. The impact from construction emissions associated with the project, therefore, would be less than significant.

The proposed project is reconstruction of the existing use on the same site, consistent with the General Plan land use designation, and would comply with all applicable mandatory measures of the Los Altos Climate Action Plan required by the City. The proposed project would have no impact on the environment with regard to greenhouse gas emissions.

b. The City's Climate Action Plan has been prepared in accordance with the air district's CEQA guidelines, and is in conformance with Section 15183.5, which covers greenhouse gas reduction plans. Because the proposed project is consistent with the city's Climate Action Plan and the air district's CEQA Guidelines, the proposed project would not conflict with any plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1, 19, 20, 21)	❑	❑	✓	❑
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1, 19, 20)	❑	❑	✓	❑
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1, 19, 20)	❑	❑	❑	✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, create a significant hazard to the public or the environment? (9, 10, 24)	❑	❑	❑	✓
e.	For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or a public-use airport, result in a safety hazard for people residing or working in the project area? (1, 4)	❑	❑	❑	✓
f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area? (1, 4)	❑	❑	❑	✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (5, 15)	❑	❑	❑	✓
h.	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (12)	❑	❑	❑	✓

Comments:

a.,b. Project implementation would result in the demolition and redevelopment of the community center on the project site. The proposed project does not include industrial or other uses that require the routine transport, use, or disposal of hazardous waste. Nominal amounts of hazardous material in the form of fuels and other construction materials are routinely used during construction processes. These materials do not pose an elevated risk to the public.

Development of the proposed project will require the demolition of the existing single-story community center. Lead-based paint was banned from use in construction in 1978. Buildings constructed prior to 1980 may contain building materials that contain asbestos. The existing building were constructed from the late 1940's to late 1950's and remodeled in the late 1970's. Therefore, the buildings could contain lead-based paint and/or asbestos. Demolition of the existing building could expose construction workers, surrounding residences, and/or the environment to asbestos, lead based paint and/or polychlorinated biphenyls which would represent a risk to public health and safety and would be a significant impact.

Demolition of the existing structures on the project site would be completed in accordance with Occupational Safety and Health Administration (OSHA) and Environmental Protection Agency (EPA) standards that protect workers and persons off-site from exposure to asbestos, lead based paint, and polychlorinated biphenyls. Building materials classified as hazardous materials would be disposed of in accordance with federal, state, and local laws and regulations and therefore impacts would be mitigated to a less-than-significant level.

c. There are no schools within a quarter mile of the project site. There are two child care operations that operate within the existing community center, but these operations would be relocated to another site prior to any construction activities. Furthermore, as described in item "a-b" above, the project would not require the routine transport, use, or disposal of hazardous materials.

d. Ninyo & Moore performed a Phase I Environmental Site Assessment (ESA) for the site, included as Appendix B,. Based on the information compiled during the preparation of this report, this assessment has revealed evidence of two Recognized Environmental Conditions (RECs) in the vicinity of the site associated with previous reported mechanical repair and degreasing of school district vehicles. However, both of the sites are located outside of the project footprint and would not be disturbed or impacted by the community center development; therefore, there would be no associated environmental impacts.

A search of the California Regional Water Quality Control Board's GeoTracker database did not identify any sites with environmental issues within a 1,000-foot radius from the project site. A search of the California Department of Toxic Substances Control Envirostor database indicates one toxic cleanup incident on or in the vicinity of the project site, Hillview-Eleanor Area Plume (43490059). This site consists of two wells serving the City of Los Altos and parts of Sunnyvale, Mountain View, and Cupertino. Levels of carbon tetrachloride between 4 and 17 parts per billion (ppb) have been found in groundwater from the wells. The cleanup status is noted as "backlog as of 10/5/2005." Grading/excavation activities associated with the proposed project would not extend to the groundwater, which is located approximately 150 feet below ground surface. For these reasons, groundwater contamination in the project area is not expected to pose a hazard to people or the environment during construction or operation of the proposed project.

e.,f. The project site is not within an airport land use plan, is not within two miles of a public airport, and is not near a private landing strip. The nearest airports are Palo Alto Airport, approximately five miles to the north, and Norman Y. Mineta San Jose International Airport, approximately 10 miles to the east.

g. The proposed project consists of the demolition and rebuild of an existing community center. The new community center would be smaller in size and provide for less traffic. Additionally, the project design includes improved internal circulation. The proposed project would not interfere with response during an emergency. There would be no impact related to implementation of an emergency plan.

h. According to the California Department of Forestry and Fire Protection (CAL FIRE) the project site is within a Local Responsibility Area Non-Very High Fire Hazard Severity Zone. Therefore, there is no impact related to risks associated with wildland fires.

9. HYDROLOGY AND WATER QUALITY

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Violate any water quality standards or waste discharge requirements? (15, 18, 19, 20)	❑	❑	✓	❑
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., would the production rate of preexisting nearby wells drop to a level which would not support existing land uses or planned uses for which permits have been granted? (15, 18, 19, 20, 25)	❑	❑	❑	✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in *substantial erosion or siltation on- or off-site?* (15, 18, 19, 20)	❑	❑	✓	❑
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner which would result in *flooding on- or off-site?* (15, 18, 19, 20)	❑	❑	✓	❑
e.	Create or contribute run-off water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off? (15, 18, 19, 20)	❑	❑	✓	❑
f.	Otherwise substantially degrade water quality? (15, 18, 19, 20)	❑	❑	✓	❑
g.	Place housing within a 100-year flood hazard area as mapped on Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (15, 18, 19, 20, 22)	❑	❑	❑	✓

h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (15, 18, 19, 20, 22)	❑	❑	❑	✓
i.	Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam? (15, 18, 19, 20)	❑	❑	❑	✓
j.	Be subject to inundation by seiche, tsunami, or mudflow? (15, 18, 19, 20)	❑	❑	❑	✓

Comments:

a., f. In accordance with the Santa Clara Valley Urban Runoff Pollution Prevention Program, the proposed project would treat runoff on the site prior to allowing runoff to enter the City's storm drainage system. This will be achieved through a variety of methods, including the use of bioswales or detention basins. Although the project does not include specific runoff treatment control measures at the design review stage, the proposed site plan includes many landscaped areas throughout the site that provide opportunities for the installation of grass swales or bioretention areas. Using biofilters not only removes pollutants from the storm water, but also helps control the storm water rate of runoff from the site.

Specific treatment control, source control, and site design measures to be incorporated in the project will be determined during the final design stages. Site design measures would include minimizing directly connected impervious surface area and redirecting runoff from impervious surfaces to pervious surfaces. Source control includes measures such as locating and covering trash enclosures to minimize potential for pollutants to enter storm drainage system.

Prior to issuance of building permits, a Storm Water Management Plan (SWMP) will be developed to ensure compliance with City of Los Altos and National Pollutant Discharge Elimination System (NPDES) permit requirements.

The proposed project will be required to comply with all City of Los Altos ordinances, policies, and processes regarding the post-construction treatment of storm water runoff. Specifically, the SWMP will ensure compliance with City of Los Altos and NPDES permit requirements. The SWMPs will meet the criteria for storm water protection outlined in Chapter 10.16 of the Los Altos Municipal Code. Therefore, impacts would be less than significant.

b. According to the 2015 Urban Water Management Plan, water served by the Los Altos Suburban District comes from local groundwater and local and imported surface water purchased from the Santa Clara Valley Water District. The proposed project would replace the existing facility with a smaller more efficient facility which would result in an equal or reduced demand for water compared to existing conditions. The project site does not currently contribute to recharging of groundwater aquifers. The depth to groundwater at the project site is greater than 50 feet below ground surface. Development of the proposed project would include trenching for utilities and grade beams; the depth of such excavation would be shallow and would not reach groundwater depth. The project would not result in an increased demand for groundwater, deplete groundwater supply, or interfere with groundwater recharge.

c.-e. The project proposes to maintain the existing drainage pattern of the site, as well as the existing connections to the City's storm drainage system. Connecting to the existing storm drains would facilitate the removal of water from the site during storm events, helping prevent localized flooding. Some of the storm water drainage would be captured within landscaped areas throughout the site with grass swales or bioretention areas. The proposed project would not contribute runoff water which would exceed the capacity of the existing storm water drainage system, nor significantly change the drainage conditions in the project area.

g., h. Based on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, the project site is located in Flood Zone X. Zone X is designated as areas of 0.2 percent annual chance flood, areas of one percent annual chance flood with average depths of less than one foot or with drainage areas of less than one square mile, and areas protected by levees from one percent annual chance floods.

i. The project site is not within any dam failure inundation zone.

j. There are no landlocked bodies of water near the project site that would affect the site in the event of a seiche. There are no bodies of water near the project site that would affect the site in the event of a tsunami. The project area is flat and there are no hills or mountains in proximity that would affect the site in the event of a mudflow.

10. LAND USE AND PLANNING

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Physically divide an established community? (15)	❑	❑	❑	✓
b.	Conflict with any applicable land-use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (1, 2, 15, 18)	❑	❑	❑	✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan? (18)	❑	❑	❑	✓

Comments:

a. The project is the rebuild of an existing community center which is currently and would continue to be compatible with the surrounding residential neighborhoods. The project would not divide an established community.

b. The proposed project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. The project site is designated as Public and institutional on the Los Altos Land Use Policy Map. This land use designation allows the development of governmental, institutional, academic, group residence, church, and community service uses, as well as easements, rights-of-way, facilities of public and private utilities, and City-owned parking facilities. Public and Institutional facilities are intended to be compatible with the surrounding neighborhood. As a re-build of the existing community center, the project is consistent with this land use designation and is compatible with the surrounding neighborhoods.

c. There are no habitat conservation plans or natural community conservation plans adopted for the project area. Therefore, the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (18)	❑	❑	❑	✓
b. Result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land-use plan? (18)	❑	❑	❑	✓

Comments:

a.-b. The project site is located within a developed area. No record exists of gravel or other mineral resource extraction in the project area. Therefore, the project would not result in loss of availability of a known mineral resource that would be of value to the region and the residents of the state or result in the loss of availability of a locally important mineral resource recovery site delineated in a local general plan, specific plan, or other land use plan.

12. NOISE

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or in applicable standards of other agencies? (1,14, 18, 19, 20, 23)	❑	❑	✓	❑
b. Result in exposure of persons to or generation of excessive ground-borne vibration or ground borne noise levels? (1,14, 18, 19, 20)	❑	❑	✓	❑
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1,14, 18, 19, 20, 23)	❑	❑	✓	❑
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (1,14, 18, 19, 20, 23)	❑	❑	✓	❑
e. For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-use airport, expose people residing or working in the project area to excessive noise levels? (1, 18, 19, 20)	❑	❑	❑	✓
f. For a project located within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels? (1,14, 18, 19, 20)	❑	❑	❑	✓

Comments:

a.,c.,d. The project site is adjacent to public and institutional uses and residential neighborhoods, with some commercial office uses and Downtown Los Altos to the west. The project site is bordered by single-family residences to the north, south, and east. The neighboring residences are considered sensitive noise receptors. The existing library on the site is considered a sensitive receptor and adjacent commercial buildings to the west and on-site institutional uses, such as the city hall, police

station, and private preschool facility, also have interior spaces sensitive to noise. The Natural Environment and Hazards Element of the Los Altos General Plan contains policies and goals which pertain to desired noise levels for various land uses located within the City. These policies and goals are expressed in terms of the CNEL. According to Policy 7.2, the maximum acceptable outdoor noise exposure levels are 60 dBA CNEL for single-family residential areas and 70 dBA CNEL for libraries, parks, and recreation areas. The City's Noise Ordinance (adopted as Chapter 6.16 of the Municipal Code) further limits acceptable sound levels for various land uses. The Noise Ordinance establishes interior and exterior noise standards by zoning district for daytime and nighttime hours, and identifies prohibited acts relative to noise, including maximum noise levels at affected properties for mobile and stationary noise sources. The sections of the Noise Ordinance applicable to the proposed project is included in the Acoustical Analysis prepared for the proposed project by WJV Acoustics (refer to Appendix C)

Operational Noise. Mechanical equipment would be located at various locations throughout the community center. Roof-mounted HVAC equipment would be screened by a solid parapet wall, which would provide acoustical shielding of associated noise levels. WJVA analyzed manufacturer-supplied noise level data for the proposed mechanical equipment. Noise levels associated with proposed mechanical equipment were calculated to be in the range of approximately 39-46 dB at nearby residential land uses. Such levels are below applicable noise level standards and below existing ambient noise levels in the project vicinity and impacts would be less than significant.

Traffic Noise. A traffic analysis for the project was prepared by Hexagon Transportation Consultants, Inc. (March 22, 2018). The analysis indicated that because the project would not increase the size of the existing community center and would not add services, it is not expected to generate any net new trips. Therefore, it can be reasonably assumed that the project would not result in any quantifiable increase in traffic noise exposure at nearby noise-sensitive receivers. While the new community center would not be expected to result in any net new trips, WJVA modeled the noise levels from community center traffic trips along Hillview Avenue to estimate project-related traffic noise in respect to overall existing noise in the project vicinity. WJVA utilized the FHWA Traffic Noise Model to quantify project-related traffic noise exposure along Hillview Avenue. Non-project traffic noise was determined to be 55.5 dB Ldn which indicates that noise levels resulting from traffic associated with the community center contributes a very small portion to the overall existing ambient noise levels along Hillview Avenue and traffic related noise impacts would be less than significant.

Construction Noise. Construction activities would substantially increase noise levels at sensitive receptors in the project area and on the project site. Noise from construction activities would exceed 60 dBA L_{eq} and the ambient noise environment by at least five dBA L_{eq} for a period of one year or more and maximum noise levels would exceed 75 dBA L_{max} at exterior areas of the surrounding residences which is a significant impact. The Noise Ordinance establishes interior and exterior noise standards by zoning district for daytime and nighttime hours, and identifies prohibited acts relative to noise, including maximum noise levels at affected properties and hours during which construction is permitted. The noise ordinance allows for increases in noise related to construction activities during permitted construction hours. Compliance with the noise ordinance will ensure impacts are less than significant.

b. Vibration levels generated during project construction activities may at times be perceptible at neighboring land uses, but vibration levels would not be excessive. Further, the project does not involve impact type operations that would be a source of significant ground vibration. Therefore, impacts would be less than significant.

e., f. The project site is not located within an airport land use plan or within the vicinity of a private airstrip or public use airport.

13. POPULATION AND HOUSING

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (15)	❑	❑	❑	✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (15)	❑	❑	❑	✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (15)	❑	❑	❑	✓

Comments:

a. The proposed project is designed to serve the existing population and would not result in population growth or foster growth; therefore, there would be no impacts.

b., c. The proposed project is the rebuild of an existing community center and would not displace people or housing. Therefore, the project would not necessitate the construction of replacement housing elsewhere and there would be no impacts related to the construction of replacement housing.

14. PUBLIC SERVICES

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

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection? (15, 18)	❑	❑	❑	✓
b. Police protection? (15, 18)	❑	❑	❑	✓
c. Schools? (15, 18)	❑	❑	❑	✓
d. Parks? (15, 18)	❑	❑	❑	✓
e. Other public facilities? (15, 18)	❑	❑	❑	✓

Comments:

a.-e. The project is the rebuild of an existing community center and is not a population generating project. The new community center would be smaller than the existing facility and the programming that will be offered at the new community center will remain the same; thus there will be no impacts.

15. RECREATION

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (4, 5, 15)	❑	❑	❑	✓
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (4, 5, 15)	❑	❑	❑	✓

Comments:

a., b. The project is not a population generating project. Existing soccer and baseball fields will remain within the civic center. The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment

16. TRANSPORTATION/TRAFFIC

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (18, 19 20, 23)	❑	❑	❑	✓
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? (18, 19 20, 23)	❑	❑	❑	✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (18, 19 20, 23)	❑	❑	❑	✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (18, 19 20, 23)	❑	❑	❑	✓
e.	Result in inadequate emergency access? (18, 19 20, 23)	❑	❑	❑	✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decreased the performance or safety of such facilities? (18, 19 20, 23)	❑	❑	❑	✓

Comments:

a.,b. According to the *Traffic Analysis for the New Hillview Community Center* (traffic study) (Appendix D), the proposed community center would be smaller than the existing

community center and would provide similar services as the existing community center. Therefore, the project is not expected to generate any net new trips, and trips from the site may be reduced. There would be no associated traffic impacts.

c. The proposed project does not include uses that generate air traffic or that have potential to affect air traffic patterns.

d.,e. The proposed project site plans were reviewed by a traffic engineer during the planning process for the community center, and would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections). The proposed project would be required to adhere to City roadway design standards and guidelines when designing pedestrian facilities, roadway widths, turning radii and intersections where the on-site roadways intersect with existing roadways, and emergency access. Of the four existing driveways, two would be removed and two would be relocated along Hillview Avenue, which would enhance pedestrian safety, reduce potential traffic conflict points along Hillview Avenue improve traffic and emergency vehicle access. Therefore, the proposed project would have no impact related to emergency access or hazardous circulation design.

f. The VTA bus service along San Antonio Road provides connections to the San Antonio Transit Center and the Caltrain station, which are both located on Showers Drive, north of the project site. The existing pedestrian facilities, including sidewalks and crosswalks, would continue to provide access between the bus stops on San Antonio Road and the project site. The proximity to transit and pedestrian-friendly design measures included in the project support transit as a viable transportation mode for accessing the site. The bus stops along San Antonio Road are sufficient to serve the proposed uses on the project site. Therefore, the proposed project would not adversely impact transit facilities in the area.

The proposed project would include circulation facility improvements that are consistent with city standards and circulation plans to accommodate transit, bicycle, and pedestrian facility needs. Specifically, the proposed project would add a new pedestrian path connecting the sidewalk along Hillview Avenue and the building entrance. The proposed project would add two crosswalks to provide a connection between the community center and Hillview Park and other nearby public facilities. Through its design review and approval processes, the City will ensure that related improvements are provided consistent with City policies, plans, and programs regarding public transit, bicycle, or pedestrian facilities. Therefore, there would be no conflicts with such plans.

17. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
(1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources code section 5020.1(k), or (1, 19, 20)	❑	❑	✓	❑
(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. (1, 19, 20)	❑	❑	✓	❑

Comments:

a. The CEQA statute as amended by Assembly Bill (AB) 52 (Public Resources Code Sections 21073 and 21074) define "California Native American tribe" and "tribal cultural resources." A California Native American tribe is defined as a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission. "Public Resources Code Section 21080.3.1 outlines procedures for tribal consultation as part of the environmental review process. No California Native American tribe has requested consultation per AB 52. In the event unknown tribal cultural resources are discovered, standard permit conditions will be adhered for the appropriate treatment and protection of such resources. Impacts would be less than significant.

18. UTILITIES AND SERVICES SYSTEMS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (15, 18)	❑	❑	❑	✓
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (15, 18)	❑	❑	❑	✓
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (15, 18)	❑	❑	❑	✓
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (15, 18)	❑	❑	❑	✓
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (15, 18)	❑	❑	❑	✓
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid-waste disposal needs? (15, 18)	❑	❑	❑	✓
g. Comply with federal, state, and local statutes and regulations related to solid waste? (15, 18)	❑	❑	❑	✓

Comments:

a.-g. The proposed project is the rebuild of an existing community center. The new community center would be smaller than the existing facility and would not increase the demand for utilities or landfill capacity compared to existing development on the site.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory? (18, 19, 20)	❑	❑	❑	✓
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) (18, 19, 20)	❑	❑	❑	✓
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (18, 19, 20)	❑	❑	❑	✓

Comments:

a. There is no significant habitat located on the site. There is the potential for disturbance of bats or birds, which is mitigated to a less-than-significant level, but the project would not not have the potential to degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory.

b. With implementation of applicable standard conditions of approval, the proposed project would not result in any impacts that are individually limited, but cumulatively considerable.

c. With implementation of standard conditions of approval, the project would not result in environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly.

E. SOURCES

1. **City of Los Altos. *Los Altos General Plan 2002-2020*. November 2002.**

2. **City of Los Altos. *Initial Study/Mitigated Negative Declaration for the Los Altos General Plan Update*. November 2002.**

3. **City of Los Altos Municipal Code. October 2017.**

4. Google, Inc. Google Maps https://www.google.com/maps

5. Site visit by Rachel Hawkins, Associate Planner, EMC Planning Group, Inc., January 18, 2018.

6. California Department of Conservation, Division of Land Resource Protection, Santa Clara County Williamson Act FY 2015/2016 map. 2016.

7. California Department of Conservation, Division of Land Resource Protection, Santa Clara County Important Farmland Map 2014. 2016

8. Bay Area Air Quality Management District. May 2017a. *California Environmental Quality Act Air Quality Guidelines.* San Francisco, CA

9. California Regional Water Quality Control Board (RWQCB). Geotracker database. Accessed on January 25, 2018 at: http://geotracker.waterboards.ca.gov.

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11. U.S. Fish and Wildlife Service. *National Wetlands Inventory. 2018*. Accessed on January 29, 2018 at: http://www.fws.gov/wetlands/data/mapper.HTML.

12. California Department of Forestry and Fire Protection (CAL FIRE). Santa Clara County Fire Hazard Severity Zones. 2008.

13. California Department of Conservation. GIS Information Warehouse Regulatory Maps. http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map= regulatorymaps. 2015.

14. **WJV Acoustics. *Acoustical Analysis, Hillview Community Center Los Altos, California*. May 14, 2018.**

15. **Noll & Tam Architects. Los Altos Hillview Community Center Site Plans. May 16, 2018.**

16. Bay Area Air Quality Management District. April 2017b. *Final 2017 Clean Air Plan.* San Francisco, CA.

17. City of Los Altos. *Los Altos Climate Action Plan*. December 2013.

18. City of Los Altos. *Los Altos Community Center Master Plan, Draft Environmental Impact Report*. November 2009.

19. City of Los Altos. *Los Altos Community Center Master Plan, Final Environmental Impact Report*. February 2010.

20. City of Los Altos. *Addendum to the Los Altos Community Center Master Plan, Draft Environmental Impact Report*. July 2015.

21. EMC Planning Group. February 2018. *DPR Forms 523a and 523b – Hillview Community Center, Los Altos, CA, Historic Evaluation.*

22. Federal Emergency Management Agency (FEMA) Service Center. Flood https://msc.fema.gov/portal/search?AddressQuery=97%20Hillview%20Ave%20los%20altos%20ca#searchresultsanchor accessed May 17, 2018.

23. Hexagon Transportation Consultants, Inc. *Traffic Analysis for the New Hillview Community Center*. May 9, 2018.

24. *Ninyo & Moore. Phase 1 Environmental Site Assessment Report*. September 25, 2017.

25. Los Altos Suburban District. 2015 Urban Water Management Pan. June 2016.

26. SBCA Tree Consulting, Tree Survey. February 1, 2018

All documents indicated in bold are available for review at the **Los Altos City Hall, 1 North San Antonio Road, Los Altos CA 94022 (650) 947-2750** during normal business hours.

All documents listed above are available for review at EMC Planning Group Inc., 301 Lighthouse Avenue, Suite C, Monterey, California 93940, (831) 649-1799 during normal business hours.

APPENDIX A

ARBORIST REPORT

SBCA TREE CONSULTING

1534 Rose Street, Crockett, CA 94525
Phone: (510) 787-3075
Fax: (510) 787-3065
Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist
WC ISA Certified Arborist #228
CUFC Certified Urban Forester #134
CA Contractor License #(C-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Date: February 1, 2018

To: Noll & Tam Architects
729 Heinz Avenue, #7
Berkeley, CA 94710
Attn: James Gwise

Subject: Tree Survey

Location: Hillview Community Center, Los Altos Recreation Dept. and Senior Center

Assignment: SBCA Tree Consulting was asked to tag and survey all Protected Trees within the designated project area.

Los Altos Tree Ordinance

Protected Trees

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree located on property zoned other than single-family residential.

Survey Procedure

Trees Tagged – All Protected Trees within the property and City Street Trees were tagged with a metal number tag corresponding with the number used on the tree location map and data sheets.

Data Recorded – Arborists recorded data on tree species, diameter (DBH[1]), tree crown spread, health and structural conditions, and suitability for retention. Notes were recorded to provide commentary on general conditions.

[1] **DBH** is tree diameter measured at 54 inches above soil grade.

Summary

- Total Trees – Arborist survey identifies two-hundred fifty-five (255) Protected Trees.

- Species Diversity – Twenty-nine (29) species were surveyed.

- Most Numerous Species –Coast Redwood *(Sequoia sempervirens)* and Coast Live Oak *(Quercus agrifolia)* were found to be most numerous, represented with 63 and 39 specimens, respectively. Both species are native to the area, and are performing quite well.

- High Value Trees – Redwood #226 is not located within the property but was surveyed due to its roots likely extending well into the project area. This tree will require protection if construction is within 59'[2] of the tree base. The two large Deodar Cedar *(Cedrus deodara)* are also quite valuable and worthy of mention.

  Oaks #321 and #322 are mature, very large and valuable specimens. During the survey, arborists noted internal decay. It is recommended the trees be provided with a more thorough assessment to determine the associated risk and any mitigation that is necessary to extend the safe and useful life expectancy of these trees.

- Problematic Trees – Two trees *(Fraxinus velutina* 'Modesto' #294 and *Liriodendron tulipifera* #129) were found to represent a high risk for failure and it is recommended these two trees be removed as soon as possible.

Table 1 – The table below provides a breakdown of numbers of each tree species surveyed.

	Species	Common Name	Total Amount	Overall Retention Suitability	Comments
1	*Acer palmatum*	Japanese Maple	26	P	Few nice specimens. Most have been pruned poorly and/or are experiencing dieback
2	*Arbutus marina*	Strawberry Tree	1	G	Foliage a little sparse; Nice tree
3	*Cedrus deodara*	Deodar Cedar	2	G	Nice, large trees; One has a large flush cut (very poor pruning cut)
4	*Eucalyptus cinerea*	Argyle Apple	5	G	Large specimens thriving in location along west fence line

[2] **Tree Root Protection Zone (RPZ)** - The RPZ is defined as a 1' foot radial distance from the base of the tree equal to every inch in tree diameter. For example, if a tree has a diameter of 59", and RPZ is a 59' radial distance out from the base of the tree. All construction related activities within the RPZ is strictly controlled by Project Arborist.

	Species	Common Name	Total Amount	Overall Retention Suitability	Comments
5	*Fraxinus velutina 'Modesto'*	Modesto Ash	3	P	Tree #294 is splitting open along the included bark attachment and is considered a high risk for failure. Expedited removal is warranted
6	*Gleditsia triacanthos*	Honey Locust	3	F-P	Not thriving; One is almost dead
7	*Lagerstroemia spp.*	Crepe Myrtle	2	F-P	Small
8	*Laurus 'Saratoga'*	Saratoga Laurel	3	G	Newly planted; Remove nursery stakes
9	*Ligustrum lucidum*	Glossy Privet	2	P	Weed
10	*Liquidambar styraciflua*	American Sweet Gum	1	G	End weight reduction necessary on heavy lateral branches
11	*Liriodendron tulipifera*	Tulip Tree	13	F	Species not well suited to area due to infestation with aphids and resulting honey dew/sooty mold; Tree #129 is a high risk for failure with more than 50% of root crown dead. Removal is warranted
12	*Lyonothamnus floribundus*	Catalina ironwood	1	G	Performing well
13	*Magnolia grandiflora*	Southern Magnolia	2	F	Stressed
14	*Malus spp.*	Crab Apple	1	F	Small
15	*Maytenus boaria*	Mayten	2	P	Dieback
16	*Olea europaea*	Olive	3	G	Nice trees, Remove dead wood
17	*Pinus canariensis*	Canary Island Pine	9	F	Street trees along the south west border have all been topped for powerline clearance; #214 requires end weight reduction on heavy lateral
18	*Pistacia chinensis*	Chinese Pistache	26	G-P	Some nice specimens; Many experiencing tip dieback likely due to insufficient soil volume
19	*Pittosporum tobira*	Mock Orange	3	F	
20	*Pittosporum eugenioides*	Tarata	3	P	Poor health and structure
21	*Pittosporum tenuifolium*	Kohuhu	13	P	Along north side of Bus Barn Stage; Headed
22	*Platanus x hispanica*	London Plane	7	G	Performing well

	Species	Common Name	Total Amount	Overall Retention Suitability	Comments
23	*Podocarpus macrophyllus*	Buddhist pine	2	F	Small
24	*Prunus cerasifera*	Purple Leaf Plum	5	F-P	
25	*Pyrus calleryana*	Callery pear	10	P	Poor structures; Fireblight; Dieback
26	*Quercus agrifolia*	Coast Live Oak	39	G	Some very nice specimens; Trees are crowded along eastern fence; #321 and 322 are large, old, valuable trees.
27	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Locust	4	P	Street trees
28	*Sequoia sempervirens*	Coast Redwood	63	G	Species performing well; #226 on adjacent property is 59" diameter
29	*Tristaniopsis laurina*	Swamp Myrtle	1	P	Small
		Total:	**255**		

End Report

Report submitted by:

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
Tree Risk Assessment Qualified (TRAQ)

Appendices are as follows:

1. *Tree Survey Data*
2. *Tree Location Map*

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated
Height - In feet
Spread - In feet
Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
RPZ - Tree Root Protection Zone - A radial distance from the tree base that is to be fenced off from all contruction activities. If grading, trenching, or any other contruction related activies are to occur within this protected area, all activities are strictly controlled by Project Arborist.
Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes

Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.

Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.

Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.

Dead Wood (DW) - Interior dead branches noted in tree.

End Weight Reduction (EWR) - Reduction of end branch end weight recommended to reduce potential for limb failure.

Internal Decay (ID) - Noted by sounding with a mallet or visible cavities/large pruning wounds.

Multi (Multi) - Multiple trunks/stems emanate from below breast height (4.5' above soil grade).

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
101	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Locust	12	30	F	P	F-p	12'	Included bark, Tossuck moth
102	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Locust	10	30	F	P	F-p	10'	Rip cut, included bark, Tussock Moth

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
103	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Locust	5	15	F	F	F	5'	Tussock moth
104	*Robinia pseudoacacia 'Purple Robe'*	Purple Robe Locust	5.5	20	F	P	P	6'	Splitting bark, Codominant with included bark, tussock moth
105	*Liriodendron tulipifera*	Tulip Tree	14	40	F	F	F	14'	Aphids
106	*Liquidambar styraciflua*	American Sweet Gum	24.5	40	G	F	G	25'	Broken branches, heavy end weight
107	*Cedrus deodara*	Deodar Cedar	38.5	70	G	G	G	39'	Large flush cut
108	*Liriodendron tulipifera*	Tulip Tree	20	40	F-g	F-g	G	20'	
109	*Pistachia chinensis*	Chinese Pistache	8	5	F-p	F-p	F-p	8'	Failure to thrive
110	*Pistachia chinensis*	Chinese Pistache	12	40	G	G	G	12'	Pavement uplift
111	*Pistachia chinensis*	Chinese Pistache	5	10	P	F-p	P	5'	Flush cut, failure to thrive
112	*Pistachia chinensis*	Chinese Pistache	12	35	G	F-p	F	12'	Rip out, pavement uplift
113	*Pistachia chinensis*	Chinese Pistache	10	30	F	F	F-g	10'	Crossing branches, pavement uplift
114	*Pistachia chinensis*	Chinese Pistache	8.5	25	F	F	F-g	9'	One sided, pavement uplift
115	*Pistachia chinensis*	Chinese Pistache	15	50	G	G	G	15'	Curb, pavement, road uplift
116	*Prunus cerasifera*	Purple Leaf Plum	5	15	F	F	F	5'	
117	*Prunus cerasifera*	Purple Leaf Plum	4	15	F	F	F	4'	Included bark
118	*Prunus cerasifera*	Purple Leaf Plum	4.5	15	F	F	F	5'	

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
119	*Pistachia chinensis*	Chinese Pistache	8.5	25	G	F-p	F-g	9'	Included bark
120	*Quercus agrifolia*	Coast Live Oak	17.5, 21	45	F	F-p	G	27'	Dieback, Included bark
121	*Quercus agrifolia*	Coast Live Oak	19.5	40	G	G	G	20'	
122	*Quercus agrifolia*	Coast Live Oak	25	30	G	F-p	G	25'	Included bark,large pruning wounds
123	*Quercus agrifolia*	Coast Live Oak	33	30	G	G	G	33'	Codominant
124	*Arbutus marina*	Strawberry Tree	6	25	F-g	G	G	6'	Sparse
125	*Lagerstroemia spp.*	Crepe Myrtle	1, .5	3	F	F	F	2'	
126	*Laurus saratoga*	Saratoga Laurel	1	5	G	G	G	1'	Remove nursery stake
127	*Laurus saratoga*	Saratoga Laurel	1.5	5	G	G	G	2'	Remove nursery stake
128	*Laurus saratoga*	Saratoga Laurel	1.5	5	G	G	G	2'	Remove nursery stake
129	*Liriodendron tulipifera*	Tulip Tree	18.5	25	F-g	H	P	19'	Per 50% root crown dead
130	*Liriodendron tulipifera*	Tulip Tree	16	25	G	F	F	16'	Poor pruning
131	*Pistachia chinensis*	Chinese Pistache	9	20	F	F	F	9'	Headed, poor pruning
132	*Pistachia chinensis*	Chinese Pistache	7	15	F-g	F	F	7'	Poor pruning
133	*Tristaniopsis laurina*	Swamp Myrtle	2.5	5	F-p	F	F-p	3'	Dieback
134	*Quercus agrifolia*	Coast Live Oak	17	40	G	F	G	17'	In fence, lean
135	*Quercus agrifolia*	Coast Live Oak	9, 18, 6	35	G	G	G	21'	One stem in fence
136	*Quercus agrifolia*	Coast Live Oak	13, 16.5, 12	50	G	P	F	2'	One stem in fence, included bark

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
137	*Quercus agrifolia*	Coast Live Oak	14.5	30	G	G	G	15'	
138	*Quercus agrifolia*	Coast Live Oak	13, 14	40	G	F	G	19'	Codominant, in fence
139	*Podocarpus macrophyllus*	Buddhist pine	3	5	F	F	F	3'	
140	*Podocarpus macrophyllus*	Buddhist pine	1.5	3	F	F	F	2'	
141	*Prunus cerasifera*	Purple Leaf Plum	6	15	P	P	P	6'	Almost dead
142	*Sequoia sempervirens*	Coast Redwood	33	20	G	G	G	33'	
143	*Lagerstroemia spp.*	Crepe Myrtle	1	3	P	P	P	1'	Almost dead
144	*Sequoia sempervirens*	Coast Redwood	28	25	G	G	G	28'	
145	*Acer palmatum*	Japanese Maple	4, 4	10	P	P	P	6'	Headed, poor pruning
146	*Acer palmatum*	Japanese Maple	2.5, 2, 2, 1.5	5	P	P	P	4'	Headed, poor pruning
147	*Acer palmatum*	Japanese Maple	3, 3.5	10	P	P	P	5'	Headed, poor pruning
148	*Acer palmatum*	Japanese Maple	4, 2.5	10	P	P	P	5'	One stem dead, headed, poor pruning
149	*Acer palmatum*	Japanese Maple	8, 8.5	20	G	F-g	G	12'	Flush cut, lean, codominant
150	*Acer palmatum*	Japanese Maple	2, 2, 2, 2	5	P	P	P	13'	Headed, poor pruning
151	*Acer palmatum*	Japanese Maple	3	5	P	P	P	3'	Headed, poor pruning, dieback
152	*Cedrus deodara*	Deodar Cedar	34.5	50	G	G	G	35'	Nice tree
153	*Malus spp.*	Crab Apple	2.5, 2.5	10	F	F	F	4'	
154	*Pistachia chinensis*	Chinese Pistache	12.5	35	G	G	G	13'	Pavement uplift

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
155	*Acer palmatum*	Japanese Maple	5.5, 6.5, 6	20	G	F-g	G	10'	
156	*Acer palmatum*	Japanese Maple	5, 4.5, 3.5	15	G	G	G	8'	
157	*Acer palmatum*	Japanese Maple	4, 5, 6	15	G	G	G	9'	
158	*Acer palmatum*	Japanese Maple	3, 4, 5	15	G	G	G	7'	
159	*Maytenus boaria*	Mayten	6.5	10	F	F-p	F-p	7'	Lean
160	*Maytenus boaria*	Mayten	4	5	P	P	P	4'	Dieback
161	*Sequoia sempervirens*	Coast Redwood	25.5	20	G	G	G	36'	
162	*Sequoia sempervirens*	Coast Redwood	21	15	G	G	G	21'	
163	*Sequoia sempervirens*	Coast Redwood	8	20	G	F	G	8'	Included bark
164	*Pittosporum eugenioides*	Tarata	3, 3.5	10	F-p	P	P	5'	Major sunscald
165	*Pittosporum eugenioides*	Tarata	3, 3.5	5	P	P	P	5'	Tunkndecay, dieback
166	*Pittosporum eugenioides*	Tarata	3, 4, 5.5	15	F-p	F-p	P	7'	Crack in trunk, dieback
167	*Sequoia sempervirens*	Coast Redwood	2	5	F	P	P	2'	Split in trunk
168	*Sequoia sempervirens*	Coast Redwood	2	5	F	G	F	2'	Tight grove
169	*Sequoia sempervirens*	Coast Redwood	22.5	15	G	G	G	23'	Tight grove
170	*Sequoia sempervirens*	Coast Redwood	26	20	G	G	G	26'	Tight grove
171	*Sequoia sempervirens*	Coast Redwood	20	15	G	G	G	20'	Tight grove
172	*Sequoia sempervirens*	Coast Redwood	18.5	15	G	G	G	19'	Tight grove

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
173	*Sequoia sempervirens*	Coast Redwood	25.5	15	G	G	G	26'	Tight grove
174	*Sequoia sempervirens*	Coast Redwood	20	15	G	G	G	20'	Tight grove
175	*Sequoia sempervirens*	Coast Redwood	23	20	G	G	G	23'	Tight grove
176	*Acer palmatum*	Japanese Maple	2, 2, 2, 2, 2, 3	10	F-p	F-p	F	5'	Trunk dieback from pruning cut
177	*Acer palmatum*	Japanese Maple	3, 3, 2.5, 2, 1.5	10	P	P	P	5'	One stem dead
178	*Acer palmatum*	Japanese Maple	4, 8	20	F	F-g	G	9'	One stem dead
179	*Acer palmatum*	Japanese Maple	2, 2	5	F	F	F	3'	
180	*Acer palmatum*	Japanese Maple	5, 5	10	F	P	F	7'	Cdeb
181	*Acer palmatum*	Japanese Maple	4, 5.5	10	P	P	P	7'	3 stems dead
182	*Pittosporum tobira*	Mock Orange	3	10	G	F	F	3'	Lean
183	*Magnolia grandiflora*	Southern Magnolia	14.5	35	P	G	F	15'	Significant tip dieback
184	*Acer palmatum*	Japanese Maple	7, 7, 5	25	P	F-p	P	11'	One stem dead,tip dieback
185	*Pyrus calleryana*	Callery pear	6.5	20	G	F-p	F	7'	Included bark
186	*Gleditsia triacanthos*	Honey Locust	7.5	15	F	F	F	8'	Lean
187	*Pyrus calleryana*	Callery pear	6	20	G	G	G	6'	
188	*Gleditsia triacanthos*	Honey Locust	5.5	10	P	P	P	6'	Mostly dead
189	*Pittosporum tobira*	Mock Orange	3.5, 3.5, 2	15	F	F	F	5'	

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
190	*Gleditsia triacanthos*	Honey Locust	9	20	F	G	F	9'	
191	*Magnolia grandiflora*	Southern Magnolia	3, 3, 2, 2	15	P	F	F	5'	Yellow
192	*Quercus agrifolia*	Coast Live Oak	17	25	G	P	F-g	17'	Cdeb
193	*Quercus agrifolia*	Coast Live Oak	17, 20	30	G	P	F-g	26'	Cdeb
194	*Sequoia sempervirens*	Coast Redwood	12	15	G	G	G	12'	
195	*Sequoia sempervirens*	Coast Redwood	21	20	G	G	G	21'	
196	*Sequoia sempervirens*	Coast Redwood	12	15	F-g	G	G	12'	
197	*Quercus agrifolia*	Coast Live Oak	3, 1.5, 1.5	10	P	P	P	5'	Multi, large stem cut
198	*Sequoia sempervirens*	Coast Redwood	9.5	10	F	F	F	10'	In canopy of oak
199	*Quercus agrifolia*	Coast Live Oak	19, 12	35	G	P	F	22'	Cdeb, eb
200	*Sequoia sempervirens*	Coast Redwood	11	15	F	G	F	11'	In canopy of oak
201	*Quercus agrifolia*	Coast Live Oak	13	20	F	F	F	13'	Heavily pruned on one side
202	*Quercus agrifolia*	Coast Live Oak	10.5	30	G	F	F-g	11'	Lean
203	*Quercus agrifolia*	Coast Live Oak	16.5	30	G	G	G	17'	
204	*Quercus agrifolia*	Coast Live Oak	13	20	G	G	G	13'	Codominant
205	*Quercus agrifolia*	Coast Live Oak	4	10	G	F-g	G	4'	Codominant
206	*Quercus agrifolia*	Coast Live Oak	3	10	F-g	G	F	3'	Under pine, crowded
207	*Pinus canariensis*	Canary Island Pine	28	35	G	G	G	28'	

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
208	*Quercus agrifolia*	Coast Live Oak	3	10	F	F	F	3'	Under pine, crowded
209	*Quercus agrifolia*	Coast Live Oak	2	5	F	F-p	F	2'	Under pine, crowded
210	*Quercus agrifolia*	Coast Live Oak	8, 9	30	G	F	F	12'	Lean, Codominant
211	*Quercus agrifolia*	Coast Live Oak	25.5	30	G	G	G	26'	Nice tree
212	*Pinus canariensis*	Canary Island Pine	14	20	F	G	F	14'	Dead wood
213	*Ligustrum lucidum*	Glossy Privet	3, 1.5	10	F	P	P	5'	Cdeb
214	*Pinus canariensis*	Canary Island Pine	25	35	G	G	G	25'	End weight
215	*Pittosporum tobira*	Mock Orange	3, 2	10	G	F	F	5'	
216	*Quercus agrifolia*	Coast Live Oak	16	20	G	G	G	16'	Lean
217	*Quercus agrifolia*	Coast Live Oak	17	25	G	P	G	17'	Cdeb
218	*Sequoia sempervirens*	Coast Redwood	18.5	15	G	G	G	19'	
219	*Sequoia sempervirens*	Coast Redwood	9.5	10	G	G	G	10'	
220	*Sequoia sempervirens*	Coast Redwood	21	15	G	G	G	21'	
221	*Sequoia sempervirens*	Coast Redwood	10	10	G	G	G	10'	
222	*Sequoia sempervirens*	Coast Redwood	15.5	15	G	G	G	16'	
223	*Sequoia sempervirens*	Coast Redwood	31	20	F-p	G	G	31'	Dieback, sparse
224	*Sequoia sempervirens*	Coast Redwood	44	35	G	G	G	44'	
225	*Sequoia sempervirens*	Coast Redwood	35	30	F	G	G	35'	Some dieback

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
226	*Sequoia sempervirens*	Coast Redwood	59	35	G	G	G	59'	
227	*Acer palmatum*	Japanese Maple	2, 2, 2, 1.5	5	F-g	F	F	4'	
228	*Acer palmatum*	Japanese Maple	2, 1	10	F	F	F	3'	Pruning wounds
229	*Acer palmatum*	Japanese Maple	4.5, 3.5	20	F-p	F-p	P	6'	Pruning wounds, dieback
230	*Acer palmatum*	Japanese Maple	4	10	F-p	F-p	P	4'	Pruning wounds, dieback
231	*Acer palmatum*	Japanese Maple	3.5, 3, 3, 2.5	15	F-p	F-p	P	6'	Pruning wounds, dieback
232	*Acer palmatum*	Japanese Maple	3, 3.5, 3.5	15	F-p	F-p	P	6'	Pruning wounds, dieback
233	*Acer palmatum*	Japanese Maple	3.5	10	F-p	F-p	P	4'	Pruning wounds, dieback
234	*Acer palmatum*	Japanese Maple	1.5	5	F-p	F-p	P	2'	Pruning wounds, dieback
235	*Sequoia sempervirens*	Coast Redwood	16	15	G	G	G	16'	Tight grove
236	*Sequoia sempervirens*	Coast Redwood	14.5	15	G	G	G	15'	Tight grove
237	*Sequoia sempervirens*	Coast Redwood	21	15	G	G	G	21'	Tight grove
238	*Sequoia sempervirens*	Coast Redwood	20.5	15	G	G	G	21'	Tight grove
239	*Sequoia sempervirens*	Coast Redwood	13.5	15	G	G	G	14'	Tight grove
240	*Sequoia sempervirens*	Coast Redwood	20.5	15	G	G	G	21'	Tight grove
241	*Sequoia sempervirens*	Coast Redwood	11	15	G	G	G	11'	Tight grove
242	*Sequoia sempervirens*	Coast Redwood	12	10	G	G	G	12'	Slight lean
243	*Sequoia sempervirens*	Coast Redwood	19	15	G	G	G	19'	

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
244	*Sequoia sempervirens*	Coast Redwood	25	30	F	G	G	25'	Sparse
245	*Sequoia sempervirens*	Coast Redwood	10	15	G	G	G	10'	
246	*Sequoia sempervirens*	Coast Redwood	16	15	G	G	G	16'	
247	*Sequoia sempervirens*	Coast Redwood	15.5	15	G	G	G	16'	
248	*Sequoia sempervirens*	Coast Redwood	16.5	20	G	G	G	17'	
249	*Sequoia sempervirens*	Coast Redwood	18	25	G	G	G	18'	
250	*Sequoia sempervirens*	Coast Redwood	15	20	G	G	G	15'	
251	*Sequoia sempervirens*	Coast Redwood	13	15	G	G	G	13'	
252	*Sequoia sempervirens*	Coast Redwood	8	10	G	G	G	8'	
253	*Sequoia sempervirens*	Coast Redwood	21.5	20	G	G	G	22'	
254	*Sequoia sempervirens*	Coast Redwood	6.5	10	F	F	F-g	7'	
255	*Sequoia sempervirens*	Coast Redwood	13.5	15	G	G	G	14'	
256	*Sequoia sempervirens*	Coast Redwood	8.5	15	G	G	G	8.5'	
257	*Sequoia sempervirens*	Coast Redwood	6	5	F	F	F	6'	Crowded
258	*Sequoia sempervirens*	Coast Redwood	10	15	G	G	G	10'	
259	*Sequoia sempervirens*	Coast Redwood	7	10	G	G	G	7'	
260	*Sequoia sempervirens*	Coast Redwood	20	30	G	G	G	20'	
261	*Sequoia sempervirens*	Coast Redwood	12.5	20	G	G	G	13'	Girdling root

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
262	*Sequoia sempervirens*	Coast Redwood	14	25	G	G	G	14'	
263	*Sequoia sempervirens*	Coast Redwood	11	15	G	G	G	11'	
264	*Sequoia sempervirens*	Coast Redwood	19	25	G	G	G	19'	
265	*Sequoia sempervirens*	Coast Redwood	18	25	G	G	G	18'	
266	*Sequoia sempervirens*	Coast Redwood	13	20	G	G	G	13'	
267	*Sequoia sempervirens*	Coast Redwood	8	15	G	G	G	8'	
268	*Liriodendron tulipifera*	Tulip Tree	4	5	P	P	P	4'	Half tree gone
269	*Liriodendron tulipifera*	Tulip Tree	10.5	25	F	F-g	F	11'	Hardscape uplift
270	*Platanus x hispanica*	London Plane	11	30	F-g	G	G	11'	
271	*Platanus x hispanica*	London Plane	9.5	20	F-g	F-g	G	10'	Codominant
272	*Platanus x hispanica*	London Plane	10	25	F-g	G	G	10'	
273	*Platanus x hispanica*	London Plane	6	15	F	F	G	6'	Stunted
274	*Platanus x hispanica*	London Plane	9	25	F-g	F	G	9'	Pruning wound
275	*Platanus x hispanica*	London Plane	11.5	45	F-g	G	G	12'	
276	*Olea europea*	Olive	5, 4, 4, 3.5	20	G	G	G	8'	
277	*Pistachia chinensis*	Chinese Pistache	8	20	G	P	F	8'	Eb breakout, cdeb
278	*Pistachia chinensis*	Chinese Pistache	10.5	15	P	P	P	11'	Large pruning wound, heavy sap exuding on south side of trunk
279	*Pistachia chinensis*	Chinese Pistache	8	15	P	P	P	8'	Large eb breakout

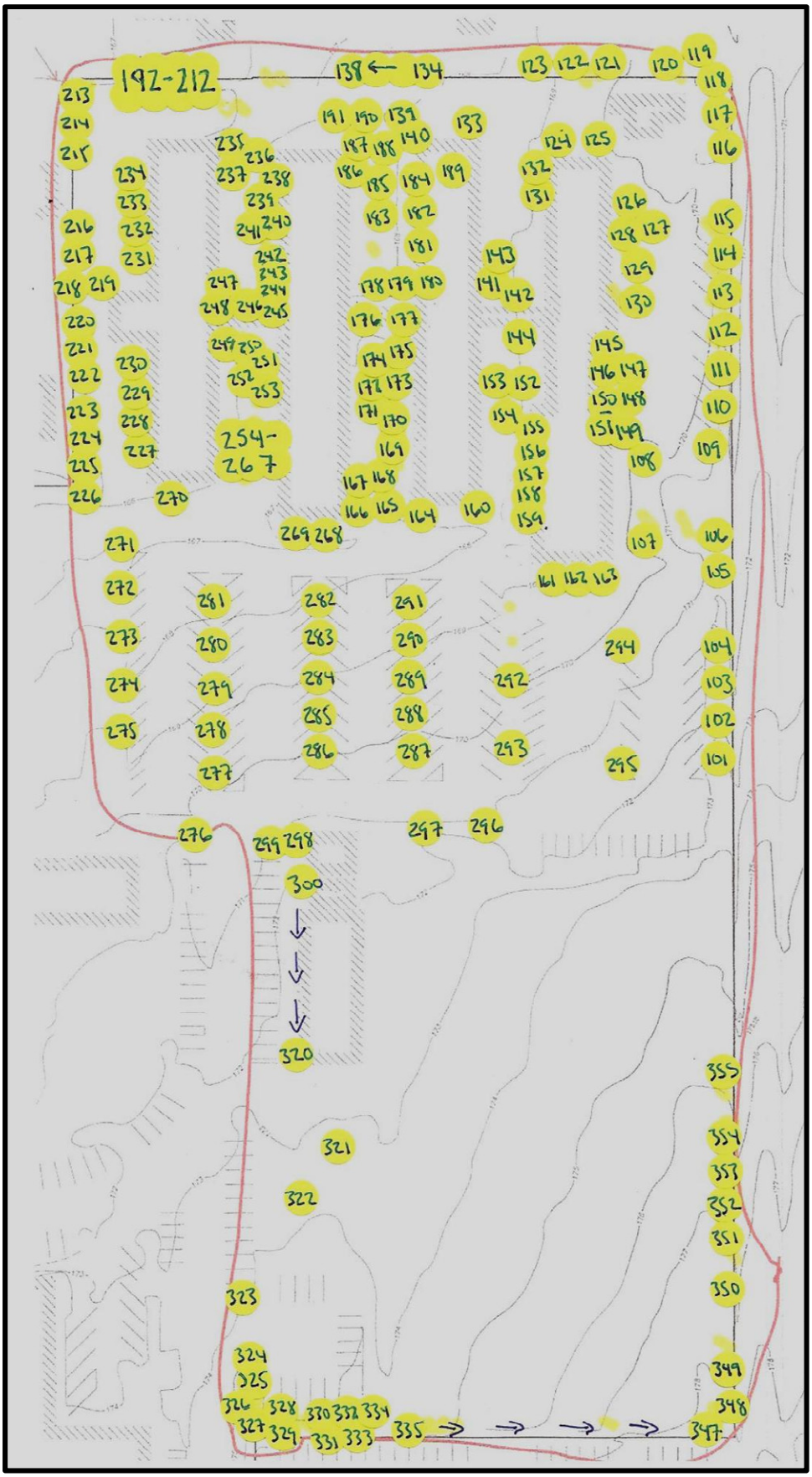
Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
280	*Pistachia chinensis*	Chinese Pistache	5	10	F-p	F	F-p	5'	Tip dieback
281	*Pistachia chinensis*	Chinese Pistache	9	15	F-p	F-p	F-p	9'	Tip dieback, eb
282	*Pistachia chinensis*	Chinese Pistache	11	35	G	G	F	11'	Eb
283	*Pistachia chinensis*	Chinese Pistache	7	20	F-p	F	F	7'	Tip dieback, eb
284	*Pistachia chinensis*	Chinese Pistache	8	20	F-p	F	F	8'	Tip dieback, eb
285	*Pistachia chinensis*	Chinese Pistache	4.5	15	F-p	F	F-p	5'	Tip dieback
286	*Pistachia chinensis*	Chinese Pistache	11	25	G	G	G	11'	
287	*Pistachia chinensis*	Chinese Pistache	9	25	G	F	F-g	9'	Large pruning wound
288	*Pistachia chinensis*	Chinese Pistache	9.5	25	F-p	F	F	10'	Tip dieback
289	*Pistachia chinensis*	Chinese Pistache	6	15	G	G	G	6'	Codominant
290	*Pistachia chinensis*	Chinese Pistache	6.5	15	F-p	F	F-p	7'	Top dead
291	*Pistachia chinensis*	Chinese Pistache	8.5	20	G	G	G	9'	
292	*Fraxinus velutina 'Modesto'*	Modesto Ash	10	25	P	P	P	10'	Significant tip dieback
293	*Fraxinus velutina 'Modesto'*	Modesto Ash	11.5, 12	25	F	P	P	18'	Hollow, beetles
294	*Fraxinus velutina 'Modesto'*	Modesto Ash	22	45	G	H	P	22'	Cdeb cracking open, fungal fruiting bodies
295	*Lyonothamnus floribundus*	Catalina ironwood	12, 6.5	15	G	G	G	14'	
296	*Platanus x hispanica*	London Plane	12.5	25	G	G	G	13'	
297	*Liriodendron tulipifera*	Tulip Tree	27	60	F-g	F	F	27'	Aphids, end weight, circling roots

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
298	*Olea europea*	Olive	3, 4.5, 3.5	15	G	G	G	7'	Dead wood
299	*Olea europea*	Olive	7, 6	15	G	G	G	9'	Dead wood
300	*Pyrus calleryana*	Callery pear	10.5	15	F	P	F	11'	Cdeb, fireblight, tip dieback
301	*Pyrus calleryana*	Callery pear	12	25	F	F	F	12'	Fire blight, tip dieback
302	*Pittosporum tenuifolium*	Kohuhu	2.5, 2, 2, 1.5	5	P	P	P	5'	
303	*Pyrus calleryana*	Callery pear	1.5	5	F-p	F	P	2'	
304	*Pittosporum tenuifolium*	Kohuhu	3, 3, 2.5	15	F-g	P	P	5'	
305	*Pittosporum tenuifolium*	Kohuhu	5, 2, 2.5	20	F-g	F	P	6'	
306	*Pittosporum tenuifolium*	Kohuhu	1, 1	10	F	F	P	3'	
307	*Pittosporum tenuifolium*	Kohuhu	1, 1, 1, 1	10	P	F	P	3'	
308	*Pyrus calleryana*	Callery pear	12.5	20	F	P	P	13'	Fire blight, eb, dieback
309	*Pyrus calleryana*	Callery pear	9.5	15	P	P	P	10'	Fire blight, eb, dieback
310	*Pittosporum tenuifolium*	Kohuhu	2.5, 2.5, 2, 2	10	F	P	P	5'	Headed, multi
311	*Pittosporum tenuifolium*	Kohuhu	1.5, 1.5, 1.5, 1	10	P	P	P	5'	Headed, multi
312	*Pittosporum tenuifolium*	Kohuhu	2.5, 2, 2, 2	10	F	P	P	5'	Headed, multi
313	*Pittosporum tenuifolium*	Kohuhu	2.5, 1.5, 1.5	10	P	P	P	5'	Headed, multi
314	*Pittosporum tenuifolium*	Kohuhu	2.5, 2, 1.5	10	P	P	P	5'	Headed, multi

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
315	*Pittosporum tenuifolium*	Kohuhu	2.5, 3, 2, 2	10	P	P	P	5'	Headed, multi
316	*Pyrus calleryana*	Callery pear	10.5	20	F-p	P	P	11'	Fire blight, eb, dieback
317	*Pyrus calleryana*	Callery pear	9.5	20	F-p	P	P	10'	Fire blight, eb, dieback
318	*Pyrus calleryana*	Callery pear	9	25	F-p	P	P	9'	Fire blight, eb, dieback
319	*Pittosporum tenuifolium*	Kohuhu	4.5, 2	10	F	P	P	6'	Headed, multi
320	*Pittosporum tenuifolium*	Kohuhu	2, 1.5, 1.5	5	F	P	P	5'	Headed, multi
321	*Quercus agrifolia*	Coast Live Oak	46	70	F	F	G	46'	Likely soil compaction, pruning wounds, breakouts, Diplodia dieback
322	*Quercus agrifolia*	Coast Live Oak	56	65	F-g	F	G	56'	Internal decay, cabled, Diplodia dieback
323	*Quercus agrifolia*	Coast Live Oak	17	25	F-g	G	G	17'	Sycamore beetle
324	*Quercus agrifolia*	Coast Live Oak	24	45	F-g	F	G	24'	Codominant, lean
325	*Quercus agrifolia*	Coast Live Oak	18	30	F-g	G	G	18'	Old closed wound on trunk
326	*Quercus agrifolia*	Coast Live Oak	15	55	G	G	G	15'	
327	*Quercus agrifolia*	Coast Live Oak	19	40	G	G	G	19'	Pruning wound
328	*Quercus agrifolia*	Coast Live Oak	14.5	30	G	G	G	15'	Pruning wound
329	*Eucalyptus cinerea*	Argyle Apple	26	45	G	F	G	26'	Lean
330	*Quercus agrifolia*	Coast Live Oak	20	30	F	G	G	20'	Dead wood
331	*Pinus canariensis*	Canary Island Pine	4	5	P	F-p	P	4'	Skinny; May not be Canary Island-hard to id.
332	*Sequoia sempervirens*	Coast Redwood	2.5	5	F-p	F	F	3'	Understory

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
333	*Quercus agrifolia*	Coast Live Oak	23.5	55	F-g	P	F	24'	Large pruning wound, cdeb
334	*Eucalyptus cinerea*	Argyle Apple	28	60	G	G	G	28'	Codominant , nice tree
335	*Sequoia sempervirens*	Coast Redwood	14	20	G	G	G	14'	
336	*Quercus agrifolia*	Coast Live Oak	10.5	30	G	F	F-g	11'	Understory of euc
337	*Eucalyptus cinerea*	Argyle Apple	22	40	G	G	G	22'	
338	*Quercus agrifolia*	Coast Live Oak	18, 5	40	G	G	G	19'	
339	*Eucalyptus cinerea*	Argyle Apple	22	35	G	F	F-g	22'	
340	*Eucalyptus cinerea*	Argyle Apple	9	20	G	F	F-g	9'	Understory of euc
341	*Liriodendron tulipifera*	Tulip Tree	13	30	F	P	F	13'	Eb
342	*Quercus agrifolia*	Coast Live Oak	2, 2, 1.5	10	F	F	F	5'	Structural pruning
343	*Quercus agrifolia*	Coast Live Oak	2	5	F	F	F	2'	Structural pruning
344	*Liriodendron tulipifera*	Tulip Tree	13.5	25	F	F-g	F	14'	Codominant top
345	*Prunus cerasifera*	Purple Leaf Plum	5, 4, 4, 3.5	15	P	P	P	10'	Dieback, eb
346	*Liriodendron tulipifera*	Tulip Tree	12.5	35	F	F	F	13'	
347	*Liriodendron tulipifera*	Tulip Tree	8	20	F	F	F	8'	Wound at base
348	*Ligustrum lucidum*	Glossy Privet	12, 6, 7	25	P	P	P	15'	Weed
349	*Liriodendron tulipifera*	Tulip Tree	17.5	45	F-g	F-g	F	18'	Power line clearance, aphids
350	*Liriodendron tulipifera*	Tulip Tree	11.5	25	F-g	F-g	G	12'	Aphids

Tag #	Species	Common Name	DBH	Spread	Health	Structure	Suitability for Retention	RPZ	Notes
351	*Pinus canariensis*	Canary Island Pine	16.5	30	G	P	F	17'	Topped, high voltage power lines
352	*Pinus canariensis*	Canary Island Pine	17.5	30	G	P	F	18'	Topped, high voltage power lines
353	*Pinus canariensis*	Canary Island Pine	18	30	G	P	F	18'	Topped, high voltage power lines
354	*Pinus canariensis*	Canary Island Pine	17	30	G	P	F	17'	Topped, high voltage power lines
355	*Pinus canariensis*	Canary Island Pine	20.5	30	G	P	F	21'	Topped, high voltage power lines



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APPENDIX B

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Phase I Environmental Site Assessment Report

Hillview Avenue Property
97 Hillview Avenue
Los Altos, California

City of Los Altos

One N. San Antonio Road | Los Altos, California 94022

September 25, 2017 | Project No. 403132001





Geotechnical | Environmental | Construction Inspection & Testing | Forensic Engineering & Expert Witness

Geophysics | Engineering Geology | Laboratory Testing | Industrial Hygiene | Occupational Safety | Air Quality | GIS

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

Phase I Environmental Site Assessment Report

Hillview Avenue Property
97 Hillview Avenue
Los Altos, California

Zachary Dahl
City of Los Altos
One N. San Antonio Road | Los Altos, California 94022

September 25, 2017 | Project No. 403132001

Randy L. Wheeler
Senior Geologist

Kris Larson
Principal Geologist

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EXECUTIVE SUMMARY

Ninyo & Moore was retained by City of Los Altos to perform a Phase I Environmental Site Assessment (ESA) on the Hillview Avenue Property property located at 97 Hillview Avenue in Los Altos, California (site). At the time of the reconnaissance, the site was developed with a theater, a soccer field, and the Hillview Community Center. The site is also identified as a portion of Santa Clara County County Assessor's Parcel Number 17042029.

The objective of this ESA is to identify, to the extent feasible pursuant to the process described in ASTM E1527-13, recognized environmental conditions (RECs), which are defined by ASTM as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The results of this ESA are summarized below:

- Historical research revealed that the site was developed by at least the late 1930s with orchards on the eastern portion of the site. According to historical information, the San Antonio School adjacent to the west side of the site was constructed in 1910, and may have occupied a portion of the western side of the site. By the late 1940s, several rectangular buildings, likely associated with the San Antonio School, were noted in the northwestern corner of the site. By at least 1950, two buildings had been constructed in the southeastern portion of the site. According to historical information, these buildings were part of the Hillview Elementary School that was constructed on the site starting in 1949. By the late 1950s, the Hillview Elementary School had expanded to include several additional classroom wings as well as an administrative building and parking lot. Numerous school buses were noted parked adjacent to the rectangular buildings on the adjacent San Antonio School on a 1956 aerial photograph. In 1956 the San Antonio school was closed as an active school site and became the home of the district's administrative operations. By the 1968 aerial photograph, a building that houses the current Bus Barn Theater had been constructed. This building remains. The former San Antonio School was vacated in the early 1970s, demolished, and its land was subsequently sold and redeveloped with two commercial office buildings

(*http://www.losaltos.k12.ca.us/District/1167-History.html*). The associated buildings located in the northwestern corner of the site were subsequently demolished during this same time period. Prior to 1976, the majority of the site property was owned by the Los Altos Elementary School District (LASD). Hillview Elementary School occupied the building at 97 Hillview Avenue, where the exiting Hillview Community Center is now located. A maintenance yard, used by the school district as a bus repair facility, was reportedly located at the corner of Hillview Avenue and San Antonio Road. It is unclear where the bus repair facility was located relative to the site, but review of historical aerial photographs suggests it may have been located in the northwestern corner of the site. The Hillview Elementary School site was subsequently sold by LASD to the City of Los Altos in 1975 (*http://losaltospolitico.com/2014/04/hillview-community-center-bought-reuse-school/*) and was then redeveloped into the Hillview Community Center.

- Agency records make note of two former municipal wells located in the site vicinity; Well #10, and Well #110. Well #10 was located about 195 feet north of the site, and Well #110 was located adjacent to the southeastern corner of the site. In July 1984, water samples obtained from Well #110 by the California Water Service Company (CWSC) indicated the presence of carbon tetrachloride as high as 9.1 micrograms per liter (ug/l). In August 1984, CWSC sampled Well #10. Carbon tetrachloride was detected at 10.1 ug/l. In the same period of time that carbon tetrachloride was detected in Wells #10 and #110, eight other private and municipal wells in the area were sampled for carbon tetrachloride. None of these wells showed detectable levels of carbon tetrachloride. Well #110 was removed from service in 1989. Well #10 and Well #110 were subsequently decommissioned in October/November 1992 by filling the well casings with concrete, and digging out and capping the well casings. Numerous soil, soil gas, and groundwater investigations were conducted in the late 1980s and early 1990s in an attempt to identify a source of the carbon tetrachloride found in groundwater in these two wells. This study area was labeled as the Hillview-Eleanor Plume Site. According to agency information, Wells #10 and #110 were the only two wells in the Hillview-Eleanor study area found to be contaminated with carbon tetrachloride. There were many potential off-site sources of contamination identified for Wells #10 and #110, including existing and former gas

stations, dry cleaners, auto repair garages, and a former fire station, as well as a former on-site school district maintenance yard. Based on extensive on- and off-site investigations however, there was no evidence to link the groundwater contamination to a specific source. Refer to Section 5.1.1 for additional information regarding the Hillview-Eleanor Plume Site.

- In January 1987, Dames & Moore conducted a Preliminary Assessment and identified potential sources of the local groundwater contamination (Dames & Moore, 1987). According to Dames & Moore, available information concerning past and present land uses in the Hillview-Eleanor vicinity indicated that two main potential local sources of carbon tetrachloride were the former school maintenance yard, and a former firehouse. Dames & Moore noted that the former elementary school district maintenance yard was located about 300 feet north of Hillview Avenue and about 150 feet east of San Antonio Road. The maintenance yard was relocated in about 1977, and the yard converted to a soccer field. Dames & Moore noted that, according to a former school district employee, mechanical repair and degreasing of school district vehicles was performed on the site. Auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a six gallon tank equipped with a circulating pump, and was dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. A CERCLA Preliminary Assessment (PA) of the Hillview Maintenance Yard (EPA ID number CAD982400202) was reportedly completed by ICF Technology Incorporated in October 1989 (12). According to DTSC, the PA recommended a medium priority Screening Site Inspection of the site. Ninyo & Moore was not able to obtain a copy of the PA for review during the preparation of this report, and therefore, cannot comment if soil samples were collected in the area of the purported kerosene-solvent dumping as reported by Dames & Moore. The former firehouse was located at 169 State Street (southwest and upgradient of the site) until

about 1968. According to Dames & Moore, carbon tetrachloride was used in fire extinguishers and was stored at the former fire station. No additional information was available regarding the fire station.

- The areas surrounding the site consist the Los Altos Library and the Los Altos History Museum Complex to the north, residential development to the east and south, and commercial development to the west.
- The CWSC provides potable water to the site and site vicinity.
- The City of Los Altos provides municipal sewer service to the site and surrounding areas.
- On September 13, 2017, Lucas Budny of Ninyo & Moore conducted a site reconnaissance of the property. The reconnaissance involved a visual inspection of the site, and observations of adjoining properties. Zubair Trabzada with the City of Los Altos escorted Mr. Budny around the property during the site reconnaissance. At the time of the site reconnaissance, the site was developed with a theater, a soccer field, and the Hillview Community Center (former Hillview Elementary School).
- Interior construction materials in the community center building included vinyl flooring, carpeting, textured wall coverings, acoustical ceiling tiles, ceramic floor tiles, painted and textured plaster walls, and plaster ceilings. Interior finishes appeared to be in fair condition.
- Based on our site visit, there are currently no wells on the site.
- Ninyo & Moore did not observe quantities of hazardous substances or petroleum products used or stored on site during our site reconnaissance.
- Indications of aboveground storage tanks (ASTs), underground storage tanks (USTs), or hazardous material spills or leaks, were not observed during the site reconnaissance.
- Review of an environmental database report obtained for this project indicated that the site is listed on several of the regulatory databases researched by Environmental Data Resources Inc. (EDR), including the DTSC SEMS-Archive database for a former school maintenance yard, as well as the EnviroStor, Historical Cal-Sites, Cortese, and Response databases for the Hillview-Eleanor Plume Site. Refer to Section 5.1.1 for additional information regarding these listings. A general discussion of these listings was provided in the preceding paragraphs above.

- Several off-site facilities were located within the EDR search radius from the site. None of the listed facilities are considered to be a REC to the site at this time based on several factors, including distance from the site, location relative to the regional groundwater flow direction (e.g. hydraulically downgradient or crossgradient to the site), database listing type, and affected media (soil only). Refer to Section 5.1.2 for additional information regarding potential off site facilities of concern.
- Based on the completion of a Vapor Encroachment Condition (VEC) screening matrix, it is presumed unlikely that a VEC currently exists beneath the site. This is based on the presumed depth to groundwater beneath the site (between about 65 and 165 feet bgs) and the relatively low concentrations of detected contaminants in groundwater in the 1980s/1990s.
- An environmental lien or activity and use limitations (AULs) search was not requested for this ESA.
- An asbestos and lead survey was beyond the scope of this investigation.

CONCLUSIONS

Ninyo & Moore was retained by City of Los Altos to perform a Phase I Environmental Site Assessment (ESA) on the Hillview Avenue Property property located at 97 Hillview Avenue in Los Altos, California (site). Based on the information compiled during the preparation of this report, this assessment has revealed no evidence of RECs in connection with the site with the exception of the following:

- Based on the reported mechanical repair and degreasing of school district vehicles performed on the site by Dames & Moore, auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a six gallon tank equipped with a circulating pump, and was reportedly dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture

contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. The purported use, and disposal of these materials, is considered a REC.

RECOMMENDATIONS

Based on the findings of this ESA, further investigation is recommended at this time.

- Based on the purported historical use and disposal of cleaning solvents and degreasers, Ninyo & Moore recommends the City consider conducting a shallow soil investigation in the vicinity of the reported solvent and degreasing fluid dumping area (north of the existing Bus Barn theater) if this area is impacted by the proposed community center redevelopment project.
- Based on Ninyo & Moore's review of historical aerial photographs, a possible bus maintenance building associated with the former San Antonio School may have been located in the northwestern corner of the site. Ninyo & Moore recommends the City consider conducting a shallow soil investigation in the vicinity of the former building if this area is impacted by the proposed community center redevelopment project.

1. INTRODUCTION

Ninyo & Moore has performed this ESA in conformance with the scope and limitations of ASTM E1527-13 of the Hillview Avenue Property property located at 97 Hillview Avenue in Los Altos, California (site). This ESA was conducted for City of Los Altos. The following sections identify the purpose, the involved parties, the scope of services, and the limitations and exceptions associated with this ESA.

1.1. Purpose

In accordance with ASTM E1527-13, the objective of the ESA is to identify recognized environmental conditions. The term recognized environmental conditions (RECs) means "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental

agencies. Conditions determined to be *de minimis* are not recognized environmental conditions."

Identification of RECs will fall into three categories: existing REC (as defined above), Historical REC (HREC), or Controlled REC (CREC).

- HREC - An HREC is defined as "a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations (AULs), institutional controls, or engineering controls)."
- CREC - A CREC is defined as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, AULs, institutional controls, or engineering controls)."

1.2. Involved Parties

Randy Wheeler, a Senior Geologist with Ninyo & Moore, was the Environmental Professional assigned to this project. Kris Larson, Principal Geologist with Ninyo & Moore, performed project oversight and quality review. Resumes of these individuals are included in Appendix A.

1.3. Scope of Services

Ninyo & Moore's scope of services for this ESA included the following:

- Performance of a site reconnaissance to visually and/or physically observe the interior and exterior of structures and other features on the site as well as visible exterior features of adjoining properties to identify areas of possibly contaminated surface soil or surface water, improperly stored hazardous materials, possible sources of

polychlorinated biphenyls (PCBs), and possible risks of contamination from activities at the site and adjoining properties. Photograph relevant site features (Appendix B).

- Review of reasonably ascertainable standard environmental record sources including federal, state, and tribal regulatory agency databases for the site and for properties located within a specified radius of the site (Appendix C). The purpose of this review was to evaluate possible environmental impacts to the site and site vicinity activities. These databases list locations of known hazardous waste sites, landfills, leaking underground storage tanks (LUSTs), permitted facilities that utilize LUSTs, and facilities that use, store, or dispose of hazardous materials and/or petroleum products.
- Review of reasonably ascertainable additional environmental record sources including local records and/or additional state or tribal records for the site and for properties located within a specified radius of the site. The purpose of this review was to evaluate possible environmental impacts to the site and site vicinity activities. These databases list locations of known hazardous waste sites, solid waste landfills, registered storage tanks, emergency releases, contaminated public wells, and facilities that use, store, or dispose of hazardous materials and/or petroleum products (Appendix D).
- Review of reasonably ascertainable standard physical setting sources including a current United States Geological Survey (USGS) 7.5-minute topographic map, and possibly including USGS and/or state groundwater and geologic maps, and soil maps. The purpose of this review was to note information about the geologic, hydrologic, and/or topographic characteristics of the site and site vicinity.
- Review of reasonably ascertainable historical documents may include aerial photographs, historical fire insurance rate maps, city directories, and property tax files. The purpose of this review was to review obvious uses of the site from the present, back to the site's first developed use, or back to 1940, whichever is earlier (Appendix E).
- Performance of interviews with present owners, operators, and occupants of the site as well as other knowledgeable parties as appropriate. The purpose of these interviews is to obtain information regarding potential RECs in connection with the site.
- Perform a preliminary vapor encroachment screening assessment on the site and adjoining properties (Appendix F).

- Preparation of this ESA report documenting methodology, reporting findings, significant data gaps, and conclusions, and providing opinions of the impact on the site of conditions noted in the findings section regarding RECs at the site.

1.4. Limitations and Exceptions

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard of care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information or has questions regarding the content, interpretations presented, or completeness of this document.

The findings, opinions, and conclusions are based on an analysis of the observed site conditions and the referenced literature. It should be understood that the conditions of a site could change with time as a result of natural processes or the activities of man at the subject site or nearby sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control. Ninyo & Moore cannot warrant or guarantee that not finding indicators of any particular hazardous material means that this particular hazardous material or any other hazardous materials do not exist on the site. Additional research, including invasive testing, can reduce the uncertainty, but no techniques now commonly employed can eliminate the uncertainty altogether.

1.5. Special Terms and Conditions

Ninyo & Moore was not made aware of any special terms and conditions associated with the site.

1.6. User Reliance

This report may be relied upon by, and is intended exclusively for, City of Los Altos. Any use or reuse of the findings, opinions, and/or conclusions of this report by parties other than the client is undertaken at said parties' sole risk.

1.7. Physical Limitations

Physical limitations were not encountered during the site reconnaissance.

1.8. Data Gaps

A data gap is a "lack of or inability to obtain data required by this practice despite good faith efforts to gather such data." In completing this ESA, Ninyo & Moore encountered the following data gaps.

- According to DTSC, a Preliminary Assessment of the Hillview Maintenance Yard in 1989 recommended a medium priority Screening Site Inspection of the site. Ninyo & Moore requested a copy of this report from DTSC's Berkeley field office. As of the publication date of this ESA, DTSC has not responded to Ninyo & Moore's request. As such, Ninyo & Moore cannot determine if soil samples were collected in the area of the purported kerosene-solvent dumping as reported by Dames & Moore. This lack of information is considered a significant data gap.

2. SUBJECT SITE

The following sections provide a general description of the site and adjacent properties. Photographs taken during the site reconnaissance are provided in Appendix B.

2.1. Site Description

At the time of the site reconnaissance, the site was developed with the Los Altos Community Center, a soccer field, and a theater. The site is situated on a portion of Santa Clara County County Assessor's Parcel Number 17042029. The site location is presented on Figure 1 and the site vicinity with additional information concerning the site and surrounding properties is presented on Figure 2.

2.2. Site Reconnaissance

On September 13, 2017, Lucas Budny, Project Hydrogeologist with Ninyo & Moore, conducted a site reconnaissance of the property. The reconnaissance involved a visual inspection of the

site, and observations of adjoining properties. Mr. Zubair Trabzada with the City of Los Altos escorted Mr. Budny around the property during the site reconnaissance.

2.2.1. Site Improvements

At the time of the site reconnaissance, the site consisted of developed land. Site development included the Hillview Community Center (former Hillview Elementary School), vehicle parking lots, a soccer field, the historic Neutra House (community meeting room), and the Bus Barn Theater (operated by the Los Altos Stage Company). The community center building and Neutra House were located on the eastern portion of the site, the parking lots in the central portion of the site, the soccer field occupying the southwestern portion of the site, and the Bus Barn theater along the northern site boundary. Additional parking was located in the northwest corner of the site. The following summarizes key on-site observations for indications of the following potential environmental concerns:

On-Site Observations			
Conditions	**Not Observed or Noted**	**Observed or Noted**	**Comments**
Hazardous Substances/Petroleum Products	X		
Waste Generation/Storage/Disposal	X		
Unidentified Substance Containers	X		
Storage Tanks (ASTs and/or USTs)	X		
Potential PCB-Containing Equipment	X		
Chemical/Petroleum Odors	X		
Concrete Patches/Pads	X		
Pools of Liquid	X		
Sewage Discharge Pipes	X		
Floor Drains/Sumps	X		
Elevator	X		
Wells	X		
Drums	X		
Unidentified Substance Containers	X		
Indications of Staining	X		
Stressed Vegetation	X		
Pits, Ponds, or Lagoons	X		
Waste Water Discharges/Disposal Systems	X		
Storm Water Systems		X	Storm drain inlets were observed in the parking lots on the site.
Septic Systems/Cesspools	X		
Municipal Solid Waste Disposal Areas	X		
Other Environmental Concerns or Conditions	X		

2.2.2. Roads

As shown on Figure 2, the site is accessible from Hillview Avenue to the south.

2.2.3. Site Occupants

At the time of our site reconnaissance, the site was not occupied by permanent residents. Transient occupants associated with the Community Center and Theater, occupy the site on a periodic basis.

2.2.4. Source of Potable Water

The California Water Service provides potable water to the site and site vicinity.

2.2.5. Sewage Disposal System

The City of Los Altos provides municipal sewer service to the site and surrounding areas.

2.2.6. Source of Fuel for Heating and Cooling

The fuel source for the on-site heating and cooling systems was provided by PG&E.

2.3. Adjoining Properties

The following table lists the properties adjoining the site and associated land use. Based on the nature of the adjoining properties, information available in agency databases, and observations made during our site reconnaissance, it is not likely that these properties have impacted the environmental integrity of the site at this time.

Adjoining Properties	
Location	**Description**
North	Los Altos Library and History Museum Complex
South	Residential development
East	Residential development
West	Commercial office buildings

3. USER PROVIDED INFORMATION

The following sections summarize information provided by the user to assist the environmental professional in identifying the possibility of RECs in connection with the site and to fulfill the user's responsibilities in accordance with Section 6 of ASTM E1527-13.

3.1. Title Records

A Preliminary Title Report was not provided to Ninyo & Moore.

3.2. Environmental Liens or AULs

Ninyo & Moore was not informed of the existence of environmental liens or AULs associated with the site.

3.3. Specialized Knowledge

Mr. Trabzada provided no specialized knowledge regarding the site.

3.4. Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information pertaining to the site that is material to RECs in connection with the site was not identified by Mr. Trabzada.

3.5. Valuation Reduction for Environmental Issues

Information pertaining to valuation reduction was not communicated to Ninyo & Moore by Mr. Trabzada for the purpose of this assessment.

3.6. Owner, Property Manager, and Occupant Information

The site is currently owned by the City of Los Altos.

3.7. Reason for Performing Phase I

This ESA has been completed for the exclusive use of City of Los Altos in contemplation of redeveloping the property.

4. PHYSICAL SETTING

The following sections include discussions of topographic, geologic, and hydrologic conditions.

4.1. Topographic Conditions

Based on a review of the USGS 7.5-Minute Topographic Quadrangle Map Series of the Mountain View, 1981 Quadrangle, the site is situated at an elevation of approximately 175 feet above mean sea level. The topography of the site generally slopes towards the northeast.

4.2. Geology and Soil Conditions

The site is located in the Coast Range geomorphic province of California. The Coast Ranges are northwest-trending mountain ranges (2,000 to 4,000, occasionally 6,000 feet elevation above sea level), and valleys. The ranges and valleys trend northwest, subparallel to the San Andreas Fault. Strata dip beneath alluvium of the Great Valley. To the west is the Pacific Ocean. The coastline is uplifted, terraced and wave-cut. The Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata. The northern and southern ranges are

separated by a depression containing the San Francisco Bay. The northern Coast Ranges are dominated by irregular, knobby, landslide-topography of the Franciscan Complex. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata. In several areas, Franciscan rocks are overlain by volcanic cones and flows of the Quien Sabe, Sonoma and Clear Lake volcanic fields. The Coast Ranges are subparallel to the active San Andreas Fault. The San Andreas is more than 600 miles long, extending from Pt. Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to the north of the Farallon Islands (CGS, 2002). The 1991 State of California Division of Mines and Geology, Geologic Map of the *San Francisco-San Jose Quadrangle* (Wagner et al, 1991), shows the site to be underlain by Quaternary older alluvium deposits. Based on our review of the EDR Radius Map report, the primary soil type beneath the site is mapped as Botella clay loam (EDR, 2017).

4.3. Site Hydrology

The following sections discuss the site hydrology in terms of surface water and groundwater.

4.3.1. Surface Waters

Surface waters, including ponds, streams, creeks, lagoons and other naturally-occurring bodies of water, were not observed on the site at the time of our reconnaissance.

4.3.2. Groundwater

According to agency file information, the regional groundwater flow is toward the northeast (7). Depths to groundwater in the vicinity of the site range between about 65 and 165 feet bgs (4). Groundwater depths and flow directions can vary due to seasonal variations, groundwater withdrawal or injection, tidal influences, and other factors.

5. RECORDS REVIEW

The following sections summarize records reviewed for the site.

5.1. Environmental Record Sources

Environmental Data Resources, Inc. (EDR) performed a computerized environmental information database search for the site and site vicinity. The EDR report included federal, state, and local databases. The review was conducted to evaluate whether or not the site or properties within the vicinity of the site have been listed as having experienced significant unauthorized releases of hazardous substances or other events with potentially adverse

environmental effects for the site. A summary of the environmental databases searched, their corresponding search distance, and the number of listed off-site properties of potential environmental concern to the site are presented in the following table. A copy of the EDR Radius Map Report is presented in Appendix C.

Map Findings Summary								
Database	**Target Property**	**Search Distance (Miles)**	**< 1/8**	**1/8 - 1/4**	**1/4 - 1/2**	**1/2 - 1**	**> 1**	**Total Plotted**
RCRA - Small Quantity Generators		0.25	0	3	NR	NR	NR	3
RCRA - Conditionally Exempt Small Quantity Generators		0.25	0	1	NR	NR	NR	1
EDR Exclusive Historic Gas Stations		0.125	2	NR	NR	NR	NR	2
Superfund Enterprise Management System Archive		0.5	1	0	0	NR	NR	1
RCRA - Non Generators / No Longer Regulated		0.25	0	2	NR	NR	NR	2
EDR Exclusive Historic Dry Cleaners		0.125	2	NR	NR	NR	NR	2
Leaking Underground Fuel Tank Report (GEOTRACKER)		0.5	1	10	8	NR	NR	19
Active UST Facilities		0.25	0	2	NR	NR	NR	2
Hazardous Substance Storage Container Database		0.25	2	7	NR	NR	NR	9
Bond Expenditure Plan		1	1	0	0	0	NR	1
"Cortese" Hazardous Waste & Substances Sites List		0.5	1	0	0	NR	NR	1
SWEEPS UST Listing		0.25	2	3	NR	NR	NR	5
EnviroStor Database		1	1	0	0	1	NR	2
HIST LUST - Fuel Leak Site Activity Report		0.5	1	4	4	NR	NR	9
State Response Sites		1	1	0	0	0	NR	1
Facility Inventory Database		0.25	1	3	NR	NR	NR	4
Hazardous Waste & Substance Site List		0.5	2	4	4	NR	NR	10

5.1.1. Regulatory Database Listings for the Site

The following table summarizes the database listings related to the site:

On-Site Database Listings	
Site Name	HILLVIEW - ELEANOR AREA PLUME
Site Address	Vicinity of Hillview Avenue, San Antonio Road, and Eleanor Avenue.
Database	ENVIROSTOR, HIST CAL-SITES, CORTESE, RESPONSE

Comments	The following information was take from a 1990 Screening Site Inspection (SSI) Reevaluation report prepared by Ecology and Environments for the Department of Toxics Substances Control (DTSC, 1990). Indicated report references (numbers in parentheses) are listed in Section 11. The Los Altos Well Field site consists of all groundwater wells in the Los Altos area of Santa Clara County, California (1). California Water Service Company Well #110 is located near the northwestern corner of Hillview and Eleanor Avenues in Los Altos (1,2). In July 1984, water samples obtained from this municipal well by the California Water Service Company (CWSC) indicated the presence of carbon tetrachloride as high as 9.1 micrograms per liter (ug/l). In August 1984, CWSC sampled City of Los Altos irrigation Well #10, located about 400 feet northwest and off-site of Well #110. Carbon tetrachloride was detected at 10.1 ug/l (2,3,4). In the same period of time that carbon tetrachloride was detected in Wells #10 and #110, eight other private and municipal wells in the area were sampled for carbon tetrachloride. None of these wells showed detectable levels of carbon tetrachloride. Eleven other wells in the area were determined to be out of service or abandoned, and thus were not sampled (4). Well #110 was removed from service on July 31, 1984 (4). After an aeration system was installed to treat the contaminated groundwater, Well #110 returned to service in January 1985. This aeration system removed a sufficient amount of carbon tetrachloride to meet the EPA drinking water quality criterion for a Maximum Contaminant Level (MCL) of 5 ug/l for carbon tetrachloride (2,4). In February 1989, California Title 22 adopted a new state action level of 0.5 ug/l for carbon tetrachloride (5). Well #110 was removed from service (6). Well #110 was constructed in 1952 and was used only during peak demand periods. The well was approximately 700 feet deep, with perforations beginning at 356 feet below ground surface (bgs). The total depth and screened intervals for Well #10 are not known (4). The regional groundwater flow is toward the northeast (7). Depths to groundwater in the vicinity of the site range between 64 and 165 feet bgs (4). The California Department of Health Services (DHS) was the lead agency for the Los Altos Well Field site. Although DHS was addressing the groundwater contamination under the site name of Hillview-Eleanor, the scope of work was not limited to Well #110 but rather encompassed groundwater contamination in the entire Los Altos area. The Hillview-Eleanor site was listed on the State Bond Expenditure Plan under the category of sites undergoing characterization by DHS because responsible parties could not be identified (13). In January 1987, Dames & Moore conducted a Preliminary Assessment and identified potential sources of the local groundwater contamination. An initial inventory of potential sources included existing and former off-site gas stations, off-site dry cleaners, off-site auto repair garages, a former school district maintenance yard, and a former off-site fire station (2,10). According to Dames & Moore (4), available information concerning past and present land uses in the Hillview-Eleanor vicinity indicated that two main potential local sources of carbon tetrachloride were the former school maintenance yard, and a former firehouse. Dames & Moore noted that the former elementary school district maintenance yard was located about 300 feet north of Hillview Avenue and about 150 feet east of San Antonio Road. The maintenance yard was relocated in about 1977, and the yard converted to a soccer field. Dames & Moore noted that, according to a former school district employee, mechanical repair and degreasing of school district vehicles was performed on the site. Auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a six-gallon tank equipped with a circulating pump, and was dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the

Comments	cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. A CERCLA Preliminary Assessment (PA) of the Hillview Maintenance Yard (EPA ID number CAD982400202) was reportedly completed by ICF Technology Incorporated in October 1989 (12). According to DTSC, the PA recommended a medium priority Screening Site Inspection of the site. Ninyo & Moore was not able to obtain a copy of the PA for review during the preparation of this report, and therefore, cannot comment if soil samples were collected in the area of the purported kerosene-solvent dumping as reported by Dames & Moore. The former fire station was located at 169 State Street (southwest and upgradient of the site) until about 1968. According to Dames & Moore, carbon tetrachloride was used in fire extinguishers and was stored at the former fire station. No additional information was available regarding the fire station. Another consultant to DHS, Canonie Environmental, conducted a two-phase soil and soil gas survey of the site vicinity. During the first phase in September 1987, 22 soil and soil gas samples were obtained at potential contaminant sources, primarily in an upgradient (southwesterly) direction. During the second phase in November 1987, 89 soil gas samples were collected in an area encompassing a broader area than the September 1987 investigation. The two-phase survey indicated the presence of carbon tetrachloride, trichloroethene, 1,1,2-trichlorotrifluoroethane, tetrachloroethylene, and hydrocarbons in subsurface soils at a number of the areas investigated. The highest concentrations occurred in the vicinity of a dry cleaners located in the vicinity of Lyell and First Streets (more than 1,900 feet southwest of the site). DHS noted that the detected contamination was present in local subsurface soils and was not caused by vapors migrating vertically from the groundwater (2). A subsequent DHS investigation involved the drilling and collecting of soil samples from 31 30-foot borings. In addition, four deep boreholes (approximately 700 feet bgs) were drilled to obtain general geologic information (2,11). The shallow borings were drilled near the two contaminated wells (Wells #10 and Well #110), and in areas formerly identified as potential sources (see above). Neither carbon tetrachloride nor any other volatile organic compounds were detected in any of the shallow soil boring samples. DHS thus eliminated the dry cleaners as a potential source. DHS speculated that the contamination may be a localized phenomena and possibly due to old septic tanks at the Los Altos Civic Center, or to the former school district maintenance yard (also known as the Hillview Maintenance Yard) (11). Both the Civic Center and the Hillview Maintenance Yard were located within 0.25-mile of the two contaminated wells (1). Water-supply Wells #10 and #110 were the only two wells in the Los Altos Well Field found to be contaminated with carbon tetrachloride. DTSC identified numerous potential sources of contamination for Wells #10 and #110, however, there was no evidence to link the reported carbon tetrachloride groundwater contamination to a specific source (DTSC, 1990). In 1991, Weiss Associates (Weiss, 1991) was hired by the City to review the field investigation reports performed by the State and its contractors. According to Weiss, soil-vapor samples, useful in identifying possible source areas, were collected over an area of about one-mile in diameter surrounding Well #10 and Well #110. To verify the soil-vapor data and further investigate suspected source areas not indicated by soil-vapor data, soil samples were collected from relatively shallow unsaturated soils and, to a limited extent, from deeper soils as well. The soil vapor survey identified one area of carbon tetrachloride soil vapor at a former dry cleaner upgradient of the site.

Comments	However, no carbon tetrachloride was detected in soil samples at any of the sampled locations. According to Weiss, although an on-site source could not be ruled out, the data suggested that an upgradient source, such as a former dry cleaner, was more likely for the following reasons: 1) No carbon tetrachloride was detected in soil vapor or in unsaturated soils on-site, as would be expected in a source area; 2) Carbon tetrachloride concentrations were similar, low, and stable in both wells despite a horizontal separation of 800 feet and differences in the screened depth intervals, suggesting that carbon tetrachloride was widely dispersed both horizontally and vertically, a typical condition at the outer reaches of a plume, but not typical of a source area. Near a source, concentrations are generally high and vary significantly depending on location relative to the source. Concentrations near a source also tends to vary significantly over years as a result of seasonal groundwater fluctuations and source attenuation. Weiss also noted that in addition to an unknown source area, several other important gaps in the understanding of the site included a lack of information regarding groundwater concentrations off-site, especially upgradient, as well as uncertainty about the groundwater gradient itself. In general, little has been uncovered about how or how much carbon tetrachloride got into the groundwater or its migration patterns within the aquifer (Weiss, 1991). According to Weiss, DHS recognized these limitations, and sought to have the City and the Los Altos Elementary School District (District), a former property owner, collect the information necessary to characterize and define the extent of the carbon tetrachloride in the groundwater. Due to the high cost of such investigations, the City and District were working with their respective insurance companies to determine if these costs should be the responsibility of the insurers. No additional investigations appear to have been conducted. In an October 26, 1992 DTSC letter to City of Los Altos, DTSC authorized the decommissioning of Well #10 and Well #110. These wells were subsequently decommissioned in October/November 1992 by filling the well casings with concrete, and digging out and capping the well casings. In summary, the source of the carbon tetrachloride found in groundwater beneath the site has not been identified, and the DTSC has placed the Hillview-Eleanor Site on the inactive list. No further investigations have been conducted since the two wells were decommissioned in 1992. The existing development on the site is connected to municipal water and sewer services. Based on this information, the historical presence of carbon tetrachloride beneath the site is considered a REC.

Site Name	HILLVIEW MAINTENANCE YARD
Site Address	97 HILLVIEW AVE.
Database	SEMS-ARCHIVE
Comments	The site name was listed on the Superfund Enterprise Management System (SEMS) Archive database (formerly referenced as the No Further Remedial Action Planned [NFRAP]). According to EDR, this is not a federal facility Ninyo & Moore reviewed the EPA's SEMS-Archive website for additional information. According to a search for the listed EPA ID number, no additional information was available. Ninyo & Moore submitted a file review request to the DTSC requesting further information about this listing; DTSC provided no additional information. As stated previously, In January 1987, Dames & Moore conducted a Preliminary Assessment and identified potential sources of the local groundwater contamination. An initial inventory of potential sources included existing and former off-site gas stations, off-site dry cleaners, off-site auto repair garages, a former school district maintenance yard, and a former

Comments

off-site fire station (2,10). According to Dames & Moore (4), available information concerning past and present land uses in the Hillview-Eleanor vicinity indicated that two potential sources of carbon tetrachloride were the former school maintenance yard, and a former firehouse. Dames & Moore noted that the former elementary school district maintenance yard was located about 300 feet north of Hillview Avenue and about 150 feet east of San Antonio Road. The maintenance yard was relocated in about 1977, and the yard converted to a soccer field. Dames & Moore noted that mechanical repair and degreasing of school district vehicles was performed on the site. Auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was reportedly dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. A CERCLA Preliminary Assessment (PA) of the Hillview Maintenance Yard (EPA ID number CAD982400202) was reportedly completed by ICF Technology Incorporated in October 1989 (12). According to DTSC, the PA recommended a medium priority Screening Site Inspection of the site. Ninyo & Moore requested a copy of this report from DTSC's Berkeley field office. As of the publication date of this ESA, DTSC has not responded to Ninyo & Moore's request. As such, Ninyo & Moore cannot determine if soil samples were collected in the area of the purported kerosene-solvent dumping as reported by Dames & Moore. This lack of information is considered a significant data gap.

Historical information indicates that the former San Antonio School, which operated from 1910 to around 1956, and then as the school district administrative offices until the early 1970s, was located adjacent to the west of the site. Review of historical aerial photographs shows school busses were parked, and possibly maintained in a rectangular building located in the northwestern corner of the site, dating back to at least 1956. By 1968, school buses were noted parked on the north side of the school, as well as several buildings located north and east of the school (considered to be on the site). One building in particular appeared to have a concrete apron on the west side where a school bus and a small truck were parked. These buildings, along with the school district offices, were demolished in the mid-1970s. Commercial office buildings were constructed in place of the district offices. Information regarding the former San Antonio school buildings, including a possible bus maintenance facility, was not available.

The existing Bus Barn Theater building, which has been referenced as a former bus maintenance facility (Mercury News article dated June 29, 2008), was constructed sometime between 1963 and 1968 (based on reviewed historical aerial photographs). The building was reportedly redeveloped into a theater in the late 1970s, and operated as the Los Altos Conservatory Theatre for nearly 16 years. In 1994, the theater shut down for a year, but it was revived and renamed the Bus Barn Theater in 1995. No additional information was available regarding the historical uses of the Bus Barn building, nor was corroborating information that the building was in fact used as a bus maintenance building discovered. Review of historical aerial photographs suggests that bus maintenance activities could have been conducted within a separate building associated with the former San Antonio School. This building was located in the northwestern corner of the site from the late 1940s until the mid-1970s when it was demolished.

5.1.2. Regulatory Database Listings for Off-Site Properties

Off-site properties/facilities listed in the **Map Findings Summary** table above were evaluated as to their potential to impact soil, soil vapor, and/or groundwater at the site. The following table presents the properties/facilities that were interpreted to represent a potential environmental concern to the site, based on their proximity to the site, the nature of the database on which they are listed, and/or the assumed direction of groundwater flow in the site vicinity (northeast).

Facilities of Potential Concern	
Site Name	ALADDIN CARPET UPHOLSTERY
Site Address	175 S SAN ANTONIO #123
Distance from Site	255 feet
Direction from Site	SW and upgradient
Database	EDR Hist Cleaner
Comments	This facility listing references a "Carpet And Upholstery Cleaning" at this location in 1986, 1987, and 1988. This facility was not referenced as a "dry cleaner," nor was is listed as a facility that was, or has been, under investigation. Based on this information, this facility is not considered a REC at this time.

Site Name	MAIN STREET CLEANERS AND LDRY
Site Address	129 MAIN ST
Distance from Site	440 feet
Direction from Site	West and crossgradient
Database	EDR Hist Cleaner
Comments	This facility is located west of the site. The facility was listed as a "Garment Pressing and Cleaners" from 1982 to 1987, and as a "laundry and drycleaner" from 1989 to 1995. No additional information was available for this facility.

Site Name	HONEYS SHELL SERVICE
Site Address	45 MAIN ST
Distance from Site	447 feet
Direction from Site	West and crossgradient
Database	EDR Hist Auto
Comments	This database listing relates to a soil-only case of an unauthorized release of gasoline. The case was opened in February 1992 and closed in August 1992. Based on the soil-only release, this facility is not considered a REC to the site.

Site Name	LOS ALTOS UNION SERVICE
Site Address	330 S SAN ANTONIO RD
Distance from Site	1,060 feet
Direction from Site	Southwest and upgradient
Database	LUST, HIST UST
Comments	A release of gasoline was reported in November 1984. In February 1985, 3 USTs were removed from the site. In December 1984, 3 vadose zone wells were installed adjacent to the newly installed USTs. A strong hydrocarbon odor was observed in soil from on boring from 70-110 feet below ground surface (ft bgs). Three groundwater monitoring wells were installed. In 2004, wells U4 through U9 and UV1 and UV2 were destroyed and replaced with 2 wells. Soil samples collected indicated petroleum hydrocarbons were present at depths of between 100-115 bgs. Soil vapor extraction and ozone injection had been proposed to remediate

Comments	the facility. The location of the new ozone injection and SVE wells were near a protected juniper tree. Relocation of the wells outside the footprint of the juniper tree would result in the remedial wells being located outside of the sorbed and dissolved-phase hydrocarbon plumes present onsite. Short term events of SVE with ozone injection were conducted utilizing existing site wells. In June 2008, a permanent SVE system was installed and operated through July 2011. The case was subsequently closed in October 2014. Based on the distance from the site as well as the regulatory status of the facility, this facility is not considered a REC to the site at this time.

5.2. Additional Environmental Record Sources

To enhance and supplement the standard environmental record sources identified in Section 5.1, additional local and/or federal, state, or tribal records shall be checked when, in the judgement of the EP, such additional records (1) are reasonably ascertainable, (2) and sufficiently useful, accurate, and complete in light of the objective of the records review. Examples of additional record sources include department of health/environmental division, fire department, planning/building department, or local/regional water quality agencies. In completing this ESA, Ninyo & Moore contacted the following additional record sources:

- Santa Clara County Department of Environmental Health (SCCDEH)
- Santa Clara Valley Water District (SCVWD)
- California Regional Water Quality Control Board (RWQCB)
- California Department of Toxic Substances Control (DTSC)

Descriptions of these agencies are provided in Sections 5.2.1 and 5.2.2 below.

5.2.1. State/County Environmental Record Sources

The DTSC, SCCDEH and SCVWD were contacted regarding hazardous materials or hazardous wastes records associated with the site address. The DTSC and SCVWD had files and/or records available for the site and/or surrounding area. Information regarding the Hillview-Eleanor Plume site as well as the Hillview Maintenance facility were discussed in Section 5.1.1.

5.2.2. Local Record Sources

The SCVWD was contacted regarding hazardous materials or hazardous wastes records associated with the site address. Files and/or records were available for the Hillview-Eleanor Groundwater Plume located beneath the site.

5.2.3. Gas & Oil Maps

According to the State of California, Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System, the site does not lie within the administrative boundaries of an oil field and no oil or gas wells are located on the site.

5.3. Historical Use Information

Ninyo & Moore conducted a historical record search for the site. This included a review of one or more of the following resources that were found to be both reasonably ascertainable and useful for the purposes of this ESA: historical aerial photographs, historical fire insurance maps, historical topographic maps, land use records, and interviews with property representatives. Although one or more of the sources listed above provided limited information regarding the historical use of the site, the information gathered from the sources reviewed as a whole is adequate to develop a history of the previous uses of the site and the surrounding area in accordance with Section 8.3 of ASTM E1527-13. The following sections summarize information obtained from the historical sources utilized for this assessment. The following table provides a list of historical sources reviewed for this ESA. Copies of historical research documentation, such as fire insurance maps, historical aerial photographs, and topographic maps, are provided in Appendix E.

Historical Use Information		
Data Type	**Year(s)**	**Data Limitations**
EDR Sanborn Map Search/Print (Inquiry Number 5040953.3S)		Map coverage not available for site or adjoining areas.
EDR Aerial Photo Decade Package (Inquiry Number 5040953.9S)	1939, 1948, 1950, 1956, 1963, 1968, 1974, 1982, 1991, 1998, 2005, 2006, 2009, 2010, 2012	None
EDR City Directory Abstract (Inquiry Number 5040953.5S)	1970, 1975, 1980, 1986, 1992, 1995, 1999, 2008, 2013	None
EDR Historical Topo Map (Inquiry Number 5040953.4S)	1897, 1899, 1902, 1943, 1947, 1948, 1953, 1955, 1961, 1968, 1973, 1980, 1981, 1994, 1995, 1997, 1999, 2012	None

EDR Radius Map Report (Inquiry Number 5040953.2S)		

5.3.1. Sanborn Fire Insurance Maps

Ninyo & Moore requested historic fire insurance rate maps (Sanborn Maps) of the site through EDR. Sanborn Map coverage was not available for the site and surrounding areas. A copy of the Sanborn Map Report is included in Appendix E.

5.3.2. Historical Aerial Photographs

Ninyo & Moore reviewed historical aerial photographs of the site provided by EDR. A listing of the photographs reviewed is presented in the following table. Copies of the historical aerial photographs are provided in Appendix E.

Summary of Aerial Photographs			
Year(s)	**Source**	**Site Comments**	**Adjoining Area Comments**
1939	EDR	Site is shown to be developed with orchards on the eastern portion of the site.	Primarily orchards and single-family homes. A school had been constructed adjacent to the west of the site.
1948	EDR	Site is shown to be developed with orchards on the eastern portion of the site. Several buildings associated with the adjacent school had been constructed along the northwestern corner of the site.	No significant changes.
1950	EDR	The orchards on the eastern portion of the site have been replaced with an elementary school (Hillview Elementary School). The western portion of the site includes undeveloped land as well as several rectangular buildings associated with the adjacent school.	No significant changes.
1956	EDR	Additions to the elementary school are noted with the construction of several new classroom wings, as wells as an office, parking lots, and a playground.	Numerous school buses were parked along the north side of the adjacent school (adjacent to the northwestern corner of the site). No other significant changes.
1963	EDR	Review the 1963 photograph shows school buses were parked, and possibly maintained in a rectangular building located in the northwestern corner of the site. One building in particular appeared to have a concrete apron on the west side of the building with a school bus and a small truck parked in front of the building.	No significant changes noted.
1968	EDR	By 1968, school buses were noted parked on the western side of the site (adjacent to the east side of the school building). A rectangular building was noted in the west-central portion of the site. This	A commercial building was noted north if the site (existing library building), as well as commercial development to the southwest. Continued residential infill development to the south.

Year(s)	Source	Site Comments	Adjoining Area Comments
		building is the location of the current Bus Barn Theater building.	
1974	EDR	The elementary school on the east side of the site remains. Numerous school buses are parked on the western portion of the site. The rectangular buildings in the northwestern corner of the site remain.	By 1974, the adjacent school building to the west had been demolished. By 1974, much of the former orchards to the south and east of the site had been removed and replaced with residential homes.
1982	EDR	By the 1982 photograph, the buildings in the northwestern corner of the site had been demolished. The western portion of the site appears to have been redeveloped with a soccer field.	The former school building had been replaced with two commercial office buildings.
1991	EDR	By 1991, a small building had been constructed to the east of the existing bus barn theater building. The parking lot associated with the elementary school had been expanded to the north.	No significant changes noted.
1998	EDR	No significant changes noted.	No significant changes noted.
2005-2006	EDR	An additional building was noted on the east side of the bus barn theater building. No other significant changes noted.	No significant changes noted.
2009-2010	EDR	No significant changes noted.	No significant changes noted.
2012	EDR	No significant changes noted.	No significant changes noted.

5.3.3. City Directories

Ninyo & Moore reviewed historical city directory listings for the site addresses to evaluate facilities of potential concern, which may have been historically located on the site. A summary of notable city directory listings is presented in the following table, and the EDR City Directory abstract is provided in Appendix E.

Summary of City Directory Listings	
Year(s)	**Notable Listings in Address Range of Site**
1970	Site address not listed.
1975	Hillview Elementary School
1980	City of Los Altos Senior Music for Minors
1986	Children's Corner League of Women Voters Los Altos Recreation Center Salvation Army Information Music for Minors
1992	Children's Corner League of Women Voters Los Altos Youth Center Los Altos Rec Center Music for Minors
1995	Hillview Community Center Children's Corner Inc. League of Women Voters Los Altos Youth Center Los Altos Rec Center

Year(s)	Notable Listings in Address Range of Site
	Los Altos Youth Theater Music for Minors Inc.
1999	Bus Barn Stage Company Children's Corner Incorporated Child Care City of Los Altos Rec Department League of Women Voters of Los Altos Mountain View Area Los Altos Youth Center Friends of the Los Altos Libraries Braille Inst.
2008	Bus Barn Stage Company Friends of the Los Altos Libraries League Of Women Voters Los Altos Mountain View Children's Co Los Altos Youth Center
2013	Bus Barn Stage Company City Of Los Altos Children's Corner Inc Friends of the Los Altos Libraries League of Women Voters Of Los Altos Los Altos Youth Center

5.3.4. Historical Topographic Maps

Ninyo & Moore reviewed historical topographic maps of the site provided by EDR. A listing of the maps reviewed is presented in the following table. Copies of the historical topographic maps are provided in Appendix E.

Summary of Topographic Maps		
Year(s)	**Quadrangle**	**Site Comments**
1897	Palo Alto	Site is mapped as undeveloped land.
1899	Palo Alto	Site is mapped as undeveloped land.
1902	Santa Cruz	Site is mapped as undeveloped land.
1943	Palo Alto	Two small structures are mapped in the southeastern corner of the site. A school is mapped adjacent to the west of the site.
1947	Palo Alto	No significant changes noted.
1948	Palo Alto	A school is depicted on the eastern portion of the site.
1953, 1955	Palo Alto, Mountain View,Cupertino,Mindego Hill	The adjacent school to the west is mapped partially on the northwestern corner of the site. This is consistent with historical aerial photographs that show development on the northwestern corner of the site. The school on the eastern side of the site is mapped with four classroom wings.
1961	Mountain View,Cupertino,Palo Alto,Mindego Hill	No significant changes noted. The school on the eastern side of the site is labeled as Hillview School.
1968	Mountain View, Mindego Hill,Cupertino,Palo Alto	No significant changes noted.
1973	Mindego Hill Mountain View Palo Alto Cupertino	No significant changes noted.
1980/1981	Mindego Hill,Cupertino,Mountain View	No significant changes noted.
1994/1995	Palo Alto Mountain View Cupertino Mindego Hill	By the 1994 mapping, a rectangular building and an adjoining square-shaped building are mapped in the west-central portion of the site (location of existing bus barn theater building).

1997/1999	Mindego Hill Mountain View Palo Alto	No significant changes noted.
2012	Palo Alto Mountain View Cupertino Mindego Hill	Site features are not depicted on the 2012 mapping.

5.3.5. Title Records

A historical chain-of-title report was not requested by City of Los Altos for review by Ninyo & Moore during the completion of this ESA.

5.3.6. Recorded Environmental Liens and AULs

An environmental lien search report was not requested by City of Los Altos for review by Ninyo & Moore during the completion of this ESA.

5.3.7. Previous Investigations

Ninyo & Moore was not provided copies of prior reports completed for the site.

5.4. Adjoining Property Use Information

Adjoining properties were described in Section 2.3. Based on our site visit and review of agency files, none of the adjoining properties are considered a REC to the site at this time.

6. PRELIMINARY VAPOR ENCROACHMENT SCREENING

Ninyo & Moore conducted a preliminary vapor encroachment screen (pVES) for potential chemicals of concern (COC). The pVES was based on the guidelines presented in the ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions. The purpose of the pVES was to identify a vapor encroachment condition (VEC), which is the presence or likely presence of COC vapors in sub-surface soils at the site as a result of a release of vapors from contaminated soil or groundwater either on or near the site. The potential for VECs beneath the site was evaluated using a Vapor Encroachment Screening Matrix (VESM). The VESM included performing a Search Distance Test to identify if there are any known or suspected contaminated sites surrounding or upgradient of the site within specific search radii, a COC Test (for those known or suspect contaminated sites identified within the Search Distance Test) to evaluate whether or not COC are likely to be present, and a Critical Distance Test to evaluate whether or not COC in a contaminated plume may be within the critical distance of the site (100 feet for non-petroleum hydrocarbon contaminants, and 30 feet for petroleum hydrocarbon contaminants).

Based on the completion of the VESM, it is presumed unlikely that a VEC currently exists beneath the site. A copy of the VESM is included in Appendix F.

7. INTERVIEWS

Interviews were conducted by Ninyo & Moore with the objective of obtaining information regarding potential RECs in connection with the site. Interviews with present owners, operators, and/or occupants of the site, as well as other knowledgeable parties as appropriate, is mandated by ASTM E1527-13.

7.1. Owner or Key Site Manager

Mr. Dave Brees,Special Projects Manager for the City of Los Altos, was interviewed on September 13, 2017 during the site reconnaissance. According to Mr. Brees, the Civic Center, which includes City Hall, Police Station, Museum, Library, and Community Center, never had any dry cleaning operations to the best of his knowledge. The bus maintenance yard operated from approximately 1940 to 1975. In the immediate area of Well #10, the City maintained three storage sheds that were demolished to build Lemon Street. He stated that he heard that these sheds were used to store chemicals such as paint and maintenance supplies. No additional information was provided regarding potential contaminants associated with the former maintenance yard.

7.2. Past Owners

Past ownership entities were not made available to Ninyo & Moore during the preparation of this ESA. Therefore, interviews with past site owners was not conducted.

7.3. Environmental Regulatory Agency Inquiries

Ninyo & Moore submitted Public Records Requests for the site address to County, State and Local environmental regulatory agencies. The following sections describe the agencies contacted and whether or not representatives from the agencies were interviewed.

- DTSC: A representative from the DTSC did not respond to Ninyo & Moore's request for information regarding previous investigations conducted on the site
- SCCDEH: According to Ms. Somira Pech with the SCCDEH, files and/or records were not available for the site address.

- Los Altos School District: Ninyo & Moore contacted the Los Altos School District (LADS) in an attempt to interview persons who might be familiar with the past operations of the former school/school maintenance yard. A representative from the LADS did not reply to Ninyo & Moore's request.

7.3.1. State/County Environmental Agencies

Ninyo & Moore requested hazardous materials records from the SCCDEH was contacted regarding hazardous materials or hazardous wastes records associated with the site address. According to Ms. Somira Pech with the SCCDEH, files and/or records were not available for the site address.

According to Mr. André J. Alexander, Regional Central Files Coordinator with the DTSC, DTSC had no additional files or records available for the previous investigations conducted on the site, such as the previously-referenced October 1989 ICF Technology *Preliminary Assessment of Hillview Maintenance Yard* report (reference #12).

7.3.2. Local Environmental Agencies

Los Altos School District: Ninyo & Moore contacted the Los Altos School District (LADS) in an attempt to interview persons who might be familiar with the past operations of the former school/school maintenance yard. Mr. Randy Kenyon with the LADS responded to Ninyo & Moore's request and was not able to provide any additional information relative to the site history.

8. ASTM NON-SCOPE CONSIDERATIONS

Non-Scope considerations such as mold, radon, wetlands, asbestos, or flood zones were not addressed as part of this ESA.

9. FINDINGS, OPINIONS, CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this ESA, the following findings, opinions, conclusions and recommendations are provided.

9.1. Findings and Opinions

- Historical research revealed that the site was developed by at least the late 1930s with orchards on the eastern portion of the site. According to historical information, the San Antonio School adjacent to the west side of the site was constructed in 1910, and may have occupied a portion of the western side of the site. By the late 1940s, several rectangular buildings, likely associated with the San Antonio School, were noted in the northwestern corner of the site. By at least 1950, two buildings had been constructed in the southeastern portion of the site. According to historical information, these buildings were part of the Hillview Elementary School that was constructed on the site starting in 1949. By the late 1950s, the Hillview Elementary School had expanded to include several additional classroom wings as well as an administrative building and parking lot. Numerous school buses were noted parked adjacent to the rectangular buildings on the adjacent San Antonio School on a 1956 aerial photograph. In 1956 the San Antonio school was closed as an active school site and became the home of the district's administrative operations. By the 1968 aerial photograph, a building that houses the current Bus Barn Theater had been constructed. This building remains. The former San Antonio School was vacated in the early 1970s, demolished, and its land was subsequently sold and redeveloped with two commercial office buildings (*http://www.losaltos.k12.ca.us/District/1167-History.html*). The associated buildings located in the northwestern corner of the site were subsequently demolished during this same time period. Prior to 1976, the majority of the site property was owned by the Los Altos Elementary School District (LASD). Hillview Elementary School occupied the building at 97 Hillview Avenue, where the exiting Hillview Community Center is now located. A maintenance yard, used by the school district as a bus repair facility, was reportedly located at the corner of Hillview Avenue and San Antonio Road. It is unclear where the bus repair facility was located relative to the site, but review of historical aerial photographs suggests it may have been located in the northwestern corner of the site.

The Hillview Elementary School site was subsequently sold by LASD to the City of Los Altos in 1975 (*http://losaltospolitico.com/2014/04/hillview-community-center-bought-reuse-school/*) and was then redeveloped into the Hillview Community Center.

- Agency records make note of two former municipal wells located in the site vicinity; Well #10, and Well #110. Well #10 was located about 195 feet north of the site, and Well #110 was located adjacent to the southeastern corner of the site. In July 1984, water samples obtained from Well #110 by the California Water Service Company (CWSC) indicated the presence of carbon tetrachloride as high as 9.1 micrograms per liter (ug/l). In August 1984, CWSC sampled Well #10. Carbon tetrachloride was detected at 10.1 ug/l. In the same period of time that carbon tetrachloride was detected in Wells #10 and #110, eight other private and municipal wells in the area were sampled for carbon tetrachloride. None of these wells showed detectable levels of carbon tetrachloride. Well #110 was removed from service in 1989. Well #10 and Well #110 were subsequently decommissioned in October/November 1992 by filling the well casings with concrete, and digging out and capping the well casings. Numerous soil, soil gas, and groundwater investigations were conducted in the late 1980s and early 1990s in an attempt to identify a source of the carbon tetrachloride found in groundwater in these two wells. This study area was labeled as the Hillview-Eleanor Plume Site. According to agency information, Wells #10 and #110 were the only two wells in the Hillview-Eleanor study area found to be contaminated with carbon tetrachloride. There were many potential off-site sources of contamination identified for Wells #10 and #110, including existing and former gas stations, dry cleaners, auto repair garages, and a former fire station, as well as a former on-site school district maintenance yard. Based on extensive on- and off-site investigations however, there was no evidence to link the groundwater contamination to a specific source. Refer to Section 5.1.1 for additional information regarding the Hillview-Eleanor Plume Site.
- In January 1987, Dames & Moore conducted a Preliminary Assessment and identified potential sources of the local groundwater contamination (Dames & Moore, 1987). According to Dames & Moore, available information concerning past and present land uses in the Hillview-Eleanor vicinity indicated that two main potential local sources of

carbon tetrachloride were the former school maintenance yard, and a former firehouse. Dames & Moore noted that the former elementary school district maintenance yard was located about 300 feet north of Hillview Avenue and about 150 feet east of San Antonio Road. The maintenance yard was relocated in about 1977, and the yard converted to a soccer field. Dames & Moore noted that, according to a former school district employee, mechanical repair and degreasing of school district vehicles was performed on the site. Auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a six gallon tank equipped with a circulating pump, and was dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. A CERCLA Preliminary Assessment (PA) of the Hillview Maintenance Yard (EPA ID number CAD982400202) was reportedly completed by ICF Technology Incorporated in October 1989 (12). According to DTSC, the PA recommended a medium priority Screening Site Inspection of the site. Ninyo & Moore was not able to obtain a copy of the PA for review during the preparation of this report, and therefore, cannot comment if soil samples were collected in the area of the purported kerosene-solvent dumping as reported by Dames & Moore. The former firehouse was located at 169 State Street (southwest and upgradient of the site) until about 1968. According to Dames & Moore, carbon tetrachloride was used in fire extinguishers and was stored at the former fire station. No additional information was available regarding the fire station.

- The areas surrounding the site consist the Los Altos Library and the Los Altos History Museum Complex to the north, residential development to the east and south, and commercial development to the west.
- The CWSC provides potable water to the site and site vicinity.
- The City of Los Altos provides municipal sewer service to the site and surrounding areas.

- On September 13, 2017, Lucas Budny of Ninyo & Moore conducted a site reconnaissance of the property. The reconnaissance involved a visual inspection of the site, and observations of adjoining properties. Zubair Trabzada with the City of Los Altos escorted Mr. Budny around the property during the site reconnaissance. At the time of the site reconnaissance, the site was developed with a theater, a soccer field, and the Hillview Community Center (former Hillview Elementary School).
- Interior construction materials in the community center building included vinyl flooring, carpeting, textured wall coverings, acoustical ceiling tiles, ceramic floor tiles, painted and textured plaster walls, and plaster ceilings. Interior finishes appeared to be in fair condition.
- Based on our site visit, there are currently no wells on the site.
- Ninyo & Moore did not observe quantities of hazardous substances or petroleum products used or stored on site during our site reconnaissance.
- Indications of aboveground storage tanks (ASTs), underground storage tanks (USTs), or hazardous material spills or leaks, were not observed during the site reconnaissance.
- Review of an environmental database report obtained for this project indicated that the site is listed on several of the regulatory databases researched by Environmental Data Resources Inc. (EDR), including the DTSC SEMS-Archive database for a former school maintenance yard, as well as the EnviroStor, Historical Cal-Sites, Cortese, and Response databases for the Hillview-Eleanor Plume Site. Refer to Section 5.1.1 for additional information regarding these listings. A general discussion of these listings was provided in the preceding paragraphs above.
- Several off-site facilities were located within the EDR search radius from the site. None of the listed facilities are considered to be a REC to the site at this time based on several factors, including distance from the site, location relative to the regional groundwater flow direction (e.g. hydraulically downgradient or crossgradient to the site), database listing type, and affected media (soil only). Refer to Section 5.1.2 for additional information regarding potential off site facilities of concern.
- Based on the completion of a Vapor Encroachment Condition (VEC) screening matrix, it is presumed unlikely that a VEC currently exists beneath the site. This is based on the presumed depth to groundwater beneath the site (between about 65 and 165 feet bgs)

and the relatively low concentrations of detected contaminants in groundwater in the 1980s/1990s.

- An environmental lien or activity and use limitations (AULs) search was not requested for this ESA.
- An asbestos and lead survey was beyond the scope of this investigation.

9.2. Conclusions

Ninyo & Moore was retained by City of Los Altos to perform a Phase I Environmental Site Assessment (ESA) on the Hillview Avenue Property property located at 97 Hillview Avenue in Los Altos, California (site). Based on the information compiled during the preparation of this report, this assessment has revealed no evidence of RECs in connection with the site with the exception of the following:

- Based on the reported mechanical repair and degreasing of school district vehicles performed on the site by Dames & Moore, auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a six gallon tank equipped with a circulating pump, and was reportedly dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. The purported use, and disposal of these materials, is considered a REC.

9.2.1. RECs

Based on the reported mechanical repair and degreasing of school district vehicles performed on the site by Dames & Moore, auto parts were reportedly cleaned with carburetor cleaner, and engine parts were degreased using a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a six gallon tank equipped with a circulating pump, and was reportedly dumped on the ground every six to eight months. Dames & Moore further noted that it was believed that the cleaning solution was dumped

approximately 60 yards north of two large oak trees located immediately north of the city theater workshop (what is currently the Bus Barn theater). Dames & Moore concluded that it was not certain the carburetor cleaner or kerosene-solvent solution mixture contained carbon tetrachloride; although carbon tetrachloride was used in these types of products. The purported use, and disposal of these materials, is considered a REC.

9.2.2. CRECs

CRECs were not identified during the preparation of this report.

9.2.3. HRECs

HRECs were not identified during the preparation of this report.

9.2.4. De Minimis Conditions

De minimis conditions were not identified during the preparation of this report.

9.3. Recommendations

Based on the findings of this ESA, further investigation is recommended at this time.

- Based on the purported historical use and disposal of cleaning solvents and degreasers, Ninyo & Moore recommends the City consider conducting a shallow soil investigation in the vicinity of the reported solvent and degreasing fluid dumping area (north of the existing Bus Barn theater) if this area is impacted by the proposed community center redevelopment project.
- Based on Ninyo & Moore's review of historical aerial photographs, a possible bus maintenance building associated with the former San Antonio School may have been located in the northwestern corner of the site. Ninyo & Moore recommends the City consider conducting a shallow soil investigation in the vicinity of the former building if this area is impacted by the proposed community center redevelopment project.

9.4. Limiting Conditions/Deviations

This report was prepared in accordance with ASTM E1527-13. No deviations from the standard occurred in this ESA. Based on the information gathered by Ninyo & Moore for the purposes of this ESA, it is Ninyo & Moore's opinion the data obtained from the site reconnaissance, records reviewed, and interviews conducted, is adequate to make a

conclusion on the environmental condition of the site with respect to the existence or lack of RECs associated with the site.

10. ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined by 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Site Assessor

Randy L. Wheeler
Senior Geologist

Senior Reviewer

Kris Larson
Principal Geologist

Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR Part 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Randy L. Wheeler - Senior Geologist

Kris Larson - Principal Geologist

11. REFERENCES

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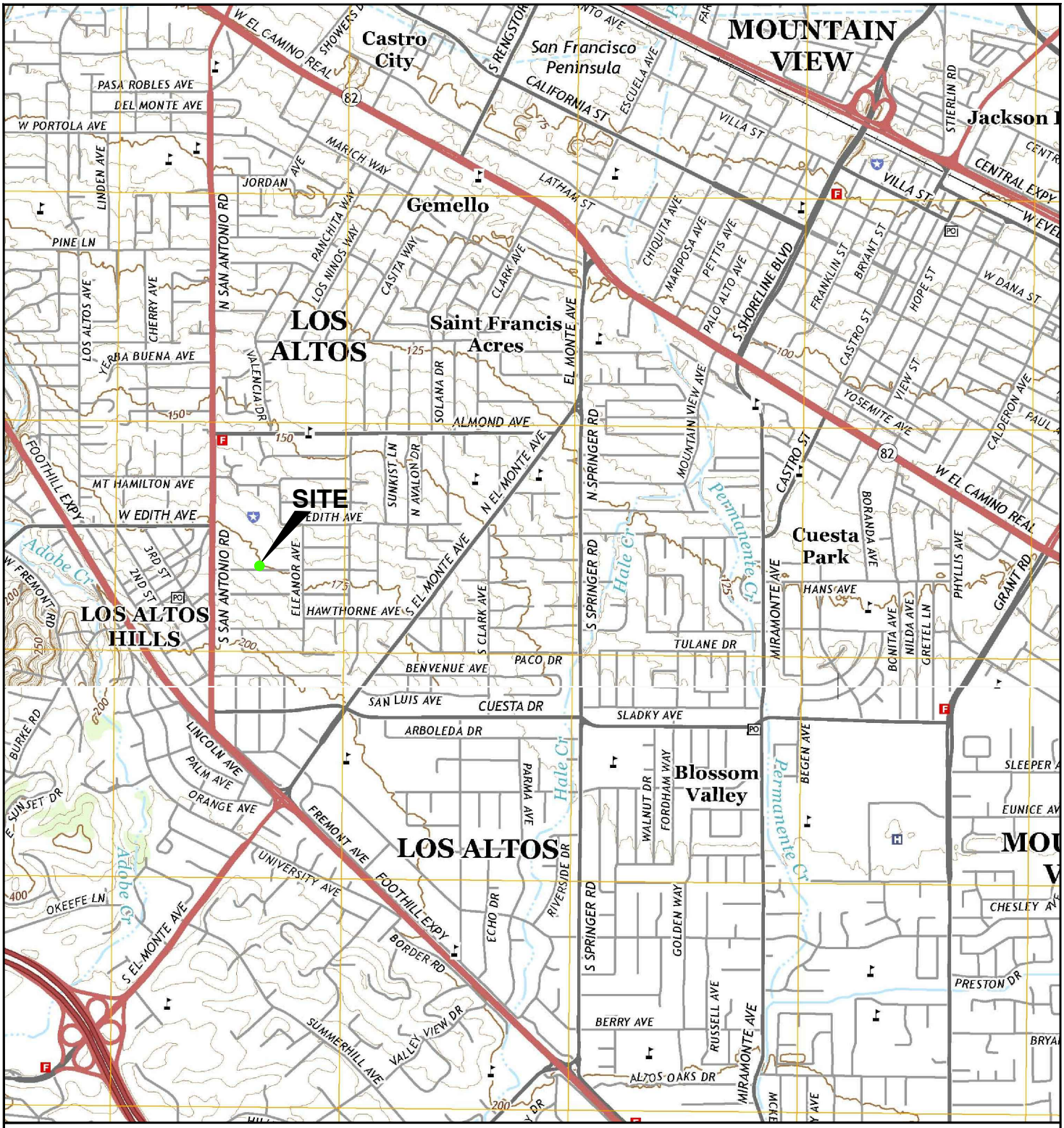
FIGURES



NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE. I REFERENCE: USGS, 2015.

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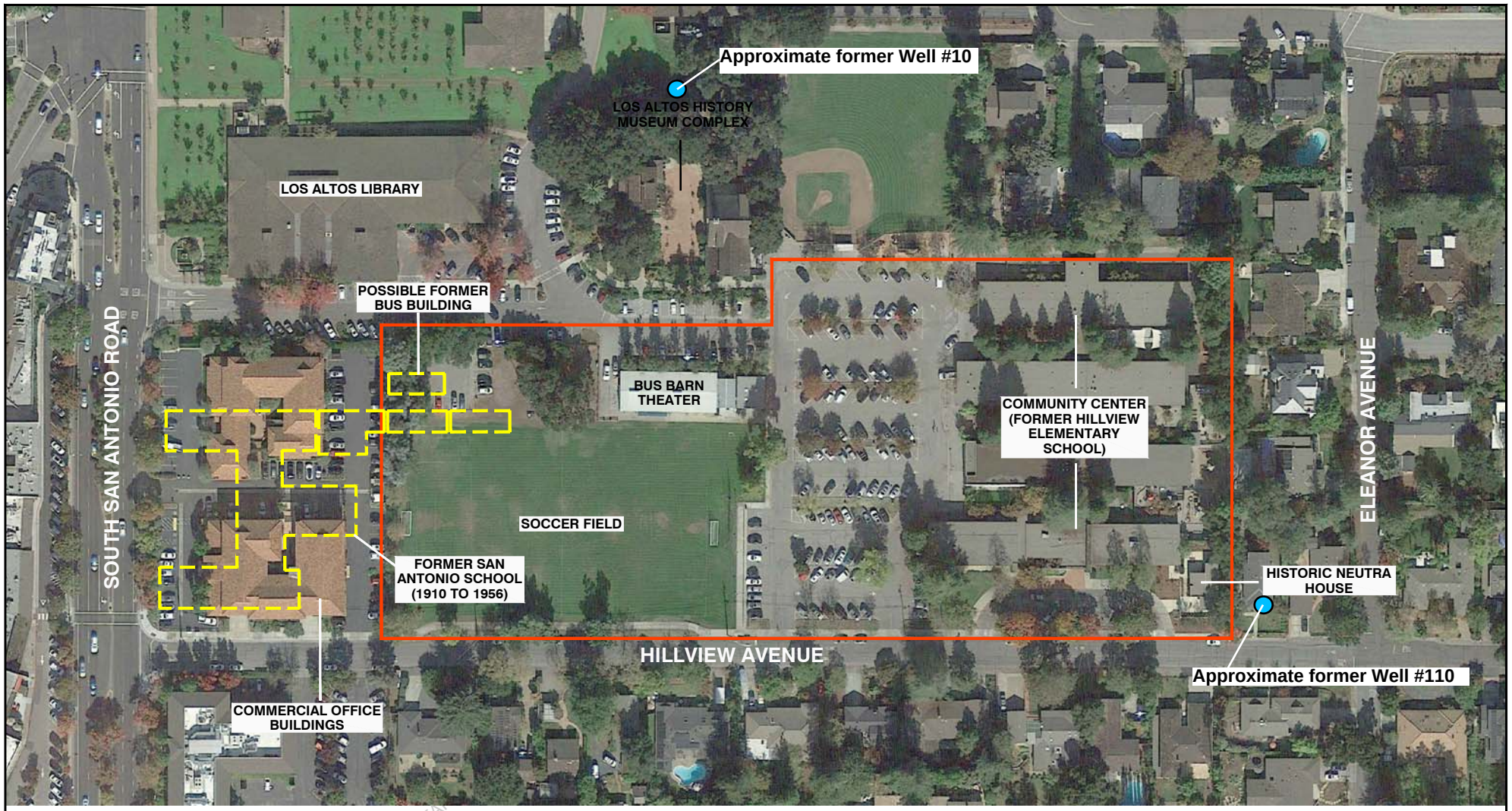
FIGURE 1

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

SITE LOCATION

PHASE I ENVIRONMENTAL SITE ASSESSMENT
97 HILLVIEW AVENUE
LOS ALTOS, CALIFORNIA
403132001 I 9/17



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LEGEND

SITE BOUNDARY

NOTE: DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE. I REFERENCE: GOOGLE EARTH,2017.

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FIGURE 2

Ninyo & Moore
Geotechnical & Environmental Sciences Consultants

SITE PLAN

PHASE I ENVIRONMENTAL SITE ASSESSMENT
97 HILLVIEW AVENUE
LOS ALTOS, CALIFORNIA
403132001 I 9/17

Appendix A:

RESUMES

RANDY L. WHEELER

SENIOR GEOLOGIST

EDUCATION

B.A., Geology, 1988, California State University, Sacramento

REGISTRATIONS

Certified Environmental Manager 2127 (Nevada)

EXPERIENCE HIGHLIGHTS

Santa Clara Valley Water District

USEPA Brownfield Assessments

Bridge District Infrastructure Project

Former Sugar Processing Facility

Former Union Pacific Redevelopment Property

Multiple Commercial Property Transfer

City of West Sacramento RDA

PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals - Superior California Chapter

As Senior Geologist, Mr. Wheeler conducts Phase I Environmental Site Assessments and assists with the planning and implementation of Phase II soil, soil gas, and groundwater investigations. Past project types have included single-family residential developments, large-scale commercial and industrial facilities, city redevelopment areas, and large scale agricultural lands.

REPRESENTATIVE PROJECT EXPERIENCE

Santa Clara Valley Water District (SCVWD), Linear Phase I Environmental Site Assessments, Santa Clara County, California: Ninyo & Moore provided environmental services as a subconsultant to Overland, Pacific & Cutler, Inc. on behalf of the SCVWD. As Senior Project Manager, provided project coordination and implementation, field reconnaissance oversight, report preparation and oversight, project invoicing and client interactions. The project consists of conducting Phase I ESAs of approximately 140 properties along Upper Llagas Creek, which the SCVWD is proposed to purchase portions of for implementing flood protection measures.

Former Union Pacific Redevelopment Property, West Sacramento, California: Project Manager for a Phase I Site Assessment of an 8.8-acre Union Pacific Railroad property. The intent of the investigation was to support the redevelopment of the property into residential development known as Ironworks at the Triangle. Components of the Phase I Site Assessment included characterization of the former railroad tracks, including the removal of the railroad slag ballast, and metals contaminated soil associated with the railroad tracks.

Port of Sacramento Collateral Property West Sacramento, California: Managed and conducted a Phase I Site Assessment on 240 acres of partially developed/undeveloped land for the City of West Sacramento Redevelopment Agency. The developed portions of the site included the W.G. Stone navigational Locks, Government owned land, and waterfront areas. The Stone Lock District consists of over 200 acres of publicly-owned waterfront property with 4 miles of continuous, direct waterfront. The investigation was conducted as part of a due diligence study on behalf of the Redevelopment Agency.

Former Speckles Sugar Facility, Woodland, California: Project Manager for the completion of a Phase I Environmental Site Assessment of a former sugar processing facility. The investigation was conducted as part of a due diligence to identify environmental liabilities prior to purchasing the property. Planned redevelopment activities included reclaiming several acres of the waste lime fields and demolishing portions of the processing facility. Mr. Wheeler compiled a list of Recognized Environmental Conditions that warranted resolution or further assessment. Two of these issues related to the prior use, and questionable abandonment, of seven previous fuel underground storage tanks. A Phase II subsurface assessment of the former UST area was completed and identified residual petroleum hydrocarbon impacts to soil and groundwater. Further Phase II assessment activities of the former UST areas were completed. A No Further Action Report was submitted to the Regional Water Quality Control Board for closure.

Stockton Waterfront Brownfield Redevelopment, Stockton, California: Managed the Phase I Environmental Site Assessment of a former industrial property for a local developer. The assessment identified several areas of potential contamination. The resulting follow up investigations are being managed by the City of Stockton under the direction of the California Regional Water Quality Control Board. Site assessment and remediation activities are being coordinated under U.S. EPA grant funding.

Ninyo & Moore

Experience | Quality | Commitment

REPRESENTATIVE PROJECT EXPERIENCE (continued)

Brownfields Assessment Grant Study, City of West Sacramento, California: Managed and conducted assessments on over 290 parcels located in the City's central corridor, West Capitol Avenue, as part of the City's revitalization efforts of this area. The resulting Area Wide Assessment report has won the praise of both the Client and the USEPA for its format, content, and layout that documented the environmental conditions of these parcels. The City established as a priority updating the current land uses and perceived image of West Capitol Avenue from an outdated and outmoded highway commercial boulevard to a vibrant and modern central business district.

Bridge District Grant Program, West Sacramento, California: Managed the environmental work of this project, which was part of a $23 million Proposition 1C Infill Incentive Grant awarded to the City of West Sacramento. Services included conducting an Environmental Conditions Assessment (ECA), Phase II soil sampling, and reviewing various soil/groundwater/dust management plans that were used by follow-on contractors during the roadway construction activities. This waterfront redevelopment area encompasses 125 net developable acres bounded by the Sacramento River on the east, former S.R. 275 on the north and U.S.50/Business 80 Capital City Freeway on the south. The purpose of the ECA was to evaluate the proposed Bridge District street alignment corridors for possible surface and/or subsurface contamination that may have impacted the proposed street alignments. Based on the results of the ECA, follow up Phase II investigations were recommended at six areas. The purpose of the Phase II sampling was to provide a screening-level assessment of potentially contaminated soil and/or groundwater sites identified during the ECA that may be encountered during construction of infrastructure improvements. Phase II soil sampling was conducted in six areas. Results of the Phase II sampling resulted in Area-specific cleanup goals for the contaminants of concern. A detailed Soil and Dust Management Plan was prepared for two of the six areas.

Community-Wide Assessment West Capitol Avenue – West End: Project Manager for the implementation of the Community Wide Assessment for West Capitol Avenue. Responsibilities included managing and implementing a USEPA Brownfield Assessment Grant, which included conducting a Community Wide Assessment of approximately 133 individual parcels within the study area. Services included compiling a list of street addresses provided by the City of West Sacramento, cross referencing the provided addresses with their respective Assessor's Parcel Number (APN), and the APN-listed property address for the respective parcel number, in order to identify which parcels were within the "Study Area" boundary. The parcel inventory database was the basis for conducting the Community Wide Assessment. Based on the parcel inventory, Mr. Wheeler conducted the Community Wide Assessment and performed all site reconnaissance fieldwork, historical research, agency database research, and color photography of each parcel. Site-specific data, along with historical research information was compiled into various data tables. Specific sites were ranked according to redevelopment potential, degree of suspected contamination, and environmental condition.

422-424 C Street, West Sacramento, California: Project Manager for the completion of a Phase I Environmental Site Assessment/All Appropriate Inquires Report (AAI) of the 422-424 C Street property for the City of West Sacramento Grants and Community Development Department. Results of the AAI report revealed the site was initially developed for use as residential property and then re-developed for use as an automobile service station sometime prior to 1950. The AAI also noted that four USTs were removed from the site in 1987. Although the site is considered "closed" by Yolo County, no soil or groundwater samples were collected at the time the USTs were removed. Given the historical use of the site as an automotive repair facility, a Phase II environmental site assessment was conducted to assess the soil and groundwater from beneath the removed USTs, investigate two existing automobile lifts to assess if the soil beneath and around the lifts has been impacted by hydraulic fluid contamination, and, collect soil samples from beneath and around an oil/water separator to evaluate the presence of waste oil contamination. The Phase II sampling was conducted in accordance with an approved Sampling and Analysis Plan (SAP). The results of the Phase II investigation indicated detectable levels of petroleum hydrocarbons, and metals below regulatory limits. Based on these findings, no further action was recommended.

Matheson Trucking Terminal - Phase I Environmental Site Assessment - Sparks, Nevada: Performed a Phase I Environmental Site Assessment (ESA) on a 3.3-acre commercial property located adjacent to the Sparks Solvent/Fuel Site (SSFS). The SSFS facility was used as a refueling and service area for Southern Pacific Railroad since about 1907 and has been a fuel storage and distribution facility since 1957. Current and past operations at the terminal included the storage, distribution, and loading of gasoline, heating oil, diesel fuels, military fuels, and fuel additives. The ESA was completed to evaluate the potential impacts of the SSFS on the site. Results of the ESA revealed that groundwater remediation activities associated with the SSFS are capturing groundwater prior to impacting the site. Ninyo & Moore recommended continued follow-up with the Nevada Department of Environmental Protection on a regular basis to monitor the progress of the SSFS remedial activities.

KRISTOPHER M. LARSON, PG, QSD/QSP

PRINCIPAL GEOLOGIST

EDUCATION

B.S., Geology, 1996, San Francisco State University

REGISTRATIONS AND CERTIFICATIONS

PG 8059 (California)

Qualified SWPP Developer/Practitioner Certificate No. 20715 (California)

EXPERIENCE HIGHLIGHTS

Santa Clara Valley Water District Upper Llagas Creek

County of Santa Clara Park and Recreation Environmental Services

San Jose Community College District Environmental Services

City of San Jose Environmental Services

City of Oakland On-Call Environmental Services Contract

Alameda and Contra Costa County Public Works Department As-Needed Environmental Services Contract

City of Oakland Public Works Department As-Needed Environmental Services Contract

Oakland Unified School District As-Needed Environmental Services Contract

Rodeo Waterfront Predevelopment Assessment

Phase I and II Environmental Site Assessments

LUFT, Soil, Soil Gas and Groundwater Investigations

Remedial Action Plan Preparation and Implementation

Investigation and Remediation of Burn Dump Sites

Pot of Oakland Risk Management Plan

As Principal Geologist, Mr. Larson is the Operations Manager for environmental services in Ninyo & Moore's Oakland office. In this capacity, he has served numerous important clients on a variety of environmental projects. His areas of expertise include transactional environmental due diligence, subsurface site characterization, storm water management, investigation and remediation of burn dumps, site remediation and construction/demolition planning and supervision. Prior to joining Ninyo & Moore Mr. Larson worked as an environmental specialist at the San Francisco Bay Regional Water Quality Control Board. He has worked closely with all local, State and Federal environmental agencies, including the DTSC, EPA, RWQCBs, Army Corps of Engineers, and numerous local oversight programs:

REPRESENTATIVE PROJECT EXPERIENCE

San Jose Community College District, San Jose, California: Principal Geologist for investigation and soil disposal for San Jose City College Moorepark Campus and the San Jose City College Evergreen Campus. Mr. Larson assisted in the project oversight which included soil sampling and investigation of petroleum hydrocarbon and metal impacted soil within the vicinity of a sink drain at the Evergreen Campus maintenance yard and soil stockpile sampling for disposal during utility installation on the Moorepark campus. The Evergreen campus work ins on-going, in will involve an expanded investigation to evaluate particular metals in soil.

Santa Clara Valley Water District Upper Llagas Creek Flood Protection Project, Morgan Hill and Gilroy, California: Mr. Larson is included as a Technical and QA/QC advisor for this project which includes the preparation of over 40 Phase I Environmental Site Assessments within areas of the Upper Llagas Creek for the Santa Clara Valley Water District (SCVWD). Mr. Larson's responsibilities include client correspondence and report review and report QA/QC. This project is on-going.

County of Santa Clara Park and Recreation Department, Santa Clara County , California: Project Manager for a Phase I and Phase II ESA on a 292-acre ranch located in an unincorporated area of the County of Santa Clara, which the County was purchasing and developing into a public park. The property was an active farm and ranch, containing 18 buildings with historical farm equipment. Based on our review of site historical documents and our site reconnaissance, we recommended a Phase II ESA, which included soil and groundwater sampling for pesticides, Title 22 metals, and petroleum hydrocarbon compounds. Based on the sample analytical results, low concentrations of all of the above mentioned compounds were detected in soil samples; however the concentrations were not such that remediation was recommended.

Judicial Council of California /Administrative Office of the Courts of California On-Call Environmental Services Contract: Principal-in-Charge for projects located in all of Northern California associated with the JCC-AOC On-Call contract. The scope of services for this contract includes preparation of Phase I and Phase II Environmental Site Assessment and Hazardous Building Material Surveys.

Rails to Trails, San Jose, California: Project Manager for the City of San Jose Rails to Trails Project in San Jose, California. Mr. Larson assisted in shallow soil sample collection along the Union Pacific Right-Of-Way (ROW), located between Minnesota Avenue and Lonus Street in San Jose. He also assisted in the preparation of a report summarizing the results of project activities. The report documented findings, conclusions, and recommendations regarding possible environmental impacts to the ROW.

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REPRESENTATIVE PROJECT EXPERIENCE (continued)

Callander Associates and the City of East Palo Alto, Remedial Planning and Oversight for a Former Burn Dump, East Palo Alto, California: Project Manager for several environmental tasks relating to investigation and remediation of a former burn dump and planned future park at Cooley Landing in East Palo Alto. Mr. Larson was responsible for preparing the Remedial Action Plan and Soil and Groundwater Management Plan, and has prepared a draft version of the Operations and Maintenance Plan to be utilized once park construction is completed. Mr. Larson also oversaw soil and sediment sampling in the contaminated cover material over most of the site as well as within the wetlands area, and managed the oversight of the Engineered Cap installation.

Alameda County Public Works Agency On Call Environmental Services Contract, Alameda County, California: Principal-In-Charge for the ACPWA On-Call Environmental Services contract. The contract extends for four years, and includes a wide range of Environmental and Geotechnical Services, including preparation of Phase I and Phase II Environmental Site Assessments (ESAs), Remedial Action Plans (RAPs), oversight of remediation activities, Hazardous Building Material Surveys (HBMS) and oversight of hazardous material abatement activities. His project responsibilities include meetings with ACPWA Project Managers, assigning staff to ACPWA projects, oversight of project activities, and budget and report review.

City of Oakland Public Works Agency On Call Environmental Services Contract, Oakland, California: Principal-In-Charge for the City of Oakland On-Call Environmental Services contract. The scope of services for the contract includes preparation of Phase I and Phase II Environmental Site Assessments (ESAs), Remedial Action Plans (RAPs), and Soil Management Plans (SMPs). His project responsibilities include meetings with City of Oakland PWA Project Managers, assigning staff to PWA projects, oversight of project activities, and budget and report review.

Port of Oakland, Oakland Army Base Risk Management Plan (RMP), Oakland, California: Project Manager for implementation of the RMP during on going demolition and construction activities within the project area, which included a section of the former Oakland Army base now owned by the Port of Oakland. Our responsibilities for this project included client and regulatory correspondence relating to demolition oversight of several large former Army warehouse buildings, collecting soil and/or groundwater samples in RMP and Remedial Action Plan (RAP) areas, characterization of known and unknown contaminants in RAP and RMP areas, soil and groundwater remediation in RAP and RMP areas where impacted soil and groundwater exceeded site remediation goals, preparation of technical memos relating to each phase of demolition, characterization, and remediation activities, and closure reporting for those RMP and RAP areas that were cleaned up to remediation goals and regulatory guidelines.

Rodeo Waterfront Predevelopment Assessment, Rodeo, California: Project Manager for field activities at two adjacent waterfront properties on San Pablo Bay. His responsibilities included soil and groundwater sampling, installation of groundwater monitoring wells, cone penetration testing, data analysis and evaluation to define the nature and extent of contamination at the site that was historically a refinery and tar pit. Also is the Principal in Charge for the UST removal, and current soil and groundwater remediation and monitoring.

San Quentin State Correctional Treatment Center Site Characterization, Marin County, California: Mr. Larson was the Project Manager for a Phase II Environmental Site Assessment. He oversaw and provided technical oversight for a subsurface evaluation to further define the extent of soil and groundwater on-site, impacted by releases of petroleum hydrocarbons and chlorinated solvents from underground storage tanks at the San Quentin State Correctional Treatment Center.

Appendix B:

SITE PHOTOGRAPHS

Exterior of the existing Hillview Community Center (former Hillview Elementary School).

Exterior of the existing Hillview Community Center (former Hillview Elementary School).

Parking lot associated with the community center.

Exterior of the existing Hillview Community Center.

Exterior of the existing Hillview Community Center.

General interior of the existing Hillview Community Center.

General interior of the existing Hillview Community Center.

General interior of the existing Hillview Community Center.

General interior of the existing Hillview Community Center.

General interior of the existing Hillview Community Center.

Exterior of the Bus Barn Theater building.

Exterior of the Bus Barn Theater building.

Exterior of the Bus Barn Theater building with ticket office and other outbuilding.

Unidentified pipe on the north side of the theater building.

Interior of the Bus Barn Theater building.

Interior of the Bus Barn Theater building.

Interior of the Bus Barn Theater building.

Interior of the Bus Barn Theater building.

Interior of the Bus Barn Theater building.

Exterior of the Neutra House in the southeastern corner of the site.

View of the existing soccer field with the Bus Barn Theater in the background, facing north.

General parking lot to the west of the Bus Barn Theater, facing east.

General parking lot to the west of the Bus Barn Theater, facing west.

Appendix C:

ENVIRONMENTAL DATA RESOURCES (EDR) RADIUS MAP REPORT

Hillview Avenue Property
97 Hillview Avenue
Los Altos, CA 94022

Inquiry Number: 5040953.2s
September 05, 2017

EDR Summary Radius Map Report

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

TABLE OF CONTENTS

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

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

97 HILLVIEW AVENUE
LOS ALTOS, CA 94022

COORDINATES

Latitude (North):	37.3802230 - 37° 22' 48.80''
Longitude (West):	122.1116310 - 122° 6' 41.87''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	578651.0
UTM Y (Meters):	4137219.2
Elevation:	174 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	TP
Source:	U.S. Geological Survey
Target Property:	SE
Source:	U.S. Geological Survey
Target Property:	SW
Source:	U.S. Geological Survey
Target Property:	NW
Source:	U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140608
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
97 HILLVIEW AVENUE
LOS ALTOS, CA 94022

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	HILLVIEW - ELEANOR A	BTW HILLVIEW;ELEANOR	RESPONSE, ENVIROSTOR, HIST Cal-Sites, Cortese	Higher	1 ft.
2	HILLVIEW MAINTENANCE	ADJ TO 97 HILLVIEW A	SEMS-ARCHIVE	Higher	22, 0.004, SSW
3	HILLVIEW-ELEANOR ARE	NEAR CORNER OF HILLV	CA BOND EXP. PLAN	Higher	41, 0.008, SE
4	ALADDIN CARPET UPHOL	175 S SAN ANTONIO 12	EDR Hist Cleaner	Higher	255, 0.048, WSW
A5	MAIN STREET CLEANERS	129 MAIN ST	EDR Hist Cleaner	Higher	440, 0.083, West
A6	HONEYS SHELL SERVICE	45 MAIN ST	EDR Hist Auto	Higher	447, 0.085, West
A7	BOB PEARSON	45 MAIN ST	HIST UST	Higher	447, 0.085, West
A8	BOB PEARSON	45 MAIN ST	SWEEPS UST, HIST UST, CA FID UST	Higher	447, 0.085, West
A9	SHELL (FORMER)	45 MAIN ST	LUST, HIST LUST, HIST CORTESE	Higher	447, 0.085, West
10	CORPORATION YARD	1 N SAN ANTONIO RD	SWEEPS UST	Lower	476, 0.090, NNW
A11	ROGER S AUTOMOTIVE S	148 MAIN ST	EDR Hist Auto	Higher	484, 0.092, West
12	SANTA BARBARA FIRE S	182 MAIN	HIST CORTESE	Higher	655, 0.124, WSW
B13	PG&E: LOS ALTOS SUBS	SAN ANTONIO RD	CUPA Listings	Lower	721, 0.137, NW
C14	ALTOS NURSERY	245 HAWTHORNE AVE	HIST UST	Higher	818, 0.155, SE
C15	ALTOS NURSERY	245 HAWTHORNE AVE	SWEEPS UST, CA FID UST	Higher	818, 0.155, SE
C16	LOS ALTOS NURSERY	245 HAWTHORNE	LUST, HIST LUST, HIST CORTESE	Higher	818, 0.155, SE
B17	PACIFIC BELL	61 N SAN ANTONIO AVE	LUST, CUPA Listings, EMI	Lower	874, 0.166, NW
B18	AT&T-SITE P6004 (LSA	61 N. SAN ANTONIO RD	UST	Lower	874, 0.166, NW
B19	PACIFIC BELL	61 N SAN ANTONIO RD	RCRA-SQG, LUST, HIST LUST, SWEEPS UST, HIST UST,...	Lower	874, 0.166, NW
20	MATTOS J TRUCKING	225 STATE ST	RCRA NonGen / NLR	Higher	994, 0.188, West
D21	LOS ALTOS UNION SERV	330 S SAN ANTONIO RD	LUST, HIST UST	Higher	1060, 0.201, SW
D22	UNION OIL SS 5957	330 SOUTH SAN ANTONI	HIST UST, HAZNET	Higher	1060, 0.201, SW
D23	UNOCAL #5957	330 S SAN ANTONIO RD	LUST, HIST LUST	Higher	1060, 0.201, SW
D24	UNION OIL SS# 5957	330 S SAN ANTONIO RD	HIST UST	Higher	1060, 0.201, SW
D25	LOS ALTOS 76	330 S SAN ANTONIO RD	UST	Higher	1060, 0.201, SW
D26	LOS ALTOS 76	330 S SAN ANTONIO RD	CUPA Listings	Higher	1060, 0.201, SW
D27	LOS ALTOS UNION #595	330 S SAN ANTONIO RD	LUST, SWEEPS UST, CA FID UST	Higher	1060, 0.201, SW
D28	UNION OIL SS #5957	330 S SAN ANTONIO RD	HIST UST	Higher	1060, 0.201, SW
E29	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Lower	1085, 0.205, NNW
E30	VILLA ANGELA RESIDEN	11 ANGELA	LUST, HIST LUST, HIST CORTESE	Lower	1088, 0.206, NNW
F31	WALGREENS NO 7088	303 2ND ST	RCRA-SQG, CUPA Listings, HAZNET	Higher	1108, 0.210, SW
F32	WALGREENS #7088	303 2ND ST	RCRA-CESQG	Higher	1108, 0.210, SW
33	BRUNNERS W VALLEY CH	300 MAIN	HIST CORTESE	Higher	1138, 0.216, WSW
G34	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	1207, 0.229, SE
G35	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	1207, 0.229, SE
F36	AT&T MOBILITY - DOWN	280 S 2ND ST	CUPA Listings	Higher	1234, 0.234, SW
F37	SAME AS ABOVE	320 2ND ST	HIST UST	Higher	1293, 0.245, SW
D38	LOS ALTOS ONE HOUR C	343 2ND ST	RCRA-SQG	Higher	1295, 0.245, SW
D39	ONE HOUR CLEANERS	343 2ND ST	RCRA NonGen / NLR, FINDS, ECHO	Higher	1295, 0.245, SW

MAPPED SITES SUMMARY

Target Property Address:
97 HILLVIEW AVENUE
LOS ALTOS, CA 94022

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
40	LEGACY DENTAL CARE	158 2ND ST	CUPA Listings	Higher	1310, 0.248, WSW
41	TIRE STORE	404 2ND	HIST CORTESE	Higher	1372, 0.260, SW
42	VILLAGE CHEVRON #918	401 MAIN ST	LUST, HIST LUST, SWEEPS UST, HIST CORTESE	Higher	1563, 0.296, WSW
H43	95215	470 S SAN ANTONIO	LUST, SWEEPS UST, HIST UST, CA FID UST	Higher	1946, 0.369, SSW
H44	95215	470 S SAN ANTONIO RD	LUST, HIST LUST, HIST UST	Higher	1946, 0.369, SSW
45	PRIVATE RESIDENCE	PRIVATE RESIDENCE	LUST	Higher	2058, 0.390, SW
I46	HON RESIDENCE	386 UNIVERSITY AVE	LUST, HIST LUST, SWEEPS UST	Higher	2078, 0.394, SW
I47	HON PROPERTY	386 UNIVERSITY	LUST, HIST CORTESE	Higher	2078, 0.394, SW
H48	MCELROY LUMBER	496 1ST ST	LUST, HIST LUST	Higher	2147, 0.407, SSW
H49	MCELROY LUMBER CO	496 1ST ST	LUST, HIST UST, HIST CORTESE	Higher	2147, 0.407, SSW
50	SANTA CLARA UNIVERSI	751 CAMPBELL AVE	RCRA-SQG, ENVIROSTOR, FINDS, ECHO	Higher	4406, 0.834, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

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

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 02/07/2017 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HILLVIEW MAINTENANCE	ADJ TO 97 HILLVIEW A	SSW 0 - 1/8 (0.004 mi.)	2	8

Federal RCRA generators list

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 12/12/2016 has revealed that there are 3 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS NO 7088	***303 2ND ST***	***SW 1/8 - 1/4 (0.210 mi.)***	***F31***	***16***
LOS ALTOS ONE HOUR C	343 2ND ST	SW 1/8 - 1/4 (0.245 mi.)	D38	17
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
PACIFIC BELL	***61 N SAN ANTONIO RD***	***NW 1/8 - 1/4 (0.166 mi.)***	***B19***	***12***

EXECUTIVE SUMMARY

RCRA-CESQG: A review of the RCRA-CESQG list, as provided by EDR, and dated 12/12/2016 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALGREENS #7088	303 2ND ST	SW 1/8 - 1/4 (0.210 mi.)	F32	16

State- and tribal - equivalent NPL

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

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HILLVIEW - ELEANOR A	***BTW HILLVIEW;ELEANOR***	***0 - 1/8 (0.000 mi.)***	***1***	***8***
Database: RESPONSE, Date of Government Version: 07/31/2017				
AWP Facility Id: 43490059				
Status: Backlog				
Facility Id: 43490059				

State- and tribal - equivalent CERCLIS

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 07/31/2017 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
HILLVIEW - ELEANOR A	***BTW HILLVIEW;ELEANOR***	***0 - 1/8 (0.000 mi.)***	***1***	***8***
Facility Id: 43490059				
Status: Backlog				
SANTA CLARA UNIVERSI	***751 CAMPBELL AVE***	***SE 1/2 - 1 (0.834 mi.)***	***50***	***21***
Facility Id: 43820002				
Status: Refer: Other Agency				

State and tribal leaking storage tank lists

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 19 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHELL (FORMER)	***45 MAIN ST***	***W 0 - 1/8 (0.085 mi.)***	***A9***	***9***
Database: LUST REG 2, Date of Government Version: 09/30/2004				
Database: LUST, Date of Government Version: 06/12/2017				
Status: Completed - Case Closed				
Facility Status: Case Closed				

Global Id: T0608500089
date9: 8/27/1992

LOS ALTOS NURSERY ***245 HAWTHORNE*** ***SE 1/8 - 1/4 (0.155 mi.)*** ***C16*** ***11***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Facility Status: Case Closed
Date Closed: 10/10/1996
Global Id: T0608501972
SCVWD ID: 06S2W29L01F
date9: 10/10/1996

LOS ALTOS UNION SERV ***330 S SAN ANTONIO RD*** ***SW 1/8 - 1/4 (0.201 mi.)*** ***D21*** ***13***
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Global Id: T0608502323

UNOCAL #5957 ***330 S SAN ANTONIO RD*** ***SW 1/8 - 1/4 (0.201 mi.)*** ***D23*** ***14***
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Pollution Characterization

LOS ALTOS UNION #595 ***330 S SAN ANTONIO RD*** ***SW 1/8 - 1/4 (0.201 mi.)*** ***D27*** ***14***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
SCVWD ID: 06S2W30R01F

PRIVATE RESIDENCE PRIVATE RESIDENCE SE 1/8 - 1/4 (0.229 mi.) G34 16
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Global Id: T0608504754

PRIVATE RESIDENCE PRIVATE RESIDENCE SE 1/8 - 1/4 (0.229 mi.) G35 16
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Global Id: T0608518106

VILLAGE CHEVRON #918 ***401 MAIN ST*** ***WSW 1/4 - 1/2 (0.296 mi.)*** ***42*** ***18***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Facility Status: Case Closed
Date Closed: 10/01/1996
Global Id: T0608502130
SCVWD ID: 06S2W30R05F
date9: 10/1/1996

95215 ***470 S SAN ANTONIO*** ***SSW 1/4 - 1/2 (0.369 mi.)*** ***H43*** ***19***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Date Closed: 06/02/2010
Global Id: T0608502364
SCVWD ID: 06S2W30R06F

95215 ***470 S SAN ANTONIO RD*** ***SSW 1/4 - 1/2 (0.369 mi.)*** ***H44*** ***19***
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Remedial action (cleanup) Underway

PRIVATE RESIDENCE PRIVATE RESIDENCE SW 1/4 - 1/2 (0.390 mi.) 45 19
Database: LUST, Date of Government Version: 06/12/2017

Status: Completed - Case Closed
Global Id: T0608501780

HON RESIDENCE ***386 UNIVERSITY AVE*** ***SW 1/4 - 1/2 (0.394 mi.)*** ***I46*** ***20***
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Case Closed
date9: 10/10/1995

HON PROPERTY ***386 UNIVERSITY*** ***SW 1/4 - 1/2 (0.394 mi.)*** ***I47*** ***20***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Date Closed: 10/10/1995
SCVWD ID: 06S2W30R03F

MCELROY LUMBER ***496 1ST ST*** ***SSW 1/4 - 1/2 (0.407 mi.)*** ***H48*** ***20***
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Case Closed
date9: 4/6/1995

MCELROY LUMBER CO ***496 1ST ST*** ***SSW 1/4 - 1/2 (0.407 mi.)*** ***H49*** ***21***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Date Closed: 04/06/1995
Global Id: T0608501872
SCVWD ID: 06S2W30R04F

Lower Elevation	Address	Direction / Distance	Map ID	Page

PACIFIC BELL ***61 N SAN ANTONIO AVE*** ***NW 1/8 - 1/4 (0.166 mi.)*** ***B17*** ***12***
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Global Id: T0608501964

PACIFIC BELL ***61 N SAN ANTONIO RD*** ***NW 1/8 - 1/4 (0.166 mi.)*** ***B19*** ***12***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Case Closed
Date Closed: 07/01/1998
SCVWD ID: 06S2W29E02F
date9: 7/1/1998

PRIVATE RESIDENCE PRIVATE RESIDENCE NNW 1/8 - 1/4 (0.205 mi.) E29 15
Database: LUST, Date of Government Version: 06/12/2017
Status: Completed - Case Closed
Global Id: T0608501563

VILLA ANGELA RESIDEN ***11 ANGELA*** ***NNW 1/8 - 1/4 (0.206 mi.)*** ***E30*** ***15***
Database: LUST SANTA CLARA, Date of Government Version: 03/03/2014
Database: LUST REG 2, Date of Government Version: 09/30/2004
Facility Status: Case Closed
Date Closed: 09/26/1989
SCVWD ID: 06S2W29E01F
date9: 9/26/1989

EXECUTIVE SUMMARY

HIST LUST: A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there are 9 HIST LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHELL (FORMER) SCVWD ID: 06S2W30J01	***45 MAIN ST***	***W 0 - 1/8 (0.085 mi.)***	***A9***	***9***
LOS ALTOS NURSERY SCVWD ID: 06S2W29L01	***245 HAWTHORNE***	***SE 1/8 - 1/4 (0.155 mi.)***	***C16***	***11***
UNOCAL #5957 SCVWD ID: 06S2W30R01	***330 S SAN ANTONIO RD***	***SW 1/8 - 1/4 (0.201 mi.)***	***D23***	***14***
VILLAGE CHEVRON #918 SCVWD ID: 06S2W30R05	***401 MAIN ST***	***WSW 1/4 - 1/2 (0.296 mi.)***	***42***	***18***
95215 SCVWD ID: 06S2W30R06	***470 S SAN ANTONIO RD***	***SSW 1/4 - 1/2 (0.369 mi.)***	***H44***	***19***
HON RESIDENCE SCVWD ID: 06S2W30R03	***386 UNIVERSITY AVE***	***SW 1/4 - 1/2 (0.394 mi.)***	***I46***	***20***
MCELROY LUMBER SCVWD ID: 06S2W30R04	***496 1ST ST***	***SSW 1/4 - 1/2 (0.407 mi.)***	***H48***	***20***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL SCVWD ID: 06S2W29E02	***61 N SAN ANTONIO RD***	***NW 1/8 - 1/4 (0.166 mi.)***	***B19***	***12***
VILLA ANGELA RESIDEN SCVWD ID: 06S2W29E01	***11 ANGELA***	***NNW 1/8 - 1/4 (0.206 mi.)***	***E30***	***15***

State and tribal registered storage tank lists

UST: A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOS ALTOS 76	330 S SAN ANTONIO RD	SW 1/8 - 1/4 (0.201 mi.)	D25	14
Database: UST, Date of Government Version: 06/12/2017 Facility Id: 43-000-201569 Facility Id: FA0252352				

Lower Elevation	Address	Direction / Distance	Map ID	Page
AT&T-SITE P6004 (LSA	61 N. SAN ANTONIO RD	NW 1/8 - 1/4 (0.166 mi.)	B18	12
Database: UST, Date of Government Version: 06/12/2017 Facility Id: FA0201647 Facility Id: 43-000-201647				

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HILLVIEW - ELEANOR A	***BTW HILLVIEW;ELEANOR***	***0 - 1/8 (0.000 mi.)***	***1***	***8***

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 5 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB PEARSON Status: A Tank Status: A Comp Number: 67162	***45 MAIN ST***	***W 0 - 1/8 (0.085 mi.)***	***A8***	***9***
ALTOS NURSERY Status: A Tank Status: A Comp Number: 10602	***245 HAWTHORNE AVE***	***SE 1/8 - 1/4 (0.155 mi.)***	***C15***	***11***
LOS ALTOS UNION #595 Status: A Tank Status: A Comp Number: 30774	***330 S SAN ANTONIO RD***	***SW 1/8 - 1/4 (0.201 mi.)***	***D27***	***14***

Lower Elevation	Address	Direction / Distance	Map ID	Page
CORPORATION YARD Comp Number: 159	1 N SAN ANTONIO RD	NNW 0 - 1/8 (0.090 mi.)	10	10
PACIFIC BELL Status: A Tank Status: A Comp Number: 57529	***61 N SAN ANTONIO RD***	***NW 1/8 - 1/4 (0.166 mi.)***	***B19***	***12***

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 9 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB PEARSON Facility Id: 00000067162	45 MAIN ST	W 0 - 1/8 (0.085 mi.)	A7	9
BOB PEARSON ALTOS NURSERY	***45 MAIN ST*** 245 HAWTHORNE AVE	***W 0 - 1/8 (0.085 mi.)*** SE 1/8 - 1/4 (0.155 mi.)	***A8*** C14	***9*** 11

Facility Id: 00000010602				
LOS ALTOS UNION SERV	***330 S SAN ANTONIO RD***	***SW 1/8 - 1/4 (0.201 mi.)***	***D21***	***13***
Facility Id: 00000011409				
UNION OIL SS 5957	***330 SOUTH SAN ANTONI***	***SW 1/8 - 1/4 (0.201 mi.)***	***D22***	***13***
UNION OIL SS# 5957	330 S SAN ANTONIO RD	SW 1/8 - 1/4 (0.201 mi.)	D24	14
Facility Id: 00000060730				
UNION OIL SS #5957	330 S SAN ANTONIO RD	SW 1/8 - 1/4 (0.201 mi.)	D28	15
Facility Id: 00000030774				
SAME AS ABOVE	320 2ND ST	SW 1/8 - 1/4 (0.245 mi.)	F37	17
Facility Id: 00000010582				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***61 N SAN ANTONIO RD***	***NW 1/8 - 1/4 (0.166 mi.)***	***B19***	***12***
Facility Id: 00000057529				

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 4 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BOB PEARSON	***45 MAIN ST***	***W 0 - 1/8 (0.085 mi.)***	***A8***	***9***
Facility Id: 43004199				
Status: A				
ALTOS NURSERY	***245 HAWTHORNE AVE***	***SE 1/8 - 1/4 (0.155 mi.)***	***C15***	***11***
Facility Id: 43011970				
Status: A				
LOS ALTOS UNION #595	***330 S SAN ANTONIO RD***	***SW 1/8 - 1/4 (0.201 mi.)***	***D27***	***14***
Facility Id: 43001549				
Status: A				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL	***61 N SAN ANTONIO RD***	***NW 1/8 - 1/4 (0.166 mi.)***	***B19***	***12***
Facility Id: 43010955				
Status: A				

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/12/2016 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MATTOS J TRUCKING	225 STATE ST	W 1/8 - 1/4 (0.188 mi.)	20	13
ONE HOUR CLEANERS	***343 2ND ST***	***SW 1/8 - 1/4 (0.245 mi.)***	***D39***	***17***

EXECUTIVE SUMMARY

CA BOND EXP. PLAN: A review of the CA BOND EXP. PLAN list, as provided by EDR, and dated 01/01/1989 has revealed that there is 1 CA BOND EXP. PLAN site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HILLVIEW-ELEANOR ARE	NEAR CORNER OF HILLV	SE 0 - 1/8 (0.008 mi.)	3	8

Cortese: A review of the Cortese list, as provided by EDR, and dated 12/28/2016 has revealed that there is 1 Cortese site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HILLVIEW - ELEANOR A	***BTW HILLVIEW;ELEANOR***	***0 - 1/8 (0.000 mi.)***	***1***	***8***
Envirostor Id: 43490059				
Cleanup Status: BACKLOG				

CUPA Listings: A review of the CUPA Listings list, as provided by EDR, has revealed that there are 6 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LOS ALTOS 76	330 S SAN ANTONIO RD	SW 1/8 - 1/4 (0.201 mi.)	D26	14
Database: CUPA SANTA CLARA, Date of Government Version: 02/22/2017				
WALGREENS NO 7088	***303 2ND ST***	***SW 1/8 - 1/4 (0.210 mi.)***	***F31***	***16***
Database: CUPA SANTA CLARA, Date of Government Version: 02/22/2017				
AT&T MOBILITY - DOWN	280 S 2ND ST	SW 1/8 - 1/4 (0.234 mi.)	F36	17
Database: CUPA SANTA CLARA, Date of Government Version: 02/22/2017				
LEGACY DENTAL CARE	158 2ND ST	WSW 1/8 - 1/4 (0.248 mi.)	40	18
Database: CUPA SANTA CLARA, Date of Government Version: 02/22/2017				

Lower Elevation	Address	Direction / Distance	Map ID	Page
PG&E: LOS ALTOS SUBS	SAN ANTONIO RD	NW 1/8 - 1/4 (0.137 mi.)	B13	10
Database: CUPA SANTA CLARA, Date of Government Version: 02/22/2017				
PACIFIC BELL	***61 N SAN ANTONIO AVE***	***NW 1/8 - 1/4 (0.166 mi.)***	***B17***	***12***
Database: CUPA SANTA CLARA, Date of Government Version: 02/22/2017				

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 10 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SHELL (FORMER)	***45 MAIN ST***	***W 0 - 1/8 (0.085 mi.)***	***A9***	***9***
Reg Id: 43-0017				
SANTA BARBARA FIRE S	182 MAIN	WSW 0 - 1/8 (0.124 mi.)	12	10

Reg Id: 3188				
LOS ALTOS NURSERY Reg Id: 43-2148	***245 HAWTHORNE***	***SE 1/8 - 1/4 (0.155 mi.)***	***C16***	***11***
BRUNNERS W VALLEY CH Reg Id: 43-0204	300 MAIN	WSW 1/8 - 1/4 (0.216 mi.)	33	16
TIRE STORE Reg Id: 43-1729	404 2ND	SW 1/4 - 1/2 (0.260 mi.)	41	18
VILLAGE CHEVRON #918 Reg Id: 43-0326	***401 MAIN ST***	***WSW 1/4 - 1/2 (0.296 mi.)***	***42***	***18***
HON PROPERTY Reg Id: 43-1854	***386 UNIVERSITY***	***SW 1/4 - 1/2 (0.394 mi.)***	***I47***	***20***
MCELROY LUMBER CO Reg Id: 43-2034	***496 1ST ST***	***SSW 1/4 - 1/2 (0.407 mi.)***	***H49***	***21***

Lower Elevation	Address	Direction / Distance	Map ID	Page
PACIFIC BELL Reg Id: 43-2139	***61 N SAN ANTONIO RD***	***NW 1/8 - 1/4 (0.166 mi.)***	***B19***	***12***
VILLA ANGELA RESIDEN Reg Id: 43-1608	***11 ANGELA***	***NNW 1/8 - 1/4 (0.206 mi.)***	***E30***	***15***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 2 EDR Hist Auto sites within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HONEYS SHELL SERVICE	45 MAIN ST	W 0 - 1/8 (0.085 mi.)	A6	9
ROGER S AUTOMOTIVE S	148 MAIN ST	W 0 - 1/8 (0.092 mi.)	A11	10

EDR Hist Cleaner: A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 2 EDR Hist Cleaner sites within approximately 0.125 miles of the target property.

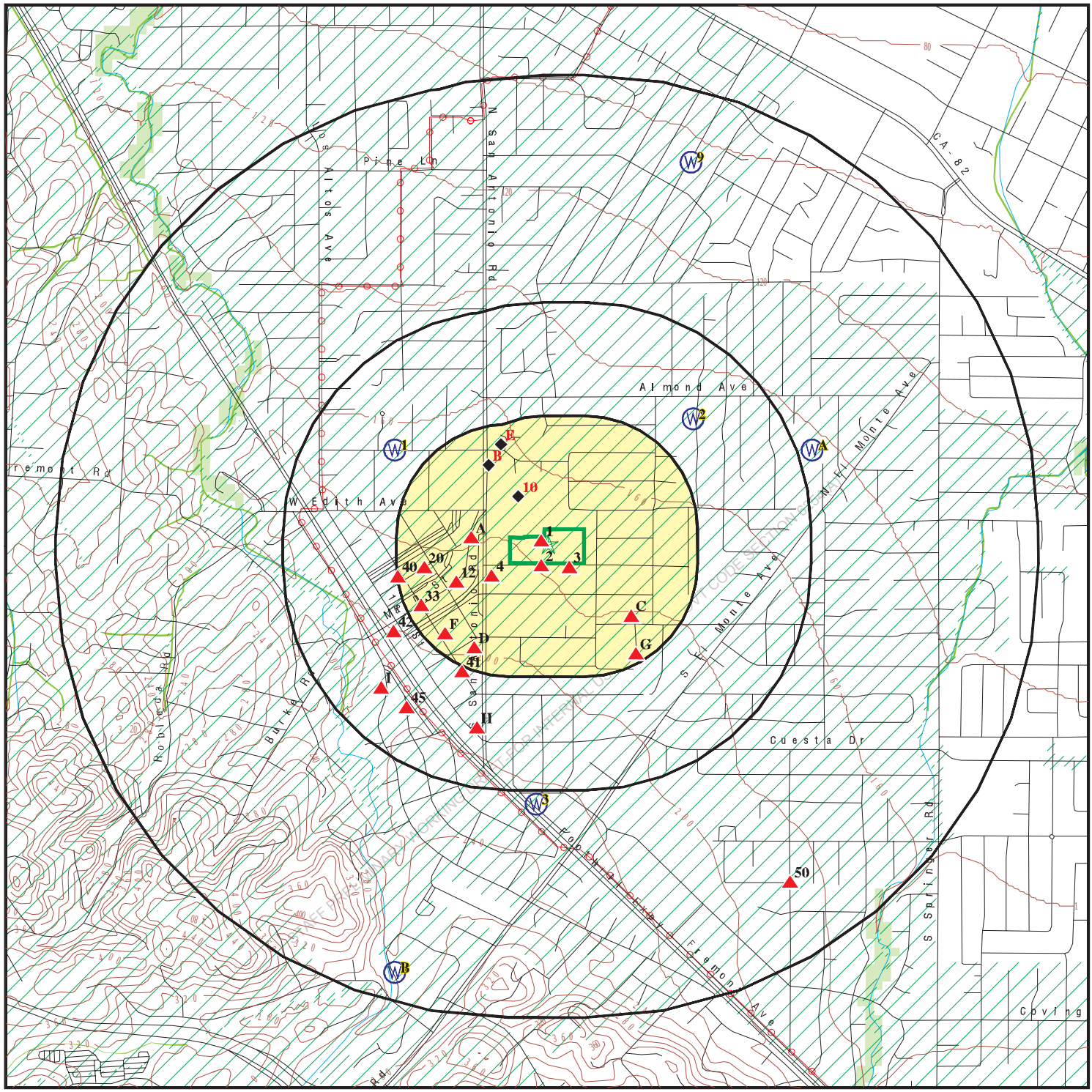
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ALADDIN CARPET UPHOL	175 S SAN ANTONIO 12	WSW 0 - 1/8 (0.048 mi.)	4	8
MAIN STREET CLEANERS	129 MAIN ST	W 0 - 1/8 (0.083 mi.)	A5	9

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ALTOS	1003878724	LOS ALTOS WELL FIELD	COR OF HILL VIEW & ELEANOR	94022	SEMS-ARCHIVE
LOS ALTOS	1003879379	HILLVIEW - ELEANOR	HILLVIEW - ELEANOR	94022	SEMS-ARCHIVE

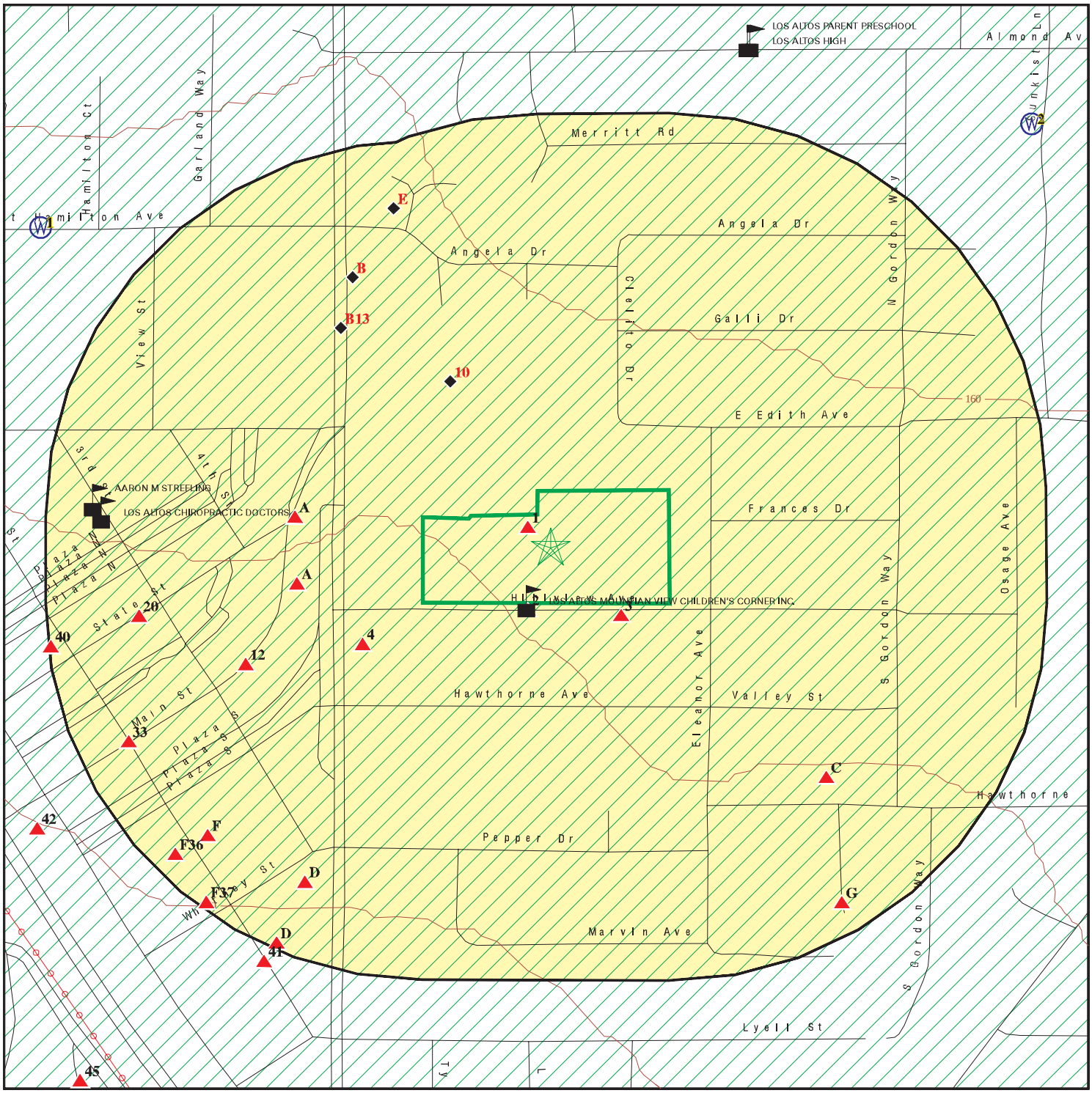
OVERVIEW MAP - 5040953.2S



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: Hillview Avenue Property ADDRESS: 97 Hillview Avenue Los Altos CA 94022 LAT/LONG: 37.380223 / 122.111631	CLIENT: Ninyo & Moore CONTACT: Randy Wheeler INQUIRY #: 5040953.2s DATE: September 05, 2017 5:16 pm

DETAIL MAP - 5040953.2S



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: Hillview Avenue Property	CLIENT: Ninyo & Moore
ADDRESS: 97 Hillview Avenue Los Altos CA 94022	CONTACT: Randy Wheeler
LAT/LONG: 37.380223 / 122.111631	INQUIRY #: 5040953.2s DATE: September 05, 2017 5:22 pm

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	0.001		0	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
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		1	0	0	NR	NR	1
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	3	NR	NR	NR	3
RCRA-CESQG	0.250		0	1	NR	NR	NR	1
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	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		1	0	0	0	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		1	0	0	1	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		1	10	8	NR	NR	19

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	0	NR	NR	0
HIST LUST	0.500		1	4	4	NR	NR	9
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
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	0	NR	NR	0
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	0.001		0	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
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		1	0	0	0	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		2	3	NR	NR	NR	5
HIST UST	0.250		2	7	NR	NR	NR	9
CA FID UST	0.250		1	3	NR	NR	NR	4
Local Land Records								
LIENS	0.001		0	NR	NR	NR	NR	0
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	2	NR	NR	NR	2
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	0.001		0	NR	NR	NR	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		1	0	0	0	NR	1
Cortese	0.500		1	0	0	NR	NR	1
CUPA Listings	0.250		0	6	NR	NR	NR	6
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	0.001		0	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
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		2	4	4	NR	NR	10
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	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	0	0	NR	0
EDR Hist Auto	0.125		2	NR	NR	NR	NR	2
EDR Hist Cleaner	0.125		2	NR	NR	NR	NR	2
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	19	45	16	1	0	81

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
1 **< 1/8** **1 ft.**	**HILLVIEW - ELEANOR AREA PLUME** **BTW HILLVIEW;ELEANOR AVE&SAN ANTONIO RD** **LOS ALTOS, CA 94022**	**RESPONSE** **ENVIROSTOR** **HIST Cal-Sites** **Cortese**	**S101482393** **N/A**

Relative: Higher

Click here for full text details

RESPONSE
Status: Backlog
AWP Facility Id: 43490059
Facility Id: 43490059

ENVIROSTOR
Facility Id: 43490059
Status: Backlog

Cortese
Envirostor Id: 43490059
Cleanup Status: BACKLOG

---

2 **SSW** **< 1/8** **0.004 mi.** **22 ft.**	**HILLVIEW MAINTENANCE YARD** **ADJ TO 97 HILLVIEW AVE, NRBY DRY CLEANER** **LOS ALTOS, CA 94022**	**SEMS-ARCHIVE**	**1000293149** **CAD982400202**

Relative: Higher

Click here for full text details

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3 **SE** **< 1/8** **0.008 mi.** **41 ft.**	**HILLVIEW-ELEANOR AREA PLUME** **NEAR CORNER OF HILLVIEW AND ELEANOR AVENUES** **LOS ALTOS, CA 94022**	**CA BOND EXP. PLAN**	**S100833363** **N/A**

Relative: Higher

Click here for full text details

---

4 **WSW** **< 1/8** **0.048 mi.** **255 ft.**	**ALADDIN CARPET UPHOLSTERY** **175 S SAN ANTONIO 123** **LOS ALTOS, CA 94022**	**EDR Hist Cleaner**	**1018693609** **N/A**

Relative: Higher

Click here for full text details

A5
West
< 1/8
0.083 mi.
440 ft.

Relative:
Higher

MAIN STREET CLEANERS AND LDRY
129 MAIN ST
LOS ALTOS, CA 94022

Click here for full text details

EDR Hist Cleaner

1018662164
N/A

A6
West
< 1/8
0.085 mi.
447 ft.

Relative:
Higher

HONEYS SHELL SERVICE
45 MAIN ST
LOS ALTOS, CA 94022

Click here for full text details

EDR Hist Auto

1020620866
N/A

A7
West
< 1/8
0.085 mi.
447 ft.

Relative:
Higher

BOB PEARSON
45 MAIN ST
LOS ALTOS, CA 94022

Click here for full text details

HIST UST
Facility Id: 00000067162

HIST UST

U001594131
N/A

A8
West
< 1/8
0.085 mi.
447 ft.

Relative:
Higher

BOB PEARSON
45 MAIN ST
LOS ALTOS, CA 94022

Click here for full text details

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 67162

CA FID UST
Status: A
Facility Id: 43004199

SWEEPS UST
HIST UST
CA FID UST

S101622950
N/A

A9
West
< 1/8
0.085 mi.
447 ft.

Relative:
Higher

SHELL (FORMER)
45 MAIN ST
LOS ALTOS, CA 94022

Click here for full text details

LUST
Facility Status: Case Closed
Status: Completed - Case Closed
Global Id: T0608500089

LUST
HIST LUST
HIST CORTESE

S103880891
N/A

SHELL (FORMER) (Continued) **S103880891**

date9: 8/27/1992

Click here to access the California GeoTracker records for this facility

HIST LUST
SCVWD ID: 06S2W30J01

HIST CORTESE
Reg Id: 43-0017

10
NNW
< 1/8
0.090 mi.
476 ft.

Relative:
Lower

CORPORATION YARD **SWEEPS UST** **S106924923**
1 N SAN ANTONIO RD **N/A**
LOS ALTOS, CA 94022

Click here for full text details

SWEEPS UST
Comp Number: 159

A11
West
< 1/8
0.092 mi.
484 ft.

Relative:
Higher

ROGER S AUTOMOTIVE SERVICE **EDR Hist Auto** **1009003210**
148 MAIN ST **N/A**
SAN JOSE, CA

Click here for full text details

12
WSW
< 1/8
0.124 mi.
655 ft.

Relative:
Higher

SANTA BARBARA FIRE STATIO **HIST CORTESE** **S105024976**
182 MAIN **N/A**
MILPITAS, CA 95035

Click here for full text details

HIST CORTESE
Reg Id: 3188

B13
NW
1/8-1/4
0.137 mi.
721 ft.

Relative:
Lower

PG&E: LOS ALTOS SUBSTATION **CUPA Listings** **S117892394**
SAN ANTONIO RD **N/A**
LOS ALTOS, CA 94022

Click here for full text details

C14
SE
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

ALTOS NURSERY
245 HAWTHORNE AVE
LOS ALTOS, CA 94022

HIST UST | **U001594129**
N/A

Click here for full text details

HIST UST
Facility Id: 00000010602

C15
SE
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

ALTOS NURSERY
245 HAWTHORNE AVE
LOS ALTOS, CA 94022

SWEEPS UST
CA FID UST | **S101622948**
N/A

Click here for full text details

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 10602

CA FID UST
Status: A
Facility Id: 43011970

C16
SE
1/8-1/4
0.155 mi.
818 ft.

Relative:
Higher

LOS ALTOS NURSERY
245 HAWTHORNE
LOS ALTOS, CA 94022

LUST
HIST LUST
HIST CORTESE | **S102432751**
N/A

Click here for full text details

LUST
Date Closed: 10/10/1996
Facility Status: Case Closed
Status: Completed - Case Closed
Global Id: T0608501972
SCVWD ID: 06S2W29L01F
date9: 10/10/1996

Click here to access the California GeoTracker records for this facility

HIST LUST
SCVWD ID: 06S2W29L01

HIST CORTESE
Reg Id: 43-2148

B17
NW
1/8-1/4
0.166 mi.
874 ft.

Relative:
Lower

PACIFIC BELL
61 N SAN ANTONIO AVE
LOS ALTOS, CA 94022

Database(s): LUST, CUPA Listings, EMI
EDR ID Number: S108432761
EPA ID Number: N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0608501964

Click here to access the California GeoTracker records for this facility

EMI
Facility Id: 13486

B18
NW
1/8-1/4
0.166 mi.
874 ft.

Relative:
Lower

AT&T-SITE P6004 (LSATCA11)
61 N. SAN ANTONIO RD.
LOS ALTOS, CA 94022

Database(s): UST
EDR ID Number: U004049681
EPA ID Number: N/A

Click here for full text details

UST
Facility Id: FA0201647
Facility Id: 43-000-201647

B19
NW
1/8-1/4
0.166 mi.
874 ft.

Relative:
Lower

PACIFIC BELL
61 N SAN ANTONIO RD
LOS ALTOS, CA 94022

Database(s): RCRA-SQG, LUST, HIST LUST, SWEEPS UST, HIST UST, CA FID UST, FINDS, ECHO, HIST CORTESE
EDR ID Number: 1000251159
EPA ID Number: CAT080019912

Click here for full text details

RCRA-SQG
EPA Id: CAT080019912

LUST
Date Closed: 07/01/1998
Facility Status: Case Closed
SCVWD ID: 06S2W29E02F
date9: 7/1/1998

HIST LUST
SCVWD ID: 06S2W29E02

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 57529

PACIFIC BELL (Continued) **1000251159**

HIST UST
Facility Id: 00000057529

CA FID UST
Status: A
Facility Id: 43010955

FINDS
Registry ID:: 110055873381
Registry ID:: 110002948810

HIST CORTESE
Reg Id: 43-2139

20
West
1/8-1/4
0.188 mi.
994 ft.

Relative:
Higher

MATTOS J TRUCKING **RCRA NonGen / NLR** **1000418020**
225 STATE ST **CAD054801741**
ALVISO, CA 95002

Click here for full text details

RCRA NonGen / NLR
EPA Id: CAD054801741

D21
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

LOS ALTOS UNION SERVICE **LUST** **U001594148**
330 S SAN ANTONIO RD **HIST UST** **N/A**
LOS ALTOS, CA 94022

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0608502323

Click here to access the California GeoTracker records for this facility

HIST UST
Facility Id: 00000011409

D22
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

UNION OIL SS 5957 **HIST UST** **S113131524**
330 SOUTH SAN ANTONIO RD **HAZNET** **N/A**
LOS ALTOS, CA 94022

Click here for full text details

HAZNET
GEPAID: CAL000281048

D23
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

UNOCAL #5957
330 S SAN ANTONIO RD
LOS ALTOS, CA 94022

LUST **S103880893**
HIST LUST **N/A**

Click here for full text details

LUST
Facility Status: Pollution Characterization

HIST LUST
SCVWD ID: 06S2W30R01

D24
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

UNION OIL SS# 5957
330 S SAN ANTONIO RD
LOS ALTOS, CA 94022

HIST UST **U001594162**
N/A

Click here for full text details

HIST UST
Facility Id: 00000060730

D25
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

LOS ALTOS 76
330 S SAN ANTONIO RD
LOS ALTOS, CA 94022

UST **U004049678**
N/A

Click here for full text details

UST
Facility Id: 43-000-201569
Facility Id: FA0252352

D26
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

LOS ALTOS 76
330 S SAN ANTONIO RD
LOS ALTOS, CA 94022

CUPA Listings **S108212505**
N/A

Click here for full text details

D27
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

LOS ALTOS UNION #5957
330 S SAN ANTONIO RD
LOS ALTOS, CA 94022

LUST **S101622965**
SWEEPS UST **N/A**
CA FID UST

Click here for full text details

LUST
SCVWD ID: 06S2W30R01F

SWEEPS UST

LOS ALTOS UNION #5957 (Continued) **S101622965**

Status: A
Tank Status: A
Comp Number: 30774

CA FID UST
Status: A
Facility Id: 43001549

D28
SW
1/8-1/4
0.201 mi.
1060 ft.

Relative:
Higher

UNION OIL SS #5957 **HIST UST** **1000167332**
330 S SAN ANTONIO RD **N/A**
LOS ALTOS, CA 94022

Click here for full text details

HIST UST
Facility Id: 00000030774

E29
NNW
1/8-1/4
0.205 mi.
1085 ft.

Relative:
Lower

PRIVATE RESIDENCE **LUST** **S110655369**
PRIVATE RESIDENCE **N/A**
LOS ALTOS, CA 94022

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0608501563

Click here to access the California GeoTracker records for this facility

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E30
NNW
1/8-1/4
0.206 mi.
1088 ft.

Relative:
Lower

VILLA ANGELA RESIDENCE **LUST** **S103472899**
11 ANGELA **HIST LUST** **N/A**
LOS ALTOS, CA 94022 **HIST CORTESE**

Click here for full text details

LUST
Date Closed: 09/26/1989
Facility Status: Case Closed
SCVWD ID: 06S2W29E01F
date9: 9/26/1989

HIST LUST
SCVWD ID: 06S2W29E01

HIST CORTESE
Reg Id: 43-1608

F31
SW
1/8-1/4
0.210 mi.
1108 ft.

Relative:
Higher

WALGREENS NO 7088
303 2ND ST
LOS ALTOS, CA 94022

RCRA-SQG
CUPA Listings
HAZNET

1010562082
CAR000186619

Click here for full text details

RCRA-SQG
EPA Id: CAR000186619

HAZNET
GEPAID: CAR000186619

F32
SW
1/8-1/4
0.210 mi.
1108 ft.

Relative:
Higher

WALGREENS #7088
303 2ND ST
LOS ALTOS, CA 94022

RCRA-CESQG

1016954311
CAL000323471

Click here for full text details

RCRA-CESQG
EPA Id: CAL000323471

33
WSW
1/8-1/4
0.216 mi.
1138 ft.

Relative:
Higher

BRUNNERS W VALLEY CHAPEL
300 MAIN
LOS GATOS, CA

HIST CORTESE

S103472918
N/A

Click here for full text details

HIST CORTESE
Reg Id: 43-0204

G34
SE
1/8-1/4
0.229 mi.
1207 ft.

Relative:
Higher

PRIVATE RESIDENCE
PRIVATE RESIDENCE
PALO ALTO, CA 94301

LUST

S110655431
N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0608504754

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G35
SE
1/8-1/4
0.229 mi.
1207 ft.

Relative:
Higher

PRIVATE RESIDENCE
PRIVATE RESIDENCE
PALO ALTO, CA 94301

LUST

S110655441
N/A

Click here for full text details

LUST
Status: Completed - Case Closed

PRIVATE RESIDENCE (Continued) **S110655441**

Global Id: T0608518106

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F36
SW
1/8-1/4
0.234 mi.
1234 ft.

Relative:
Higher

AT&T MOBILITY - DOWNTOWN LOS ALTOS (USID13254) **CUPA Listings** **S120049933**
280 S 2ND ST **N/A**
LOS ALTOS, CA 94022

Click here for full text details

F37
SW
1/8-1/4
0.245 mi.
1293 ft.

Relative:
Higher

SAME AS ABOVE **HIST UST** **U001594159**
320 2ND ST **N/A**
LOS ALTOS, CA 94022

Click here for full text details

HIST UST
Facility Id: 00000010582

D38
SW
1/8-1/4
0.245 mi.
1295 ft.

Relative:
Higher

LOS ALTOS ONE HOUR CLEANING **RCRA-SQG** **1000101634**
343 2ND ST **CAD981632995**
LOS ALTOS, CA 94022

Click here for full text details

RCRA-SQG
EPA Id: CAD981632995

D39
SW
1/8-1/4
0.245 mi.
1295 ft.

Relative:
Higher

ONE HOUR CLEANERS **RCRA NonGen / NLR** **1000118186**
343 2ND ST **FINDS** **CAD981635717**
LOS ALTOS, CA 94022 **ECHO**

Click here for full text details

RCRA NonGen / NLR
EPA Id: CAD981635717

FINDS
Registry ID:: 110001163669

40
WSW
1/8-1/4
0.248 mi.
1310 ft.

Relative:
Higher

LEGACY DENTAL CARE
158 2ND ST
LOS ALTOS, CA 94022

CUPA Listings

S112345979
N/A

Click here for full text details

41
SW
1/4-1/2
0.260 mi.
1372 ft.

Relative:
Higher

TIRE STORE
404 2ND
SAN JOSE, CA

HIST CORTESE

S105026318
N/A

Click here for full text details

HIST CORTESE
Reg Id: 43-1729

42
WSW
1/4-1/2
0.296 mi.
1563 ft.

Relative:
Higher

VILLAGE CHEVRON #91875
401 MAIN ST
LOS ALTOS, CA 94022

LUST
HIST LUST
SWEEPS UST
HIST CORTESE

S103657495
N/A

Click here for full text details

LUST
Date Closed: 10/01/1996
Facility Status: Case Closed
Status: Completed - Case Closed
Global Id: T0608502130
SCVWD ID: 06S2W30R05F
date9: 10/1/1996

Click here to access the California GeoTracker records for this facility

HIST LUST
SCVWD ID: 06S2W30R05

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 62160

HIST CORTESE
Reg Id: 43-0326

H43
SSW
1/4-1/2
0.369 mi.
1946 ft.

Relative:
Higher

95215
470 S SAN ANTONIO
LOS ALTOS, CA 94022

Database(s): LUST, SWEEPS UST, HIST UST, CA FID UST
EDR ID Number: S101622947
EPA ID Number: N/A

Click here for full text details

LUST
Date Closed: 06/02/2010
Status: Completed - Case Closed
Global Id: T0608502364
SCVWD ID: 06S2W30R06F

Click here to access the California GeoTracker records for this facility

SWEEPS UST
Status: A
Tank Status: A
Comp Number: 62721

CA FID UST
Status: A
Facility Id: 43000526

H44
SSW
1/4-1/2
0.369 mi.
1946 ft.

Relative:
Higher

95215
470 S SAN ANTONIO RD
LOS ALTOS, CA 94022

Database(s): LUST, HIST LUST, HIST UST
EDR ID Number: U001594128
EPA ID Number: N/A

Click here for full text details

LUST
Facility Status: Remedial action (cleanup) Underway

HIST LUST
SCVWD ID: 06S2W30R06

HIST UST
Facility Id: 00000062721

45
SW
1/4-1/2
0.390 mi.
2058 ft.

Relative:
Higher

PRIVATE RESIDENCE
PRIVATE RESIDENCE
LOS ALTOS, CA 94022

Database(s): LUST
EDR ID Number: S110655378
EPA ID Number: N/A

Click here for full text details

LUST
Status: Completed - Case Closed
Global Id: T0608501780

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I46
SW
1/4-1/2
0.394 mi.
2078 ft.

Relative:
Higher

HON RESIDENCE
386 UNIVERSITY AVE
LOS ALTOS, CA 94022

Database(s): LUST, HIST LUST, SWEEPS UST
EDR ID Number: S103474330
EPA ID Number: N/A

Click here for full text details

LUST
Facility Status: Case Closed
date9: 10/10/1995

HIST LUST
SCVWD ID: 06S2W30R03

SWEEPS UST
Comp Number: 9494

I47
SW
1/4-1/2
0.394 mi.
2078 ft.

Relative:
Higher

HON PROPERTY
386 UNIVERSITY
LOS ALTOS, CA 94305

Database(s): LUST, HIST CORTESE
EDR ID Number: S103472903
EPA ID Number: N/A

Click here for full text details

LUST
Date Closed: 10/10/1995
SCVWD ID: 06S2W30R03F

HIST CORTESE
Reg Id: 43-1854

H48
SSW
1/4-1/2
0.407 mi.
2147 ft.

Relative:
Higher

MCELROY LUMBER
496 1ST ST
LOS ALTOS, CA 94022

Database(s): LUST, HIST LUST
EDR ID Number: S105032701
EPA ID Number: N/A

Click here for full text details

LUST
Facility Status: Case Closed
date9: 4/6/1995

HIST LUST
SCVWD ID: 06S2W30R04

H49
SSW
1/4-1/2
0.407 mi.
2147 ft.

Relative:
Higher

MCELROY LUMBER CO
496 1ST ST
LOS ALTOS, CA 94022

LUST
HIST UST
HIST CORTESE

U001594152
N/A

Click here for full text details

LUST
Date Closed: 04/06/1995
Status: Completed - Case Closed
Global Id: T0608501872
SCVWD ID: 06S2W30R04F

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HIST UST
Facility Id: 00000004149

HIST CORTESE
Reg Id: 43-2034

50
SE
1/2-1
0.834 mi.
4406 ft.

Relative:
Higher

SANTA CLARA UNIVERSITY
751 CAMPBELL AVE
SANTA CLARA, CA 95053

RCRA-SQG
ENVIROSTOR
FINDS
ECHO

1000395015
CAD981447477

Click here for full text details

RCRA-SQG
EPA Id: CAD981447477

ENVIROSTOR
Facility Id: 43820002
Status: Refer: Other Agency

FINDS
Registry ID:: 110002710308

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfieds Sites Listing	State Water Resources Control Board	01/03/2017	01/04/2017	03/02/2017
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2016	03/17/2017	05/10/2017
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	12/06/2016	01/25/2017	05/10/2017
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	12/28/2016	12/28/2016	03/02/2017
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	06/05/2017	06/06/2017	08/10/2017
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	03/09/2017	04/11/2017	05/23/2017
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2015	03/21/2017	08/15/2017
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	05/01/2017	05/03/2017	08/15/2017
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	06/05/2017	06/09/2017	08/15/2017
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	05/16/2017	05/19/2017	08/15/2017
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	05/30/2017	05/31/2017	08/15/2017
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2015	10/12/2016	12/15/2016
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/22/2017	05/24/2017	08/18/2017
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	04/11/2017	04/13/2017	04/26/2017
CA	ICE	ICE	Department of Toxic Subsances Control	05/22/2017	05/24/2017	08/18/2017
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Qualilty Control Board	06/12/2017	06/14/2017	08/18/2017
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	06/02/2017	06/06/2017	08/22/2017
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	06/12/2017	06/14/2017	08/22/2017
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	06/12/2017	06/14/2017	08/22/2017
CA	MINES	Mines Site Location Listing	Department of Conservation	09/12/2016	09/14/2016	10/14/2016
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/25/2017	06/06/2017	08/23/2017
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	12/16/2016	12/22/2016	03/02/2017
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	11/14/2016	11/15/2016	03/02/2017
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	06/05/2017	06/07/2017	08/25/2017
CA	PROC	Certified Processors Database	Department of Conservation	03/13/2017	03/14/2017	05/03/2017
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	06/12/2017	06/14/2017	08/23/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	02/13/2017	02/15/2017	05/02/2017
CA	SWRCY	Recycler Database	Department of Conservation	03/13/2017	03/14/2017	05/03/2017
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	01/20/2017	03/14/2017	05/03/2017
CA	UST	Active UST Facilities	SWRCB	06/12/2017	06/14/2017	08/23/2017
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	06/02/2017	06/06/2017	08/25/2017
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/31/2017	08/01/2017	08/15/2017
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	04/15/2015	04/17/2015	06/23/2015
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	04/22/2013	03/03/2015	03/09/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	03/14/2017	03/17/2017	04/07/2017
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2013	02/24/2015	09/30/2015
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2005	08/07/2009	10/22/2009
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	07/01/2014	09/10/2014	10/20/2014
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	09/30/2016	11/18/2016	02/03/2017
US	CORRACTS	Corrective Action Report	EPA	12/12/2016	12/28/2016	02/10/2017
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	06/02/2016	06/03/2016	09/02/2016
US	DOD	Department of Defense Sites	USGS	12/31/2005	11/10/2006	01/11/2007
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	07/31/2012	08/07/2012	09/18/2012
US	Delisted NPL	National Priority List Deletions	EPA	04/05/2017	04/21/2017	05/12/2017
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	03/19/2017	03/21/2017	05/12/2017
US	EDR Hist Auto	EDR Exclusive Historic Gas Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historic Dry Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	09/26/2016	09/29/2016	11/11/2016
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	11/07/2016	01/05/2017	04/07/2017
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	12/31/2005	02/06/2006	01/11/2007
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/01/2010	02/16/2010	04/12/2010
US	FINDS	Facility Index System/Facility Registry System	EPA	04/04/2017	04/07/2017	05/12/2017
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/31/2015	07/08/2015	10/13/2015
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/22/2017	02/22/2017	05/12/2017
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	12/23/2016	12/27/2016	02/17/2017
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/28/2016	12/28/2016	02/03/2017
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	11/14/2016	01/26/2017	05/05/2017
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	11/14/2016	01/26/2017	05/05/2017
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	09/01/2016	01/26/2017	05/05/2017
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/17/2016	01/26/2017	05/05/2017
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/06/2016	01/26/2017	05/05/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	11/14/2016	01/26/2017	05/05/2017
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/07/2016	01/26/2017	05/05/2017
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/14/2016	01/27/2017	05/05/2017
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	01/14/2017	01/26/2017	05/05/2017
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/01/2016	01/26/2017	05/05/2017
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/01/2016	01/26/2017	05/05/2017
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/17/2016	01/26/2017	05/05/2017
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/06/2016	01/26/2017	05/05/2017
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/05/2016	01/05/2017	02/10/2017
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/18/2014	03/18/2014	04/24/2014
US	LUCIS	Land Use Control Information System	Department of the Navy	12/28/2016	01/04/2017	04/07/2017
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/30/2016	09/08/2016	10/21/2016
US	NPL	National Priority List	EPA	04/05/2017	04/21/2017	05/12/2017
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	01/20/2016	04/28/2016	09/02/2016
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	02/01/2011	10/19/2011	01/10/2012
US	PRP	Potentially Responsible Parties	EPA	10/25/2013	10/17/2014	10/20/2014
US	Proposed NPL	Proposed National Priority List Sites	EPA	04/05/2017	04/21/2017	05/12/2017
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	01/04/2017	01/06/2017	02/10/2017
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/12/2016	12/28/2016	02/10/2017

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2017	02/09/2017	04/07/2017
US	ROD	Records Of Decision	EPA	11/25/2013	12/12/2013	02/24/2014
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	02/07/2017	04/19/2017	05/05/2017
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	02/07/2017	04/19/2017	05/05/2017
US	SSTS	Section 7 Tracking Systems	EPA	12/31/2009	12/10/2010	02/25/2011
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2014	11/24/2015	04/05/2016
US	TSCA	Toxic Substances Control Act	EPA	12/31/2012	01/15/2015	01/29/2015
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	09/14/2010	10/07/2011	03/01/2012
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/02/2017	03/02/2017	04/07/2017
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	02/09/2017	03/08/2017	06/09/2017
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2017	02/28/2017	06/09/2017
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	02/13/2017	02/15/2017	05/12/2017
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	02/09/2017	03/08/2017	06/09/2017
US	US INST CONTROL	Sites with Institutional Controls	Environmental Protection Agency	02/13/2017	02/28/2017	06/09/2017
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/08/2017	02/28/2017	04/07/2017
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	12/05/2005	02/29/2008	04/18/2008
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	10/25/2015	01/29/2016	04/05/2016
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	07/30/2013	08/19/2013	10/03/2013
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2016	04/11/2017	07/27/2017
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/30/2017	02/01/2017	02/13/2017
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2015	07/22/2016	11/22/2016
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2013	06/19/2015	07/15/2015
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	12/31/2016	04/13/2017	07/14/2017
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish & Game			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		PennWell Corporation			
US	Electric Power Transmission Line Data		PennWell Corporation			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date

STREET AND ADDRESS INFORMATION

GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

HILLVIEW AVENUE PROPERTY
97 HILLVIEW AVENUE
LOS ALTOS, CA 94022

TARGET PROPERTY COORDINATES

Latitude (North):	37.380223 - 37° 22' 48.80''
Longitude (West):	122.111631 - 122° 6' 41.87''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	578651.0
UTM Y (Meters):	4137219.2
Elevation:	174 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5641106 MOUNTAIN VIEW, CA
Version Date:	2012
Southeast Map:	5640178 CUPERTINO, CA
Version Date:	2012
Southwest Map:	5640188 MINDEGO HILL, CA
Version Date:	2012
Northwest Map:	5640620 PALO ALTO, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

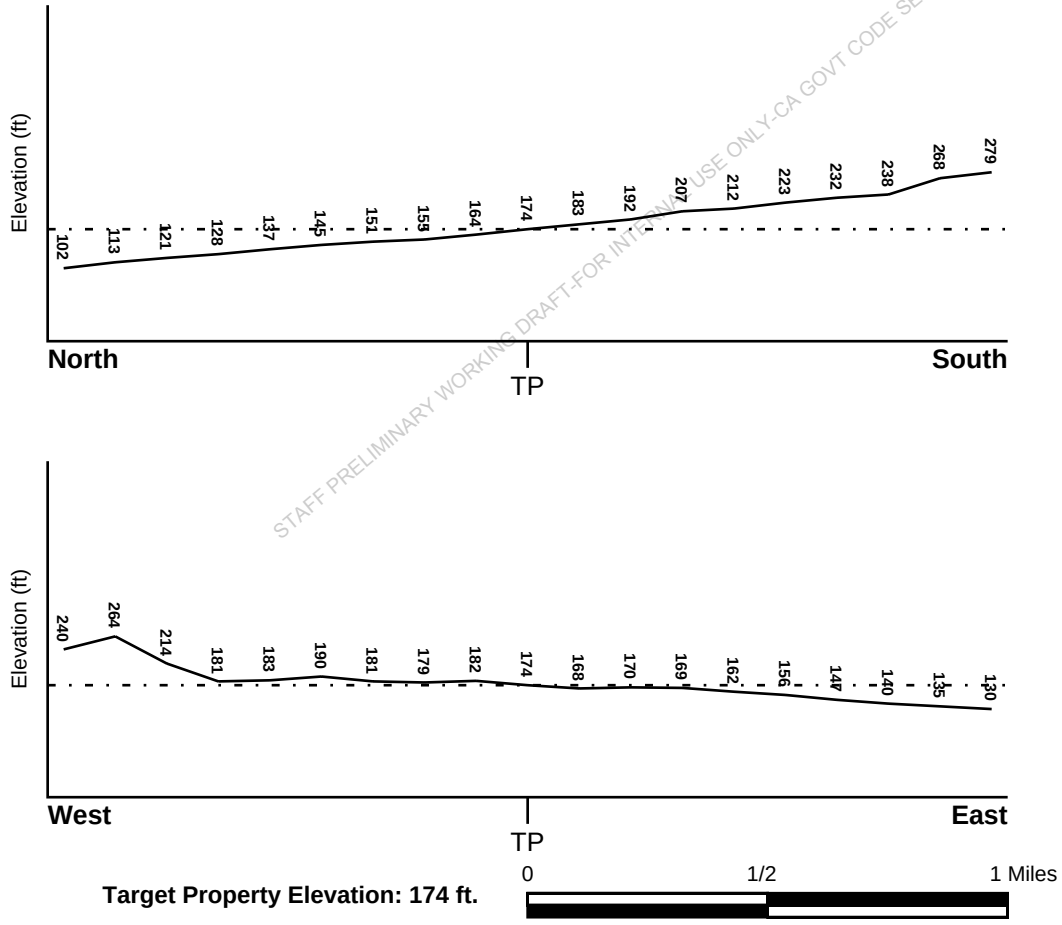
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06085C0038H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06085C0019H	FEMA FIRM Flood data
06085C0039H	FEMA FIRM Flood data
06085C0185H	FEMA FIRM Flood data
06085C0201H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
MOUNTAIN VIEW	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Location Relative to TP:	0 - 1/8 Mile SSW
Site Name:	Hillview Maintenance Yard
Site EPA ID Number:	CAD982400202
Groundwater Flow Direction:	NE ON A REGIONAL BASIS, WITH LOCAL FLOW CONDITIONS INFLUENCED BY PUMPING.
Inferred Depth to Water:	100 feet to 120 feet.
Hydraulic Connection:	Information is not available about the hydraulic connection between aquifers under the site.
Sole Source Aquifer:	No information about a sole source aquifer is available
Data Quality:	Information is inferred in the CERCLIS investigation report(s)

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Cenozoic
System:	Tertiary
Series:	Pliocene
Code:	Tpc *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	BOTELLA
Soil Surface Texture:	clay loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	MODERATE
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	9 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.30 Min: 5.60
2	9 inches	41 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60
3	41 inches	76 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: No Other Soil Types

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	USGS40000182665	1/4 - 1/2 Mile NE
3	USGS40000182578	1/2 - 1 Mile South
9	USGS40000182869	1/2 - 1 Mile NNE

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	6880	1/4 - 1/2 Mile WNW
A4	6897	1/2 - 1 Mile ENE
A5	6896	1/2 - 1 Mile ENE
A6	6906	1/2 - 1 Mile ENE
A7	6899	1/2 - 1 Mile ENE
A8	6878	1/2 - 1 Mile ENE
B10	6907	1/2 - 1 Mile SSW
B11	6909	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 5040953.2s

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Hillview Avenue Property	CLIENT:	Ninyo & Moore
ADDRESS:	97 Hillview Avenue Los Altos CA 94022	CONTACT:	Randy Wheeler
		INQUIRY #:	5040953.2s
LAT/LONG:	37.380223 / 122.111631	DATE:	September 05, 2017 5:23 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 **WNW** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**CA WELLS**	**6880**
2 **NE** **1/4 - 1/2 Mile** **Lower**	Click here for full text details	**FED USGS**	**USGS40000182665**
3 **South** **1/2 - 1 Mile** **Higher**	Click here for full text details	**FED USGS**	**USGS40000182578**
A4 **ENE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**6897**
A5 **ENE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**6896**
A6 **ENE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**6906**
A7 **ENE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**6899**
A8 **ENE** **1/2 - 1 Mile** **Lower**	Click here for full text details	**CA WELLS**	**6878**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
9 **NNE** **1/2 - 1 Mile** **Lower**	**Click here for full text details**	**FED USGS**	**USGS40000182869**
B10 **SSW** **1/2 - 1 Mile** **Higher**	**Click here for full text details**	**CA WELLS**	**6907**
B11 **SSW** **1/2 - 1 Mile** **Higher**	**Click here for full text details**	**CA WELLS**	**6909**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
94022	60	3

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 94022

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

Appendix D:

SITE DOCUMENTATION AND REGULATORY RECORDS

Randy Wheeler

From: Pech, Somira <Somira.Pech@cep.sccgov.org>
Sent: Wednesday, September 13, 2017 8:04 AM
To: Randy Wheeler
Subject: RE: CPRA REQ090517D

Hi Randy,

No record for 98 or 98 Hillview Ave.

Thank you,
Somira

From: Randy Wheeler [mailto:rlwheeler@ninyoandmoore.com]
Sent: Tuesday, September 12, 2017 2:27 PM
To: Pech, Somira <Somira.Pech@cep.sccgov.org>
Subject: RE: CPRA REQ090517D

Can you check 97 Hillview Ave as well? Not sure I asked for 98, but the address is 97 Hillview Avenue.

I'm mainly interested in records from the pre-1970s related to the former elementary school and bus maintenance facility that operated at the school.

Randy L. Wheeler, C.E.M
Senior Geologist
Ninyo & Moore
Geotechnical & Environmental Sciences Consultants
1401 Halyard Drive, Suite 110
West Sacramento, California 95691
916-373-9858 (x**15402)** (office) | 916-317-3284 (cell)
rlwheeler@ninyoandmoore.com
www.ninyoandmoore.com

30 Years of Quality Service

From: Pech, Somira [mailto:Somira.Pech@cep.sccgov.org]
Sent: Saturday, September 09, 2017 9:43 AM
To: Randy Wheeler
Subject: CPRA REQ090517D

Good morning Randy,

Thank you for your recent record request received on 09/05/2017 for the following address in Los Altos:

98 Hillview Ave

We have no records for this location. However, additional electronic documents may be found on the following websites:

Local Oversight Program (LOP)
GEOTracker (GT)
Cal EPA Site Portal

Spill Reports Website – California Office of Emergency Services (Cal OES):

https://w3.calema.ca.gov/operational/malhaz.nsf/$defaultview

Please be advised that in some cities, other participating agencies may be responsible for maintaining the type of files you requested. This link may be of assistance in determining who will have the documents you are looking for in the future:
UNIDOCS – Who regulates what in Santa Clara County

Best regards,

Somira Pech
Department of Environmental Health
1555 Berger Drive, Building 2, Suite 300
San Jose, CA 95112
www.ehinfo.org
408-918-3423 Direct Line
408-280-6479 Fax
Email: somira.pech@deh.sccgov.org
** LAST business transaction/payment/submittal of the day will be processed at 4:45 pm. Transactions submitted after 4:45 pm will be processed the following business day.
"Learn from yesterday, live for today, hope for tomorrow." By Albert Einstein

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721

Edmund G. Brown Jr.
Governor

September 21, 2017

Randy L. Wheeler
Ninyo & Moore
rlwheeler@ninyoandmoore.com

97 Hillview Avenue, Los Altos

PR # 2-091317-02

Dear Mr. Wheeler:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the site/facility referenced above.

We would like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view EnviroStor.

If you have any questions, would like further information regarding your request or would like an appointment to visit Berkeley's Central Files, please contact me at (510) 540-3800.

Sincerely,

André J. Alexander
Regional Central Files Coordinator
Tel: 510-540-3800 / Fax: 510-540-3801
Berkeleyfileroom@DTSC.CA.GOV

Appendix E:

HISTORICAL RESEARCH DOCUMENTATION

Hillview Avenue Property

97 Hillview Avenue

Los Altos, CA 94022

Inquiry Number: 5040953.3

September 05, 2017

Certified Sanborn® Map Report

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

Certified Sanborn® Map Report

09/05/17

Site Name:

Hillview Avenue Property
97 Hillview Avenue
Los Altos, CA 94022
EDR Inquiry # 5040953.3

Client Name:

Ninyo & Moore
1401 Halyard Drive, Suite 110
West Sacramento, CA 95691
Contact: Randy Wheeler

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Ninyo & Moore were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 5512-4A26-9542

PO # NA

Project 403132001

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 5512-4A26-9542

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

Limited Permission To Make Copies

Ninyo & Moore (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

Hillview Avenue Property

97 Hillview Avenue

Los Altos, CA 94022

Inquiry Number: 5040953.4

September 05, 2017

EDR Historical Topo Map Report

with QuadMatch™

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

EDR Historical Topo Map Report

09/05/17

Site Name:

Hillview Avenue Property
97 Hillview Avenue
Los Altos, CA 94022
EDR Inquiry # 5040953.4

Client Name:

Ninyo & Moore
1401 Halyard Drive, Suite 110
West Sacramento, CA 95691
Contact: Randy Wheeler

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Ninyo & Moore were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA
Project: 403132001

Coordinates:

Latitude:	37.380223 37° 22' 49" North
Longitude:	-122.111631 -122° 6' 42" West
UTM Zone:	Zone 10 North
UTM X Meters:	578649.09
UTM Y Meters:	4137423.28
Elevation:	174.77' above sea level

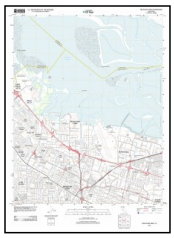
Maps Provided:

2012	1948
1997, 1999	1947
1994, 1995	1943
1980, 1981	1902
1973	1899
1968	1897
1961	
1953, 1955	

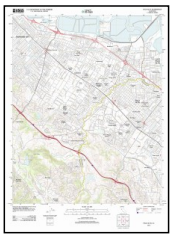
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

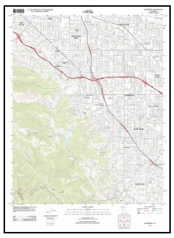
2012 Source Sheets



Mountain View
2012
7.5-minute, 24000



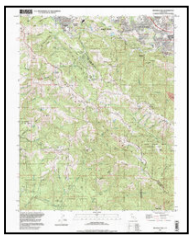
Palo Alto
2012
7.5-minute, 24000



Cupertino
2012
7.5-minute, 24000

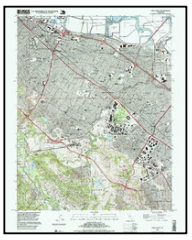
Mindego Hill
2012
7.5-minute, 24000

1997, 1999 Source Sheets



Mindego Hill
1997
7.5-minute, 24000
Aerial Photo Revised 1991

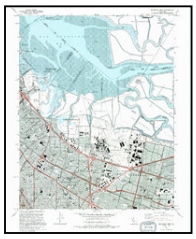
Mountain View
1997
7.5-minute, 24000
Aerial Photo Revised 1997



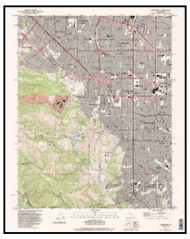
Palo Alto
1999
7.5-minute, 24000
Aerial Photo Revised 1999

1994, 1995 Source Sheets

Palo Alto
1994
7.5-minute, 24000
Aerial Photo Revised 1991



Mountain View
1995
7.5-minute, 24000
Aerial Photo Revised 1991



Cupertino
1995
7.5-minute, 24000
Aerial Photo Revised 1991

Mindego Hill
1995
7.5-minute, 24000
Aerial Photo Revised 1991

1980, 1981 Source Sheets

Mindego Hill
1980
7.5-minute, 24000
Aerial Photo Revised 1978

Cupertino
1980
7.5-minute, 24000
Aerial Photo Revised 1979

Mountain View
1981
7.5-minute, 24000
Aerial Photo Revised 1979

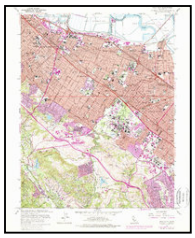
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1973 Source Sheets

Mindego Hill
1973
7.5-minute, 24000
Aerial Photo Revised 1968

Mountain View
1973
7.5-minute, 24000
Aerial Photo Revised 1973



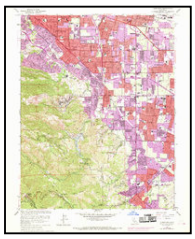
Palo Alto
1973
7.5-minute, 24000
Aerial Photo Revised 1973

Cupertino
1973
7.5-minute, 24000
Aerial Photo Revised 1973

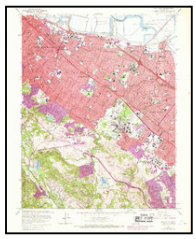
1968 Source Sheets

Mountain View
1968
7.5-minute, 24000
Aerial Photo Revised 1968

Mindego Hill
1968
7.5-minute, 24000
Aerial Photo Revised 1968



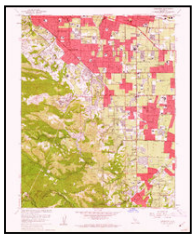
Cupertino
1968
7.5-minute, 24000
Aerial Photo Revised 1968



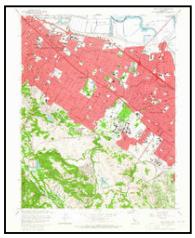
Palo Alto
1968
7.5-minute, 24000
Aerial Photo Revised 1968

1961 Source Sheets

Mountain View
1961
7.5-minute, 24000
Aerial Photo Revised 1960



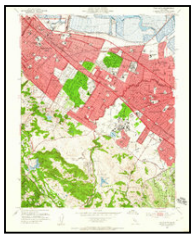
Cupertino
1961
7.5-minute, 24000
Aerial Photo Revised 1960



Palo Alto
1961
7.5-minute, 24000
Aerial Photo Revised 1960

Mindego Hill
1961
7.5-minute, 24000
Aerial Photo Revised 1960

1953, 1955 Source Sheets



Palo Alto
1953
7.5-minute, 24000
Aerial Photo Revised 1948

Mountain View
1953
7.5-minute, 24000
Aerial Photo Revised 1948

Cupertino
1953
7.5-minute, 24000
Aerial Photo Revised 1948

Mindego Hill
1955
7.5-minute, 24000
Aerial Photo Revised 1953

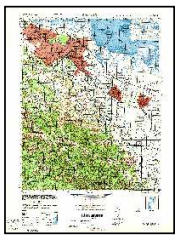
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1948 Source Sheets

Palo Alto
1948
15-minute, 62500
Aerial Photo Revised 1948

1947 Source Sheets



PALO ALTO
1947
15-minute, 50000

1943 Source Sheets

Palo Alto
1943
15-minute, 62500
Aerial Photo Revised 1940

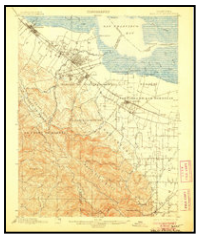
1902 Source Sheets

Santa Cruz
1902
30-minute, 125000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1899 Source Sheets



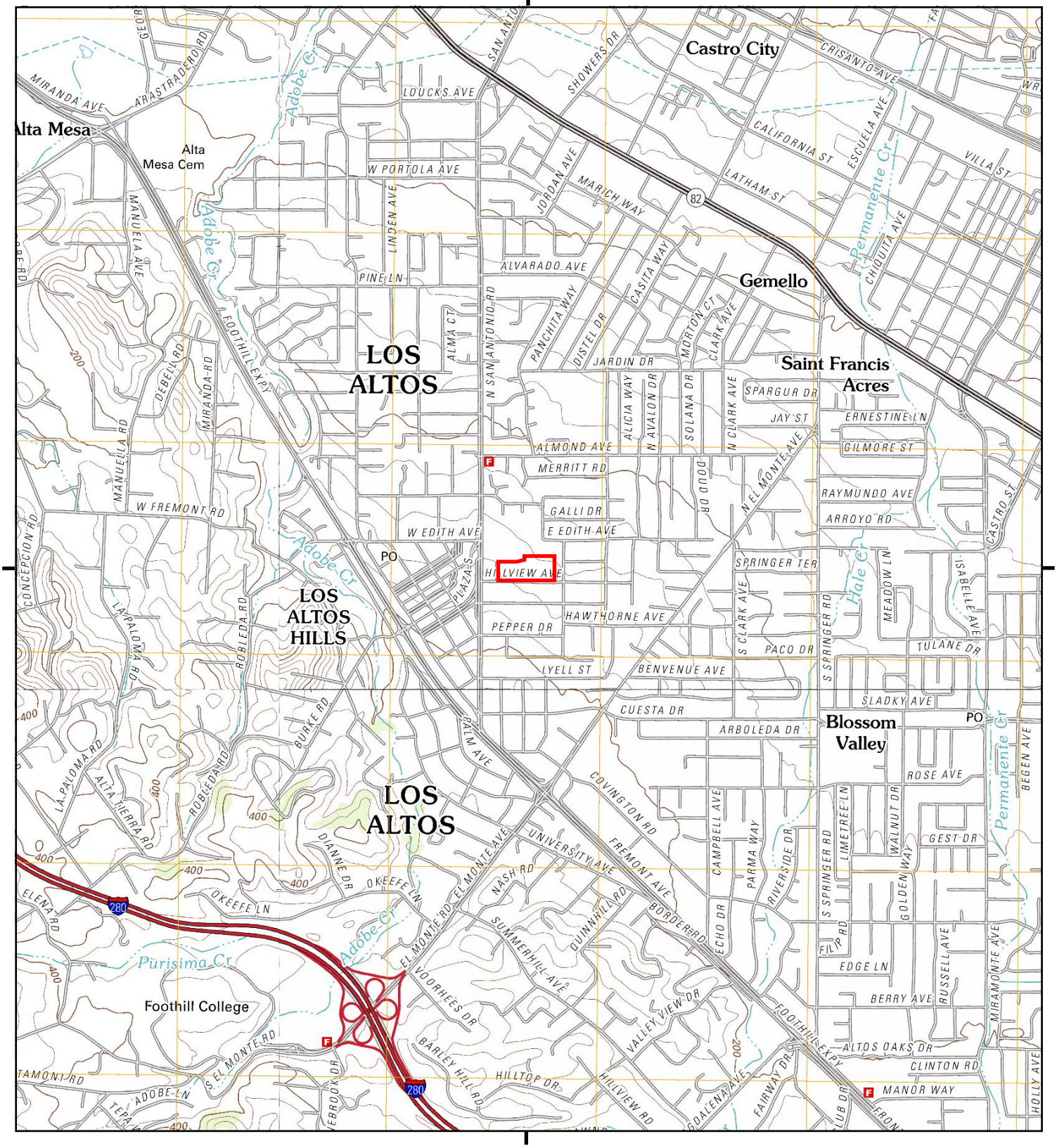
Palo Alto
1899
15-minute, 62500

1897 Source Sheets

Palo Alto
1897
15-minute, 62500

Historical Topo Map

2012



This report includes information from the following map sheet(s).

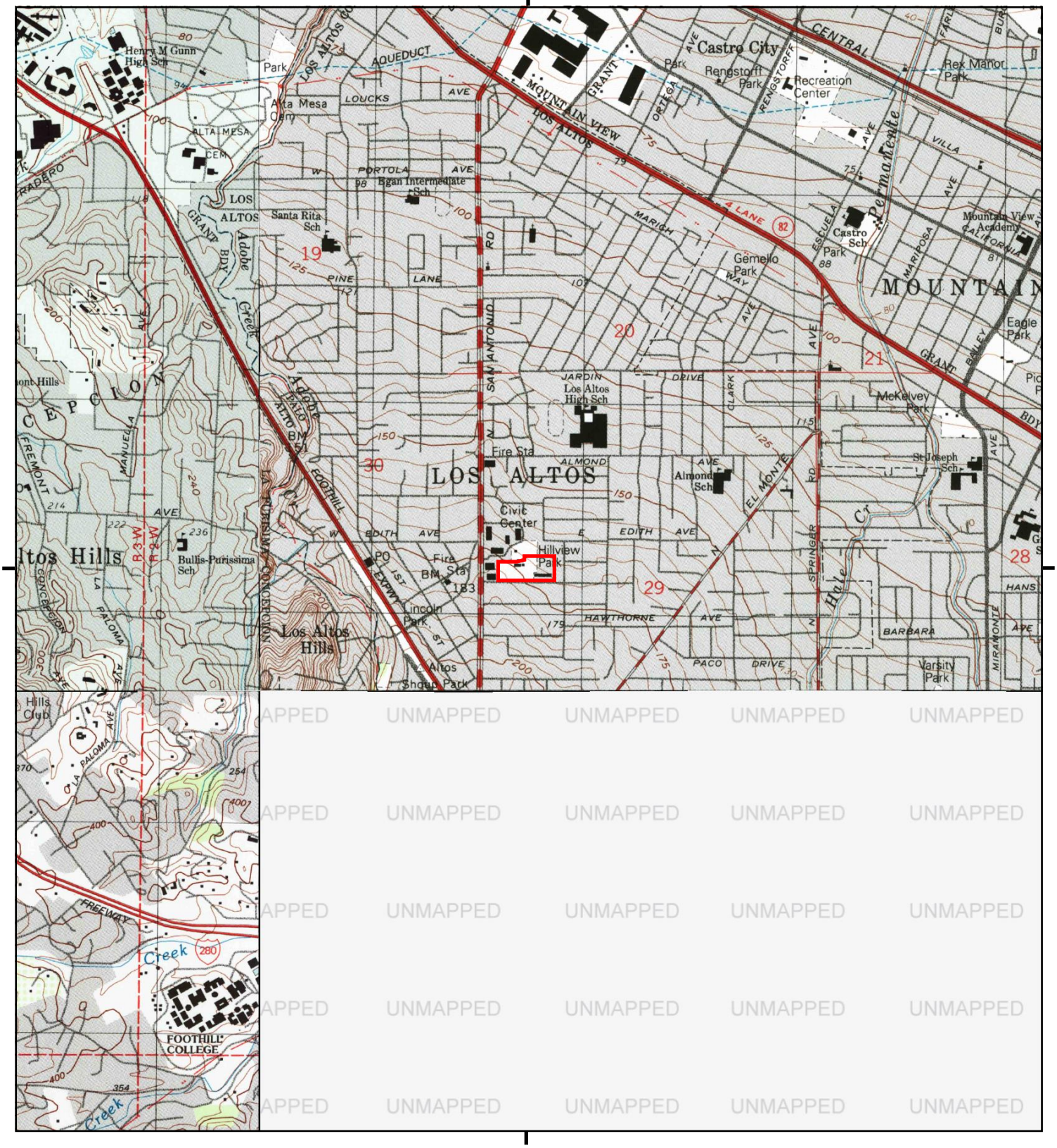
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Mountain View, 2012, 7.5-minute
SE, Cupertino, 2012, 7.5-minute
SW, Mindego Hill, 2012, 7.5-minute
NW, Palo Alto, 2012, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

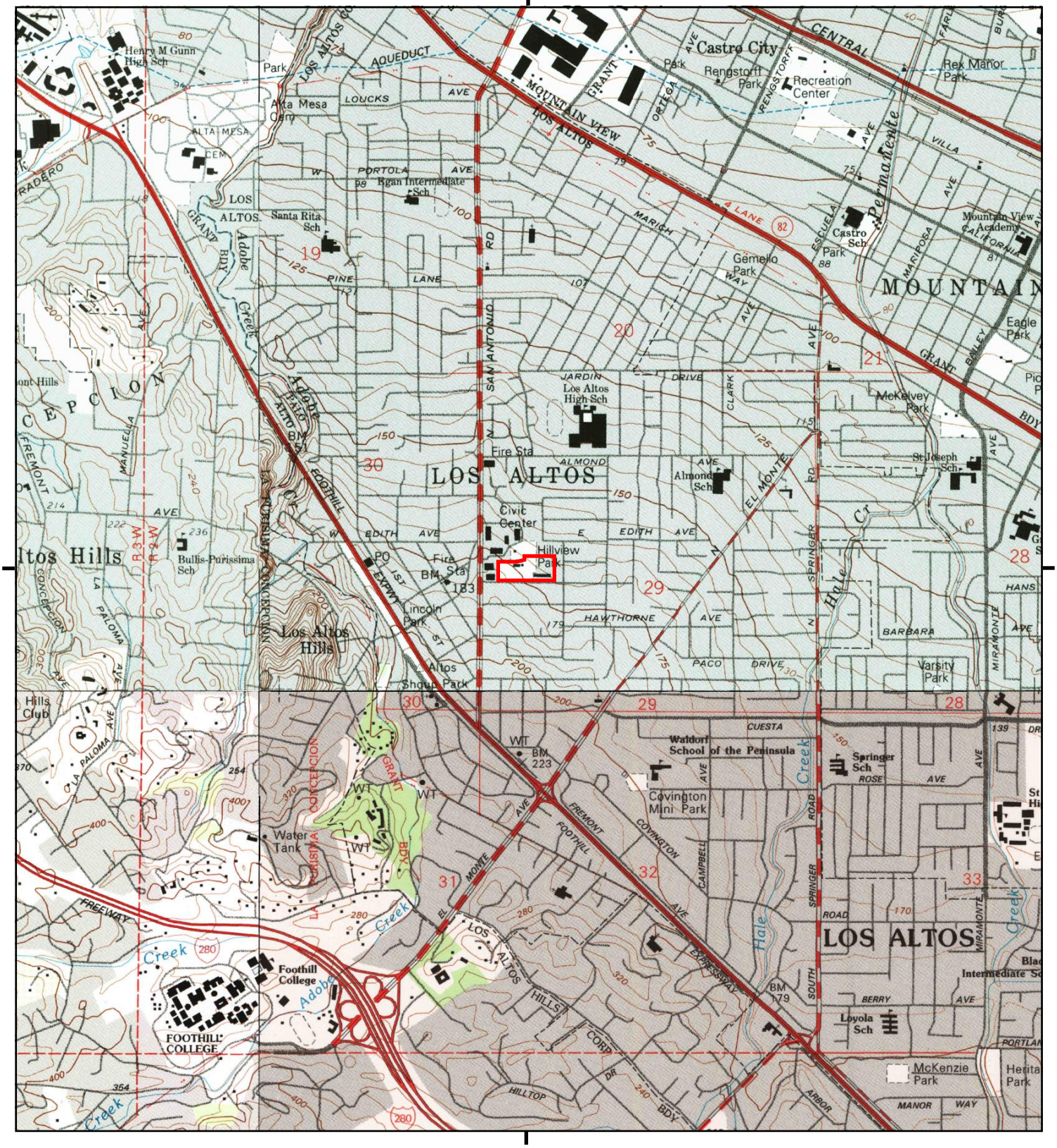
TP, Mountain View, 1997, 7.5-minute
SW, Mindego Hill, 1997, 7.5-minute
NW, Palo Alto, 1999, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N

Historical Topo Map

1994, 1995



This report includes information from the following map sheet(s).

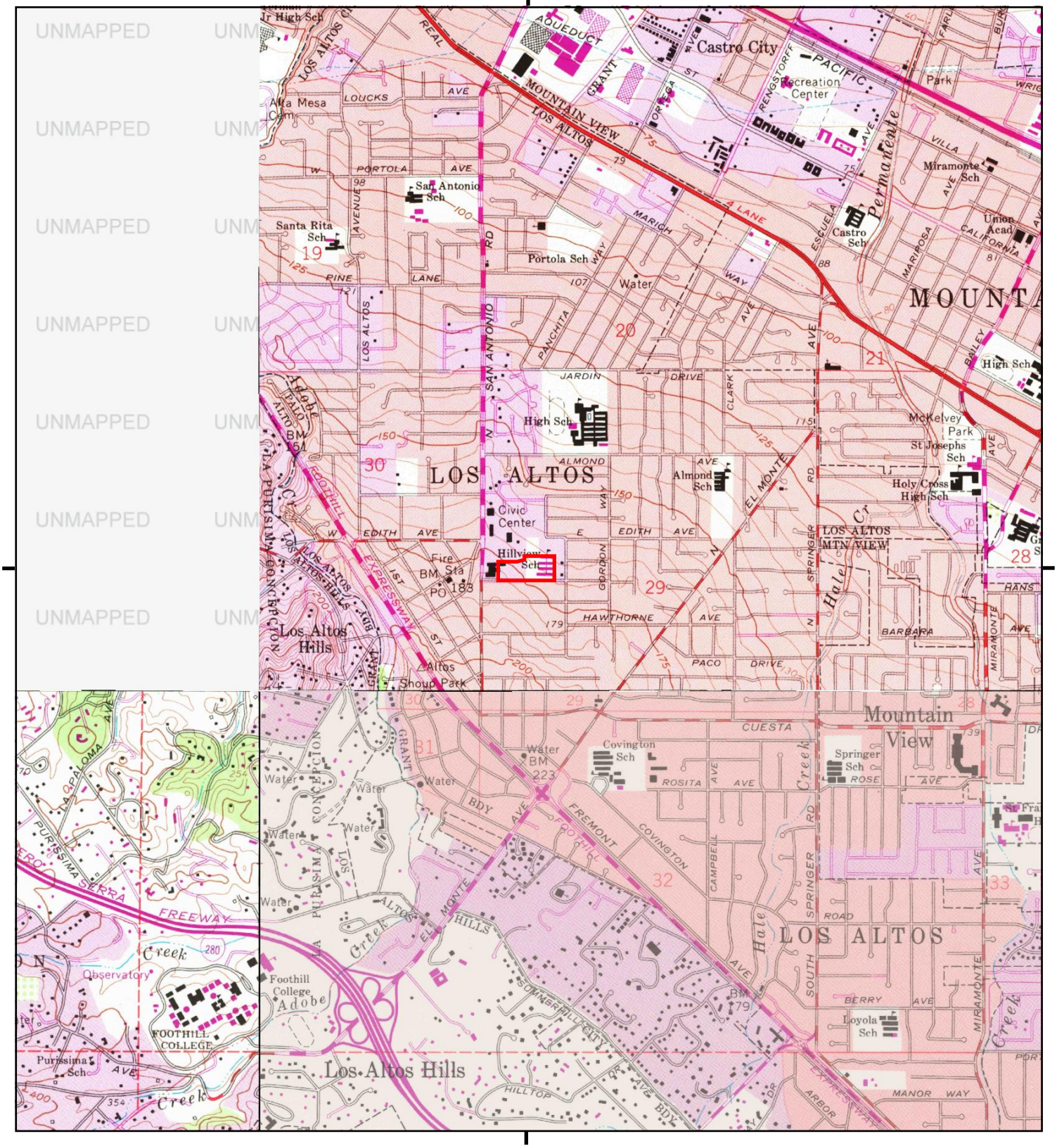
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Mountain View, 1995, 7.5-minute
SE, Cupertino, 1995, 7.5-minute
SW, Mindego Hill, 1995, 7.5-minute
NW, Palo Alto, 1994, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

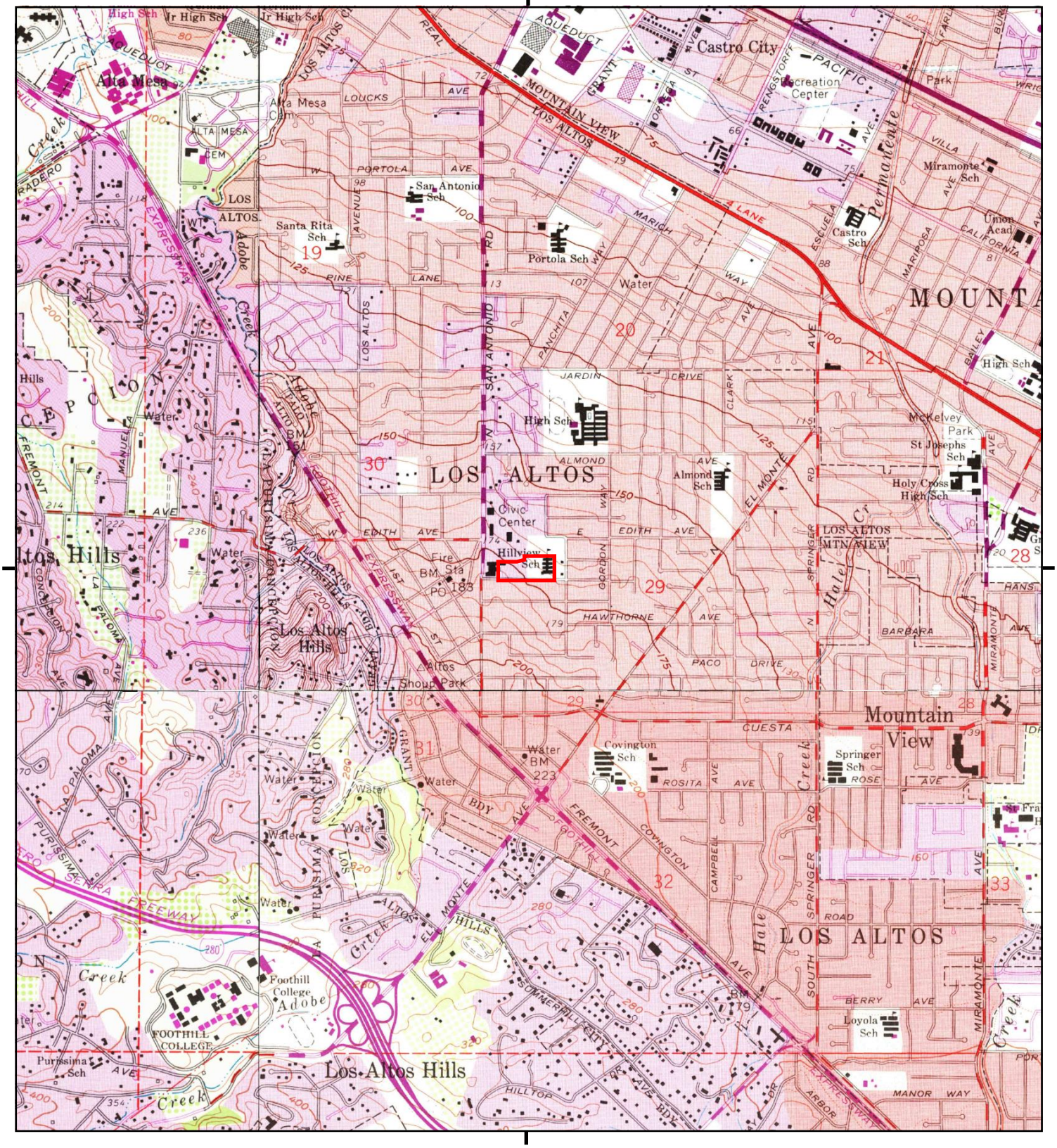
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Mountain View, 1981, 7.5-minute
SE, Cupertino, 1980, 7.5-minute
SW, Mindego Hill, 1980, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

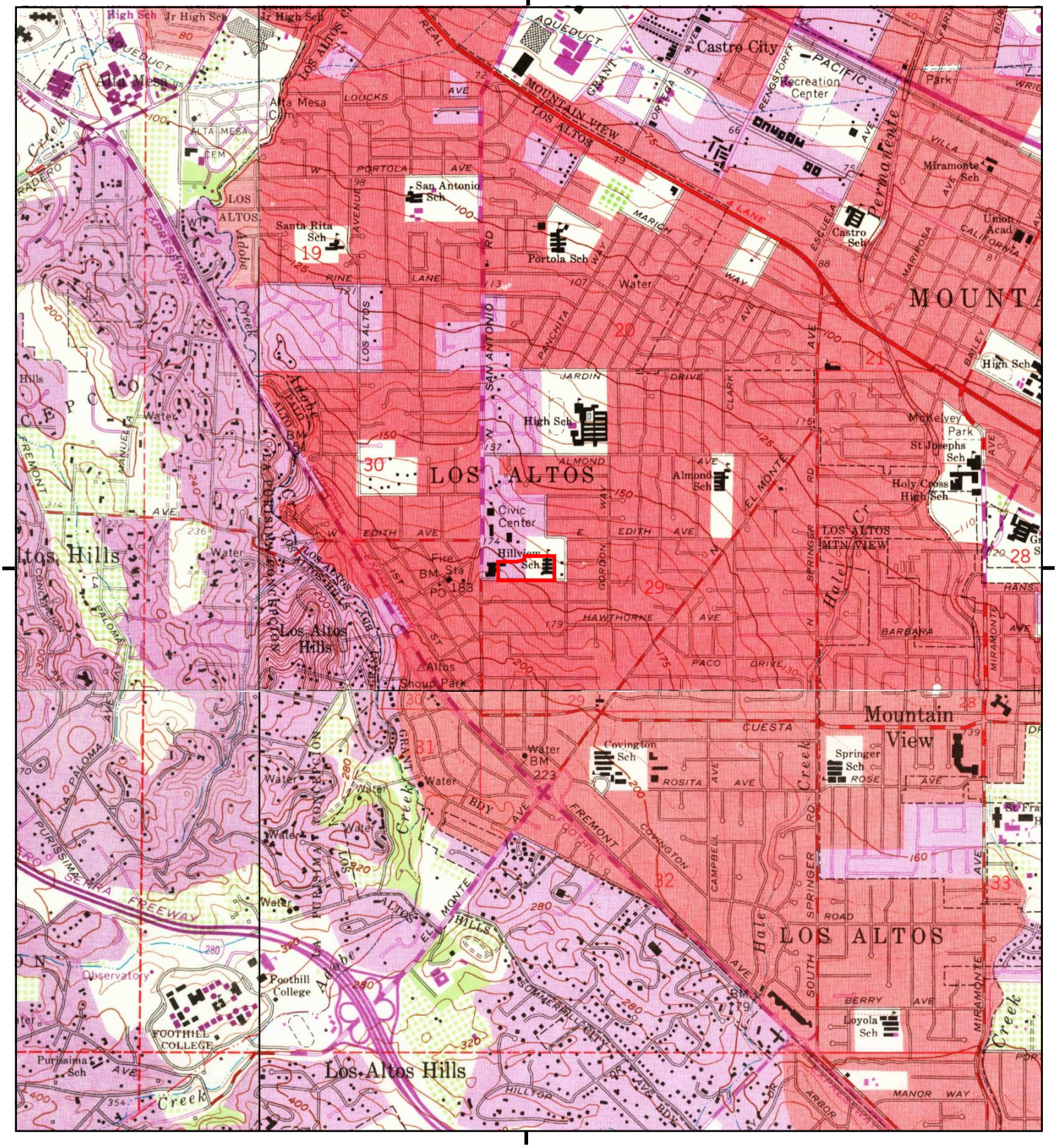
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Mountain View, 1973, 7.5-minute
SE, Cupertino, 1973, 7.5-minute
SW, Mindego Hill, 1973, 7.5-minute
NW, Palo Alto, 1973, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

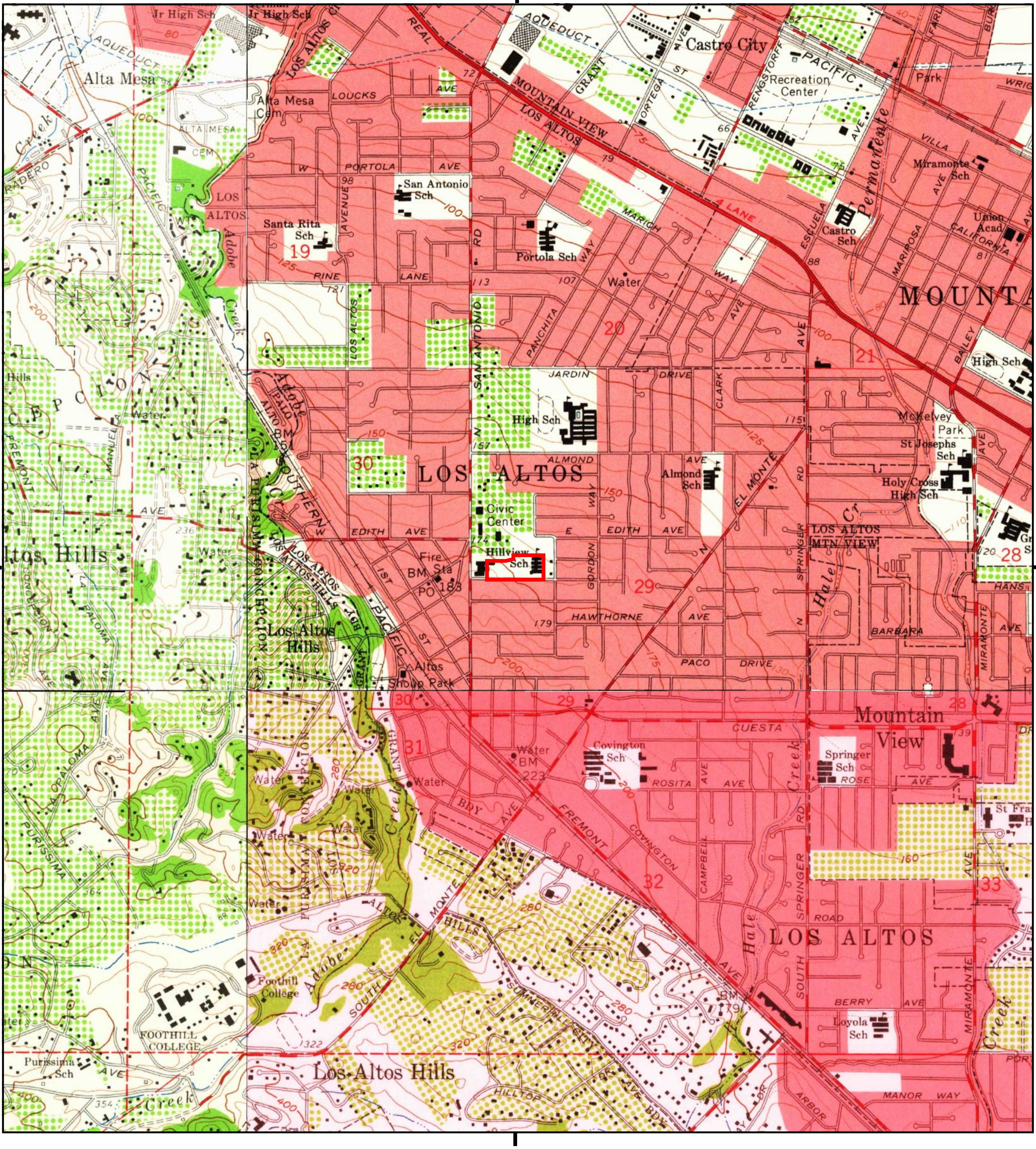
TP, Mountain View, 1968, 7.5-minute
SE, Cupertino, 1968, 7.5-minute
SW, Mindego Hill, 1968, 7.5-minute
NW, Palo Alto, 1968, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N

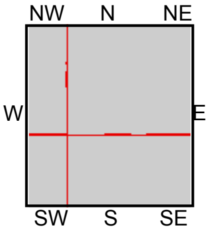
Historical Topo Map

1961



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



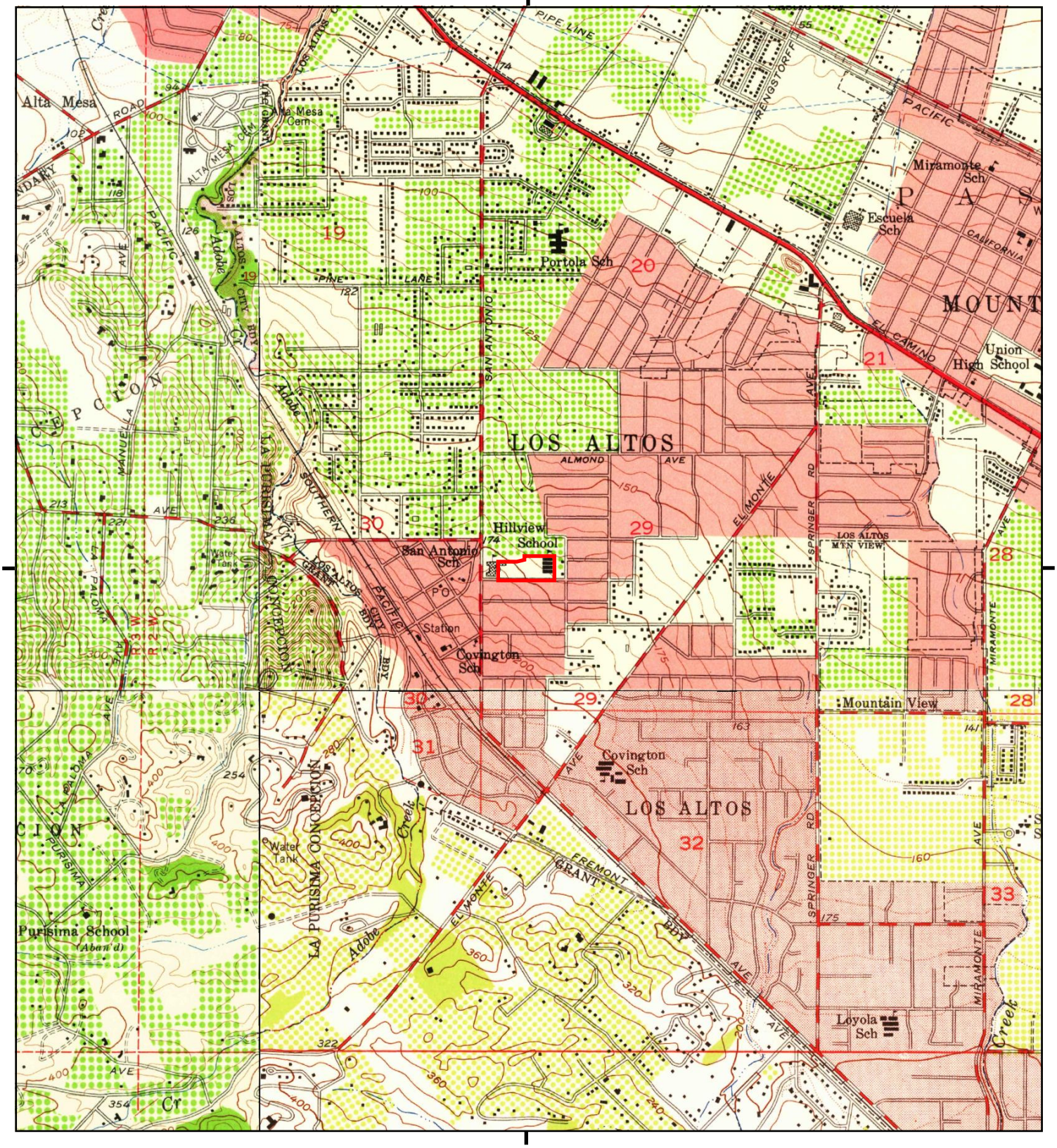
TP, Mountain View, 1961, 7.5-minute
SE, Cupertino, 1961, 7.5-minute
SW, Mindego Hill, 1961, 7.5-minute
NW, Palo Alto, 1961, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N

Historical Topo Map

1953, 1955



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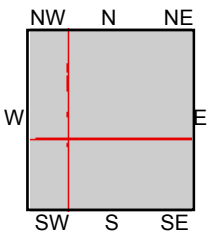
0 Miles 0.25 0.5 1 1.5



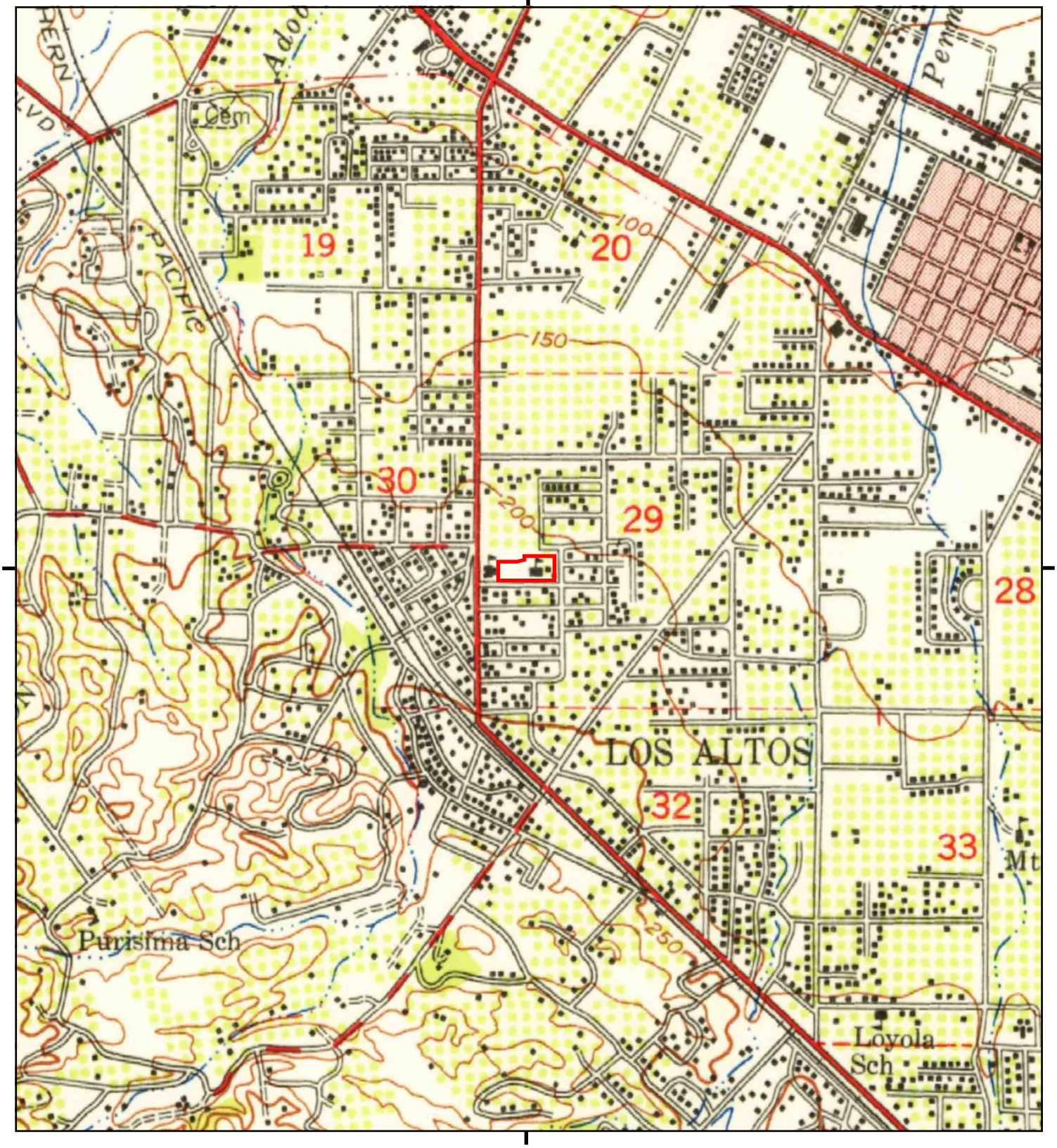
TP, Mountain View, 1953, 7.5-minute
SE, Cupertino, 1953, 7.5-minute
SW, Mindego Hill, 1955, 7.5-minute
NW, Palo Alto, 1953, 7.5-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N

Historical Topo Map

1948



This report includes information from the following map sheet(s).

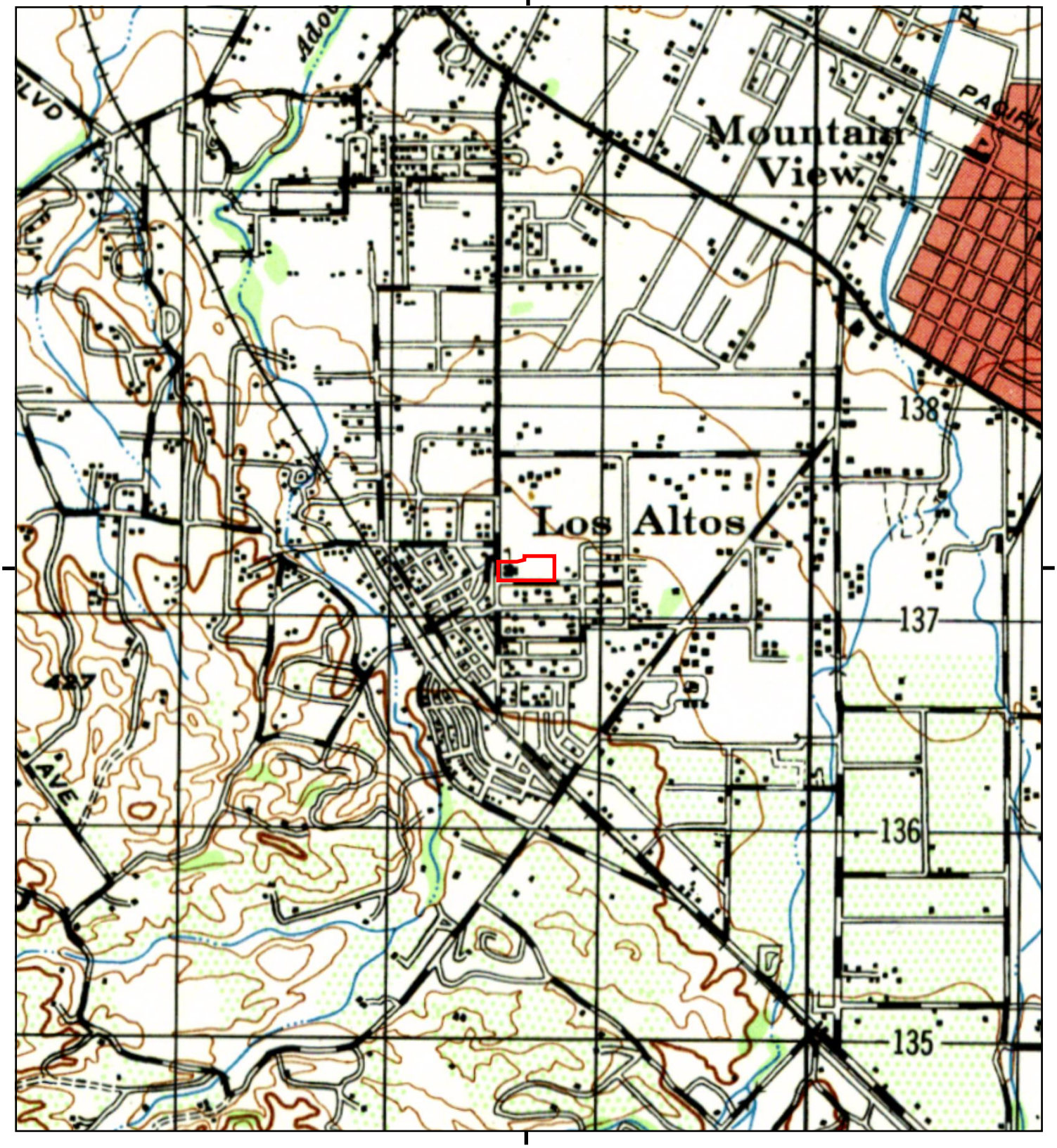
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Palo Alto, 1948, 15-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

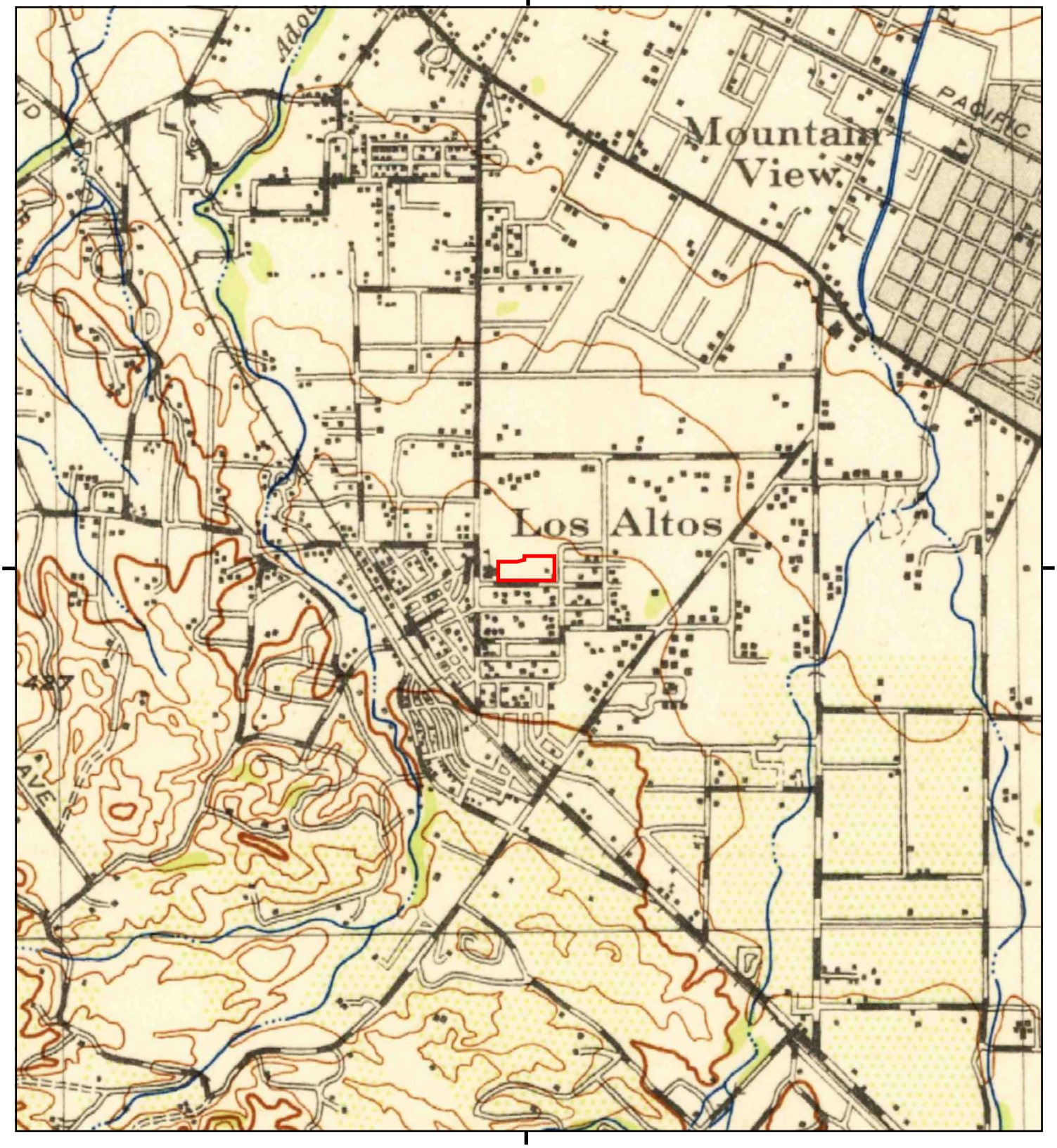
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, PALO ALTO, 1947, 15-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

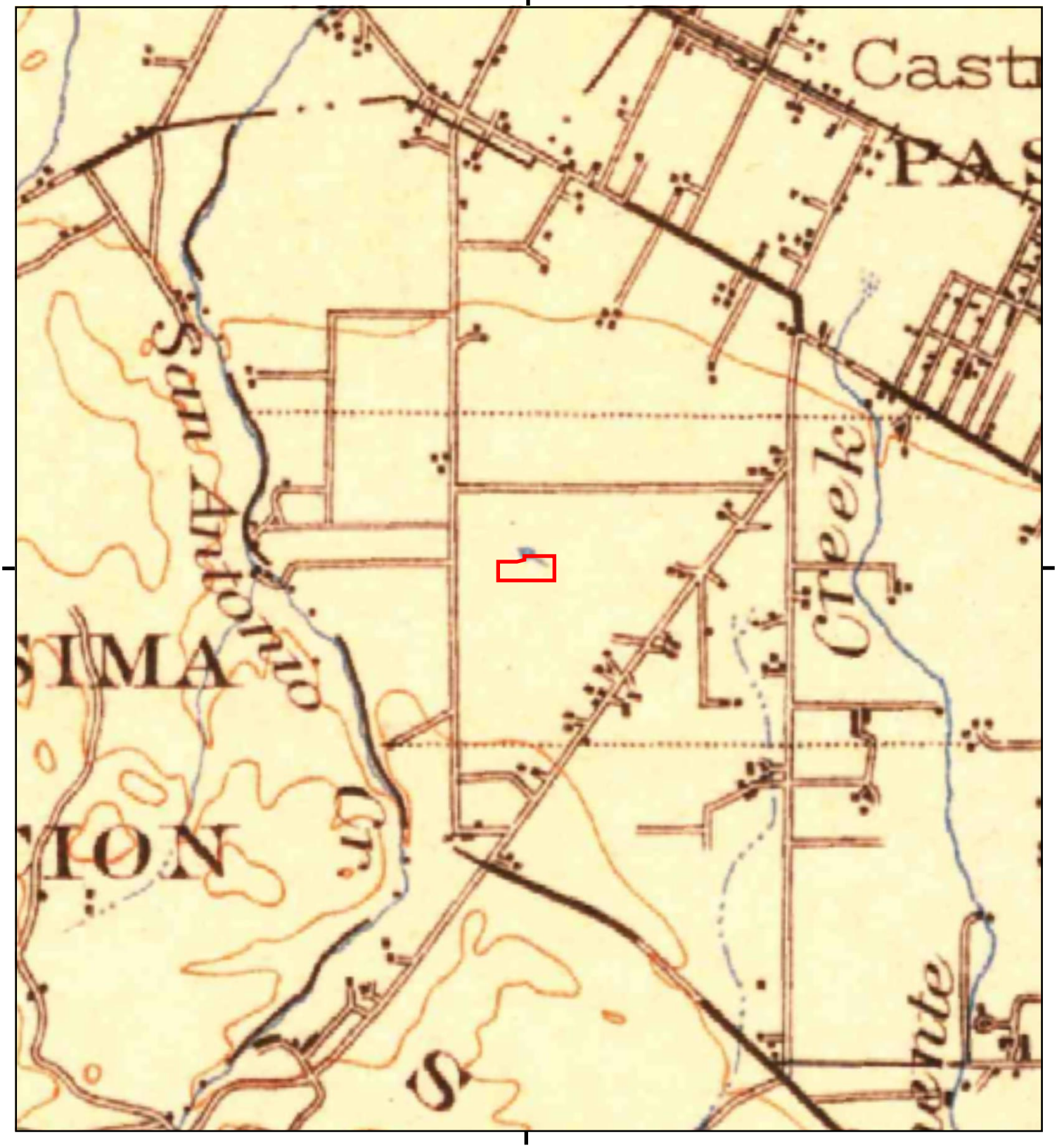
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Palo Alto, 1943, 15-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

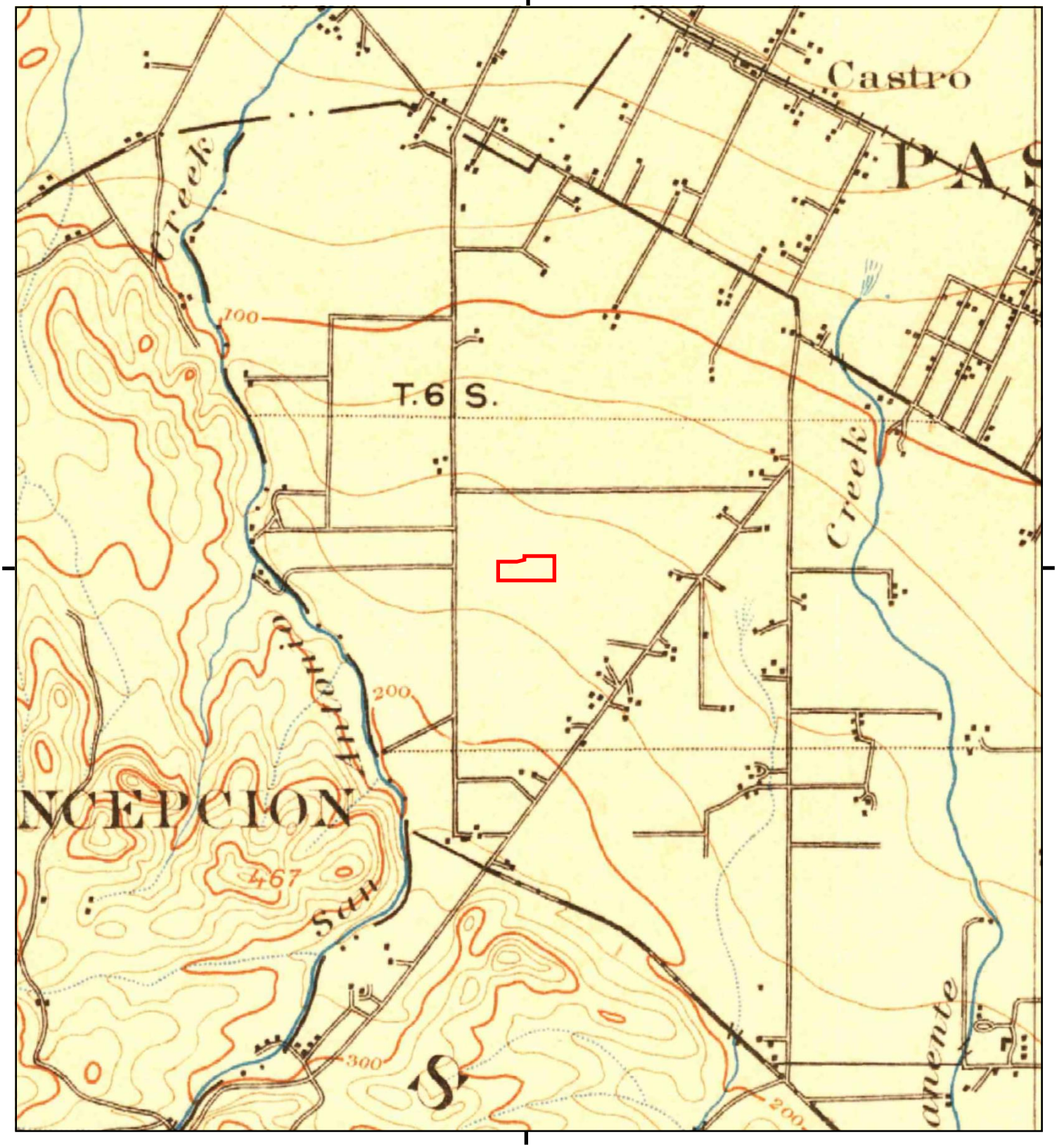
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Santa Cruz, 1902, 30-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

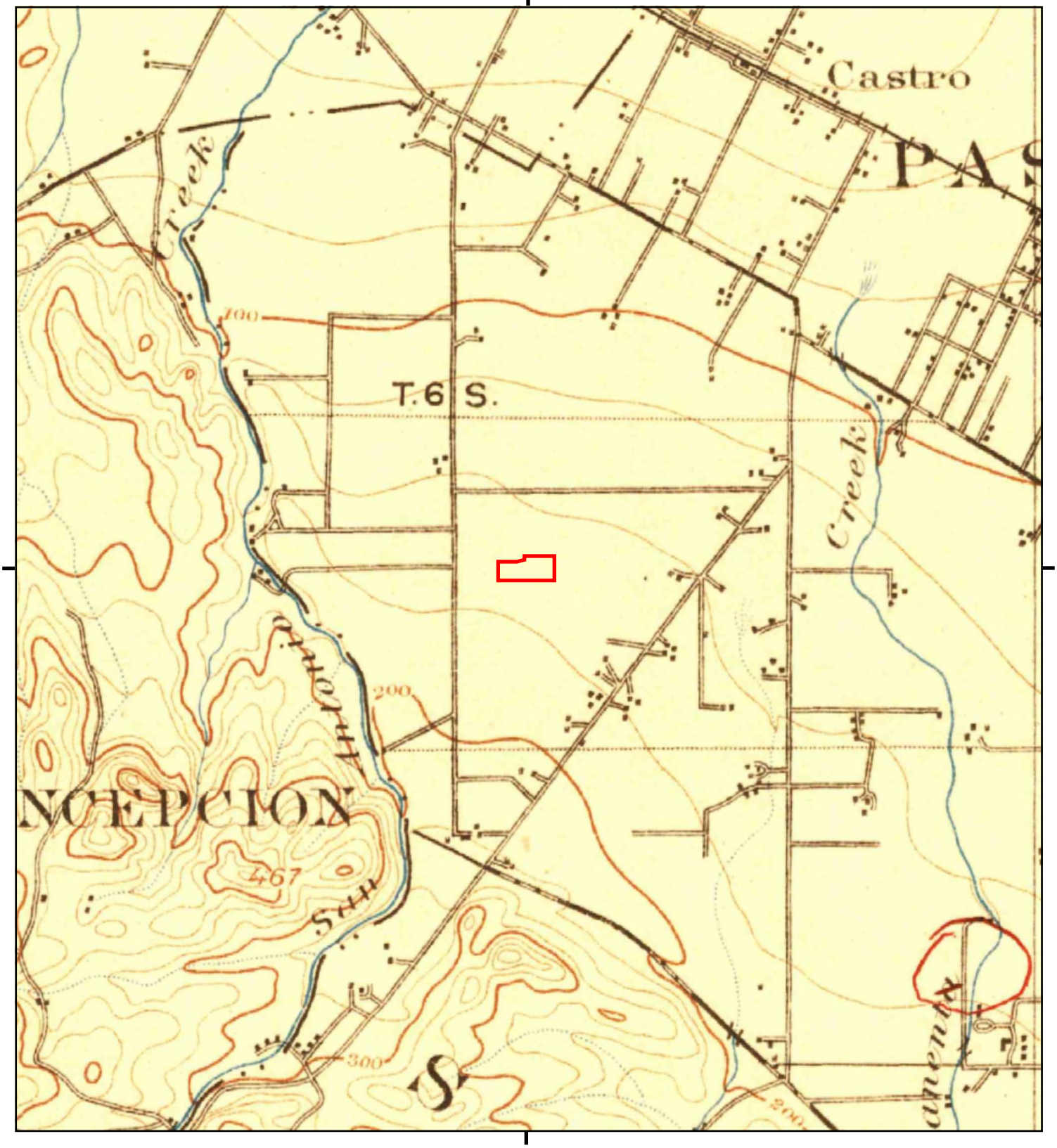
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Palo Alto, 1899, 15-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Palo Alto, 1897, 15-minute

SITE NAME: Hillview Avenue Property
ADDRESS: 97 Hillview Avenue
Los Altos, CA 94022
CLIENT: Ninyo & Moore

N

Hillview Avenue Property

97 Hillview Avenue

Los Altos, CA 94022

Inquiry Number: 5040953.9

September 05, 2017

The EDR Aerial Photo Decade Package

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

EDR Aerial Photo Decade Package

09/05/17

Site Name:

Hillview Avenue Property
97 Hillview Avenue
Los Altos, CA 94022
EDR Inquiry # 5040953.9

Client Name:

Ninyo & Moore
1401 Halyard Drive, Suite 110
West Sacramento, CA 95691
Contact: Randy Wheeler

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1998	1"=500'	Flight Date: August 27, 1998	USDA
1991	1"=500'	Acquisition Date: October 30, 1991	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1974	1"=500'	Flight Date: June 26, 1974	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1963	1"=500'	Flight Date: June 24, 1963	USGS
1956	1"=500'	Flight Date: July 02, 1956	USDA
1950	1"=500'	Flight Date: April 03, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1939	1"=500'	Flight Date: August 01, 1939	USDA

When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

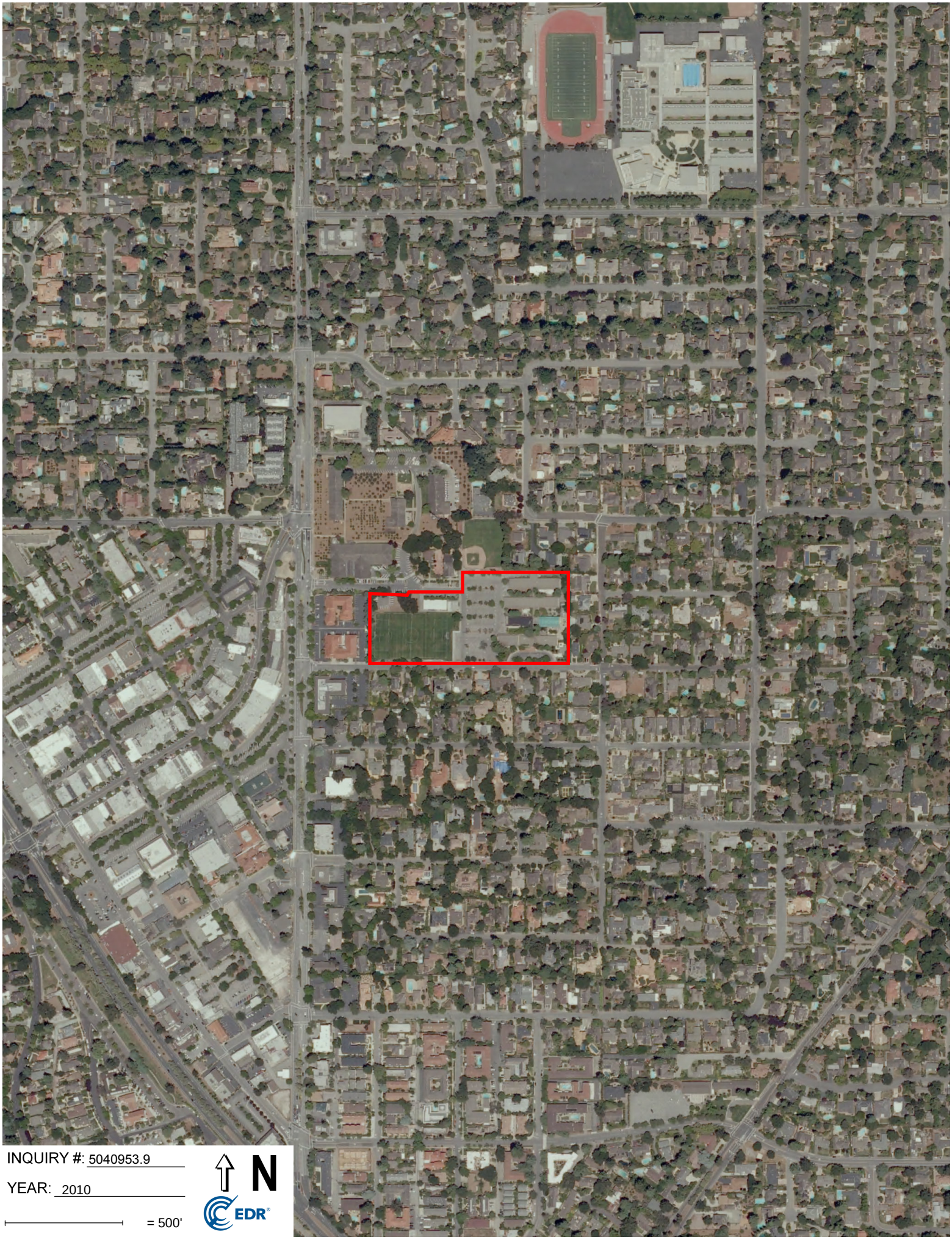
INQUIRY #: 5040953.9

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 5040953.9

YEAR: 2010

= 500'

N

EDR


INQUIRY #: 5040953.9
YEAR: 2009
= 500'
N
EDR

INQUIRY #: 5040953.9

YEAR: 2006

= 500'

N

EDR

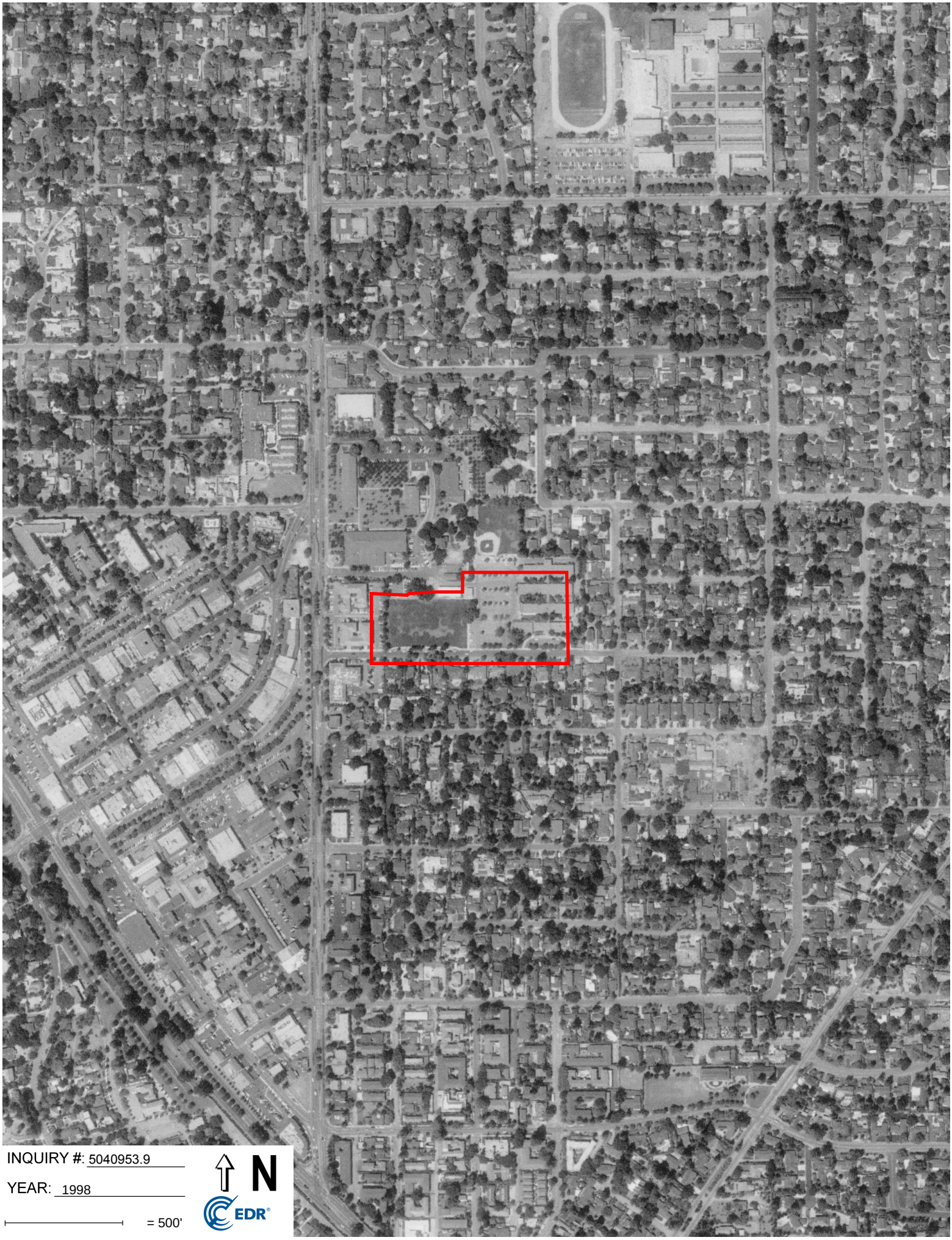
INQUIRY #: 5040953.9

YEAR: 2005

= 500'

N

EDR



INQUIRY #: 5040953.9

YEAR: 1998

= 500'

N

EDR

INQUIRY #: 5040953.9

YEAR: 1991

= 500'

N

EDR


INQUIRY #: 5040953.9
YEAR: 1982
= 500'
N
EDR

INQUIRY #: 5040953.9

YEAR: 1974

= 500'

N

EDR


INQUIRY #: 5040953.9
YEAR: 1968
= 500'
N
EDR

INQUIRY #: 5040953.9

YEAR: 1963

= 500'

N

EDR

INQUIRY #: 5040953.9

YEAR: 1956

= 500'

N

EDR

INQUIRY #: 5040953.9

YEAR: 1950

= 500'

N

EDR

INQUIRY #: 5040953.9

YEAR: 1948

= 500'

N

EDR


INQUIRY #: 5040953.9
YEAR: 1939
= 500'
N
EDR

Hillview Avenue Property
97 Hillview Avenue
Los Altos, CA 94022

Inquiry Number: 5040953.5
September 07, 2017

The EDR-City Directory Image Report

EDR® Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

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

EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2013	☑	☐	Cole Information Services
2008	☑	☐	Cole Information Services
1999	☑	☐	Cole Information Services
1995	☑	☐	Cole Information Services
1992	☑	☐	Cole Information Services
1986	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory
1970	☐	☐	Haines Criss-Cross Directory

RECORD SOURCES

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FINDINGS

TARGET PROPERTY STREET

97 Hillview Avenue
Los Altos, CA 94022

Year	*CD Image*	*Source*	
HILLVIEW AVE			
2013	pg A1	Cole Information Services	
2008	pg A2	Cole Information Services	
1999	pg A3	Cole Information Services	
1995	pg A4	Cole Information Services	
1992	pg A5	Cole Information Services	
1986	pg A6	Haines Criss-Cross Directory	
1980	pg A7	Haines Criss-Cross Directory	
1975	pg A8	Haines Criss-Cross Directory	
1970	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	Cole Information Services

HILLVIEW AVE 2013

50	KIYOSHI SHIMIZU
64	MICHAEL PLASTERER
84	OCCUPANT UNKNOWN
90	ROBERT WILHELM
97	BUS BARN STAGE COMPANY
	CHILDRENS CORNER INC
	CITY OF LOS ALTOS
	FRIENDS OF THE LOS ALTOS LIBRARIES
	LEAGUE OF WOMEN VOTERS OF LOS ALTOS
100	HENRY THAI
108	THE BRAND RANCH
	WILLIAM HULL
122	AUDREY ANDERSON
150	LINDA JOHNSON
158	KENNETH SAKOI
170	OCCUPANT UNKNOWN
180	FLO PACKARD
183	LOS ALTOS COMMUNITY FOUNDATION
191	MARIAH POSPISIL
212	THOMAS TANG
215	KARIM KHADDER
222	ZOHARA BARDIN
225	BRUCE RITER
232	HOWARD BAIN
239	RODWIN HAMLIN
246	OCCUPANT UNKNOWN
253	ALEXANDER CAROBUS
254	RICHARD LEVITT

Target Street	Cross Street	Source
✓	-	Cole Information Services

HILLVIEW AVE 2008

50	KIYOSHI SHIMIZU
64	MICHAEL PLASTERER
74	JACQUELINE KUBICKA
84	OCCUPANT UNKNOWN
88	MUSIC FOR MINORS
90	ROBERT WILHELM
97	BUS BARN
	BUS BARN STAGE CO
	FRIENDS LIBRARIES
	LEAGUE OF WOMEN VOTERS OF THE LOS AL
	LOS ALTOS CITY OF
	LOS ALTOS MOUNTAIN VIEW CHILDRENS CO
100	C A HACKING & ASSOCIATES
	HENRY THAI
	JON HACKING
	PAULINE SIAO
108	BRAND RANCH
	DEBRA MCMANAMAN
	THE BR
150	OCCUPANT UNKNOWN
158	KENNETH SAKOI
170	OCCUPANT UNKNOWN
180	JAY PACKARD
183	LOS ALTOS COMMUNITY FOUNDATION
	SILICON VALLEY ART MUSEUM
191	MARIAH POSPISIL
212	THOMAS TANG
215	KARIM KHADDER
222	MANSFORD CHASE
225	BRUCE RITER
	RITER BRUCE D ESQ
232	OCCUPANT UNKNOWN
239	OCCUPANT UNKNOWN
246	SCOTT SIMPSON
253	ALEXANDER CAROBUS
254	RICHARD LEVITT

Target Street	Cross Street	Source
✓	-	Cole Information Services

HILLVIEW AVE 1999

50	KIYOSHI SHIMIZU
64	MICHAEL PLASTERER
74	JACQUELINE KUBICKA
82	OCCUPANT UNKNOWN
84	OCCUPANT UNKNOWN
90	ROBERT WILHELM
97	BUS BARN STAGE COMPANY
	CHILDRENS CORNER INCORPORATED CHILD CARE
	CITY OF LOS ALTOS REC DEPARTMENT
	LEAGUE OF WOMEN VOTERS OF LOS ALTOS MOUNTAIN VIEW AREA
	LOS ALTOS CITY OF CONTD OTHER INFORMATION NUMBERS
	LOS ALTOS CITY OF CONTD PLC DEPARTMENT CONTD
	LOS ALTOS CITY OF CONTD PUB WORKS ENGINEERING CITY HALL
	LOS ALTOS CITY OF PUBLIC WORKS MAINTENANCE
	LOS ALTOS CITY OF RECREATION DEPARTMENT
	LOS ALTOS CITY OF SEWER EMERGENCY CALLS 8
100	JON HACKING
108	DEBRA MCMANAMAN
122	AUDREY ANDERSON
150	OCCUPANT UNKNOWN
158	KENNETH SAKOI
	OCCUPANT UNKNOWN
170	OCCUPANT UNKNOWN
180	OCCUPANT UNKNOWN
191	MARIAH POSPISIL
192	OCCUPANT UNKNOWN
212	OCCUPANT UNKNOWN
215	KARIM KHADDER
222	MANSFORD CHASE
225	BRUCE RITER
232	HOWARD BAIN
239	CHRIS GILDEA
246	OCCUPANT UNKNOWN
253	ALEXANDER CAROBUS
254	RICHARD LEVITT

Target Street	Cross Street	Source
✓	-	Cole Information Services

HILLVIEW AVE 1995

50	SHIMIZU, KIYOSHI
64	PLASTERER, MICHAEL
74	WHITTIER, LUCY G
82	CHERNOFF, DAN
97	CHILDRENS CORNER INC
	HILLVIEW COMMUNITY CTR
	LEAGUE OF WOMEN VOTERS
	LOS ALTOS RECREATION DEPT
	LOS ALTOS SENIOR CTR
	LOS ALTOS YOUTH THEATRE
	MUSIC FOR MINORS INC
100	OCCUPANT UNKNOWNN
108	OCCUPANT UNKNOWNN
150	JOHNSON, ROBERT B
158	NIELSEN, JAKOB
170	OCCUPANT UNKNOWNN
180	WALDO, JUANITA P
191	KAHROBAIE, ROSHAN
215	DUBRULLE, AUGUSTI A
222	CHASE, M W
225	RITER, BRUCE
232	OCCUPANT UNKNOWNN
239	MCPARTLAND, WILLIAM G
246	OCCUPANT UNKNOWNN
253	FOLGARELLI, EUGENE G
254	FERRARI, BURKE

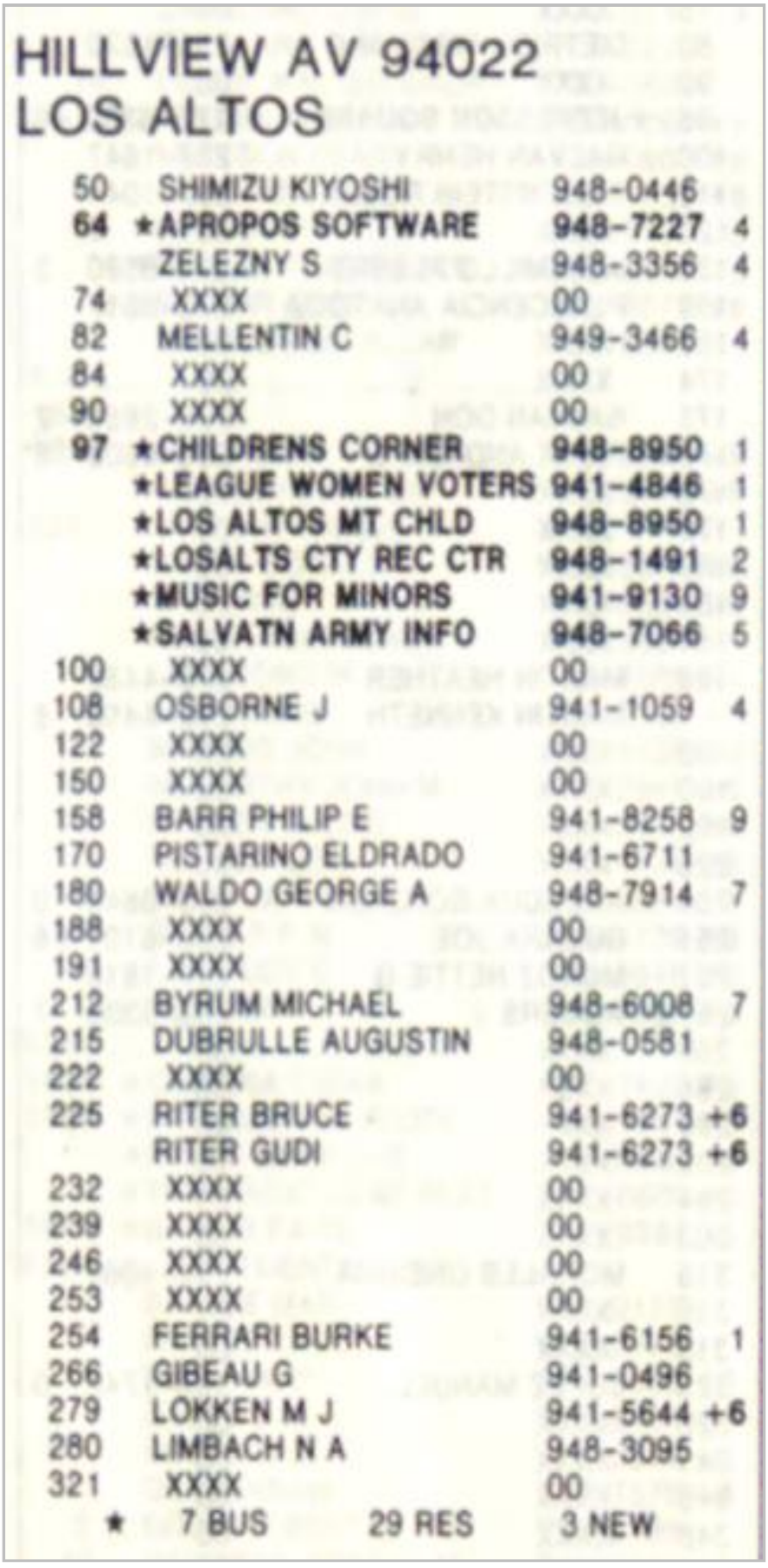
Target Street	Cross Street	Source
✓	-	Cole Information Services

HILLVIEW AVE 1992

50	SHIMIZU, KIYOSHI
97	CHILDRENS CORNER
	LEAGUE WOMEN VOTERS
	LOS ALTOS YTH THTR
	LOSALTS CTY REC
	MUSIC FOR MINORS
170	HAUSMANN, DAVID W
180	WALDO, GEORGE
191	KAHROBAIE, ROSHAN
215	DUBRULLE, A A
225	RITER, BRUCE
246	ARMENIO, ELMO A
254	FERRARI, BURKE

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

HILLVIEW AVE 1986



HILLVIEW AV 94022
LOS ALTOS

50	SHIMIZU KIYOSHI	948-0446	
64	★APROPOS SOFTWARE	948-7227	4
	ZELEZNY S	948-3356	4
74	XXXX	00	
82	MELLENTIN C	949-3466	4
84	XXXX	00	
90	XXXX	00	
97	★CHILDRENS CORNER	948-8950	1
	★LEAGUE WOMEN VOTERS	941-4846	1
	★LOS ALTOS MT CHLD	948-8950	1
	★LOSALTS CTY REC CTR	948-1491	2
	★MUSIC FOR MINORS	941-9130	9
	★SALVATN ARMY INFO	948-7066	5
100	XXXX	00	
108	OSBORNE J	941-1059	4
122	XXXX	00	
150	XXXX	00	
158	BARR PHILIP E	941-8258	9
170	PISTARINO ELDRADO	941-6711	
180	WALDO GEORGE A	948-7914	7
188	XXXX	00	
191	XXXX	00	
212	BYRUM MICHAEL	948-6008	7
215	DUBRULLE AUGUSTIN	948-0581	
222	XXXX	00	
225	RITER BRUCE	941-6273	+6
	RITER GUDI	941-6273	+6
232	XXXX	00	
239	XXXX	00	
246	XXXX	00	
253	XXXX	00	
254	FERRARI BURKE	941-6156	1
266	GIBEAU G	941-0496	
279	LOKKEN M J	941-5644	+6
280	LIMBACH N A	948-3095	
321	XXXX	00	

★ 7 BUS 29 RES 3 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

HILLVIEW AVE 1980

HILLVIEW AV 94022 LOS ALTOS

50	SHIMIZU KIYOSHI	948-0446	
64	BRANSON D	949-0195	+0
82	CRAMBLETT FAITH	941-4709	+0
	LIEBERMAN BRUCE	941-4709	+0
84	XXXX	00	
90	HAUCK DAVID C	948-6123	2
97	CTY LSALTS SENIOR	948-1491	+0
	MUSIC FOR MINORS	941-9130	9
100	XXXX	00	
108	POTTER DAVID A	949-0311	+0
122	XXXX	00	
150	JOHNSON LINDA	941-9465	9
158	BARR PHILIP E	941-8258	9
170	PISTARINO ELDRADO	941-6711	4
180	WALDO GEORGE A	948-7914	7
188	XXXX	00	
191	XXXX	00	
212	BYRUM MICHAEL	948-6008	7
215	DUBRULLE AUGUSTIN	948-0581	2
222	CHASE M W	948-3444	
225	HOSKINS GILMAN	941-1481	3
232	BARON MURRAY J	948-3851	
239	MCPARTLAND BILL	948-9068	
246	ARMENIO ELMO A	948-1617	
253	XXXX	00	
254	FERRRARI BURKE	941-6156	+0
266	GIBEAU G	941-0496	3
279	LOKKEN M J	941-5644	5
280	LIMBACH N A	948-3095	6
321	SMITH JACK S	941-9271	7

★ 2 BUS 28 RES 6 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

HILLVIEW AVE 1975

HILLVIEW AV 94022 LOS ALTOS

50	SHIMIZU KIYOSHI	948-0446
64	BENTLEY MORGAN W	941-5728+5
74	XXXX	OO
82	BURKA REECE	941-8688+5
	EWOLDT R	941-8688+5
	FARINEAU JOHN PAUL	941-8688+5
	SANTOS LAURIE	941-8688+5
84	XXXX	OO
90	HAUCK DAVID C	948-6123 2
97*	HILLVIEW ELEM SCHL	941-5566 3
100	XXXX	OO
108	SIMMON CAROL L	941-2916+5
122	XXXX	OO
158	THORSON THEODORE M	941-5927 4
170	PISTARINO ELDRADO	941-6711 4
188	MCLEOD BRUCE F	948-1784+5
190	DAVIS MINNIE B	941-0320 1
212	REIKES JAS N	948-0758 3
215	DUBRULLE AUGUSTIN	948-0581 2
222	CHASE M W	948-3444
225	HOSKINS GILMAN	941-1481 3
232	BARON MURRAY J	948-3851
239	MCPARTLAND BILL	948-9068
246	ARMENIO ELMO A	948-1617
253	FOLGARELLI EUGENE	948-3698
254	XXXX	OO
266	GIBEAU G	941-0496 3
279	LOKKEN M J	941-5644+5
280	XXXX	OO

* 1 BUS 28 RES 8 NEW

Appendix F:

VAPOR ENCROACHMENT SCREENING MATRIX

Phase I ESA Vapor Encroachment Conditions (VEC) matrix includes a (1) Search Radius Test, (2) Chemicals of Concern Test (COC), and (3) a Critical Distance Test [1].

(1) Search Radius Test: Are there any known or suspect contaminated properties in the primary area of concern within the corresponding search radii (including the site)?

☒ Yes ☐ No	If ***No***, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If ***Yes***, then:

(2) Chemicals of Concern Test: Are COC likely to be present within the area of concern for those known or suspect contaminated sites identified based on the Search Distance Test?

☒ Yes ☐ No	If ***No***, then screening for a VEC is complete and no VEC *currently* exists, go to #4. If ***Yes***, then:

(3) Critical Distance Test*: A plume test to determine whether or not COC in the contaminated plume(s) may be within the critical distance.

☐ Yes ☒ No	(3a) Is information related to the contaminated(s) plume available (i.e. iso-concentration maps, site drawings, etc.)?
	(3b) If ***No***, then a VEC cannot be ruled out; check ***Yes*** in #4 below indicating it is likely a VEC exists. If ***Yes***, then:
☐ Yes ☒ No	(3c) Is the site less than 100 feet to the nearest edge of a contaminated [non-petroleum hydrocarbon] plume(s)? If ***Yes***, then check ***Yes*** in #4 below indicating it is likely a VEC exists.
☐ Yes ☒ No	(3d) Is the site less than 30 feet to the nearest edge of a dissolved petroleum hydrocarbon plume(s)? If ***Yes***, then check ***Yes*** in #4 below indicating it is likely a VEC exists.

*If the distance from the nearest edge of a contaminated plume to the nearest existing or planned structure on the site is less than 100 feet for non-petroleum hydrocarbon COC, or less than 30 feet for dissolved petroleum hydrocarbons, then it is presumed that a VEC *currently* exists beneath the site. If the distance from the nearest edge of the contaminated plume is greater than or equal to 100 feet for non-petroleum hydrocarbons, or 30 feet for dissolved petroleum hydrocarbon chemicals of concern, then it is presumed unlikely that a VEC *currently* exists beneath the site.

(4) Is it likely that a VEC *currently* exists beneath the site?

☐ Yes ☒ No	If ***No***, then the VEC screening is complete and no further investigation is recommended at this time. If ***Yes***, Ninyo & Moore recommends performing additional assessment, such as a Tier 2 VEC assessment according to ASTM E 2600-10.

[1] Based on guidance presented in the ASTM E 2600-10 Standard.

Appendix G:

OTHER REPORTS

Los Altos - PCE Cont wells
Closure

CITY OF LOS ALTOS
One North San Antonio Road
Los Altos, California 94022-3088
Tel: (415) 948-1491
Fax: (415) 941-7419

12/7 orig. TH
DJC
BG
2AD

December 4, 1992

Mr. Frank Gaunce, Unit Chief
Department of Toxic Substances Control, Region 2
State of California - Environmental Protection Agency
700 Heinz Avenue, Suite 200
Berkeley, CA 94710-2737

Re: Hillview-Eleanor Site

Dear Mr. Gaunce:

This letter summarizes the City's actions since receipt of a letter from your Department dated March 25, 1992, to the City's counsel. In that letter, the City of Los Altos was directed to complete groundwater sampling and closure procedures for the City well (#10) located at the subject site. This work has now been completed as described below. All sampling and closure activities were coordinated with your department and the Santa Clara Valley Water District.

Groundwater Sampling

March, 1992 -	The City received bids for the required sampling of the groundwater in well #10.
May 29, 1992 -	The work plan submitted by the low bidder, Weiss Associates, was forwarded to you for review, comment and approval.
July 7, 1992 -	Dated letter from you approving the submitted work plan.
September 10, 1992 -	Sampling of well #10 was completed. Samples were forwarded under manifest to the California Department of Health Services Hazardous Materials Laboratory.
September 25, 1992 -	The City received a telephone call from staff in your Department and was informed that "field testing' of the bailer would be required, to assure that the bailer had not leaked during the sampling procedure.
October 13, 1992 -	Telephone conversation between staff in your Department and the City confirmed that field testing requested on September 25, 1992 would not be required. The City was

directed to continue with abandonment of the well.

October 26, 1992 - The City received the groundwater sampling results from your department and was directed to decommission the well.

Well Closure

The closure of the City's well #10 was coordinated by California Water Service Company (CWS) in conjunction with closure of their well #110. CWS received bids for closure of the wells and awarded the work to C&N Pump and Well Company. As previously stated, all closure activities were coordinated with your Department and the Santa Clara Valley Water District (SCVWD), through either CWS or the City.

October 26, 1992 - Well #10 casing was perforated.

October 27, 1992 - The well was filled with concrete. SCVWD well inspector was present during filling.

November 5, 1992 - Dig-out and capping of the well was completed.

November 16, 1992 - The City received copies of the Well Destruction Application, the Well Destruction Completion Notice, and the Water Well Drillers Report.

Enclosed are copies of the Well Destruction Application, the Water Well Drillers Report, and the Well Destruction Completion Notice.

I believe this fulfills all requests to the City by your Department for the subject site. If you have any questions, please call Landy Darrow at extension 230.

Sincerely,

Bruce Bane
Director of Public Works

Enclosures

cc: City Council
City Manager
City Attorney
Project Engineer
California Water Service Company
Santa Clara Valley Water District ✔
Weiss Associates

2/1-T1147
JLM
DJC
WLW
YF
BG
DEZ
NRL
LDW

STATE OF CALIFORNIA—HEALTH AND WELFARE AGENCY GEORGE DEUKMEJIAN, *Governor*

DEPARTMENT OF HEALTH SERVICES
2151 BERKELEY WAY
BERKELEY, CA 94704

January 28, 1988

Thomas Iwamura
Santa Clara Valley Water District
5750 Almaden Expressway
San Jose, CA 95118

Subject: Hillview-Eleanor Site

Dear Tom:

Enclosed are copies of the draft Remedial Investigation (RI) workplan and Soil Gas Survey report for the Hillview-Eleanor site in Los Altos. As indicated by the soil gas survey report, the soil gas samples obtained throughout the site showed the presence of other contaminants. The RI workplan was revised utilizing the information from the soil gas survey. The workplan proposes a greater amount of work because of the CCl4, TCE, PCE, F-113 and total hydrocarbons detected during the soil gas survey. However, the soil gas did not result in delineating a contaminant plume from any suspected point-sources directly towards the contaminated wells. Therefore, DHS will evaluate the need to ~~concentrate on~~ the CCl4 contamination in Well 10 and 110, and create a responsible party site which will compose of the sites where the other contaminations were detected.

Please review the enclosed documents and we appreciate receiving your comments on the RI workplan by February 19, 1988. We are also extending our invitation to join us in a meeting with our contractor to discuss the agencies' comments on the workplan. If you have any questions, please call me at (415) 540-3401.

Sincerely,

Remedios V. Sunga

Remedios V. Sunga
Waste Management Engineer
North Coast California Section
Toxic Substances Control Division

3409 '88 FEB -1 P2:49

RS:rs

Project 87-041
January 1988

Canonie Environmental

Progress Report

Soil Gas Survey

Hillview-Eleanor
Los Altos, California

Prepared for:
State of California
Department of Health Services
Toxic Substances Control Division
North Coast California Section
Contract No. 84-84541

CanonieEnvironmental

Canonie Environmental Services Corp.
1825 South Grant Street
Suite 260
San Mateo, California 94402

Phone: 415-573-8012

January 14, 1988

87-041.22

Ms. Remedios Sunga
California Department of Health Services
2151 Berkeley Way, Annex 7
Berkeley, CA 94704

Transmittal
Progress Report - Soil Gas Survey
Hillview-Eleanor Site
Los Altos, California

Dear Ms. Sunga:

Enclosed are ten final copies of the progress report for the soil gas survey at the Hillview-Eleanor site.

If you have any questions, please call us at (415) 573-8012.

Respectfully submitted,

Roko Andricevic
Engineer

James W. Babcock, Ph.D.
Project Supervisor

RA/JWB/rr

Encl.

cc: Tom Donovan
J. Marcotte, DHS

Progress Report

Soil Gas Survey

Canonie Environmental

PROGRESS REPORT

SOIL GAS SURVEY

HILLVIEW/ELEANOR SITE

LOS ALTOS, CALIFORNIA

Canonie Environmental

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1.0 EXECUTIVE SUMMARY

The Hillview - Eleanor site investigation was triggered by the discovery of carbon tetrachloride ($CC1_4$) in analyses from a water supply well in Los Altos, California. Carbon tetrachloride was a common solvent used in the dry cleaning process and in old fire extinguishers. A point source of contamination was suspected and results from the initial soil gas analyses indicated the soil gas technique worked in the Los Altos hydrogeologic environment. Phase two of the soil gas survey was designed to provide wide spread data coverage to map suspected point-sources of contamination in relation to the two contaminated water wells.

1.1 Conclusions and Recommendations

The soil gas survey is an inexpensive and useful reconnaissance technique to provide initial information on the possible extent of contamination. The phase one study concluded that soil gas analyses appear valid in the Los Altos hydrogeologic environment. Phase two delineated at least one point-source in downtown Los Altos. The results suggest multiple contributors to the Lyell and First Streets contamination area based on the identification of dry cleaning solvents ($CC1_4$, TCE, PCE) and hydrocarbons. The soil gas results suggest widespread elevated background values for carbon tetrachloride (figure 3).

The soil gas survey did not result in delineating a contaminant plume from any suspected point-sources directly to the contaminated water wells. Therefore, the direct source for the carbon tetrachloride contamination in wells 110 and 10 is not known. This raises the possibility that the $CC1_4$ in the wells might be from a nonpoint agricultural source. Carbon tetrachloride has been used as a carrier for agricultural pesticides. Future site investigations should continue to investigate this possibility as long as $CC1_4$ is the only ground water contaminant. The detection of the

TCE, PCE, Freon, and hydrocarbons suggests a broader threat to the ground water in the Hillview-Eleanor area than the original CCl_4 contamination indicated.

We recommend proceeding with the shallow and deep soil boring program, video logging, and installation of monitoring wells. Details of these activities are discussed in the Remedial Investigation work plan. The video logging activity of the existing wells could be completed rapidly, independent of other activities.

1.2 Contract Authorization

This program report was prepared for the Hillview - Eleanor site under Task Order No. 2-6-5.0-P21030 and California Department of Health Services (DHS) contract No. 84-84541.

2.0 INTRODUCTION

A two-phase soil gas survey was conducted at the Hillview-Eleanor site, during the last half of 1987. The purpose of the survey was to delineate a possible contaminant plume encroaching upon California Water Service Company (CWS) water supply well 110 and City of Los Altos irrigation well 10. The contamination is assumed to be from one or more point sources within 2000 feet from the contaminated wells.

The soil gas survey for Hillview-Eleanor area was performed in two phases:

a) The first phase of soil gas survey collected 22 samples and two split samples from four location clusters: The old cleaners at Lyell and First Streets, the old cleaners at State Street between 2nd and 3rd Streets, the old fire station at State and 3rd Streets, and the Los Altos Community Center Area.

b) For the second phase of the soil gas survey, 89 additional soil gas samples were collected throughout the project area. The 89 samples included 8 duplicates and 4 split samples. The enclosed maps (Figure 3-7) show the entire area included in soil gas investigation. A broad survey was required because the estimated direction of groundwater flow by Dames & Moore (1987) is based on a regional gradient with no local site specific data. Although the estimated direction of groundwater flow may be a good approximation, locally it could vary considerably.

3.0 PURPOSE AND TECHNIQUE

Soil gas analysis has become an increasingly popular technique for delineating the areal extent of subsurface contamination. The technique involves sampling and analyzing soil gases with a shallow (3 - 10 feet) probe for underground contamination from volatile chemicals (VOC) such as industrial solvents, cleaning fluids and petroleum products.

Groundwater contamination and/or soil contaminants acts as a source of VOC's establishing a chemical concentration gradient between the source and ambient air. The resulting diffusion of contaminants through the vadose zone is predominantly vertical because the vertical concentration gradient (groundwater to ground surface) is much steeper than the horizontal gradient. Applicability of the soils gas technique to determining groundwater contamination is dependent on the degree of volatilization of chemicals from the water table surface upward.

The presence of volatile organic chemicals (VOCs) in underground soil gas indicates the observed compounds may either be in the vadose zone or in groundwater below the probe. Soil gas survey is most effective in mapping low molecular weight halogenated solvent chemicals and low aqueous solubilities. The soil gas investigation objectives at the Hillview - Eleanor site were to determine the direction of plume migration and, define the areal extent of subsurface contamination. VOCs diffuse vertically and horizontally through the soil to the ground surface where they dissipate into the atmosphere. However, the concentration gradient in the soil gas may be locally disturbed by hydrologic and geologic conditions (i.e, perched water, clay layers...) causing difficulties in the accurate assessment of subsurface contamination. The presence of geologic anomalies in the soil gas-groundwater correlation, generally does not obscure the broader areal picture of the contaminant distribution.

Tracer Research Corporation (TRC), a DHS subcontractor supervised by Canonie, utilized a field van equipped with a specialized hydraulic mechanism capable of driving and withdrawing soil gas probes. In addition, the van has two built-in gasoline powered generators which provide the electrical power (110 volts AC) to operate all of the field equipment. Probes consists of 7-foot lengths of 3/4 inch diameter steel pipe which are fitted with detachable drive points (Figure 2).

The soil gas samples were collected by driving the hollow probe from 4 to 6 feet into the ground and evacuating 5 to 10 liters of gas with a vacuum pump.

4.0 SOIL GAS INVESTIGATION - PHASE ONE

Carbon tetrachloride contamination was discovered in 1984 in two wells in Los Altos (well numbers 10 and 110). Based on the Dames & Moore (1987) report, it appears that carbon tetrachloride contamination is limited to a relatively small area in the vicinity of California Water Service (CWS) well 110 and the city irrigation well 10. The phase one-soil gas survey was conducted at four location clusters, as shown in Figures 3-8.

Canonie performed a soil gas survey as a part of an ongoing investigation of the contamination problem. Objectives of the investigation were:

a) To locate the source(s) of a groundwater and/or soil contamination contributing to the water well contamination.

b) Define the areal extent of contamination.

c) Determine the direction(s) of contaminant migration.

The gas survey involved the sampling of 22 samples and two split samples from four location clusters. The probes were irregularly spaced throughout the site. Approximate locations were determined from aerial photographs. The exact locations were determined in the field based on property ownership, land use and utility clearances.

4.1 Sampling Data

In addition to carbon tetrachloride (CCl_4), the soil gas survey - phase one showed the presence of trichloroethylene (TCE), tetrachloroethylene (PCE), 1,1,2 trichlorotrifluoroethane (F-113, a Freon), benzene, and total hydrocarbons. The data from 24 sampling locations are given in Appendix A.

The boundaries of the former maintenance yard are not well defined. For that reason, the soil gas sample locations on the eastern end of the yard were chosen towards the two contaminated Wells #10 and #110 in order to intercept possible pathways between these wells and the former maintenance yard. The phase one soil gas samples SG-12 and SG-13 are in or near the maintenance yard. Soil gas sample SG-13 was the only one which detected TCE levels at or above 0.01 ug/l. Sample SG-44E from the phase two study was collected within the former maintenance yard and it showed no contamination.

The location of the old dry cleaner at Lyell and First Streets showed the presence of CCl_4 in the range of 0.002 to 14 ug/l (ppb), TCE from 0.002 to 3 ug/l, PCE from 0.01 to 180 ug/l, and benzene up to 0.7 ug/l. Extremely high vapor concentration of PCE at a depth of 5 feet indicates the presence of local soil contamination, rather then vapors migrating upwards from groundwater contaminants.

The results from the old fire station and dry cleaner area on State Street showed the presence of CCl_4, PCE, and TCE. This location shows a lower level of contamination then the Lyell and First Streets dry cleaner, with values varying within the range of 0.003 - 0.007 ug/l.

The third location was Los Altos Community Center which exhibits the presence of CCl_4, PCE, and TCE. Detection levels show the range between 0.0003 - 0.01 ug/l.

The soil gas sample SG-3, located adjacent to Well #110, was sampled at depths of 6 and 12 feet. The results from Appendix A show an increase in the soil gas concentrations for CCl_4 and total hydrocarbons at the 12 feet depth. At this site, it suggests that the contamination occurs in the groundwater and not the soil.

(shallow zone)

The presence of detectable chemicals in almost every sample at each location proved that the soil gas technique is successful in the Los Altos environment.

Based on phase one - soil gas survey, CCl_4 is not the only contaminant at the Hillview-Eleanor site and all other detected chemicals may sooner or later reach the groundwater.

5.0 SOIL GAS INVESTIGATION - PHASE TWO

5.1 Field Operations

For the second phase of the soil gas survey, 89 soil gas samples were taken throughout the Hillview-Eleanor site. The soil gas samples are irregularly spaced and cover a broad area. They include 8 duplicates and 4 split samples. The enclosed maps show the location of soil gas samples for both phases (Figures 3-8). Emphasis was given to three areas which showed the highest contamination from the phase one - soil gas survey. The old cleaners at Lyell and First Streets, the old fire station at State and Third Streets and the Los Altos Community Center Area may be indicated (based on the soil gas investigation) as a potential sources for detected contamination.

5.2 Detected Chemical

The detected contaminants include carbon tetrachloride (CCl_4), trichloro-ethylene (TCE), tetrachloroetyhylene (PCE), 1,1,2 trichlorotrifluoroethane (F-113, a freon), benzene, and total hydrocarbons. The results of the Phase Two - soil gas analyses are listed in Appendix B.

5.2.1 Carbon Tetrachloride (CCl_4)

CCl_4 has been extensively used in the past as a fumigant in grain elevators and as a spot remover by the dry cleaning industry until Environmental Protection Agency (EPA) banned its use in 1970 because of its suspected carcinogenicity.

The maximum CCl_4 contamination (14 ug/l) was detected in the soil gas 100 feet southeast of the intersection of Lyell and First Street (sample SG20d). CCl_4 vapor concentration ranges by 5 orders of magnitude (0.00001 - 14). The soil gas concentration of the sampling point SG20d was anomalously high

probably because shallow soil around the area was contaminated with CCl_4. This indication can be accepted because other samples showed at least 4 orders of magnitude lower vapor concentration. Based on the soil gas investigation, CCl_4 does not show significant migration (Figure 3).

5.2.2 Trichloroethylene (TCE)

The TCE vapor concentrations are widely spread throughout the site. However, the three major locations are; Lyell and First Street, State Street and 3rd Street, and Los Altos Community Center Area. Based on available soil gas results the TCE plume does not extend beyond Eleanor Street on the east and First Street on the west. The soil gas contours (Figure 4) are elongated in a north - south direction.

5.2.3 Tetrachloroethylene (PCE)

The PCE is found in the widest area at Hillview-Eleanor site (Figure 5). Almost 80% of soil gas samples show the PCE vapor contamination. TRC detected a maximum (180 ug/l) in the soil gas at the corner of Lyell and First Street. PCE concentrations vary by 6 orders of magnitude from this location to the northeast extent of contamination (0.0001 ug/l).

5.2.4 Total Hydrocarbons and Freon 113

Unlike other detected chemicals, the total hydrocarbons and Freon have been found only locally at Lyell Street (between San Antonio Road and First Street), at the 200 feet northeast of the old fire station, and at Los Altos Community Center. Freon vapor concentration ranges from 0.0002 to 0.5 ug/l, while total hydrocarbons have a variation from 0.009 to 0.7 ug/l. Both contaminants are confined locally and do not indicate a major spreading direction. Contour maps (Figure 6,7) for Freon and total hydrocarbons show the areas of suspected contamination.

REFERENCES

REFERENCES

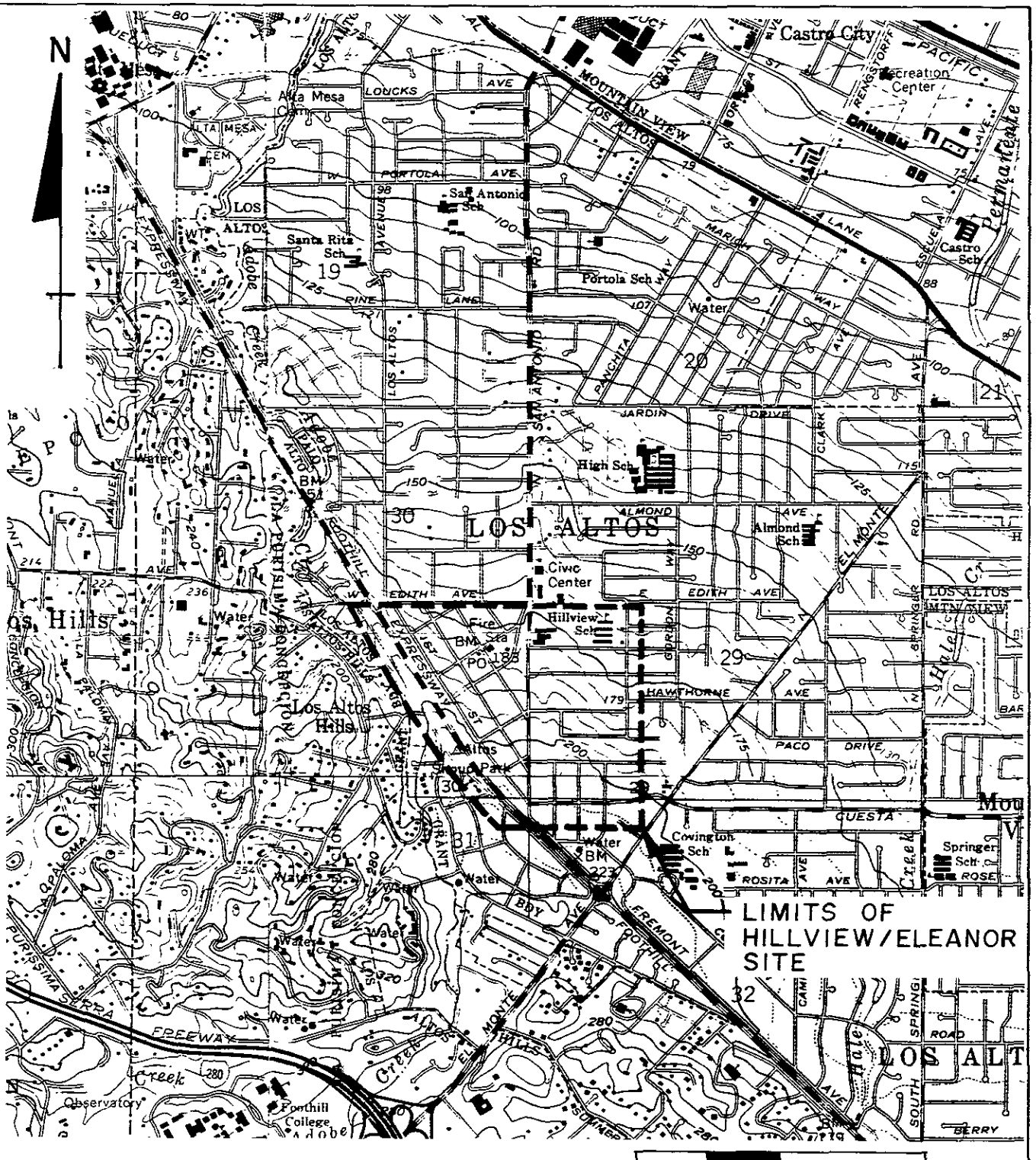
Dames & Moore, 1987, Preliminary Site Assessment and Investigation Report, Hillview-Eleanor area, Los Altos, California: Dames & Moore Job Number 14886-003-44, date January 1987, 18p.

Marrin, D.L., and Thompson, G.M., 1987, Gaseous Behavior of TCE Overlying a Contaminted Aquifer: Ground Water v. 25 no. 1, p. 21-27.

Thompson, G.M., and Marrin, D.L., 1987, Soil Gas Contaminant Investigation - A Dynamic Approach: Ground Water Monitoring Review v. 7 no. 3 p. 88-93.

FIGURES

102340



SITE LOCATION PLAN
LOS ALTOS, CALIFORNIA
PREPARED FOR
CALIFORNIA DEPARTMENT OF HEALTH SERVICES

REFERENCE:

USGS 7.5 MIN TOPOGRAPHIC MAPS
TITLED CUPERTINO, CA
DATED 1961, (REV. 1980)
TITLED PALO ALTO, CA
DATED 1961, (REV. 1968, 1973)
TITLED MOUNTAIN VIEW, CA
DATED 1961, (REV. 1981)
TITLED MINDEGO HILL, CA
DATED 1961, (REV. 1980)

Canonie Environmental

DATE: 11-3-87	FIGURE 1	DRAWING NUMBER
SCALE: AS SHOWN		87-041-A1

REVISIONS	NO.	DATE

DRAWN BY	CHECKED BY
BJH	
11-3-87	APPROVED BY

DRAWING NUMBER 87-041-A1

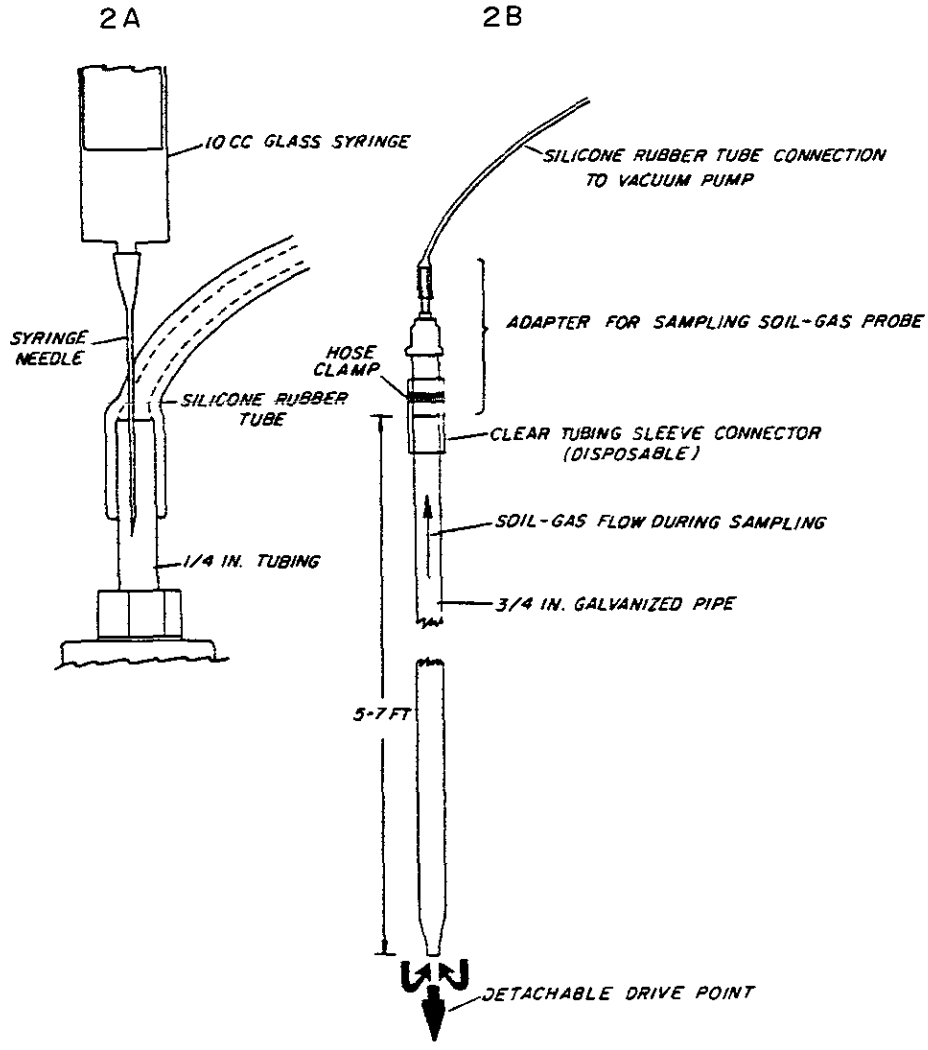


Figure 2. Soil gas sampling apparatus: (a) Close-up view of syringe sampling through the evacuation line, (b) gas flow through a soil gas probe

N

ELEANOR AVENUE

GABILAN LANE

LASSEN STREET

TYNDALL STREET

SAN ANTONIO ROAD

HILLVIEW AVENUE

HAWTHORNE AVENUE

PEPPER DRIVE

PEPPER CT

MARVIN AVENUE

LYELL STREET

CUESTA DRIVE

SOCCER FIELD

PARKING LOT

PARKING LOT

EDITH AVENUE

4th STREET

STATE STREET

3rd STREET

MAIN STREET

2nd STREET

1st STREET

WHITNEY STREET

FOOTHILL EXPRESSWAY

ESTIMATED GROUND WATER FLOW

SEE SITE PLAN 87-041-A32 FOR DETAILED LOCATIONS

1-1 ND
1-2 ND
1-3 (0.008) 47 (0.001)
1-4 ND
1-5 ND
1-6 ND
1-7 ND
1-8 ND
1-9 ND
1-10 ND
1-11 ND
1-12 ND
1-13 ND
1-14 ND
1-15 ND
1-16 ND
10 ▲
110 ▲
44A ND
44B ND
44C ND
44D (0.001)
44E ND
45 ND
46 ND
48 ND
49 ND
50 ND
51 ND
52 ND
53 ND
54 ND
55 ND
56 ND
57 ND
58 ND
59 ND
60 ND
61 ND
62 ND
63 ND
64 ND
65 ND
66 ND
67 ND
68 ND
69 ND
70 (0.004)
71 ND
0.001
43 ND
42 ND
40 ND
41 ND
39 ND
38 ND
37 ND
36 ND
35 ND
34 ND
33 ND
32 ND
31 ND
30 ND
29 ND
28 ND
27 ND
26 ND
25 (0.002)
24 (0.001)
23A ND
23B (0.002)
23C ND
23D ND
22
21
20 (3)
19 ND
18 (0.001)
0.001
17 ND
16 ND
15 ND
14 ND
13 ND
12 ND
11 ND
10 ND
9 ND
8 ND
7 ND
6 ND
5 ND
4 ND
3 ND
2 ND
1 ND
1.0
0.1
0.001
0.0001

E 2,000
E 1,500
E 1,000
E 500
N 3,500
N 3,000
N 2,500
N 2,000
N 1,500

100 0 100 200 FEET

LEGEND:

——— ESTIMATED PROPERTY LINE

1-8 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-8)

8 PHASE 2 SOIL GAS ANALYSIS PROBE (2-8)

10 ▲ PRIVATE WATER SUPPLY WELL

(0.001) CARBON TETRACHLORIDE (μg/ℓ) READING AT SOIL GAS PROBE

0.001 CARBON TETRACHLORIDE CONCENTRATION CONTOUR (μg/ℓ)

ND NOT DETECTED AT OR ABOVE 0.001 (μg/ℓ)

REFERENCES

- ESTIMATED GROUND WATER FLOW FROM DAMES & MOORE PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT TASK ORDER No. 2-7-10-P2103G

CARBON TETRACHLORIDE CONCENTRATION CONTOURS (μg/ℓ)

LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE: 12-1-87	FIGURE 3	DRAWING NUMBER 87-041-E15
SCALE: AS SHOWN		

10-26-87 10-26-87 87-041-E10 87-041-E11

REVISIONS	NO.	DATE
DRAWN BY		
CHECKED BY	B.J.H	12-1-87
APPROVED BY		

DRAWING NUMBER 87-041-E15

87-041-E10 87-041-E11

DRAWING NUMBER	87-041-E18
CHECKED BY	
APPROVED BY	
DRAWN BY	BJH
	12-1-87

87-041-E10 87-041-E11

ELEANOR AVENUE

GABILAN LANE

LASSEN STREET

TYNDALL STREET

SAN ANTONIO ROAD

HILLVIEW AVENUE

HAWTHORNE AVENUE

PEPPER DRIVE

MARVIN AVENUE

LYELL STREET

CUESTA DRIVE

PEPPER CT

SOCCER FIELD

PARKING LOT

PARKING LOT

EDITH AVENUE

4th STREET

STATE STREET

3rd STREET

MAIN STREET

2nd STREET

1st STREET

WHITNEY STREET

FOOTHILL EXPRESSWAY

ESTIMATED GROUND WATER FLOW

SEE SITE PLAN 87-041-A31 FOR DETAILED LOCATIONS

REFERENCES:
- ESTIMATED GROUND WATER FLOW FROM DAMES & MOORE PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT TASK ORDER No 2-7-1.0-P21050

LEGEND:
- ESTIMATED PROPERTY LINE
- 1-8 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-8)
- 8 ◆ PHASE 2 SOIL GAS ANALYSIS PROBE (2-8)
- 10 ▲ PRIVATE WATER SUPPLY WELL
- (0.05) TCE CONCENTRATION (µg/ℓ) READING AT SOIL GAS PROBE
- 0.01 TCE CONCENTRATION CONTOUR (µg/ℓ)
- ND NOT-DETECTED AT OR ABOVE 0.01 (µg/ℓ)

100 0 100 200 FEET

TCE CONCENTRATION CONTOURS (µg/ℓ)

LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE: 12-1-87	FIGURE 4	DRAWING NUMBER 87-041-E18
SCALE: AS SHOWN		

10-25-87 10-26-87 87-041-E10 87-041-E11

REVISIONS | NO. | DATE

DRAWING NUMBER	87-041-E16
CHECKED BY	BJH 10-26-87
APPROVED BY	12-1-87
DRAWN BY	

87-041-E10 87-041-E11

N

ELEANOR AVENUE

GABILAN LANE

LASSEN STREET

TYNDALL STREET

SAN ANTONIO ROAD

HILLVIEW AVENUE

HAWTHORNE AVENUE

PEPPER DRIVE

PEPPER CT

MARVIN AVENUE

LYELL STREET

CUESTA DRIVE

SOCCER FIELD

PARKING LOT

PARKING LOT

EDITH AVENUE

4th STREET

STATE STREET

3rd STREET

MAIN STREET

2nd STREET

1st STREET

WHITTNEY STREET

LYELL STREET

FOOTHILL EXPRESSWAY

ESTIMATED GROUND WATER FLOW

SEE SITE PLAN 87-041- A33 FOR DETAILED LOCATIONS

100 0 100 200 FEET

LEGEND:

- ESTIMATED PROPERTY LINE
- I-8 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-8)
- 8 PHASE 2 SOIL GAS ANALYSIS PROBE (2-8)
- 10 ▲ PRIVATE WATER SUPPLY WELL
- (0.01) PCE (µg/ℓ) READING AT SOIL GAS PROBE
- 0.02 PCE CONCENTRATION CONTOUR (µg/ℓ)
- ND NOT DETECTED AT OR ABOVE 0.01 (µg/ℓ)

REFERENCES

- ESTIMATED GROUND WATER FLOW FROM DAMES & MOORE PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT TASK ORDER No 2-7-1.0-P21030

PCE CONCENTRATION CONTOURS (µg/ℓ)

LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE: 12-1-87	FIGURE 5	DRAWING NUMBER 87-041-E16
SCALE: AS SHOWN		

10-26-87 10-26-87 87-041-E10 87-041-E11

REVISIONS | NO. | DATE

DRAWING NUMBER	87-041-E19
CHECKED BY	
APPROVED BY	
DRAWN BY	BJH 12-1-87

NO	DATE	REVISIONS
E10		
E11		

87-041-E10 87-041-E11

BJH 10 26 87 BJH 10 26 87

ELEANOR AVENUE

SAN ANTONIO ROAD

GABILAN LANE

LASSEN STREET

TYNDALL STREET

HILLVIEW AVENUE

HAWTHORNE AVENUE

PEPPER DRIVE

MARVIN AVENUE

LYELL STREET

CUESTA DRIVE

EDITH AVENUE

4th STREET

3rd STREET

2nd STREET

1st STREET

STATE STREET

MAIN STREET

WHITNEY STREET

FOOTHILL EXPRESSWAY

PEPPER CT

SOCCER FIELD

PARKING LOT

PARKING LOT

ESTIMATED GROUND WATER FLOW

SEE SITE PLAN 87-041-A34 FOR DETAILED LOCATIONS

REFERENCES

- ESTIMATED GROUND WATER FLOW FROM DAMES & MOORE PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT TASK ORDER No 2-7-10-P2103O

LEGEND:

- ESTIMATED PROPERTY LINE
- 1-8 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-8)
- 8 ⊕ PHASE 2 SOIL GAS ANALYSIS PROBE (2-8)
- 10 ▲ PRIVATE WATER SUPPLY WELL
- (0.02) FREON CONCENTRATION (μg/ℓ) READINGS AT SOIL GAS PROBE
- 0.04 FREON CONCENTRATION CONTOURS (μg/ℓ)
- ND NOT DETECTED AT OR ABOVE 0.01 (μg/ℓ)

100 0 100 200 FEET

FREON 113
CONCENTRATION CONTOURS (μg/ℓ)

LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE: 12-1-87	FIGURE 6	DRAWING NUMBER 87-041-E19
SCALE: AS SHOWN		

10-26-87 10-26-87 87-041-E10 87-041-E11

DRAWING NUMBER 87-041-E17

CHECKED BY DJL

APPROVED BY

BJH 12-1-87

DRAWN BY

87-041-E10 87-041-E11

BJH 10-26-87 BJH 10-26-87

REVISIONS

NO. DATE

ELEANOR AVENUE

HILLVIEW AVENUE

HAWTHORNE AVENUE

PEPPER DRIVE

MARVIN AVENUE

PEPPER CT

GABILAN LANE

LASSEN STREET

TYNDALL STREET

CUESTA DRIVE

LYELL STREET

SOCCER FIELD

SAN ANTONIO ROAD

PARKING LOT

PARKING LOT

EDITH AVENUE

4th STREET

STATE STREET

3rd STREET

MAIN STREET

2nd STREET

1st STREET

WHITNEY STREET

FOOTHILL EXPRESSWAY

ESTIMATED GROUND WATER FLOW

SEE SITE PLAN 87-041-A35 FOR DETAILED LOCATIONS

REFERENCES

ESTIMATED GROUND WATER FLOW FROM DAMES & MOORE PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT TASK ORDER No 2-7-1.0-P21030

LEGEND:

- ESTIMATED PROPERTY LINE
- 1-8 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-8)
- 8 ◔ PHASE 2 SOIL GAS ANALYSIS PROBE (2-8)
- 10 ▲ PRIVATE WATER SUPPLY WELL
- (0.9) TOTAL HYDROCARBON (µg/ℓ) READING AT SOIL GAS PROBE
- 0.1 TOTAL HYDROCARBON CONCENTRATION CONTOUR (µg/ℓ)
- ND NOT DETECTED AT OR ABOVE 0.1 (µg/ℓ)

100 0 100 200 FEET

TOTAL HYDROCARBON CONCENTRATION CONTOURS (µg/ℓ)

LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE 12-1-87	FIGURE 7	DRAWING NUMBER 87-041-E17
SCALE AS SHOWN		

10-26-87 10-26-87 87-041-E10 87-041-E11

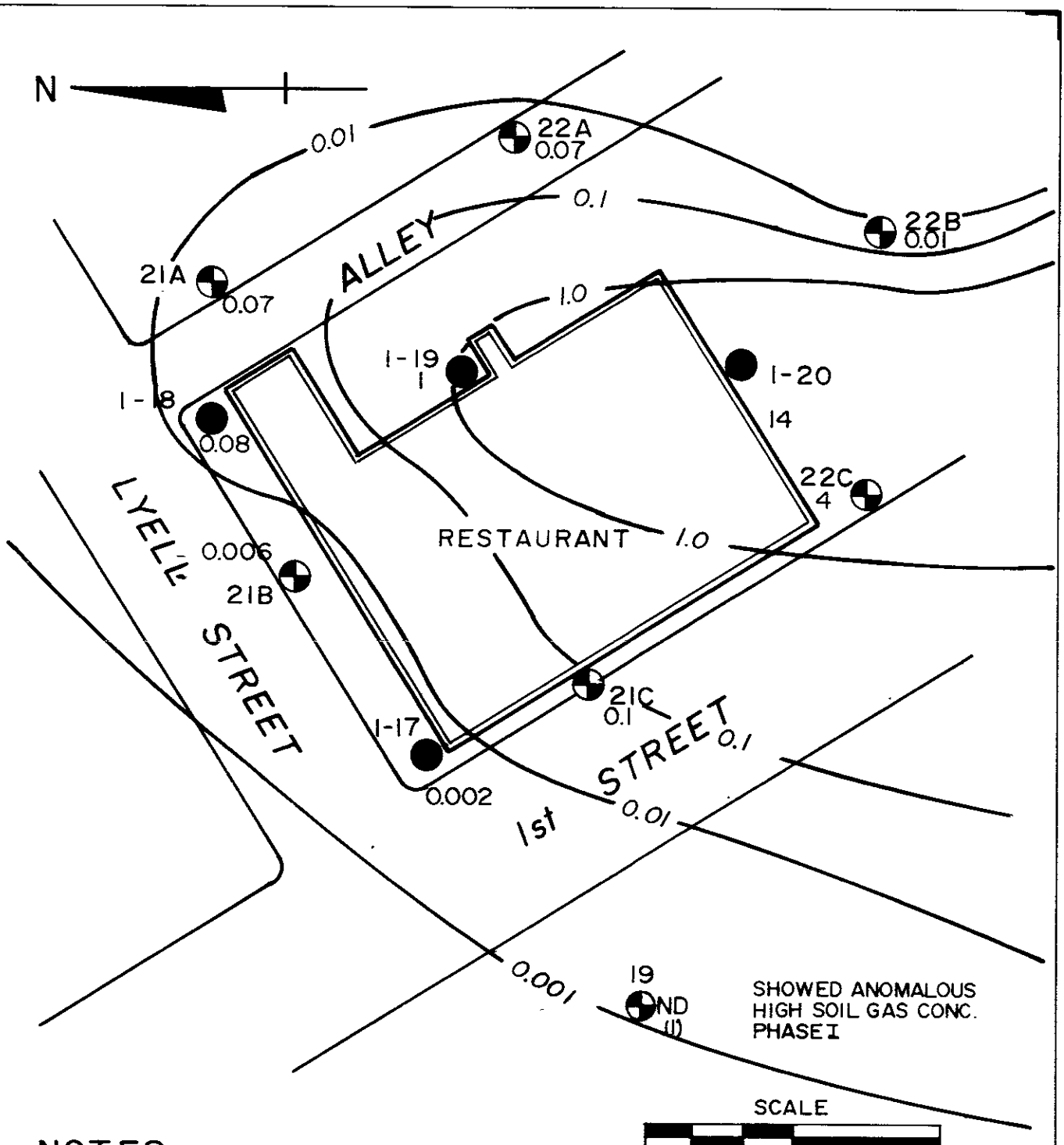
113525

87-041-A24

REVISIONS	NO.	DATE

DRAWING NUMBER	CHECKED BY	APPROVED BY
87-041-A31	E. MINNER	1-14-88

DRAWN BY BJH 1-8-88



SCALE

30 0 30 FEET

NOTES:

1. ALL CONCENTRATIONS GIVEN IN $\mu g/\ell$

LEGEND:

1-18 ● PHASE I SOIL GAS ANALYSIS PROBE (1-18)

21C ◒ PHASE 2 SOIL GAS ANALYSIS PROBE (2-21C)

ND NOT DECTECTED AT OR ABOVE 0.001 ($\mu g/\ell$)

DETAILED SITE PLAN WITH CARBON TETRACHLORIDE CONCENTRATION CONTOURS LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

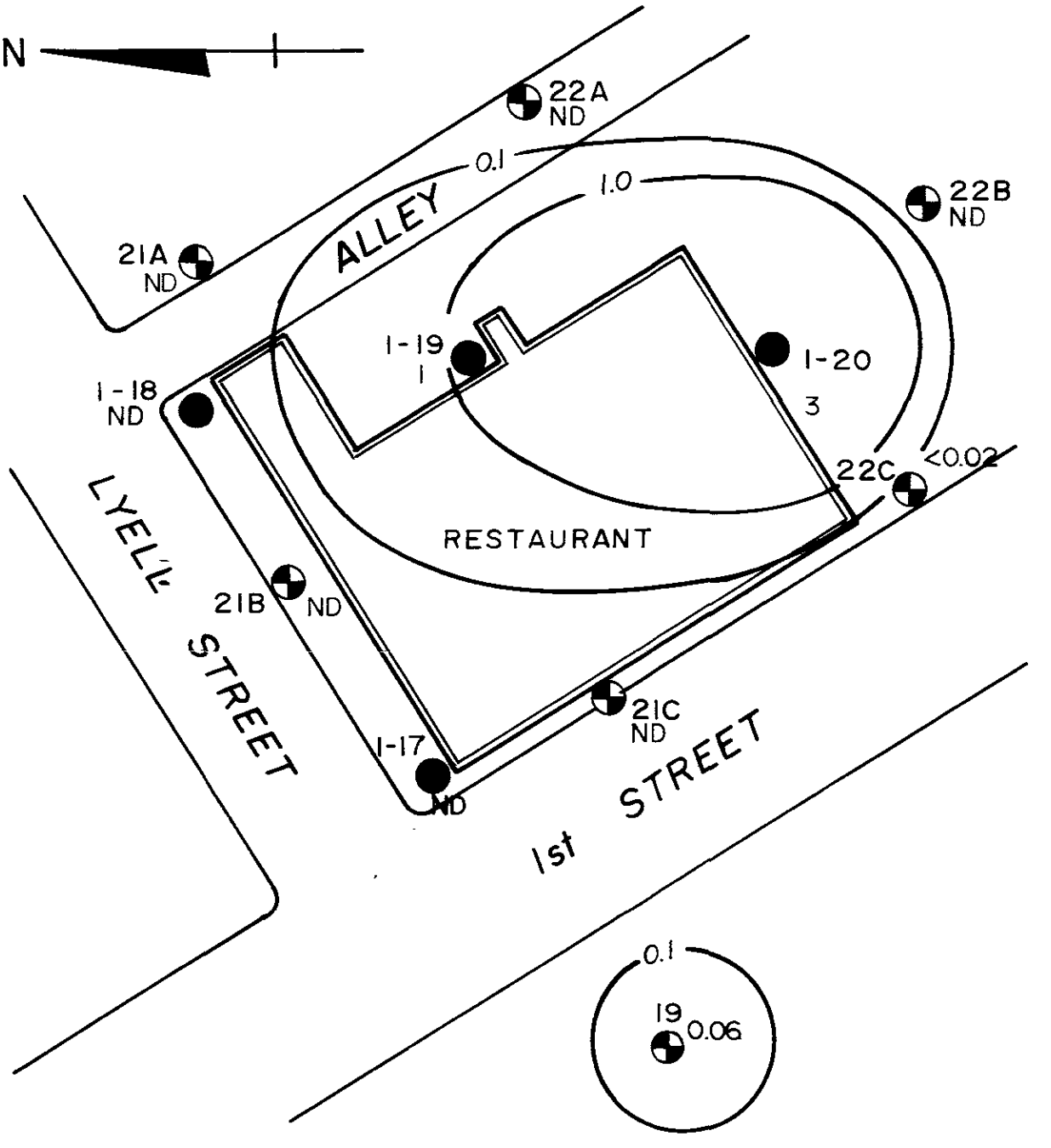
Canonie Environmental

DATE: 1-14-88	FIGURE 8	DRAWING NUMBER 87-041-A32
SCALE: AS SHOWN		

113525

87-041-A24

DRAWING NUMBER	87-041-A31
CHECKED BY	
APPROVED BY	
E. MINNER	1-14-88
DRAWN BY	BJH 1-8-88



NOTES:

1. ALL CONCENTRATIONS GIVEN IN $\mu g/\ell$

LEGEND:

1-18 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-18)

21C ◔ PHASE 2 SOIL GAS ANALYSIS PROBE (2-21C)

ND NO DETECTION AT OR ABOVE 0.01 ($\mu g/\ell$)

DETAILED SITE PLAN WITH TCE CONCENTRATION CONTOURS LOS ALTOS, CALIFORNIA

PREPARED FOR

CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE: 1-14-88	FIGURE 9	DRAWING NUMBER 87-041-A31
SCALE: AS SHOWN		

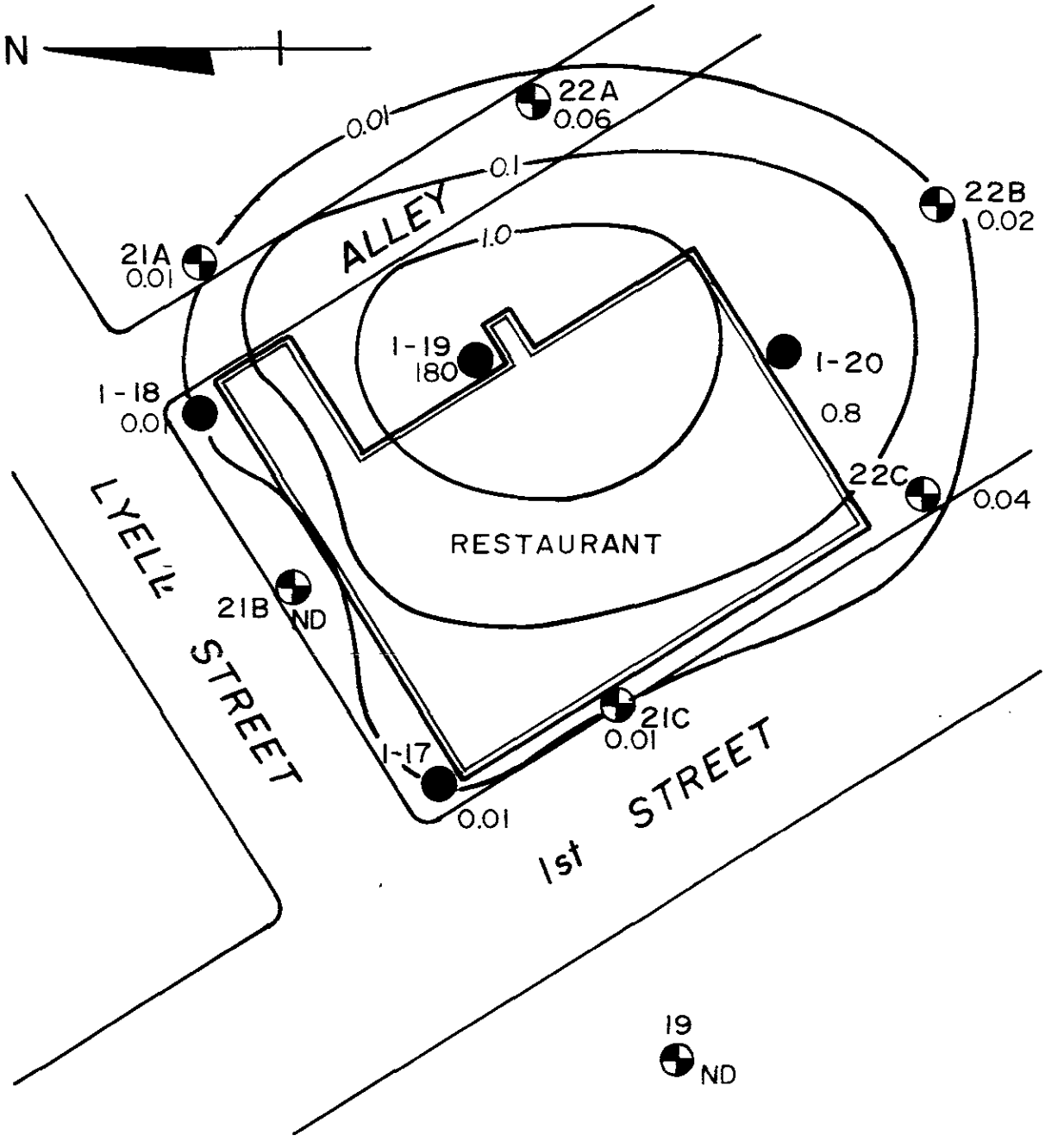
REVISIONS	NO.	DATE

113525

87-041-A24

DRAWING NUMBER 87-041-A33

DRAWN BY	CHECKED BY
BJH 1-8-88	
E. MINNER 1-14-88	APPROVED BY



SCALE

30 0 30 FEET

NOTES:

1. ALL CONCENTRATIONS GIVEN IN $\mu g/\ell$

LEGEND:

1-18 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-18)

21C ◔ PHASE 2 SOIL GAS ANALYSIS PROBE (2-21C)

ND NOT DETECTED AT OR ABOVE 0.01 ($\mu g/\ell$)

DETAILED SITE PLAN WITH PCE CONCENTRATION CONTOURS LOS ALTOS, CALIFORNIA

PREPARED FOR

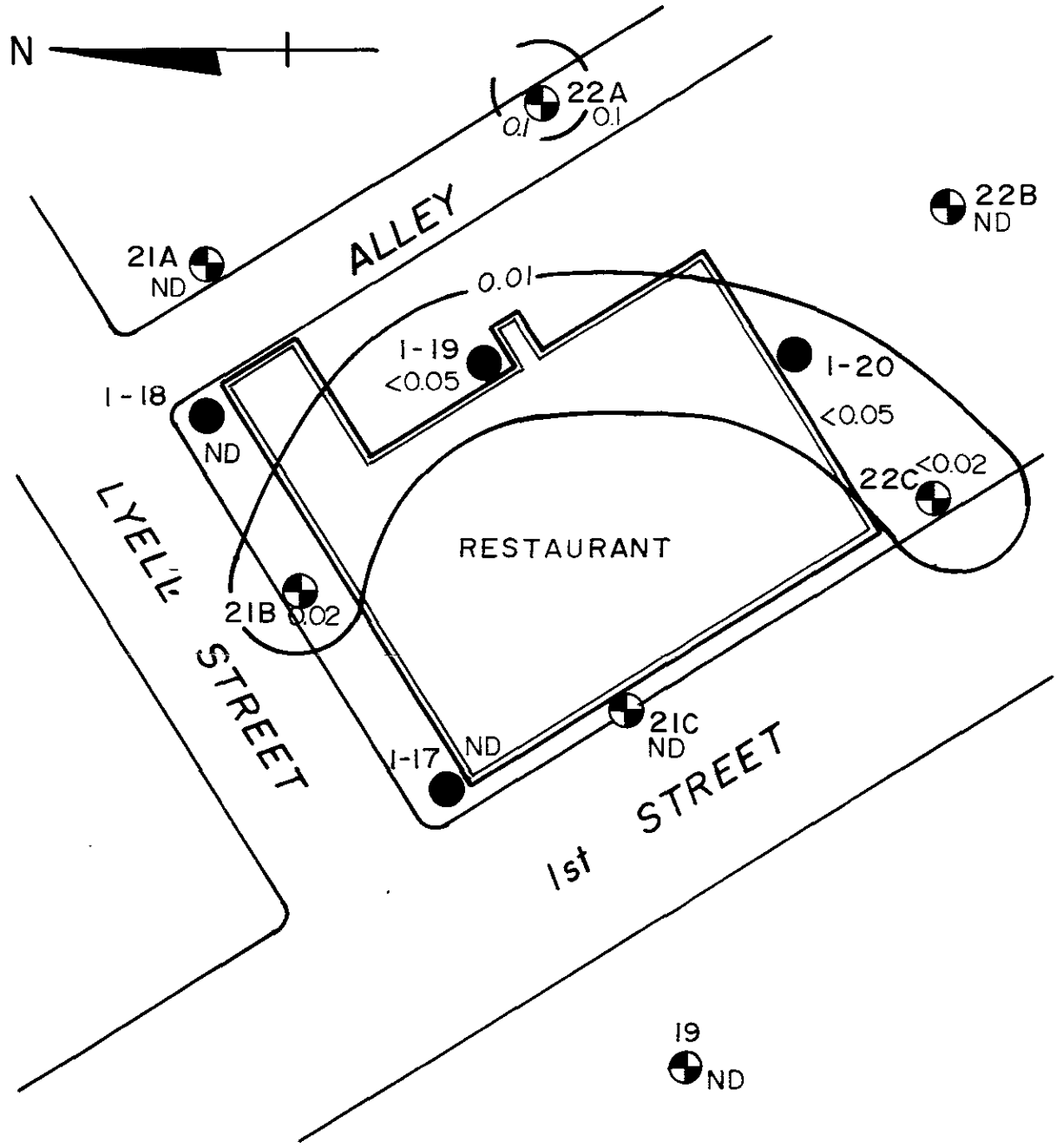
CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

REVISIONS	NO.	DATE

DATE: 1-14-88	FIGURE 10	DRAWING NUMBER 87-041-A33
SCALE: AS SHOWN		

113525



SCALE

30 0 30 FEET

NOTES:

1. ALL CONCENTRATIONS GIVEN IN $\mu g/\ell$

LEGEND:

1-18 ● PHASE 1 SOIL GAS ANALYSIS PROBE (1-18)

21C ◒ PHASE 2 SOIL GAS ANALYSIS PROBE (2-21C)

ND NOT DETECTED AT OR ABOVE 0.01 ($\mu g/\ell$)

DETAILED SITE PLAN WITH
FREON 113 CONCENTRATION CONTOURS
LOS ALTOS, CALIFORNIA

PREPARED FOR
CALIFORNIA DEPARTMENT
OF HEALTH SERVICES

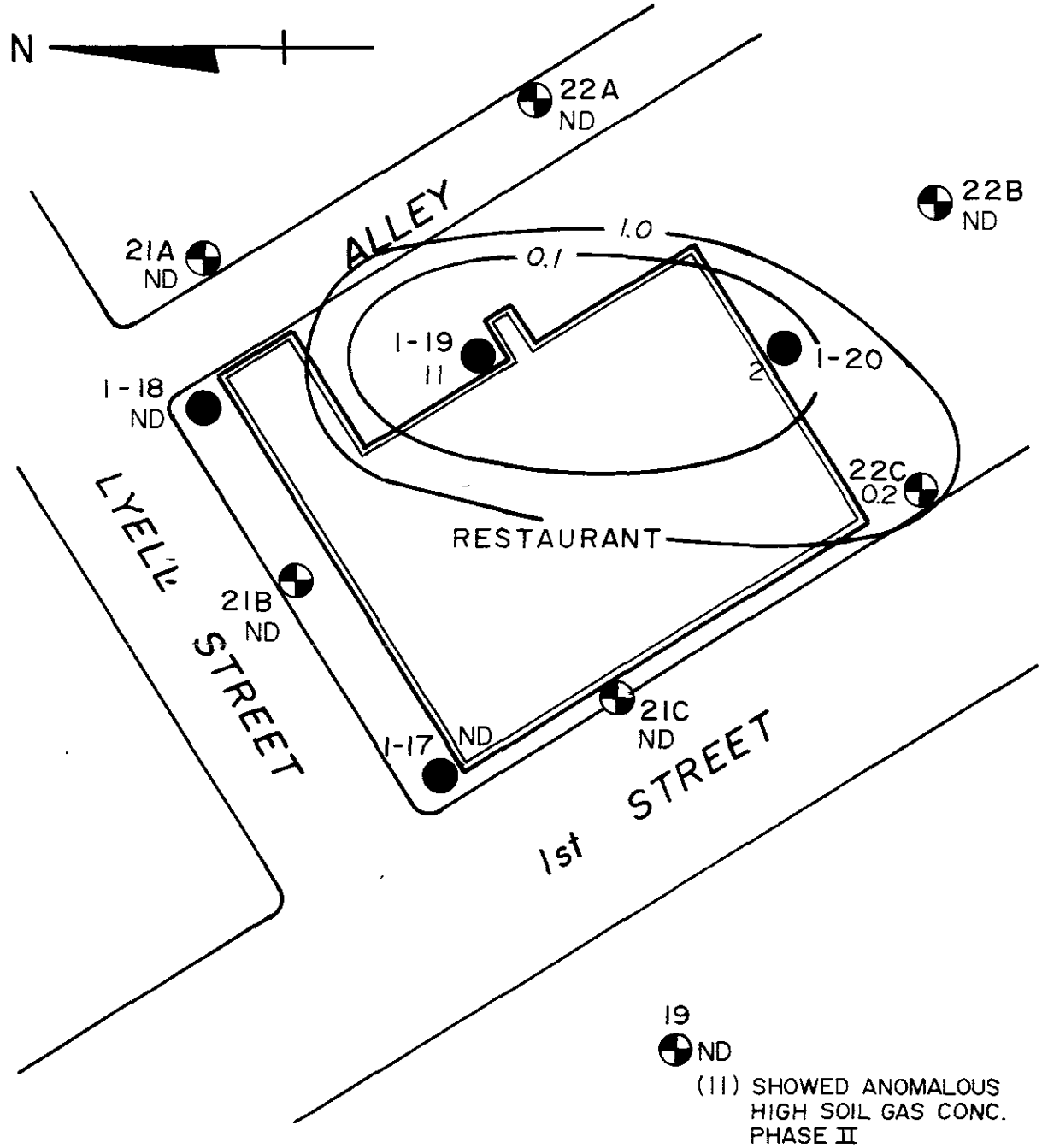
Canonie Environmental

DATE: 1-14-88	FIGURE 11	DRAWING NUMBER 87-041-A34
SCALE AS SHOWN		

REVISIONS	NO.	DATE

DRAWN BY: BJR 1-8-88
E. MINNER 1-14-88
CHECKED BY
APPROVED BY
DRAWING NUMBER 87-041-A34
87-041-A24

113525



19
ND
(11) SHOWED ANOMALOUS HIGH SOIL GAS CONC. PHASE II

SCALE

30 0 30 FEET

NOTES:

1. ALL CONCENTRATIONS GIVEN IN $\mu g/\ell$

LEGEND:

1-18 ● PHASE I SOIL GAS ANALYSIS PROBE (1-18)

21C ◒ PHASE 2 SOIL GAS ANALYSIS PROBE (2-21C)

ND NOT DETECTED AT OR ABOVE 01 ($\mu g/\ell$)

DETAILED SITE PLAN WITH TOTAL HYDROCARBON CONCENTRATION CONTOUR
LOS ALTOS, CALIFORNIA

PREPARED FOR
CALIFORNIA DEPARTMENT OF HEALTH SERVICES

Canonie Environmental

DATE: 1-13-88	FIGURE 12	DRAWING NUMBER 87-041-A35
SCALE: AS SHOWN		

DRAWING NUMBER 87-041-A35
87-041-A24
CHECKED BY
APPROVED BY
E. MINNER 1-14-88
BJR 1-8-88
DRAWN BY
REVISIONS NO. DATE

APPENDIX A

Tracer Research Corporation

3855 North Business Center Drive Tucson, Arizona 85705 (602) 888-9400

DATA REPORT

FOR

SOIL GAS SAMPLING AND ANALYSIS

HILLVIEW-ELEANOR SITE

LOS ALTOS, CALIFORNIA

Prepared For:

Mr. Doug Graham
Canonie Engineering
1825 S. Grant, Suite 260
San Mateo, California 94402

Submitted By:

Tracer Research Corporation

INTRODUCTION

Tracer Research Corporation (TRC) performed soil gas sampling and analysis at the Hillview-Eleanor site in Los Altos, California on September 17 and 18, 1987. Twenty two soil gas locations were sampled and analyzed for the following components as part of this study:

- F113 - trichlorotrifluoroethane
- CCl_4 - carbon tetrachloride
- TCE - trichloroethene
- PCE - tetrachloroethene
- Benzene
- Toluene
- Total Xylene
- Total Hydrocarbons without Methane

CH2M HILL/CANONIE HILLVIEW-ELEANOR/LOS ALTOS, CALIFORNIA

Sample	Depth	Date	F113 (ug/l)	CCl4 (ug/l)	TCE (ug/l)	PCE (ug/l)	Benzene (ug/l)	Toluene (ug/l)	Total Xylene (ug/l)	Total Hydroc.w/o CH4 (ug/l)
S601	6'	09/17	<0.0005	<0.00002	0.005	0.006	<0.02	<0.02	<0.02	<0.02
S602	6'	09/17	<0.0005	0.0004	0.008	0.003	<0.02	<0.02	<0.02	0.4
S603	6'	09/17	<0.0004	0.006	<0.0003	0.001	<0.02	<0.02	<0.02	<0.02
S609	12'	09/17	<0.0004	0.01	<0.0003	<0.00009	<0.02	<0.02	<0.02	1
S604	6'	09/17	<0.0005	0.0001	0.003	0.01	<0.02	<0.02	<0.02	<0.02
S605	6'	09/17	<0.0005	<0.00002	<0.0004	0.02	<0.02	<0.02	<0.02	<0.02
S606	6'	09/17	<0.0005	<0.00002	0.002	0.003	<0.02	<0.02	<0.02	<0.02
S607	6'	09/17	<0.0005	<0.00002	0.006	0.001	<0.02	<0.02	<0.02	0.2
S608	6'	09/17	<0.0005	<0.00002	0.003	0.003	<0.02	<0.02	<0.02	<0.02
S609	6'	09/17	<0.0005	<0.00002	<0.0004	0.002	<0.02	<0.02	<0.02	<0.02
S610	6'	09/17	<0.0005	<0.00002	<0.0004	0.004	<0.02	<0.02	<0.02	<0.02
S610d	6'	09/17	<0.0005	<0.00002	<0.0004	0.002	<0.02	<0.02	<0.02	<0.02
S611	6'	09/17	<0.0005	0.0003	<0.0004	0.002	<0.02	<0.02	<0.02	<0.02
S612	5'	09/17	<0.0005	0.0003	0.004	0.002	<0.02	<0.02	<0.02	<0.02
S613	6'	09/17	<0.0005	0.00004	0.01	0.001	<0.02	<0.02	<0.02	<0.02
S614	6'	09/17	<0.0005	<0.00002	<0.0004	0.003	<0.02	<0.02	<0.02	<0.02
S615	6'	09/18	<0.0005	0.0002	0.006	0.007	<0.01	<0.01	<0.01	<0.01
S616	6'	09/18	<0.0005	<0.00002	0.002	0.008	<0.01	<0.01	<0.01	<0.01
S617	6'	09/18	<0.0005	0.002	0.002	0.01	<0.01	<0.01	<0.01	<0.01
S618	6'	09/18	<0.0008	0.08	<0.0005	0.01	<0.01	<0.01	<0.01	<0.01
S619	6'	09/18	<0.05	1	1	180	<0.05	<0.06	<0.06	11
S620	6'	09/18	<0.005	3	2	0.2	0.6	<0.02	<0.02	2
S620d	6'	09/18	<0.05	14	3	0.8	0.7	<0.02	<0.02	1

Notations:
I interference with adjacent peaks
NA not analyzed

Analyzed by T. Bode
Checked by M. Roddy
Proofed by L. Laplander

UNIVERSITY ANALYTICAL CENTER

University of Arizona, Department of Chemistry
Biological Sciences East, Room 226
Tucson, Arizona 85721
(602) 621-3180

LABORATORY REPORT

DATE: 25 September 1987

TO: Mr. Dan Evans, Tracer Research Corporation

FROM: Ely Shemesh

RE: Req. 880055 - Gas Chromatography Analyses of Soil Gas Samples

Two soil gas samples were submitted to the UAC on September 22, 1987. The samples, delivered in gas-tight stainless steel bottles, were analyzed to detect the presence of volatile organic compounds. The analyses have now been completed and the results are attached.

The analyses of the sample was completed by gas chromatography (GC). The system used consisted of a Tracor model 565 GC equipped with a photoionization (PID) and Hall electrolytic conductivity detector. The column used was an 8'x 1/8" UAC/Supelco 60/80 Carbopack B/1% SP-1000. The data was collected using a Hewlett Packard model 3388A computing integrator.

If you have any questions pertaining to these analyses, or require additional analytical services, please contact us at (602) 621-3180.

Analyst: Ely Shemesh Reviewed by: Kay Jerin
Kay Jerin QA/QC Officer

REQ 080055 GAS CYLINDERS PURGEABLES		Hillview-Eleanor SG1106'917	Hillview-Eleanor SG17 9/18
UG/L			
CHLOROMETHANE		NA	NA
BROMOMETHANE		NA	NA
DICHLORODIFLUOROMETHANE		NA	NA
VINYL CHLORIDE		ND	ND
CHLOROETHANE		NA	NA
METHYLENE CHLORIDE		ND	ND
TRICHLOROFLUOROMETHANE		ND	ND
1,1-DICHLOROETHENE		ND	ND
1,1-DICHLOROETHANE		ND	ND
TRANS-1,2-DICHLOROETHENE		ND	ND
CHLOROFORM		ND	ND
1,2-DICHLOROETHANE		ND	ND
1,1,1-TRICHLOROETHANE		ND	ND
CARBON TETRACHLORIDE		ND	ND
BROMODICHLOROMETHANE		ND	ND
1,2-DICHLOROPROPANE		ND	ND
TRANS-1,3-DICHLOROPROPENE		NA	NA
TRICHLOROETHENE		ND	ND
DIBROMOCHLOROMETHANE	)*	ND	ND
1,1,2-TRICHLOROETHANE	)	ND	ND
CIS 1,3-DICHLOROPROPENE	)	ND	ND
2-CHLOROETHYLVINYL ETHER		ND	ND
BROMOFORM		ND	ND
1,1,2,2-TETRACHLOROETHANE	)*	ND	ND
TETRACHLOROETHENE	)	ND	ND
CHLOROBENZENE		ND	ND
1,3-DICHLOROBENZENE		ND	ND
1,2-DICHLOROBENZENE		ND	ND
1,4-DICHLOROBENZENE		ND	ND
BENZENE		ND	ND
TOLUENE		ND	ND
ETHYLBENZENE		ND	ND
XYLENE		ND	ND

* - THESE COMPONENTS ARE UNRESOLVED
NA: Not Analyzed

EPA 601/602 Detection Limits (Direct Injection)

UG/L		
CHLOROMETHANE		NA
BROMOMETHANE		NA
DICHLORODIFLUOROMETHANE		NA
VINYL CHLORIDE		<.05
CHLOROETHANE		NA
METHYLENE CHLORIDE		<0.005
TRICHLOROFLUOROMETHANE		<0.001
1,1 DICHLOROETHENE		<0.001
1,1-DICHLOROETHANE		<0.001
TRANS-1,2-DICHLOROETHENE		<0.001
CHLOROFORM		<0.001
1,2 DICHLOROETHANE		<0.001
1,1,1-TRICHLOROETHANE		0.001
CARBON TETRACHLORIDE		<0.001
BROMODICHLOROMETHANE		<0.001
1,2-DICHLOROPROPANE		<0.001
TRANS-1,3-DICHLOROPROPENE		NA
TRICHLOROETHENE		<0.001
DIBROMOCHLOROMETHANE	}*	<0.001
1,1,2-TRICHLOROETHANE	}	<0.001
CIS 1,3-DICHLOROPROPENE	}	<0.001
2-CHLOROETHYLVINYL ETHER		<0.2
BROMOFORM		<0.2
1,1,2,2 TETRACHLOROETHANE	}*	<0.001
TETRACHLOROETHENE	}	<0.001
CHLOROBENZENE		<0.002
1,3 DICHLOROBENZENE		<0.005
1,2-DICHLOROBENZENE		<0.007
1,4 DICHLOROBENZENE		<0.005
BENZENE		<0.5
TOLUENE		<0.4
ETHYLBENZENE		<0.4
XYLENE		<0.4

* - THESE COMPONENTS ARE UNRESOLVED

APPENDIX B

Tracer Research Corporation

SHALLOW SOIL GAS INVESTIGATION
AT THE
HILLVIEW-ELEANOR SITE
LOS ALTOS, CALIFORNIA

NOVEMBER, 1987

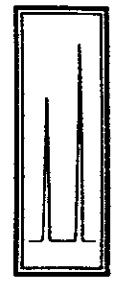
PREPARED FOR:

CANONIE ENVIRONMENTAL
1825 South Grant Street, Suite 260
San Mateo, California 94402

SUBMITTED BY:

D. D. Evans

Tracer Research Corporation



INTRODUCTION

A shallow soil gas investigation was conducted by Tracer Research Corporation at the Hillview-Eleanor site in Los Altos, California. The investigation was conducted November 14-16, 1987 under contract to CH2M Hill and under the supervision of Canonie Environmental. The main purpose was to analyze soil gas samples for the following volatile organic compounds:

1,1,2-Trichlorotrifluoroethane (F113)
Carbon Tetrachloride (CC14)
Trichloroethene (TCE)
Tetrachloroethene (PCE)
Benzene
Toluene
Xylenes
Total Hydrocarbons

Xylenes are reported as the total of the three isomers and total hydrocarbons are C4-C9 aliphatic, aromatic and alicyclic compounds. Analytical results are condensed in Appendix A.

A total of 89 soil gas samples, eight of which were duplicate samples, were taken during the course of the investigation. Additionally, four split samples were taken for analysis by the University of Arizona Analytical Center. Results from the split samples are included in Appendix B.

The lowest concentrations of the compounds detected in soil gas which may be considered significant in terms of soil and/or groundwater contamination are as follows in µg/L:

F113	0.0002
CC14	0.0001
TCE	0.0002
PCE	0.01
Benzene	0.02
Toluene	0.02
Xylenes	0.02
Total Hydrocarbons	0.1

BACKGROUND ON THE METHODOLOGY

The presence of volatile organic chemicals (VOCs) in shallow soil gas indicates the observed compounds may either be in the vadose zone near the probe or in groundwater below the probe. The soil gas technology is most effective in mapping low molecular weight halogenated solvent chemicals and petroleum hydrocarbons possessing high vapor pressures and low aqueous solubilities. These compounds readily partition out of the groundwater and into the soil gas as a result of their high gas/liquid partitioning coefficients. Once in the soil gas, VOCs diffuse vertically and horizontally through the soil to the ground surface where they dissipate into the atmosphere. The contamination acts as a source and the above ground atmosphere acts as a sink, and typically a concentration gradient develops between the two. The concentration gradient in soil gas between the source and ground surface may be locally distorted by hydrologic and geologic anomalies (e.g. clays, perched water); however, soil gas mapping generally remains effective because distribution of the contamination is usually broader in areal extent than the local geologic barriers and is defined using a large data base. The presence of geologic obstructions on a small scale tends to create anomalies in the soil gas-groundwater correlation, but generally does not obscure the broader areal picture of the contaminant distribution.

SAMPLING AND ANALYTIC PROCEDURES

Tracer Research Corporation utilized an analytical field van which was equipped with two gas chromatographs and two Spectra Physics SP4270 computing integrators. In addition, the van has two built-in gasoline powered generators which provide the electrical power (110 volts AC) to operate all of the gas chromatographic instruments and field equipment. A specialized hydraulic mechanism consisting of two cylinders and a set of jaws was used to drive and withdraw the sampling probes. Probes consist of 7-foot lengths of 3/4 inch diameter steel pipe which are fitted with detachable drive points. A hydraulic hammer was used to assist in driving probes past cobbles and through unusually hard soil.

Soil gas samples were collected by driving a hollow steel probe to a depth between 3.5 and 6 feet into the ground. The above-ground end of the sampling probes were fitted with a steel reducer and a length of polyethylene tubing leading to a vacuum pump. Five to 10 liters of gas was evacuated with a vacuum pump. During the soil gas evacuation, samples were collected by inserting a syringe needle through a silicone rubber segment in the evacuation line and down into the steel probe. Ten milliliters of gas were collected for immediate analysis in the TRC analytical field van. Soil gas was subsampled (duplicate injections) in volumes ranging from 1 µL to 2 mL, depending on the VOC concentration at any particular location.

A gas chromatograph equipped with an electron capture detector was used for analyses of F113, carbon tetrachloride, TCE and PCE. Nitrogen was used as the carrier gas. A second gas chromatograph, equipped with a flame ionization detector, was used for analyses of benzene, toluene, xylenes, and total hydrocarbons. Xylenes are reported as the total of the three isomers and total hydrocarbons are C4-C9 aliphatic, aromatic and alicyclic compounds.

Detection limits are a function of the injection volume as well as the detector sensitivity for individual compounds. Thus, the detection limit varies with the sample size. Generally, the larger the injection size the greater the sensitivity. However, peaks for compounds of interest must be kept within the linear range of the detector. If any compound has a high concentration, it is necessary to use small injections, and in some cases to dilute the sample to keep it within linear range. This may cause decreased detection limits for other compounds in the analyses. The detection limits range down to 0.00005 µg/L for compounds such as PCE depending on the conditions of the measurement, in particular, the sample size. If any component being analyzed is not detected, the detection limit for that compound in that analysis is given as a "less than" value (e.g. <0.0001 µg/L). This number is calculated from the current response factor, the sample size, and the estimated minimum peak size (area) that would have been visible under the conditions of the measurement.

QUALITY ASSURANCE/QUALITY CONTROL PROCEDURES

Tracer Research Corporation's normal quality assurance procedures were followed in order to prevent any cross-contamination of soil gas samples.

- Steel probes are used only once during the day and then washed with high pressure soap and hot water spray or steam-cleaned to eliminate the possibility of cross-contamination. Enough probes are carried on each van to avoid the need to reuse any during the day.

- Probe adaptors (steel reducer and tubing) are used once during the course of the day and cleaned at the end of each working day by baking in the GC oven. The tubing is replaced periodically as needed during the job to insure cleanliness and good fit.

- Silicone tubing (connecting the adaptor to the vacuum pump) is replaced as needed to insure proper sealing around the syringe needle. This tubing does not directly contact soil gas samples.

- Glass syringes are usually used for only one sample per day and are washed and baked out at night. If they must be used twice, they are purged with carrier gas (nitrogen) and baked out between probe samplings.

- Septa through which soil gas samples are injected into the chromatograph are replaced on a daily basis to prevent possible gas leaks from the chromatographic column.

- Analytical instruments are calibrated each day by the use of chemical standards prepared in water by serial dilution from commercially available pure chemicals. Calibration checks are also run after approximately every five soil gas sampling locations.

- 2 cc subsampling syringes are checked for contamination prior to sampling each day by injecting nitrogen carrier gas into the gas chromatograph.

- Prior to sampling each day, system blanks are run to check the sampling apparatus (probe, adaptor, 10 cc syringe) for contamination by drawing ambient air from above ground through the system and comparing the analysis to a concurrently sampled air analysis.

- All sampling and 2 cc subsampling syringes are decontaminated each day and no such equipment is reused before being decontaminated. Microliter size subsampling syringes are reused only after a nitrogen carrier gas blank is run to insure it is not contaminated by the previous sample.

- Soil gas pumping is monitored by a vacuum gauge to insure that an adequate gas flow from the vadose zone is maintained. A negative pressure (vacuum) of 2 in. Hg less than the maximum capacity of the pump (evacuation rate >0.02 cfm) usually indicates that a reliable gas sample cannot be obtained because the soil has a very low air permeability.

APPENDIX A: CONDENSED DATA

CH2M HILL/CANONIE ENGINEERING/HILLVIEW-ELEANOR/LOS ALTOS, CALIFORNIA

Sample	Depth	Date	F113 (ug/l)	CCl4 (ug/l)	TCE (ug/l)	PCE (ug/l)	Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Total Hydroc.w/o CH4 (ug/l)
SG01	5'	11/16	<0.0002	0.0002	0.003	0.001	<0.02	<0.02	<0.02	<0.02
SG02	6'	11/16	<0.0002	0.00003	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG03	5.5'	11/16	0.04	0.00003	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG03D	5.5'	11/16	0.04	0.00004	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG04	5.5'	11/16	0.09	0.00003	<0.0002	0.0007	<0.02	<0.02	<0.02	<0.02
SG04D	5'	11/16	0.03	0.00002	<0.0002	0.0008	<0.02	<0.02	<0.02	<0.02
SG05	5.5'	11/16	<0.0002	0.00004	0.001	0.0009	<0.02	<0.02	<0.02	<0.02
SG06	5.5'	11/16	<0.0002	0.00002	0.001	0.001	<0.02	<0.02	<0.02	0.09
SG07	6'	11/16	0.09	0.0001	<0.0002	0.0004	<0.02	<0.02	<0.02	<0.02
SG08	6'	11/16	0.04	0.0001	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG09	6'	11/16	<0.0002	<0.00001	<0.0002	0.0008	<0.02	<0.02	<0.02	<0.02
SG09D	6'	11/16	<0.0002	<0.00001	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG10	6'	11/16	<0.0002	0.00006	0.001	0.002	<0.02	<0.02	<0.02	<0.02
SG11	6'	11/16	<0.0002	0.00002	0.0008	0.0009	<0.02	<0.02	<0.02	<0.02
SG12	5.5'	11/16	0.1	<0.00001	<0.0002	0.002	<0.02	<0.02	<0.02	<0.02
SG13	5.5'	11/16	2	0.0003	<0.0002	0.001	<0.02	<0.02	<0.02	0.4
SG14	5.5'	11/16	0.5	0.0002	0.003	0.001	<0.02	<0.02	<0.02	<0.02
SG15	4.5'	11/16	<0.0002	0.00002	<0.0002	0.0009	<0.02	<0.02	<0.02	<0.02
SG16	6'	11/16	<0.0002	0.00002	<0.0002	0.002	<0.02	<0.02	<0.02	<0.02
SG17	6'	11/16	<0.0002	0.0002	<0.0002	0.003	<0.02	<0.02	<0.02	<0.02
SG18	6'	11/16	<0.0002	0.01	<0.0002	0.02	<0.02	<0.02	<0.02	<0.02
SG19	4.5'	11/15	<0.0002	0.0004	0.06	0.003	<0.009	<0.009	<0.01	<0.009
SG20	6'	11/15	<0.02	3	<0.02	<0.005	0.7	<0.009	<0.01	0.7
SG21A	6'	11/15	<0.001	0.07	<0.001	0.01	0.03	<0.009	<0.01	0.03
SG21B	5'	11/15	0.02	0.006	<0.0002	0.003	<0.009	<0.009	<0.01	<0.009
SG21C	6'	11/15	<0.0006	0.1	<0.0005	0.01	0.06	<0.009	<0.01	0.06
SG22A	5.5'	11/15	0.1	0.07	<0.009	0.06	<0.009	<0.009	<0.01	<0.009
SG22B	6'	11/15	<0.002	0.01	<0.002	0.02	<0.02	<0.02	<0.02	<0.02
SG22C	5'	11/15	<0.02	4	<0.02	0.04	0.2	<0.02	<0.02	0.2
SG22CD	3.5'	11/16	<0.02	0.6	<0.02	<0.005	0.1	<0.02	<0.02	0.1
SG23A	5.5'	11/15	<0.0002	0.00002	<0.0002	0.04	<0.009	<0.009	<0.01	<0.009
SG23B	6'	11/15	<0.0002	0.002	<0.0002	0.006	<0.009	<0.009	<0.01	<0.009
SG23C	6'	11/15	0.01	<0.000004	0.03	0.01	<0.009	<0.009	<0.01	<0.009
SG23D	5'	11/15	<0.0002	0.0002	<0.0002	0.003	<0.009	<0.009	<0.01	<0.009

Tracer Research Corporation

Notations:
I interference with adjacent peaks
NA not analyzed

Analyzed by T. Bode

Checked by P. Craft

Proofed by L. Laplander

CH2M HILL/CANONIE ENGINEERING/HILLVIEW-ELEANOR/LOS ALTOS, CALIFORNIA

Sample	Depth	Date	F113 (ug/l)	CCl4 (ug/l)	TCE (ug/l)	PCE (ug/l)	Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Total Hydroc.w/o CH4 (ug/l)
SG24	6'	11/15	<0.0002	0.001	0.2	0.01	<0.009	<0.009	<0.01	<0.009
SG25	5.5'	11/15	<0.002	0.002	0.2	0.01	0.2	0.1	<0.01	0.5
SG26	5.5'	11/15	0.03	<0.000004	<0.0002	0.002	0.1	0.2	<0.01	0.3
SG27	5.5'	11/15	<0.0002	0.00005	<0.0002	0.008	<0.009	<0.009	<0.01	<0.009
SG28	6'	11/15	<0.0002	0.0002	0.02	12	<0.009	<0.009	<0.01	2
SG29	5.5'	11/15	<0.0002	0.00003	<0.0002	0.006	<0.009	<0.009	<0.01	<0.009
SG30	5'	11/15	<0.0002	0.00001	<0.0002	0.002	<0.02	<0.02	<0.02	0.02
SG31	5'	11/15	<0.0002	0.00006	<0.0002	0.003	<0.02	<0.02	<0.02	<0.02
SG32	5.5'	11/15	<0.0002	0.00003	0.001	0.002	<0.02	<0.02	<0.02	<0.02
SG33	5'	11/15	<0.0002	<0.000004	<0.0002	0.002	<0.02	<0.02	<0.02	<0.02
SG34	6'	11/15	<0.0002	0.000005	<0.0002	0.002	<0.02	<0.02	<0.02	<0.02
SG35	5.5'	11/15	<0.0002	0.0001	0.08	0.006	<0.02	<0.02	<0.02	0.06
SG35D	5.5'	11/15	<0.0002	0.0003	0.04	0.005	<0.02	<0.02	<0.02	<0.02
SG36	5.5'	11/15	<0.0002	0.0002	<0.0002	0.004	<0.02	<0.02	<0.02	<0.02
SG37	5.5'	11/15	<0.0002	0.00002	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG38	6'	11/15	<0.0002	0.00001	<0.0002	0.002	<0.009	<0.009	<0.01	<0.009
SG38D	5'	11/15	<0.0002	0.00003	<0.0002	0.003	<0.02	<0.02	<0.02	<0.02
SG39	6'	11/15	<0.0002	0.00002	<0.0002	0.004	<0.02	<0.02	<0.02	<0.02
SG40	6'	11/15	0.02	<0.000004	<0.0002	0.2	<0.009	<0.009	<0.01	<0.009
SG41	6'	11/15	0.01	<0.000004	<0.0002	0.0009	<0.009	<0.009	<0.01	<0.009
SG42	6'	11/15	<0.0002	0.00003	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG43	6'	11/15	<0.0002	<0.000004	<0.0002	0.002	<0.009	<0.009	<0.01	<0.009
SG44A	5.5'	11/15	0.04	0.00002	<0.0002	0.0004	<0.009	<0.009	<0.01	<0.009
SG44B	6'	11/15	<0.0002	0.00001	<0.0002	0.002	<0.009	<0.009	<0.01	<0.009
SG44C	6'	11/15	<0.0002	<0.000004	<0.0002	0.0008	<0.009	<0.009	<0.01	<0.009
SG44D	5.5'	11/15	<0.0002	0.001	0.001	0.001	<0.009	<0.009	<0.01	<0.009
SG44E	6'	11/15	<0.0002	0.00002	<0.0002	0.006	<0.009	<0.009	<0.01	<0.009
SG45	5.5'	11/14	<0.0002	0.00007	<0.0002	0.004	<0.009	<0.009	<0.01	<0.009
SG46	6'	11/14	0.04	<0.00001	<0.0002	0.0004	<0.009	<0.009	<0.01	<0.009
SG47	6'	11/14	<0.0002	0.001	0.006	0.0004	<0.009	<0.009	<0.01	<0.009
SG48	4.5'	11/14	<0.0002	0.00002	<0.0002	0.0002	<0.009	<0.009	<0.01	<0.009
SG49	5.5'	11/14	<0.0002	<0.00001	<0.0002	0.002	<0.009	<0.009	<0.01	<0.009
SG50	6'	11/14	<0.0002	0.00002	0.002	<0.00004	<0.009	<0.009	<0.01	<0.009
SG51	5.5'	11/14	0.02	0.00009	<0.0002	<0.00005	<0.009	<0.009	<0.01	<0.009

Tracer Research Corporation

Notations:
I interference with adjacent peaks
NA not analyzed

Analyzed by T. Bode

Checked by P. Craft

Proofed by L. Laplander

CH2M HILL/CANONIE ENGINEERING/HILLVIEW-ELEANOR/LOS ALTOS, CALIFORNIA

Sample	Depth	Date	F113 (ug/l)	CCl4 (ug/l)	TCE (ug/l)	PCE (ug/l)	Benzene (ug/l)	Toluene (ug/l)	Xylenes (ug/l)	Total Hydroc.w/o CH4 (ug/l)
SG52	6'	11/14	<0.0002	0.0003	<0.0002	0.0008	<0.009	<0.009	<0.01	<0.009
SG53	5'	11/14	<0.0002	0.0002	0.02	0.0006	<0.009	<0.009	<0.01	<0.009
SG54	6'	11/16	<0.0002	0.00004	0.002	0.02	<0.02	<0.02	<0.02	<0.02
SG55	5'	11/16	<0.0002	0.00005	<0.0002	0.002	<0.02	<0.02	<0.02	0.09
SG56	5'	11/14	<0.0002	0.00004	0.007	0.001	<0.009	<0.009	<0.01	<0.009
SG57	5.5'	11/16	<0.0002	0.00001	<0.0002	0.001	<0.02	<0.02	<0.02	<0.02
SG57D	6'	11/16	<0.0002	<0.00001	<0.0002	0.0009	<0.02	<0.02	<0.02	<0.02
SG58	6'	11/15	<0.0002	<0.000004	<0.0002	0.001	<0.009	<0.009	<0.01	0.5
SG59	6'	11/16	<0.0002	<0.00001	0.05	0.005	<0.02	<0.02	<0.02	<0.02
SG60	5.5'	11/14	<0.0002	<0.00001	<0.0002	0.001	<0.009	<0.009	<0.01	<0.009
SG61	6'	11/14	<0.0002	0.00004	0.0008	0.0008	<0.009	<0.009	<0.01	0.3
SG63	6'	11/14	<0.0002	0.00002	<0.0002	0.0007	<0.009	<0.009	<0.01	<0.009
SG64	5'	11/14	<0.0002	0.0009	<0.0002	0.0007	<0.009	<0.009	<0.01	<0.009
SG65	6'	11/14	0.02	0.0001	0.01	0.0007	<0.009	<0.009	<0.01	<0.009
SG66	5.5'	11/14	<0.0002	0.0002	2	<0.0005	<0.009	<0.009	<0.01	0.04
SG66D	6'	11/16	0.03	0.00003	<0.0002	0.0005	<0.02	<0.02	<0.02	<0.02
SG67	6'	11/14	<0.0002	<0.000004	<0.0002	<0.00004	<0.009	<0.009	<0.01	<0.009
SG68	5.5'	11/14	<0.0002	0.0003	<0.0002	0.001	<0.009	<0.009	<0.01	<0.009
SG69	5.5'	11/14	<0.0002	<0.00001	<0.0002	0.0004	<0.009	<0.009	<0.01	<0.009
SG70	5'	11/14	<0.0002	0.004	<0.0002	<0.00005	<0.009	<0.009	<0.01	<0.009
SG71	6'	11/14	<0.0002	0.00002	<0.0002	0.0004	<0.009	<0.009	<0.01	<0.009

Tracer Research Corporation

Notations:
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NA not analyzed

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Checked by P. Craft

Proofed by L. Laplander

APPENDIX B: SPLIT SAMPLE RESULTS

APPENDIX C

HILLVIEW-ELEANOR PROJECT No. 87.041.21
SOIL-GAS LOCATER MAP 11/9/87

Day	Rank	Location No.	Address	Cross Street	Docket No.
Saturday	1	45	74,82 Hillview Av	S.San Antonio	380585
	2	46	100 Hillview	Eleanor	380587
	3	47	180 Hillview ##110	Eleanor	380589
	4	48	214 Frances Dr	Eleanor	380592
	5	49	212 Hillview Dr	Eleanor	380595
	6	50	217 Eleanor Av	Valley	380600
	7	51	165 Hawthorne	Eleanor	380603
	8	52	132 Hawthorne	Eleanor	380604
	9	53	80 Hawthorne	S.San Antonio	380606
	10	68	215 Hawthorne	Eleanor	380636
	11	67	190 Pepper Av	Eleanor	380632
	12	69	169 Marvin Av	Eleanor	380639
	13	70	124 Marvin Av	Eleanor	380641
	14	71	41 Marvin Av	Eleanor	380643
	15	63	65 Pepper Av	Marvin Av	380627
	16	56	289 S.San Antonio	Pepper	380612
	17	61	329 S.San Antonio	Pepper	380623
	18	66	166 Pepper Av	Eleanor	380631
	19	65	171 Pepper Court	Pepper Av	380630
Sunday	1	21A	435 First Street	Lyell	380513
	2	21B	435 First Street	Lyell	380513
	3	21C	435 First Street	Lyell	380513
	4	22A	441 First Street	Lyell	380514
	5	22B	441 First Street	Lyell	380514
	6	22C	441 First Street	Lyell	380514
	7	20	496 First Street	Lyell	380502
	8	19	444 First Street	Lyell	380500
	9	23A	425 First Street	Lyell	380519
	10	23B	425 First Street	Lyell	380519
	11	23C	425 First Street	Lyell	380519
	12	23D	425 First Street	Lyell	380519
	13	25	448 S.San Antonio	First Street	380525
	14	24	400 S.San Antonio	Lyell	380522
	15	26	398 S.San Antonio	Lyell	380528
	16	27	390 S.San Antonio	Lyell	380529
	17	28	343 Second St.#4	Whitney	380536
	18	29	355 First Street	Whitney	380539
	19	58	301 S.San Antonio	Pepper	380617
Monday	1	44A	1 S.San Antonio	Edith,City Hall	380579
	2	44B	1 S.San Antonio	Edith,City Hall	380579
	3	44C	1 S.San Antonio	Edith,City Hall	380579
	4	44D	1 S.San Antonio	Edith,City Hall	380579
	5	44E	1 S.San Antonio	Edith,City Hall	380579

	6	43	:	167 S.San Antonio	:	Hillview Av	:	380575
	7	40	:	4 Main Street	:	Edith Av	:	380565
	8	41	:	100 Main Street	:	State St	:	380568
	9	38	:	100 State St	:	Fourth St	:	380561
	10	39	:	50 W. Edith	:	Fourth St	:	380563
	11	37	:	86 Third St	:	State Street	:	380559
	12	36	:	271 A State	:	Third	:	380556
	13	35	:	169 State Street	:	Third	:	380554
	14	34	:	146 Main St	:	State	:	380552
	15	31	:	295 Main Street	:	Second	:	380545
	16	32	:	240 Third St	:	Main	:	380547
	17	33	:	275 Third St	:	Whitney	:	380549
	18	42	:	155 Main Street	:	Hillview Av	:	380572
	19	30	:	303 First St	:	Main	:	380541
Tuesday	1	1	:	578 Lincoln Av	:	Pala	:	380223
	2	15	:	551 Pala Ave	:	Lincoln	:	380480
	3	16	:	502 Pala	:	Lincoln	:	380484
	4	17	:	461 Orange	:	Lincoln	:	380487
	5	18	:	Shoup Park/CS Church	:	Lincoln	:	380489
	6	14	:	496 First St	:	Foothill Exp/SSA	:	380472
	7	13	:	495 S.San Antonio	:	Cuesta	:	380470
	8	3	:	510 Tyndall	:	Cuesta	:	380230
	9	2	:	526 Lassen	:	Cuesta	:	380227
	10	4	:	149 Cuesta	:	Gabilan	:	380232
	11	6	:	134 Lyell St	:	Gabilan	:	380235
	12	5	:	455 Lassen	:	Lyell	:	380234
	13	7	:	87 Lyell St	:	Lassen	:	380240
	14	9	:	457 Tyndall	:	Cuesta	:	380243
	15	10	:	7 Lyell	:	Tyndall	:	380245
	16	12	:	445 S.San Antonio	:	Lyell	:	380462
	17	8	:	426 Tyndall	:	Lyell	:	380241
	18	11	:	399 S.San Antonio	:	Lyell	:	380246
	19	59	:	345 S.San Antonio	:	Pepper	:	380618
Wednesday	1	54	:	195 S.San Antonio	:	Hawthorne	:	380607
	2	55	:	227 S.San Antonio	:	Hawthorne	:	380609
	3	57	:	44 Pepper	:	S.San Antonio	:	380614
	4	64	:	96 Pepper Av	:	Marvin Av	:	380629
	5	62	:	45 Pepper Av	:	S.San Antonio	:	380626
	6	60	:	24 Marvin Av	:	Pepper	:	380619

State of California

Department of Health Services

Memorandum

3/9 TII w/a
RJP
DJC
DCZ
NCL
YF

To : Mailing List

Date : March 5, 1987

Subject: Availability of Final Report

From : Clifton W. Davenport CD
DHS- Toxics

Attached is the final version of the Preliminary Site Assessment and Investigation Report for the Hillview-Eleanor Plume Area in Los Altos. The draft report was modified to address comments received from yourselves as well as our concerns. Maps and tables have been revised to more accurately depict known information. "Road Maps" have been added to the appendices to more clearly delineate the information contained within.

We believe that this report accurately reflects all known information regarding the site as well as what steps need to be taken to quantify the possible extent of contamination in the area. We plan to place this report in a nearby repository, such as a local library, so that it can be reviewed by any interested citizens or other concerned parties. We welcome any input on potential locations for such repository.

Thank you for your help in providing information, comments, and review on the report. Please call me at (415) 540-3401 if you have further comments regarding this report or any related matters.

CC: Bruce Bane
Ray Taylor
→Tom Iwamura
Bill Hurley
Jerry Marcotte

PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT
HILLVIEW-ELEANOR AREA
LOS ALTOS, CALIFORNIA
TASK ORDER NO. 2-7-1.0-P21030
CONTRACT NO. 84-84542

Dames & Moore Job No. 14886-003-44
January 1987

Dames & Moore

Dames & Moore

500 Sansome Street
San Francisco, California 94111
(415) 433-0700
TWX: 910-372-7980 Cable address: DAMEMORE

16 January 1987

Mr. Howard K. Hatayama
Mr. Clifton W. Davenport
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Toxic Substances Control Division
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Final Report
Preliminary Site Assessment and Investigation
Hillview-Eleanor Area
Los Altos, California
Task Order No. 2-7-10-P21030
Contract No. 84-84542

Dear Howard and Clif:

Enclosed are 10 paper copies and one computer diskette copy of the above-referenced report. It has been revised in accordance with the discussions during our meeting of 26 November. If you have any further questions concerning our report, please contact us.

Sincerely,

DAMES & MOORE

Kenneth A. Strom, Ph.D.
Project Director

Steven A. Trudell
Project Administrator

Sarah E. Goodin, RG3743
Project Manager

KAS:SAT:SEG:ajs
Enclosure

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1.0 INTRODUCTION

This report presents the results of a preliminary site assessment concerning carbon tetrachloride contamination of two water wells in the Hillview-Eleanor area of Los Altos, California. The location of the study area within the southern San Francisco Bay area is shown on the Vicinity Map (Figure 1). The two contaminated wells are located adjacent to the Los Altos Community Center in an area bounded by Hillview Avenue to the south, Eleanor Avenue to the east, E. Edith Avenue (extended) to the north, and San Antonio Road to the west (Plate 1).

This work was performed for the California Department of Health Services under Task Order No. 2-7-1.0-P21030 to Contract No. 84-84542.

2.0 PURPOSE AND SCOPE

The purpose of the preliminary site assessment was to review available information and develop recommendations for further actions at the site, as appropriate. Concurrently, an assessment was to be made as to whether or not the available information provided a sufficient basis on which to provide recommendations.

2.1 SUBTASK NO. 1 - REVIEW OF EXISTING FILES AND DATA

Files were reviewed and individuals interviewed from the following agencies:

- California Department of Health Services - Toxic Substances Control Division - North Coast California Section (DHS)
- San Francisco Bay Regional Water Quality Control Board (RWQCB)
- California Water Service Company (CWS)
- Santa Clara Valley Water District (SCVWD)
- City of Los Altos Fire and Planning Departments.

The DHS files contained correspondence describing previous investigations and other activities, boring logs, chemical analysis results of water samples from

wells and domestic outlets, and information describing the uses of carbon tetrachloride.

The RWQCB files, for the most part, duplicate the DHS files. They contained additional data on groundwater analyses obtained from the State's Assembly Bill (AB) 1803 groundwater monitoring program.

Boring logs, water level elevation data, and results of time-series chemical analyses of groundwater were obtained from CWS.

The SCVWD files contained information on regional geology, cross-sections prepared from available boring logs, and discussions concerning several hypothetical scenarios of contamination.

The City of Los Altos Planning Department provided aerial photos of Los Altos, correspondence pertaining to previous studies of the problem, and background information about the history of development of downtown Los Altos.

In addition, individuals from Dow Chemical Company and Stanford Research Institute (SRI) were consulted concerning usage, marketing, distribution, and chemical degradation of carbon tetrachloride.

2.2 SUBTASK NO. 2 - SITE VISIT

Ms. Sally Goodin and Mr. Richard Roth of Dames & Moore were accompanied to the study area by Mr. Clifton Davenport of DHS and Mr. William Hurley of RWQCB on 22 July 1986, to become familiar with the study area, to evaluate site access, and to assess any readily observable constraints on sampling at local wells. The two contaminated wells, identified as numbers 10 and 110 on Plate 1, and the previous school maintenance yard area were inspected. In addition, the wells at the nursery (#13) and the high school (#5) were observed. The high school well was sampled by Mr. Davenport.

2.3 SUBTASK NO. 3 - SITE MAP

We prepared a map (Plate 1; 1 inch equals 400 feet scale) of the Hillview-Eleanor area and vicinity, approximately 2 miles on a side, surrounding California Water Service Well 110. The map shows wells which have been sampled

or where sampling has been attempted, the downtown Los Altos area, the location of the former high school maintenance yard, and the former Fire Department location. A supplemental map (Figure 5) shows the locations of former and present dry cleaners, gas stations, and auto repair garages within the Los Altos downtown triangle. Tables 1 and 2 and Appendices A and B contain information concerning the physical and chemical characteristics of the wells shown on Plate 1. Most of the active wells are used to provide domestic or irrigation water.

2.4 SUBTASK NO. 4 - CONTRACTOR/DEPARTMENT MEETING

Ms. Goodin and Mr. Roth of Dames & Moore met with Mr. Davenport of DHS on 12 August 1986 to discuss preliminary findings and the scope of the draft report.

2.5 SUBTASK NO. 5 - PRELIMINARY SITE ASSESSMENT AND INVESTIGATION REPORT

Following the completion of Subtask No. 4, we prepared this report which summarizes the results of our Preliminary Site Assessment. The information contained in this report represents a compilation of data and background information contained in the files of the agencies listed above. Inclusion in this report should not be construed as verification by Dames & Moore of the accuracy of the information, or the validity of sampling and analytical procedures used.

3.0 BACKGROUND

Carbon tetrachloride was first detected on 17 July 1984 in samples taken from a well owned by California Water Service Company (CWS) and located near the northwest corner of Hillview and Eleanor avenues (CWS well station no. 110, State well I.D. 6S02W29M02). The water samples were obtained by CWS as part of the AB 1803 monitoring program. Analysis by CWS indicated a concentration of 5.4 micrograms per liter (ug/L). Analysis of a confirmatory sample, obtained on 23 July indicated a concentration of 9.1 ug/L. The well was removed from service on 31 July 1984, because the analyses indicated carbon tetrachloride to be above the DHS action level of 5 ug/L. The analytical results are presented in Appendix B.

Distribution system samples were obtained in the vicinity of well 110 on 1 and 16 August 16 1984. According to CWS, analyses of these samples indicated the following:

- Water from well 110 was being mixed with water supplied by the Santa Clara Valley Water District (SCVWD) at an approximate proportion of 2 parts well 110 water to 1 part SCVWD water, prior to entering the distribution system.

- Subsequent to dilution with SCVWD water, the water was distributed east along Hillview Avenue. Some of the water was directed northward at Eleanor Avenue. The remainder continued east along Hillview.

- Carbon tetrachloride concentration was 4.8 and 4.0 ug/L at two delivery points in the distribution system.

On 22 August 1984 an irrigation well (well 10) owned by the City of Los Altos and located near well 110 was sampled by CWS. Carbon tetrachloride was detected at a concentration of 10.1 ug/L. Other wells in the vicinity which have been sampled have not shown contamination. However, several nearby wells could not be sampled because they were out of service, had been abandoned, or were not accessible for sampling.

Plate 1 shows the locations of wells in the area and their status. The well I.D. numbers were assigned for purposes of this report, with the exception of CWS station numbers 104, 107, 108, 110, 115, 116, and 119. Available information on the wells is presented in Table 1. Well 10 is the contaminated city irrigation well and well 110 is the contaminated CWS well.

CWS installed an aeration system to treat the water from well 110 and tested this system on 29 January 1985. CWS reported that 80% of the carbon tetrachloride present in the influent water was removed by the treatment process. The well has since been returned to service and CWS continues to monitor carbon tetrachloride concentrations.

4.0 REGIONAL GEOLOGY AND HYDROLOGY

The information in this section is taken largely from the California Department of Water Resources Bulletin No. 118-1, Appendix A (DWR, 1967) and Volume III (DWR, 1975), and from the Groundwater and Drinking Water White Paper for the Santa Clara Valley (DHS et al., 1984).

The City of Los Altos is located in the northwestern corner of the Santa Clara Valley groundwater basin in a transition zone between the Santa Cruz Mountains to the southwest and the broad San Jose Plain to the northeast. The ground surface within the study area slopes towards the northeast at a gradient of approximately 0.015 (Plate 1).

The area is underlain by coalescing alluvial fans deposited by Adobe, Permanente, and Stevens creeks which drain from the Santa Cruz Mountains. The Recent stream alluvium is approximately 200 feet thick in the Los Altos vicinity, and consists of unconsolidated, irregularly bedded deposits of gravelly clay or gravel and clay with interlayers of sand, sandy gravel, and boulders. The range of grain sizes causes wide variation in the permeability of the deposits. Logs of groundwater wells drilled in the area indicate high gravel content. However, the relatively low specific capacity of these wells suggests that the gravel layers contain a high proportion of silt and clay (DWR, 1967). In general, grain size and permeability tend to decrease towards the east at the distal ends of the alluvial fans.

Underlying the Recent alluvium is the Pleistocene Santa Clara Formation. This formation is lithologically very similar to the Recent alluvium and is probably about 1,000 to 1,500 feet thick. It is very difficult to discern the contact between the two units on the basis of well logs. The Santa Clara Formation has been deformed by local uplift resulting in beds dipping 10 to 30 degrees to the east, and the formation of several northwest-southeast trending faults.

The scarcity of detailed well logs and the lateral discontinuity of bedding in the alluvial deposits makes it difficult to correlate subsurface stratigraphy. Conceptualized cross-sections are presented in Figures 2 and 3 to depict the general textural characteristics of the subsurface materials. The locations of the cross sections are shown on Plate 1.

Regional groundwater is inferred to flow generally to the northeast down the alluvial fans. However, local flow conditions are greatly influenced by well pumping and groundwater levels vary widely within small distances and with time. Groundwater elevations obtained from several CWS wells in the area are presented

in Table 2. Groundwater elevations rose 35 to 50 feet from 1981 to 1984, and declined on the order of 5 feet from 1984 to 1986, with the exception of wells 104 and 116. Depths to groundwater range between 64 and 165 feet.

Precipitation patterns in the Santa Clara Valley area reflect the Mediterranean-type climate which is characterized by wet winters (November to April) and dry summers (May to October). Average rainfall for the City of San Jose, located approximately 13 miles southeast of the Los Altos area, over the 97-year period from 1874 to 1971 was 14.13 inches per year (DWR, 1975). The average for Los Altos should be very close to this figure.

Groundwater recharge occurs mainly from infiltration during intermittent flow in Adobe, Permanente and Stevens creeks, located, respectively, 0.4, 5, and 6.5 miles from the site, and overall conditions are unconfined. However, we anticipate that in local areas, strata with relatively greater proportions of clay will act as barriers to downward migration of fluids and that conditions below such areas could be confined.

5.0 GROUNDWATER WELLS

Most of the wells in the Hillview-Eleanor area (see Plate 1) are 300 to 700 feet deep. The few available well logs (see Appendix A) indicate that the wells are gravel-packed throughout their entire length. Information concerning other well construction details such as perforation intervals is sparse; available perforation depths are listed in Table 1.

The water produced from these wells is used predominantly for domestic or irrigation purposes. The information on well status presented in Table 1 and on Plate 1 was obtained from CWS records, from information compiled by the Regional Water Quality Control Board (RWQCB), and from a list of water-producing wells registered with the Santa Clara Valley Water District (SCVWD).

A well's status was described as "out of service" if the RWQCB was unable to sample the well due to access problems, or if the pump was not functioning. Abandoned wells were those where the pump had been removed and the well filled in. Wells were described as either "active" or "inactive" by the SCVWD with no more detailed explanation.

The contaminated well 110 consists of 16-inch casing to a depth of 700 feet, perforated from depths of 358 to 478 feet and 526 to 682 feet. The well is gravel-packed throughout its full depth. A sanitary seal is provided by a 30-inch conductor casing grouted against the formation from the surface to a depth of 80 feet. The well was tested after installation at 320 gallons per minute with a corresponding drawdown of 130 feet.

The second well contaminated with carbon tetrachloride is the City of Los Altos irrigation well (I.D. no. 10 on Plate 1 and Table 1). Construction details for this well are not available.

There are no shallow wells in the vicinity of the contaminated wells. The wells for which perforated intervals are known are perforated at depths ranging from 170 to 680 feet. Based on the lack of detailed stratigraphy on the available well logs, it was not possible to make stratigraphic correlations between perforated intervals in adjacent wells.

6.0 WELL SAMPLING DATA

The results of carbon tetrachloride analyses performed on well-water and distribution-water samples were obtained during the review of agency files and are attached as Appendix B. The initial analyses were performed as part of the AB 1803 monitoring program by CWS. Additional analyses were performed to confirm the observed contamination at well 110 and to evaluate its extent.

The concentration of carbon tetrachloride detected in samples from well 110 has ranged between <1 and 17.1 ug/L. The carbon tetrachloride contamination detected in samples taken from the city irrigation well has ranged between 8.4 and 10.1 ug/L.

On 13 May 1985, CWS initiated a time-series sampling program at well 110 to provide data concerning the occurrence of carbon tetrachloride within the aquifer unit(s) tapped by the well. It was felt that if contamination was confined to upper aquifers not screened by the well, such that the carbon tetrachloride was entering the well by flowing down the gravel pack, then its concentration should decrease significantly shortly after the start of pumping.

The results of the CWS time-series sampling are shown on Figure 4 and are included in Appendix B. After an initial increase, the carbon tetrachloride concentration appears to decline, in general. However, the magnitude of these variations is similar to concentration differences observed in samples taken several weeks apart. Therefore, the variations noted during time-series sampling may not be significant. The possible decrease was not great enough to provide strong support for the "filter pack inflow" hypothesis.

Water levels measured during the test are also plotted on Figure 4 and these data are included in Appendix B. It can be seen that pumping in well 110 had, at most, a very slight effect on the groundwater elevation in the city irrigation well. This suggests that the two wells might not be tapping the same aquifer, that any shared aquifers have relatively low transmissivity, or possibly that resistance to horizontal movement of water between the two wells is greater than that to vertical movement in the vicinity of well 110. However, the existing information is insufficient to draw any meaningful conclusions.

7.0 LAND USE

The Hillview-Eleanor area is residential in nature. Adjacent to well 110, west on Hillview Avenue, is the former Hillview Elementary School, presently a community center. A pre-school day care center playground is part of the community center. The former school district maintenance yard was located east of San Antonio Road and bordered on Hillview Avenue (Plate 1). The significance of the maintenance yard is discussed in section 8.3, Potential Local Use. Aerial photos taken around 1976 show metal drums being stored at two locations in the yard (see Plate 1).

According to the Los Altos Planning Department, much of the downtown development occurred in the 1950's and 60's (Hoffman, 1986). The main area of commercial development is shown on Plate 1.

The corner of Hillview Avenue and San Antonio Road was the location of a former school district administrative building. This building was demolished approximately 10 years ago and replaced with an office building.

8.0 USE OF CARBON TETRACHLORIDE

8.1 CURRENT USE

Currently, the most common use of carbon tetrachloride is for the production of fluorocarbons (Hughes, 1986; Neal, 1986; Spencer, 1986). Other applications include use as a solvent, grain and building fumigant, pesticide, ingredient in gasoline additives, and drying agent for wet spark plugs; to recover tin from tin plating waste; in the manufacture of semi-conductors; and as propellants and refrigerants.

8.2 FORMER USES

Carbon tetrachloride was formerly used in the applications described above and as a spot remover by the dry cleaning industry until it was banned for that use by the U.S. Environmental Protection Agency (EPA) in 1970. At that time, the EPA banned carbon tetrachloride from all consumer goods because of its suspected carcinogenicity.

According to a representative of the California Fabric Care Association, carbon tetrachloride was never the dominant solvent used by the dry cleaning industry, and it was rarely used after 1930 (Lowmann, 1986). Perchloroethylene is the primary solvent in use today for dry cleaning application. However, it is the opinion of employees of Dow Chemical Company, the major supplier to the West Coast that, although carbon tetrachloride has not been used for dry cleaning during the past 20 to 30 years, it may have had significant use prior to that period (McDade, 1986; Spencer, 1986). These possibly conflicting accounts cannot be resolved with the information available.

Carbon tetrachloride was also used in metal degreasers and in fire extinguishers until about 1950 (Archer, 1986; Farwell, 1986).

8.3 POTENTIAL LOCAL USE OF CARBON TETRACHLORIDE

The available information concerning past and present land use in the Hillview-Eleanor vicinity indicates that the two main, potential, local sources of carbon tetrachloride are the former school maintenance yard and the former firehouse. The former school district maintenance yard is located approximately

300 feet north of Hillview Avenue and 150 feet east of San Antonio Road (see Plate 1). The maintenance yard was relocated approximately 10 years ago, and the site has since been converted to a soccer field. According to a former school district employee, mechanical repair and degreasing of school district vehicles was performed at this site (Voss, 1986). Auto parts were cleaned with carburetor cleaner. Engine parts were degreased with a mixture of kerosene and solvent. The kerosene-solvent mixture was contained in a 6-gallon tank equipped with a circulating pump, and was dumped on the ground every 6 to 8 months. It is believed that the cleaning solution was dumped approximately 60 yards north of two large oak trees located immediately north of what is currently the city theatre workshop (Voss, 1986). It is not certain whether the carburetor cleaner or the kerosene-solvent mixture contained carbon tetrachloride, although carbon tetrachloride often was used in these types of products. The indications that these products were dumped onsite suggests that this site could be a potential source of the observed groundwater contamination.

The city fire station was located at 169 State Street at the corner of Third Street (see Plate 1) until 1968. The station was at this location during the period when carbon tetrachloride was used in fire extinguishers. According to the current Assistant Fire Chief, extinguishers containing carbon tetrachloride were stored at the firehouse, but that carbon tetrachloride had not been used in extinguishers since approximately 1950 (Farwell, 1986). Thus, the former fire station represents a potential source for the carbon tetrachloride in the local groundwater.

Based on the information discussed in sections 8.1 and 8.2, several other potential local sources of carbon tetrachloride cannot be ruled out. They comprise dry cleaners, gas stations, and auto repair garages. Former and present locations of these establishments in the downtown Los Altos triangle are shown on Figure 5; this information was compiled by the RWQCB and the Los Altos Fire Department. At least two dry cleaners that were operative 20 to 30 years ago when carbon tetrachloride could have been used are included on the map.

According to an employee of the City of Los Altos Planning Department, there are no electroplaters, semi-conductor manufacturers, or users of fumigants in large quantity in Los Altos, nor have there been in recent memory (Hoffman, 1986).

9.0 POTENTIAL EFFECTS OF CARBON TETRACHLORIDE CONTAMINATION

9.1 EXTENT OF CONTAMINATION

Carbon tetrachloride contamination has been detected in two wells in Los Altos (I.D. numbers 10 and 110 on Plate 1). Well 110 is screened at depths of 358 to 478 feet and 526 to 682 feet. The contamination could be coming from either or both of these screened intervals or from zones shallower than 358 feet by entering the gravel pack at any depth below 80 feet from ground surface, flowing downward, and subsequently entering the well once encountering the perforations.

The total depth and perforation intervals for the City of Los Altos irrigation well are not known, although the well is likely to be at least 450 feet deep. Construction details are also not available for many of the remaining wells that were sampled in the area.

It is not possible to determine the lateral and vertical extent of contamination on the basis of existing information. Due to the lack of detailed well logs, few inferences can be made about the stratigraphy of the area and the possible source zone(s) for the contaminated water. Wells that were sampled by CWS and by the RWQCB that showed no contamination (see Plate 1) may be located outside of the areal extent of the plume or be screened in different stratigraphic intervals than the two affected wells. In addition, if some of these wells contained carbon tetrachloride at low concentrations, it could have been lost by volatilization caused by aeration during sampling.

Based on the available information, it appears that carbon tetrachloride contamination is limited to a relatively small area in the vicinity of CWS well 110 and the city irrigation well. If subsequent investigations demonstrate that the shallow aquifer is contaminated, this would suggest that the source of the carbon tetrachloride is near the two wells, either between them, or slightly upgradient (southwest) of them. If the deeper aquifers are demonstrated to be contaminated and the shallow aquifer is not contaminated in the vicinity of the wells, this would suggest a more distant source of the contamination.

9.2 POTENTIAL FOR MIGRATION

The potential for contaminant migration is difficult to assess because of the paucity of existing information about its source and extent. If the contamination is confined to one of the aquifers within the perforated intervals in well 110, pumping and treatment at that well will influence local contaminant migration by creating a cone of depression. However, the contaminated city irrigation well does not appear to be within the cone of depression of well 110 (based on water level data) which indicates that the contamination could extend beyond the zone of capture associated with well 110. Therefore, some movement of carbon tetrachloride past wells 10 and 110 could be occurring.

9.3 POTENTIAL EFFECTS OF CONTAMINANT MIGRATION

If carbon tetrachloride is migrating (or has migrated) beyond the vicinity of wells 10 and 110, then sites/human populations downgradient (northeast) of these wells could be affected. The nature of potential effects of contaminant migration would depend on whether shallow or deep aquifers are contaminated (unknown at this time) and whether downgradient wells were drawing upon the affected zones.

The wells downgradient of the two contaminated wells known to be active are 108, 115, 116, and 119. These are CWS wells used for municipal water supply. The screened intervals of these wells are presented in Table 1. The top of the shallowest screened interval occurs at a depth of 230 feet in well 116. If any of these wells were to become contaminated, then the human populations relying on the wells for domestic water supply could be affected. CWS could also be impacted operationally and financially if it became necessary for them to shut down a well (possibly decreasing their ability to provide water), or to implement remedial measures such as their existing aeration tank at well 110 (see Section 10.0).

In addition, there are potential effects of the contamination due to the aeration treatment system at well 110 and use of the contaminated water in the City irrigation well. Air monitoring should be conducted at the aeration system and the adjacent pre-school playground to evaluate potential impacts from this treatment facility. If the City irrigation well is to continue to be used,

further data should be collected to evaluate possible effects due to potential contamination of air, soil and groundwater.

10.0 AERATION SYSTEM

Water from well 110 is currently being treated prior to releasing it into the distribution system. The treatment system was installed and is being maintained by CWS. It consists of a 6.5-foot-high wooden tank with an influent line mounted to its inner roof. The influent line is fitted with spray nozzles and a large exhaust fan mounted on the roof of the tank is used to increase air circulation. A schematic diagram of the aeration system is presented on Figure 6. The system works by volatilizing the carbon tetrachloride by aeration. Based on the results of tests performed on 29 January 1985, CWS reported that this system removes at least 80% of the carbon tetrachloride from the influent water. The actual efficiencies calculated depended on the water levels inside the tank, as shown on Figure 6. In general, the system is more efficient, i.e., produces greater carbon tetrachloride removal, when the water level inside the tank is relatively low. Use of the system allows CWS to maintain the concentration of carbon tetrachloride at a level below the action level specified for drinking water by DHS (5 ug/L).

If evaluation of the performance of the treatment system is called for in a future task order, information on construction and maintenance costs with which to do so is available. However, air monitoring data needs to be obtained before the possible impact of the system on local air quality could be evaluated. In addition, the literature would have to be reviewed for design and performance data for similar systems.

11.0 RECOMMENDATIONS

Based on the results of our preliminary site assessment and investigation, we recommend that an additional investigation be performed to further evaluate the source and extent of carbon tetrachloride contamination in the Hillview-Eleanor area of Los Altos. This investigation should include:

1) Soil-gas investigation.

2) Video logging of two wells located near well 110.

3) Installation of a well cluster at the location of well 110.

4) A concurrent round of groundwater sampling at a number of wells in the Hillview-Eleanor area.

11.1 SOIL-GAS INVESTIGATION

We recommend that soil-gas surveys be performed at the locations of the former school district maintenance yard and the former firehouse. The review of past activities at the former school district maintenance yard indicated that materials used as metal degreasers were dumped onsite; these materials may have contained carbon tetrachloride. In addition, review of aerial photographs indicated that two areas of the maintenance yard were used for drum storage. The soil-gas survey would contribute information which could be used to assess whether carbon tetrachloride was released at the site.

Carbon tetrachloride formerly was used in fire extinguishers, including some kept at the former firehouse. The soil-gas survey could help determine if releases of carbon tetrachloride could have occurred as a result of its presence onsite.

At the present time, we do not recommend that soil-gas surveys be performed at other possible sources, including dry cleaners, auto repair garages, and gas stations. The available information provides less compelling evidence that carbon tetrachloride was used at these facilities than it does for the maintenance yard and fire station. An investigation of such facilities, which are located in the densely commercialized downtown Los Altos triangle, would involve relatively high costs because of the difficulties involved in working in such an area. Therefore, we recommend that the need for soil-gas surveys at these locations be assessed after the results from the other recommended field activities are available.

11.2 VIDEO LOGGING

We recommend that the pumps in wells 10 and 5 be pulled and that the wells be video logged. Well 10 is the city irrigation well which exhibits contamination. There is no information on construction details for this well and it is of critical importance to establish at least its depth and perforated interval. Well 5 is one of three nearby wells located downgradient of the two contaminated wells. Again, it is important to obtain information on the the depth and screened interval in order to interpret the analytical results, which to date have indicated that carbon tetrachloride is not present in the well.

11.3 GEOPHYSICAL SURVEYING

We recommend that wells 10, 5, and 104 be surveyed using gamma logging techniques to provide information about the subsurface lithology. This would provide additional data on the types of geologic units and the extent of their lateral continuity upgradient and downgradient of the contaminated wells. Gamma logging is appropriate in this situation because it can be used in cased holes.

11.4 INSTALLATION OF WELL CLUSTER AT WELL 110

We recommend that a cluster of wells be installed at the location of well 110. A well cluster is needed because well 110 could be in communication with multiple water-bearing zones to depths as great as 700 feet; therefore, it is impossible to determine at what level or levels the carbon tetrachloride is entering the well. In order to evaluate potential source(s) of contamination, it is extremely important to identify the zone or zones that are contaminated and those that are not.

The log for well 110 indicates that the subsurface materials at that location consist of clay and gravel primarily with some sandy lenses and some clean gravels. The well is perforated between 358 and 478 and between 526 and 682 feet in depth. In addition, the well log indicates that there is an upper clay-free gravel between the depths of 192 and 215 feet which could represent an aquifer. For the well cluster, we recommend as a minimum that:

1) A well be installed to screen the first perched water zone which might be encountered above the water table. Additional wells could be installed to screen other perched zones encountered if deemed appropriate.

2) A well be installed to screen the water table;

3) A well be installed to screen the clay-free gravel zone between 192 and 215 feet in depth.

4) A well be installed to screen the zone between 356 and 478 feet in depth (the upper perforated section of well 110).

5) A well be installed to screen the zone between 526 and 682 feet in depth (the lower perforated section of well 110).

During well installation, the boring for the deepest well should be drilled first in order to evaluate actual site stratigraphy; selection of intervals to be screened should be based on that information. In addition, the borings should be geophysically logged (including resistivity, self potential and gamma logging) prior to well installation.

11.5 CONCURRENT ROUND OF SAMPLING

We recommend that a concurrent round of groundwater sampling of wells in the site vicinity be conducted after completion of the well cluster at well 110. A list of wells to be sampled is presented in Table 3 and the locations of these wells are shown on Plate 2. We have included wells which are not known to have been abandoned; thus, it is possible that it might not be feasible to sample all of the recommended wells. We recommend that the feasibility of sampling each well be assessed at the same time that the feasibility of removing the pumps from wells 5, 10, and 13 is assessed. We recommend that well 10 be sampled both with the pump in place and with the pump withdrawn to assess the reliability of data collected from wells with installed pumps which were not designed for monitoring use.

11.6 SUMMARY

We believe that the scope of field work described above represents a cost-effective approach for assessing the possible source and extent of contamination in the Hillview-Eleanor area. The soil-gas surveys will investigate two potential sources of carbon tetrachloride, the video logging will provide necessary information on well completion details for two critical wells, gamma logging

will provide stratigraphic information for key wells, the installation of the well cluster will provide information on which water bearing zone(s) may be contaminated, and the concurrent round of sampling will provide information on the present extent of contamination. These studies thus will provide considerable information to help determine whether a comprehensive site assessment should be planned, remedial actions implemented, or some other course of action followed.

12.0 REFERENCES

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TABLE 1

STATUS OF WELLS
HILLVIEW-ELEANOR VICINITY

Well I.D. No.	Owner	Location	Perforation Interval (feet)	Depth (feet)	Status[a]
1	Calif. Water Service	Distel Circle/Panchita Wy.	172-177 196-210 299-306 307-317	332	NS-A
2	Calif. Water Service	Distel/Alvarado	NA	700	NS-A
3	Calif. Water Service	Alvarado/Los Ninos Wy.	NA	472	NS-A
4	Calif. Water Service	Jardin/Casita	NA	550	NS-A
5	Mountain View-Los Altos High School District	Almond/Valencia	NA	450	OK
6	Elise Higgens	Almond/Higgens	NA	604	NS-A
7	J.T. Bernard	Almond/El Monte	NA	605	NS-A
8	Calif. Water Service	Gordon/Merritt	489-499 505-510 570-580	605	NS-A
9	Erna Blinn	Todd/Springer	NA	NA	NS-A
10	City of Los Altos	Hillview/San Antonio	NA	>400	C
11	W. Lisac	Old Altos/Fremont	NA	NA	?
12	F. Koenig	Old Altos/Fremont	NA	205	OK
13	F. Furuichi	Hawthorne/Gordon Wy.	170-359	380	NS-O

RAR1/T

TABLE 1 (continued)

STATUS OF WELLS
HILLVIEW-ELEANOR VICINITY

Well I.D. No.	Owner	Location	Perforation Interval (feet)	Depth (feet)	Status[a]
14	Del Beumer	Sherman/University	NA	120	OK
15	Sramek Thomas	Sunset/Burke	NA	NA	I
16	M. Sharpe Smith	Giffin Rd.	NA	130	NS-O
17	Los Altos Elementary School District	Covington/S. of El Monte	NA	NA	NA
104	Calif. Water Service	Giffin/Fremont	260-280 320-500	515	OK
107	Calif. Water Service	Hawthorne/Clark Av.	228-582	600	NS-O
108	Calif. Water Service	Edith Av./Azalea Way	312-456 504-600	600	OK
110	Calif. Water Service	Hillview/Eleanor	356-478 526-682	700	C
115	Calif. Water Service	Jardin Dr./Valencia	NA	470	OK
116	Calif. Water Service	Almond/Sunkist	230-580	695	OK
119	Calif. Water Service	Distel/Alvarado	NA	500	OK

(a) C = Carbon tetrachloride detected
OK = Sampled, no carbon tetrachloride detected
NS-O = Not sampled, out of service
NS-A = Not sampled, abandoned
A = Active, no samples
I = Inactive, no samples
NA = Not available
? = Status unknown

Status classifications are described in Section 5.0 of the text.

RAR1/T1

TABLE 2

STATIC GROUNDWATER ELEVATIONS:
1981, 1984, 1986

CWS Well No.	Year	Ground Surface Elevation[a] (feet)	Depth to Groundwater (feet)	Groundwater Elevation[a] (feet)
104	1981	+225	135	+90
	1984	+225	100	+125
	1986	+225	155	+70
107	1981	+155	155	0
	1984	+155	105	+50
	1986	+155	110	+45
108	1981	+155	155	0
	1984	+155	115	+40
	1986	+155	120	+35
110	1981	+167	165	+2
	1984	+167	119	+48
	1986	+167	120	+47
115	1981	+134	124	+10
	1984	+134	84	+70
	1986	+134	88	+66
116	1981	+145	150	-5
	1984	+145	108	+37
	1986	+145	105	+40
119	1984	+100	64	+36
	1986	+100	68	+32

(a) Elevations relative to mean sea level.

Note: See Table 1 for perforation intervals.

TABLE 3

WELLS RECOMMENDED FOR SAMPLING

110		119	
10*		11	(if possible)
13**	(if possible)	12	
107	(if possible)	14	
108		16	
116		104	(if possible)
5*		17	(if possible)
115		15	(if possible)

---

* Pump will be pulled; well will be sampled and video logged.
** Pump will be pulled if feasible.

APPENDIX A

WELL LOGS

WELL 1

ORIGINAL

File original, Duplicate and Triplicate with the REGIONAL WATER POLLUTION CONTROL BOARD No. 2 (Insert appropriate number)

I.D. No. 1

WATER WELL DRILLERS REPORT

(Sections 7876, 7877, 7878, Water Code)

RECEIVED REGIONAL WATER POLLUTION CONTROL BOARD 2 AUG 5 1954

STATE OF CALIFORNIA

Well 1

Do Not Fill In

No. 12580

State Well No.

Other Well No. 6/2W1-2

(1) OWNER:

Name Spinks Water System

Address 3601 El Camino Real

Palo Alto, California

(2) LOCATION OF WELL:

County Santa Clara Owner's number, if any—

R. F. D. or Street No. Off Jordan Ct & Panchita Way

T6S; R2W; MDB&M

1100' - S. of El Camino Real

600' - E. of Distel Avenue

460' - North of Panchita Way Los Altos

(3) TYPE OF WORK (check):

New well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 11.

(4) PROPOSED USE (check):

Domestic ☒ Industrial ☐ Municipal ☐

Irrigation ☐ Test Well ☐ Other ☐

(5) EQUIPMENT:

Rotary ☐

Cable ☒

Dug Well ☐

(6) CASING INSTALLED:

SINGLE ☐ DOUBLE ☒

From	ft. to	ft.	Diam.	Gage or Wall
0	46		16"	10 Ga.
0	332		12"	12 Ga.

If gravel packed

Diameter of Bore	from ft.	to ft.

Type and size of shoe or well ring 5/8 x 8

Size of gravel:

Describe joint Welded casing - welded joints

(7) PERFORATIONS:

Type of perforator used Mills

Size of perforations 3 in., length, by 3" in.

From	ft. to	ft.		Perf. per row		Rows per ft.
172	177	4			1	
196	210	4			1	
299	306	4			1	
307	317	4			1	

(8) CONSTRUCTION:

Was a surface sanitary seal provided? ☒ Yes ☐ No To what depth 46 ft.

Were any strata sealed against pollution? ☒ Yes ☐ No If yes, note depth of strata 46

From 0 ft. to 46 ft.

Method of Sealing Annular Space filled with Grout

(9) WATER LEVELS:

Depth at which water was first found 172 ft.

Static level before perforating 165 ft.

Static level after perforating 165 ft.

(10) WELL TESTS:

Was a pump test made? ☒ Yes ☐ No If yes, by whom?

Yield: 15 gal./min. with ft. drawdown after hrs.

Temperature of water Was a chemical analysis made? ☐ Yes ☒ No

Was electric log made of well?

(11) WELL LOG:

Total depth 332 ft. Depth of completed well 332

Formation: Describe by color, character, size of material, and structure.

0	5		Top Soil - black
5	37		Yellow Clay - gravelly
37	65		Blue Clay - sticky
65	80		Blue Clay - gravelly
80	99		Yellow Clay - sticky
99	105		Gravel - to 2" - seepage
105	115		Yellow Clay - gravelly
115	127		Gravel - to 1"
127	146		Yellow Clay - gravelly
146	166		Blue Clay - sticky
166	172		Yellow Clay - sticky
172	177		Gravel - to 1" - water
177	196		Yellow Clay - gravelly
196	210		Gravel - to 2"
210	219		Gravel - fine sand
219	299		Yellow Clay - sticky
299	306		Gravel - to 1"
306	307		Yellow Clay - sticky
307	317		Gravel - to 1"
317	332		Gray Clay - sticky

FOR OFFICIAL USE ONLY

Work started 6-28- 1954. Completed 7-10 1954

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME C & N Pump and Well Co.

(Person, firm, or corporation) (Typed or printed)

Address 1901 Washington Street

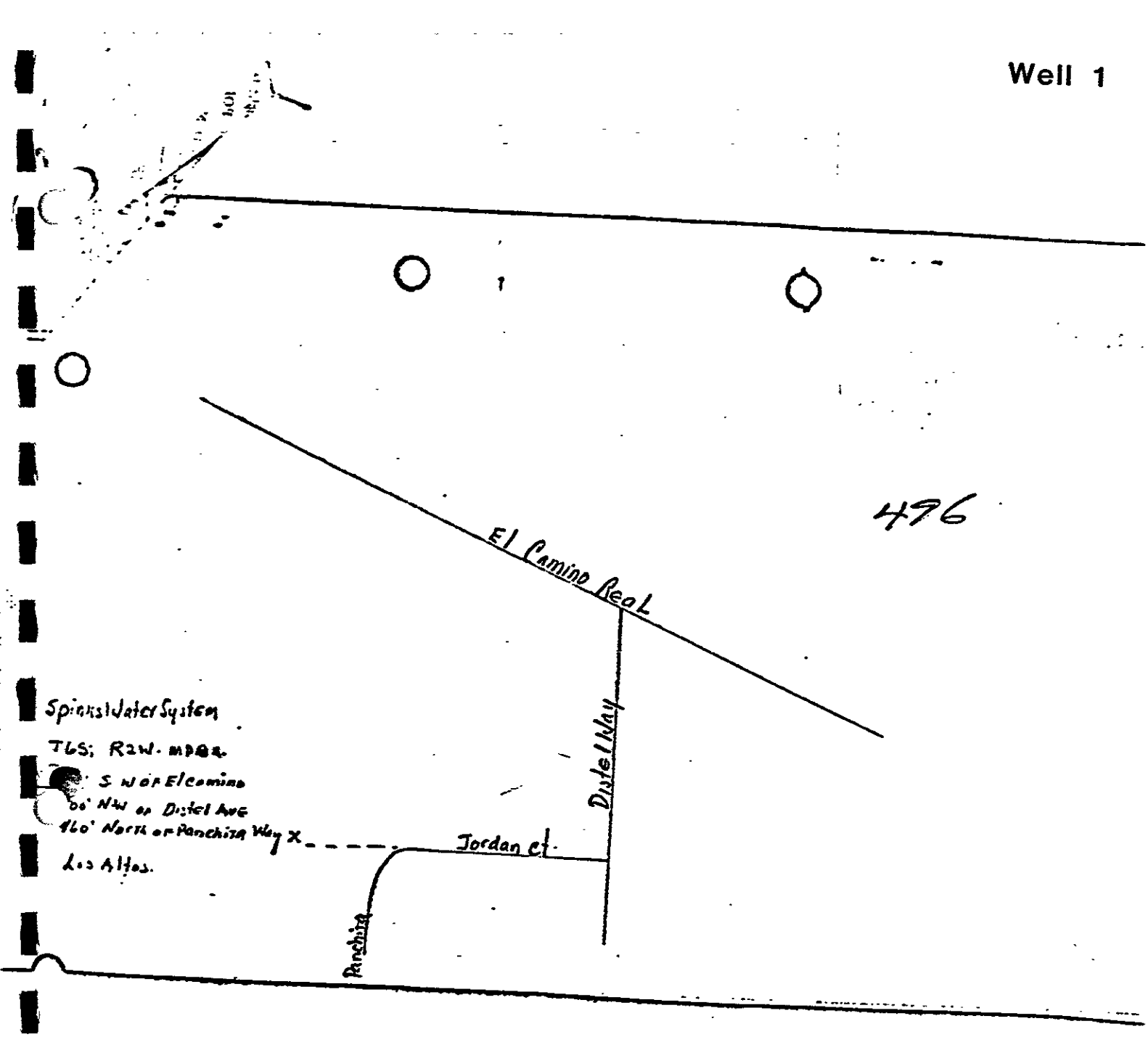
Santa Clara, California

[SIGNED] George W. Jones

Well Driller

License No. 68648 Dated July 1 53

Well 1



FOR OFFICIAL USE ONLY

WELL 2

ORIGINAL

File Original, Duplicate and Triplicate with the REGIONAL WATER POLLUTION CONTROL BOARD No. 2

I.D. No. 2

RECE. MAY 12 1958 REGIONAL WATER POLLUTION CONTROL BOARD #2

WATER WELL DRILLERS REPORT

(Sections 7876, 7877, 7878, Water Code)

CONTROL BOARD No. (Insert appropriate number)

STATE OF CALIFORNIA

Well 2

Do Not Fill In

No. 24402

State Well No.

Other Well No. 6/2W1-2

OWNER:

Name: North Los Altos Water Co.

Address: Box H

Boulder Creek, California

(2) LOCATION OF WELL:

County: Santa Clara Owner's number, if any:

R. F. D. or Street No.: Approx. 276' Northeast of Alvarado st. and 25' Southeast of Distel Street (if it were extended) in Los Altos City

(3) TYPE OF WORK (check): Test hole

New well ☐ Deepening ☐ Reconditioning ☐ Abandon ☐

If abandonment, describe material and procedure in Item 11.

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐

Irrigation ☐ Test Well ☒ Other ☐

(5) EQUIPMENT:

Rotary ☒

Cable ☐

Dug Well ☐

(6) CASING INSTALLED:

SINGLE ☐ DOUBLE ☐

From	ft. to	ft.	Diam.	Gage or Wall
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"
"	"	"	"	"

Type and size of shoe or well ring:

Describe joint:

If gravel packed

Diameter of Bore	from ft.	to ft.
	"	"
	"	"
	"	"
	"	"
	"	"

Size of gravel:

(7) PERFORATIONS:

Type of perforator used

Size of perforations in., length, by in.

From	ft. to	ft.	Perf. per row	Rows per ft.
"	"	"	" " "	" " "
"	"	"	" " "	" " "
"	"	"	" " "	" " "
"	"	"	" " "	" " "

(8) CONSTRUCTION:

Was surface sanitary seal provided? ☐ Yes ☐ No To what depth ft.

Were any strata sealed against pollution? ☐ Yes ☐ No If yes, note depth of strata

From	ft. to	ft.
	"	"

Method of Sealing

(9) WATER LEVELS:

Depth at which water was first found ft.

Standing level before perforating ft.

Standing level after perforating ft.

(10) WELL TESTS:

Was pump test made? ☐ Yes ☐ No If yes, by whom?

Yield: gal./min. with ft. draw down after hrs.

(11) WELL LOG: Test hole

Total depth 700 ft. Depth of completed well

Formations: Describe by color, character, size of material, and structure.

0	ft. to 2	ft.	Rocky soil
2	" 5	"	Yellow gravelly clay
5	" 18	"	Dirty sand and gravel
18	" 22	"	Gravelly yellow clay
22	" 28	"	Dirty sand and gravel
28	" 32	"	Yellow gravelly clay
32	" 40	"	Gravelly yellow clay
40	" 46	"	Yellow gritty day
46	" 56	"	Gravel and sand
56	" 88	"	Yellow gravelly clay
88	" 91	"	Gravel and sand
91	" 93	"	Gravelly yellow clay
93	" 129	"	Yellow gritty clay
129	" 133	"	Blue clay
133	" 145	"	Yellow gravelly clay
145	" 157	"	Yellow gravelly clay w/small
"	"	"	layers of gravel and sand
157	" 168	"	Gravel and sand -broken Hil
168	" 175	"	Gravelly y.c.layers gravel&
175	" 187	"	Gravel & sand
187	" 242	"	Yellow gravelly clay
242	" 248	"	Gravel and sand
248	" 252	"	Blue clay —
252	" 266	"	Yellow gravelly clay
266	" 269	"	Gravel and sand
269	" 276	"	Yellow gravelly clay
276	" 280	"	Gravel and sand
280	" 296	"	Yellow gravelly clay
296	" 302	"	Blue clay
302	" 346	"	Yellow gravelly clay
346	" 366	"	Red gravelly clay
366	" 425	"	Red hill gravel&R.gravelly c
425	" 436	"	Red gravelly clay
436	" 452	"	Gravel w/layers of Gravelly/
452	" 485	"	Yellow gravelly clay
485	" 611	"	Red gravelly clay
611	" 700	"	Red rocky clay
"	"		
"	"		
"	"		
"	"		
"	"		
"	"		
"	"		

FOR OFFICIAL USE ONLY

Work started 2-20 19 58 Completed 2-25 19 58

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME C & N Pump and Well Co.

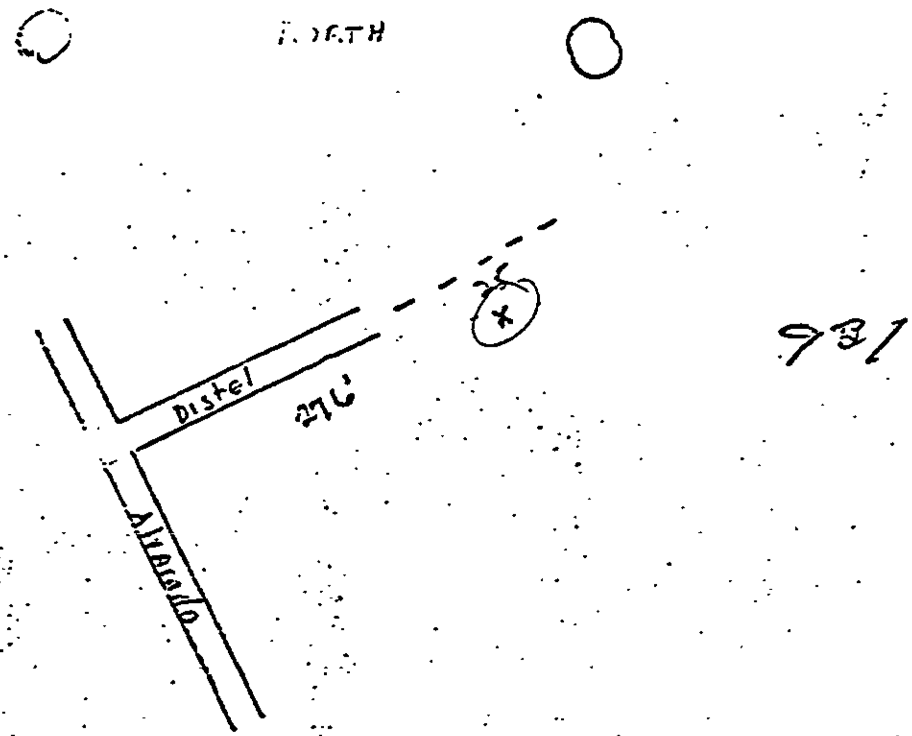
(Person, firm, or corporation) (Typed or printed)

Address 1901 Washington Street

Santa Clara, California

[SIGNED] .....

Well Driller



No Los Altos WaterCo
Santa Clara County
276' - N.E of Alvarado
25' SE of Distel If It Were Continued
On Former Kirsher Property

FOR OFFICIAL USE ONLY

WELL 8

Well 8

...RCES
...78
...O'S. CALIFORNIA

DEPT. OF PUBLIC WORKS

DIVISION OF WATER RESOURCES

Santa Clara

Do Not Fill In
State Well No. 7S-2W-29C 4
Other Well No. 29F2
Region 2 29F6

WATER WELL DRILLERS REPORT

(Sections 7076, 7077, 7078, Water Code)

2 A 6

ler:
e Western Well Drilling Co., Ltd.
ess 522 W. Santa Clara St.
San Jose, Calif.
se No R-54265 Classification C 57

er:
: California Water Service Co.
ss 374 W. Santa Clara St., San Jose
at Station 6, Los Altos

(2) Proposed use or uses (check):
Domestic ☒ Municipal ☒
Irrigation ☐ Industrial ☐
Domestic and Irrigation ☐ Test well ☐
Other

(3) Equipment used (check):
Rotary ☐
Cable ☐
Dug well ☐
Other

(4) Type of work (check):
New well ☐ Reconditioning of well ☐
Deepening existing well ☒

log:
depth of well 605 ft.

Give details of formations penetrated, such as silt, peat, muck, sand, gravel, clay, shale, sandstone, hardpan, rock. Include size of gravel (diameter) and sand (fine, medium, coarse); color of material, structure (loose, packed, cemented, soft, hard, brittle).

pth From Ground Surface				
405	ft. to	450	5 ft.	Red Clay & Some Gravel
450	" "	487	3 "	Red Clay
487	" "	497	20 "	Small Gravel & Sand
497	" "	505	3 "	Yellow Clay
505	" "	510	20 "	Gravel & Sand
510	" "	538	3 "	Yellow Clay
538	" "	545	22 "	Gravel & Sand
545	" "	568	3 "	Yellow Clay
568	" "	579	20 "	Small Gravel & Sand
579	" "	605	3 "	Yellow Clay

FOR OFFICIAL USE ONLY

ditional space is required, continue on DWR Form No. 246—Supplement, and attach to respective report copies.

left in well:

GTH T.	DIAMETER INCHES	SINGLE, DOUBLE, WELDED, OTHER	LBS. PER FOOT OR GAGE OF CASING	SEATING BELOW GROUND SURFACE, FT.
	10	double	12 Ga	605

d size of shoe or well ring 5/5 x 10 Welded joints ☒ Yes ☐ No

246

REGIONAL WATER POLLUTION CONTROL BOARD COPY

...RES
...CALIFORNIA

SHEET 2 **Well 8**

WATER WELL DRILLERS REPORT

(Sections 7[illegible]7077, 7078, Water Code) 297

Do Not Fill In
State Well No. [illegible] 4
Other Well No.
Region

(7) Perforations:

Type of perforator used Mills knife

Perforated [illegible] ft. to [illegible] ft. Hole size 5/16 x 2½ No. of holes 5
" 489 " " 499 " " " " " "
" 505 " " 510 " " " " " "
" 538 " " 545 " " " " " "
" 570 " " 580 " " " " " "
" " " " " " " " " "
" " " " " " " " " "
" " " " " " " " " "
" " " " " " " " " "

(8) Water levels:

Depth at which water first encountered 190 ft.
Depth to water before perforating 190 ft.
Depth to water after perforating 190 ft.
Note any change in water level while drilling

(9) Well pumping test:

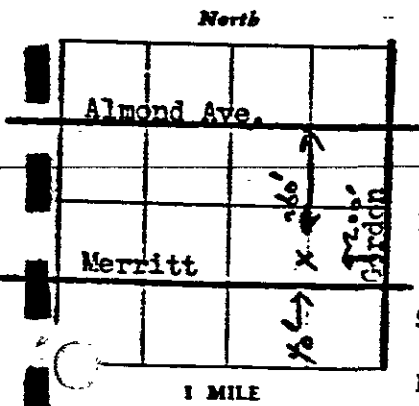
Date of test 2/26/52 By whom Western Well Drilling Co.,
Depth to water when test started 190 ft.
G.P.M. at beginning of test 160
Drawdown from standing level 2 190 ft.
G.P.M. at completion of test 300
Drawdown at completion of test 190 ft.
Length of time tested 78 hrs.
Temperature of water
Was gas present in water? ☐ Yes ☒ No

(10) General:

Was well gravel packed? no Size of rock Thickness of pack
Was a surface sanitary seal provided?
Were any strata sealed against pollution? ☐ Yes ☒ No If yes, attach detailed description.
Strata sealed
Was analysis made of water? ☐ Yes ☒ No If yes, attach copy.
Was electric log made of well? ☐ Yes ☒ No If yes, attach copy.
If well abandoned, was it plugged and sealed?
Method of plugging and sealing

FOR OFFICIAL USE ONLY

(11) Location:



Section No. 29
Township 6 S
Range 2 W
Base & Meridian M D
Show location of well in Section, thus (X)
Distances to section lines from well, N or S ft.
and E or W ft.
Show location of nearest known well, thus (O)
Distance to nearest known well ft.

(12) Time of work:

Work started date 1/2/52 Completed date 3/20/52
Date of this report March 26, 1952

WELL DRILLER'S STATEMENT:

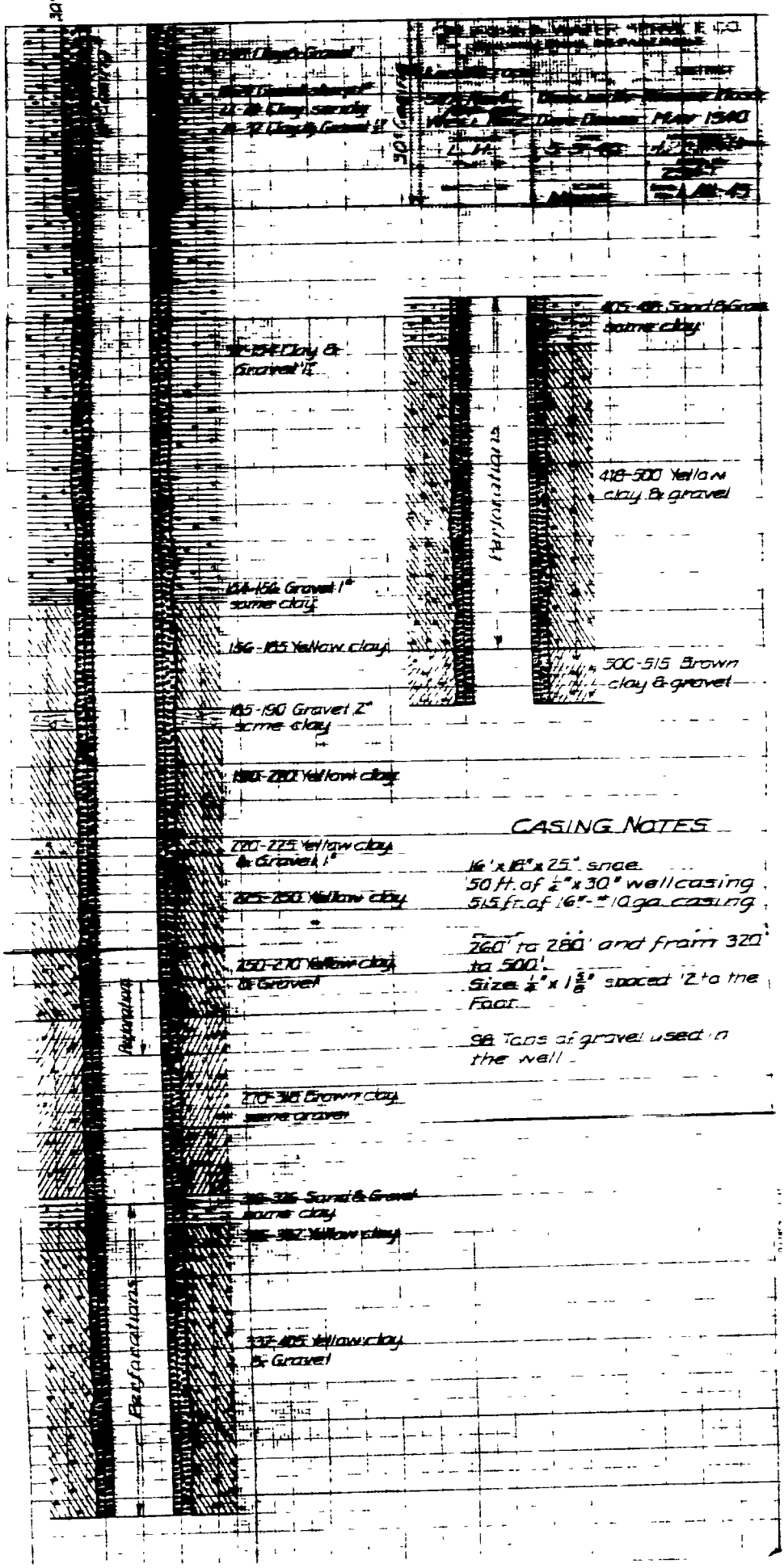
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

[SIGNED] WESTERN WELL DRILLING CO., LTD.
Well Driller
By [signature]
License No. R-54265 Classification C 57
Dated March 26, 1952

W.[illegible] Form No. 246 REGIONAL WATER POLLUTION CONTROL BOARD COPY

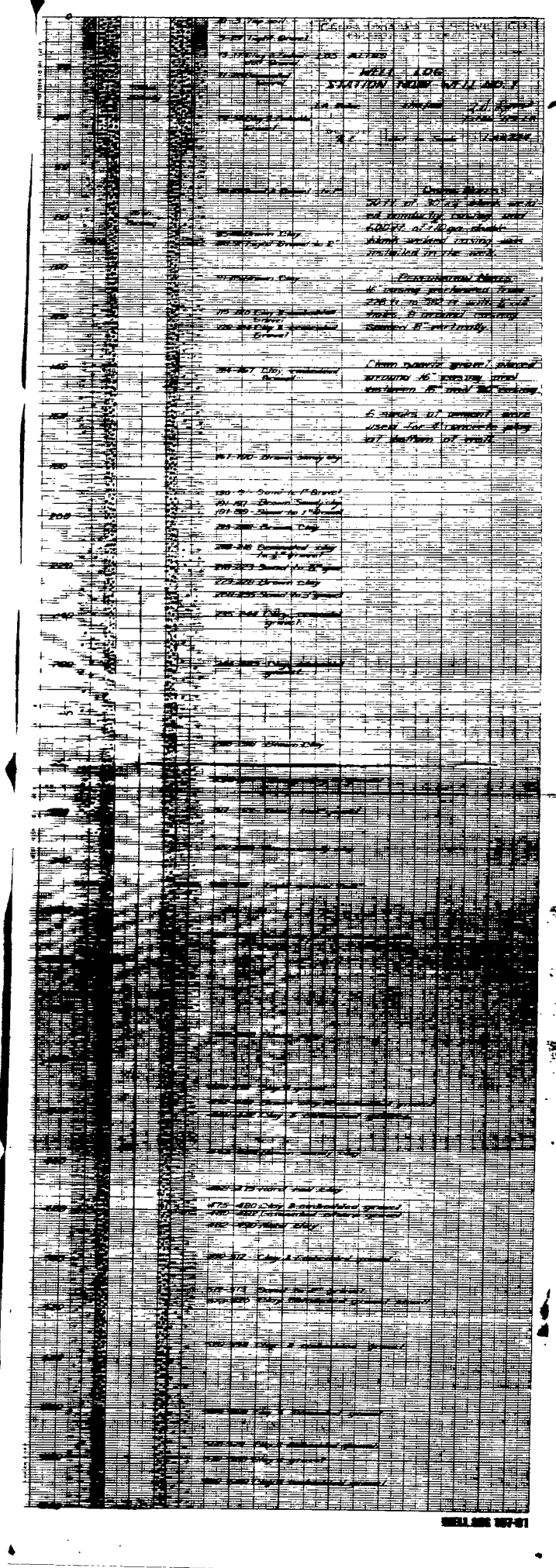
23972 3-50 40M CUIN SPO

WELL 104

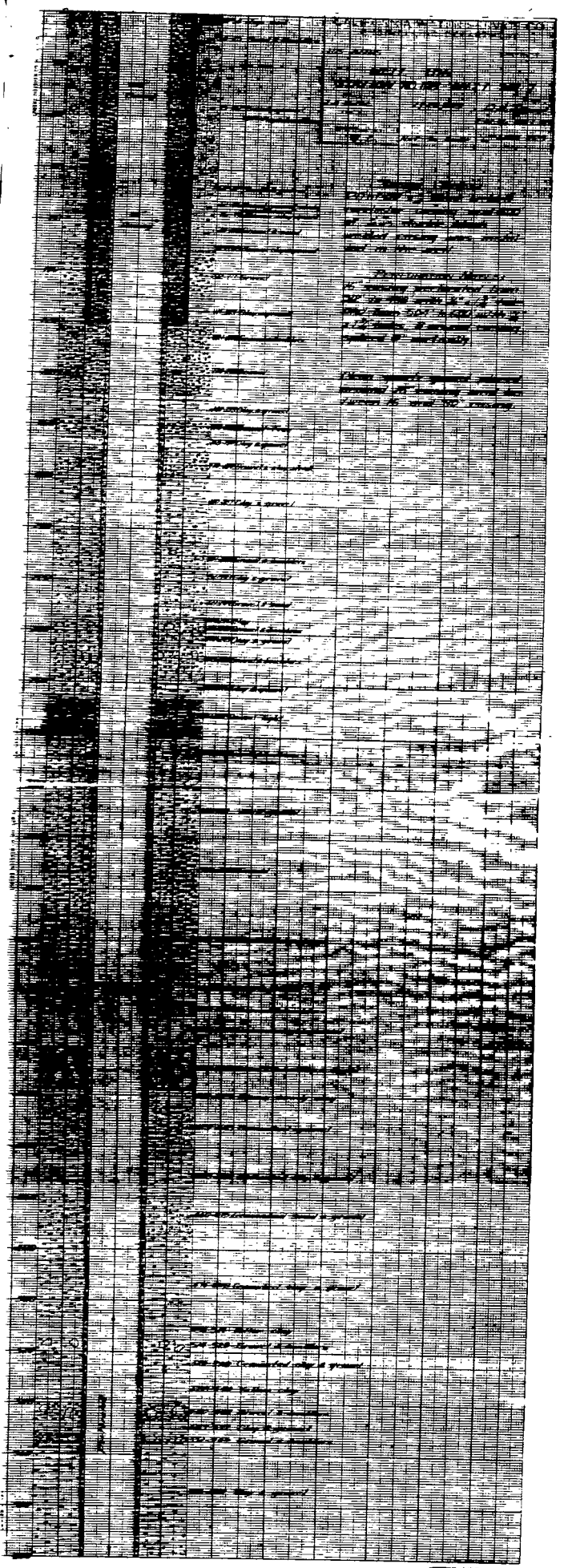


WELL LOG 184-82

WELL 107



WELL 108



WELL 110

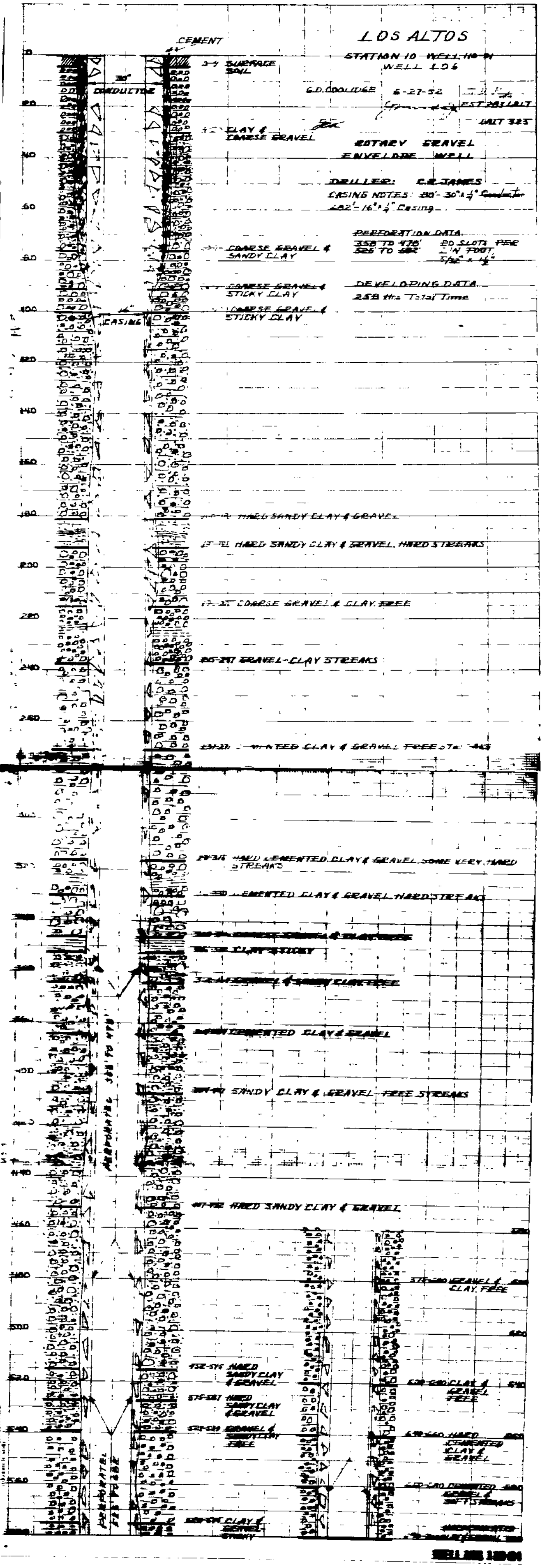

LOS ALTOS
STATION 10 WELL
WELL LOG
G.D. COOLIDGE 6-27-52
ROTARY GRAVEL
ENVELOPE WELL
DRILLER: C.R. JAMES
CASING NOTES: 80'-30" x 1/4" Conductor
16" x 1/4" Casing
PERFORATION DATA
DEVELOPING DATA
CEMENT
CONDUCTOR
CASING
SURFACE SOIL
CLAY & COARSE GRAVEL
COARSE GRAVEL & SANDY CLAY
COARSE GRAVEL & STICKY CLAY
COARSE GRAVEL & STICKY CLAY
HARD SANDY CLAY & GRAVEL
HARD SANDY CLAY & GRAVEL, HARD STREAKS
COARSE GRAVEL & CLAY FREE
GRAVEL-CLAY STREAKS
HARD CEMENTED CLAY & GRAVEL SOME VERY HARD STREAKS
CEMENTED CLAY & GRAVEL HARD STREAKS
CLAY STICKY
CEMENTED CLAY & GRAVEL
SANDY CLAY & GRAVEL FREE STREAKS
HARD SANDY CLAY & GRAVEL
GRAVEL & CLAY FREE
HARD SANDY CLAY & GRAVEL
HARD SANDY CLAY & GRAVEL
CLAY & GRAVEL FREE
HARD CEMENTED CLAY & GRAVEL
PERFORATED
CLAY & GRAVEL STICKY

Table XII

Los Altos #110-01 WELL 110

STATE OF CALIFORNIA

DEPARTMENT OF PUBLIC HEALTH

WELL DATA

1) Place and Owner California Water Service, Los Altos - Suburban

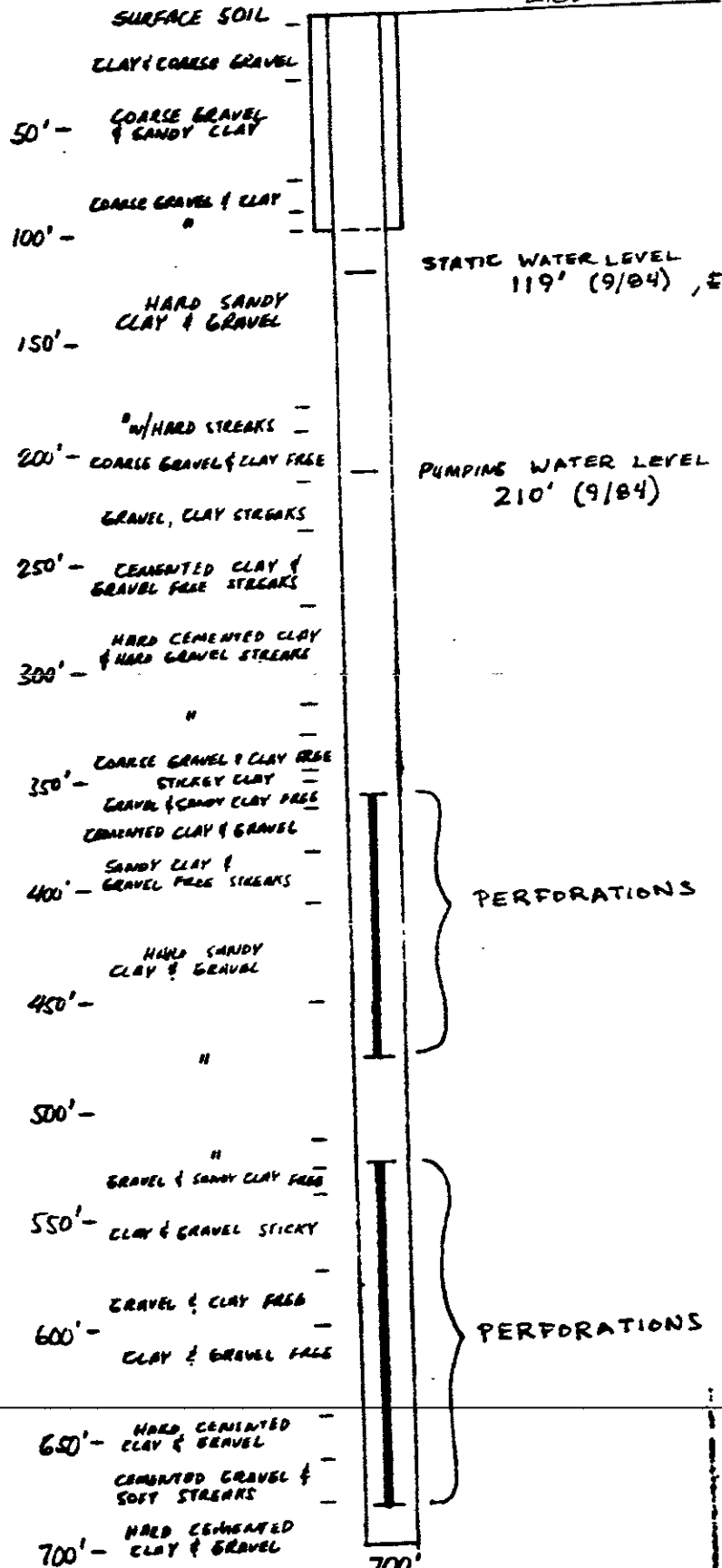
2) Source of Information J.R. Rossum, Sanitary Engineer; C.L. Garibaldi, Superintendent

Collected by C.F. Alessi, Assistant Sanitary Engineer Date October 31, 1967

3) Number or Name	110-01	115-01 (purchased)	116-01
Date drilled	1952	?	1958
4) Location: Neighborhood	Residential	Residential	Residential
Size of lot	140' x 60'	70'-95' x 143'	80 x 125
Distance to: Sewer	70'	50'	75'
Sewage disposal	-	-	-
Abandoned well	Far	Far	-
Nearest property line	25'	25'	10'
5) Housing: Type	None	Steel shelter	None
Condition	-	-	-
Pit depth *(if any)*	None	None	None
Floor *(material)*	Concrete block	Concrete	Concrete
Drainage	Good	Good	Good
6) Well Depth	700'	470'	600'
7) Casing: Depth	700'	470'	600'
Diameter	16" x 1/4"	12"	16 x 1/4
Kind	Steel	Calif. stove pipe	W.S.
Height above floor	10" above grnd.	12"	12"
Distance to highest perforations	358'	N.a.	230'
Surface sealed *(yes or no)*	Yes	Yes	Yes
Gravel pack *(yes or no)*	Yes	No	Yes
Second casing depth	80'	None	72'
Second casing diameter	30"	-	30 x 1/4
Annular seal *(depth)*	80' Surf	None	72'
8) Impervious Strata Penetrated: Thickness	15'	N.a.	13
Depth to	76'	N.a.	59
9) Water Levels: Depth to Surface	-	-	-
Static	220'	210'	190'
When pumping	330'	300'	330'
10) Pump: Make	B.J.	Adrian	B.J.
Type	Submersible	D.W.T.	Submersible
Capacity g.p.m.	280	200	375
Lubrication	Oil	Oil	-
Power	Electric	Electric	Electric
Auxiliary power	None	None	-
Control	Automatic	Automatic	Automatic
Discharge location	Above ground	Above ground	Above ground
Discharge to	Tank	Tank	
11) Frequency of Use	Seldom	All year	Summer
12) Flood Hazard	None	None	
13) Remarks and Defects (Use other side if necessary)		Will be put in operation in near future.	

14) Show well log on other side.

STA. 110-01 Elev. = 157'



ROTARY
ELEV. – 657'
DATE DRILLED – 1952'
PERF – 358'–478', 526'–682'
CAP – 300 40 HP MOTOR

CALIFORNIA W
LOS ALTOS
STA 110
WELL LOG
DRAWN BY F. R
TRACED BY
CHECKED BY
SCALE 1" =

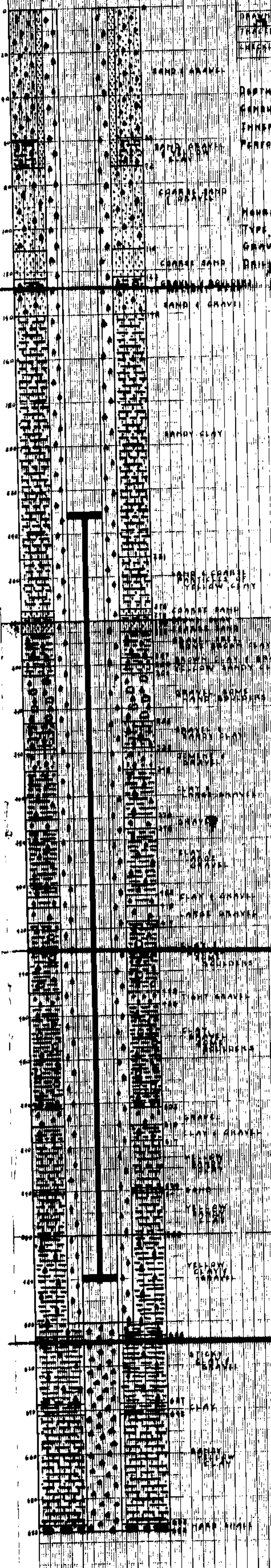
WELL 116

California Water Service Co.
Los Altos District

Station 116-01
Well Log

Drawn by | Date | Traced by | Checked by | Scale: None

Depth: 600 Ft.
Conductor Casing: 74' x 30" x ¼"
Inner Casing: 600' x 16" x ¼"
Perforations:
Type: Horizontal Louver
Size:
Location:
Hours Developing:
Type Well: Rotary Gravel Envelope
Gravel Used: 118.75 Tons
Drilled By: Western Drilling Co.



WELL LOG 116-01

I.D. No. 116 **Well 116** 6/24/29F

ORIGINAL
File Original, Duplicate and Triplicate with the
REGIONAL WATER POLLUTION CONTROL BOARD No. 2 (Insert appropriate number)

WATER WELL DRILLERS REPORT
(Sections 7076, 7077, 7078, Water Code)

STATE OF CALIFORNIA

RECEIVED REGIONAL WATER POLLUTION CONTROL BOARD #2 JUN 18 1958

$49

Do Not Fill In
No 24307
State Well No.
Other Well No. 6/201-2

(1) OWNER:
Name California Water Service Co.
Address P. O. Box 1150
San Jose, Calif.

(2) LOCATION OF WELL:
County Santa Clara Owner's number, if any— 16-01 B
R. F. D. or Street No.
150 Simkist Lane, Los Altos

(3) TYPE OF WORK (*check*):
New well ☒ Deepening ☐ Reconditioning ☐ Abandon ☐
If abandonment, describe material and procedure in Item 11.

(4) PROPOSED USE (*check*):
Domestic ☐ Industrial ☐ Municipal ☒
Irrigation ☐ Test Well ☐ Other ☐

(5) EQUIPMENT:
Rotary ☒
Cable ☐
Dug Well ☐

(6) CASING INSTALLED:
SINGLE ☒ DOUBLE ☐

From	ft. to	ft.	Diam.	Gage or Wall
0	72	30	1/4	
0	600	16	1/4	

Type and size of shoe or well ring none
Describe joint buttweld

If gravel packed

Diameter of Bore	from ft.	to ft.
38"	0	72
30"	72	600

Size of gravel: 1/4 x 1/8

(7) PERFORATIONS:
Type of perforator used Factory punched
Size of perforations 1/8 in., length, by 2 in.

From	ft. to	ft.	Perf. per row	Rows per ft.
230	570	16	3	

(8) CONSTRUCTION:
Was a surface sanitary seal provided? ☒ Yes ☐ No To what depth 72 ft.
Were any strata sealed against pollution? ☐ Yes ☒ No If yes, note depth of strata

From	ft. to	ft.

Method of Sealing

(9) WATER LEVELS:
Depth at which water was first found not available ft.
Static level before perforating ft.
Static level after perforating ft.

(10) WELL TESTS:
Was a pump test made? ☒ Yes ☐ No If yes, by whom? driller
Yield: 540 gal./min. with 130 ft. draw down after 259½ hrs.
Temperature of water Was a chemical analysis made? ☐ Yes ☒ No

(11) WELL LOG:
Total depth 695 ft. Depth of completed well 600 ft.
Formation: *Describe by color, character, size of material, and structure.*

0	ft. to 72	ft.	Bored with bucket rig, no aval.
72	" 80	"	Yellow Sandy Clay
80	" 91	"	Light Sand
91	" 101	"	Loose Sand
101	" 123	"	Coarse Sand
123	" 128	"	Gravel & Boulders (Tight)
128	" 133	"	Clay & Gravel
133	" 140	"	Gravel
140	" 148	"	Pea Gravel, some Yel. San
148	" 156	"	Boulders & Gravel (Free)
156	" 163	"	Yellow Sandy Clay, some G
163	" 179	"	Gravel & Yellow Sandy Cla
179	" 185	"	Yellow Sandy Clay & Grave
185	" 192	"	Gravel & Yellow Sandy Cla
192	" 197	"	Boulders (Tight)
197	" 203	"	Boulders & Yellow Sandy C
203	" 212	"	Gravel & Yellow Sandy Cla
212	" 216	"	Yellow Sandy Clay
216	" 227	"	Sharp & Tight Pea Gravel,
"	"		(Sandy Clay
227	" 233	"	Yellow Sandy Clay
233	" 240	"	Small Gravel, some Yellow
"	"		(Sandy Clay
240	" 245	"	Boulders & Gravel, some
"	"		(Yellow Sandy Clay
245	" 251	"	Sharp Gravel, some Yellow
"	"		(Sandy Clay
251	" 258	"	Coarse Sharp Free Gravel,
"	"		(Yellow Clay parti
258	" 273	"	Coarse Free Sand, Yellow
"	"		(particles
273	" 278	"	Coarse Free Sand
278	" 280	"	Brown Clay
280	" 285	"	Coarse Free Sand
285	" 297	"	Gravel, some Boulders &
"	"		(Yellow Clay
297	" 300	"	Yellow Clay & Gravel
300	" 304	"	Yellow Sandy Clay
304	" 311	"	Gravel & Boulders (Hard)
311	" 326	"	Free Sand
326	" 338	"	Sandy Clay, some Gravel
338	" 348	"	Cemented Gravel
348	" 370	"	Clay & Large Gravel (

Work started March 25, 19 58 Completed June 7,

WELL DRILLER'S STATEMENT:
This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

FOR OFFICIAL USE ONLY

NAME WESTERN WELL DRILLING CO., LTD.
(Person, firm, or corporation) (Typed or printed)
Address P. O. Box 47
San Jose, Calif.

[SIGNED] _____
Well Driller

License No. 25182 Dated June 18, 19

Well 116

370 ft.	to 375 ft.	Gravel
375 "	" 405 "	Yellow Clay & Large Gravel
405 "	" 410 "	Clay & Gravel
410 "	" 417 "	Large Gravel
417 "	" 449 "	Clay & Gravel, some Boulders
449 "	" 455 "	Tight Gravel
455 "	" 502 "	Clay & Gravel
502 "	" 510 "	Gravel
510 "	" 517 "	Clay & Gravel
517 "	" 539 "	Yellow Sandy Clay (Gas)
539 "	" 541	Sand
541 "	" 560	Yellow Sandy Clay
560 "	" 606 ft.	Yellow Clay & Gravel
606 "	" 637 "	Yellow Sticky Clay & Gravel
637 "	" 642 "	Yellow Clay
642 "	" 692 "	Yellow Sandy Clay
692 "	" 695 "	Hard Shale

APPENDIX B

TABLE OF CONTENTS

A.B. 1803 Chemical Analyses

January 3, 1985

California Water Service Company

LOS ALTOS DISTRICT

SUMMARY OF AB 1803 VOC ANALYSES

Well Number	Date Sampled	Chemical Name	Concentration ug/L
1-01	Not sampled		
1-02	7-11-84	N.D.	
2-02	7-23-84	N.D.	
2-03	Not sampled		
4-01	9-5-84	N.D.	
4-02	Not sampled		
6-02	7-23-84	N.D.	
15-01	Not sampled		
16-02	7-13-84	N.D.	
17-01	7-10-84	N.D.	
18-02	7-13-84	N.D.	
20-01	7-12-84	N.D.	
21-01	7-12-84	N.D.	
22-01	7-10-84	N.D.	
24-01	7-10-84	N.D.	
25-01	7-10-84	N.D.	
26-01	7-12-84	N.D.	
27-01	7-13-84	N.D.	
29-01	7-10-84	N.D.	
30-01	7-11-84	N.D.	
31-01	7-13-84	N.D.	
32-01	7-13-84	N.D.	
34-01	7-11-84	N.D.	
104-02	7-12-84	N.D.	
107-01	Not sampled		
108-01	7-11-84	N.D.	
*110-01	7-17-84	Carbon tetrachloride	5.4
	7-23-84	Carbon tetrachloride	9.1
115-01	9-5-84	N.D.	
116-01	7-17-84	N.D.	
119-03	7-11-84	N.D.	
120-01	7-17-84	N.D.	
121-02	Not sampled		
121-03	Not sampled		
122-01	9-5-84	N.D.	
123-01	7-17-84	N.D.	
123-02	7-17-84	N.D.	
Zanetti	7-13-84	N.D.	

*Well 110-01 removed from service 7-31-84.

N.D. = None Detected

Confirming Analyses and Analyses of
Other Wells in Site Vicinity

California Water Service Company - Los Altos System
Well 110 - Volatile Organic Analysis Results
Reported by SDHS Sanitation and Radiation Laboratory

Lab No.	Date Sampled	Results		Remarks
5140	8/16/84	Carbon Tetrachloride:	8.8 ppb	CWS Duplicate
5141	8/16/84	Carbon Tetrachloride:	8.8 ppb	
5159	8/23/84	Carbon Tetrachloride:	<1.0 ppb	15 Min. Run
5160	8/23/84	Carbon Tetrachloride:	9.9 ppb	1 Hr. Run
5161	8/23/84	Carbon Tetrachloride:	9.9 ppb	2 Hr. Run

SEB/082984

CWS-Los Altos Well 110 and City Ag Well VOA Results as of 10/30/84

Well 110

Date	Results	Analyzed By
7-17-84	5.4 ppb CCl_4	CWS
7-23-84	9.1 ppb CCl_4	CWS
7-23-84	4.0 ppb CCl_4	CWS: Cal. Analytical Lab
8-1-84	9.4 ppb CCl_4	CWS
8-16-84	10.6 ppb CCl_4	CWS
8-16-84	8.8 ppb CCl_4	SRL
8-16-84	8.8 ppb CCl_4	SRL
8-23-84	<1.0 ppb CCl_4	SRL
8-23-84	9.9 ppb CCl_4	SRL
8-23-84	9.9 ppb CCl_4	SRL
9-20-84	9.3 ppb CCl_4	SRL

City Ag Well

8-22-83	10.1 ppb CCl_4	CWS
8-27-84	10.1 ppb CCl_4	CWS
9-20-84	8.4 ppb CCl_4	SRL
9-20-84	8.4 ppb CCl_4	SRL

FORM 1299

REPORT ON
PARTIAL CHEMICAL ANALYSIS OF WATER

COMPANY California Water Service Company LABORATORY San Jose

PLANT Los Altos-Suburban TEST NO 7857

DATE COLLECTED 8-1-84 DATE OF TEST 8-1-84

REPORTED TO DLC DATE OF REPORT 8-7-84

REASON FOR TEST Special - Volatile Organic Chemicals

SOURCE OF SAMPLE	Hours Run	(1)	(2)	(3)	(4)		
		µg/L	µg/L	µg/L	µg/L		
98 Eleanor		1.4	4.0	1.3			
172 Eleanor		4.6		2.5	<0.5		
246 Hillview		1.3	4.8	1.2			
108 Hillview		4.4		2.3	<0.5		
Well 110-01	5 min.		17.1				
Well 110-01	1 hour		9.4				

Kent Adney - Cal Water Lab
408-298-1414 ext 268

18.1 ppb total trihalomethanes

(1) Chloroform
(2) Carbon tetrachloride
(3) Bromodichloromethane
(4) Chlorodibromomethane

* #110 Well on 5/28/85 → 8.2 ppb CCl_4
Sample from Aeration Tank 5/28/85 → 0.8 ppb CCl_4
Sample from 246 Hillview Ave. 5/28/85 → 0.5 ppb CCl_4
Cal Water Lab performed test

NOTE: Subject to further testing.

FORM 1299

REPORT ON
PARTIAL CHEMICAL ANALYSIS OF WATER

COMPANY California Water Service — LABORATORY San Jose

PLANT Los Altos-Suburban — TEST NO 7881

DATE COLLECTED 8-16-84 — DATE OF TEST 8-17-84

REPORTED TO DLC — DATE OF REPORT 8-28-84

REASON FOR TEST Special - Volatile Organic Chemicals

SOURCE OF SAMPLE	Hours Run	VOCs µg/L	(1) µg/L	(2) µg/L		SDHS Analysis (1) µg/L	
Well 110-01 (Sample collected in SDHS bottle)	2.5		10.8	<0.5		8.8	
Well 110-01 (Sample collected in SDHS bottle)	2.5		10.6	<0.5			
Well 110-01 (Sample collected in CWS bottle)	5 min.		6.1				
Well 110-01 (Sample collected in CWS bottle)	1		9.3				
Well 110-01 (Sample collected in CWS bottle)	2.5		10.5	<0.5			
Well 108-01 (Sample collected in CWS bottle)	1.5	N.D.					
Well 116-01 (Sample collected in CWS bottle)	Cont.	N.D.					
outlet from redwood tank			≈7.0				
Well 104		N.D.					

(1) Carbon tetrachloride
(2) Chloroform

FORM 1299

REPORT ON
PARTIAL CHEMICAL ANALYSIS OF WATER

COMPANY California Water Service LABORATORY San Jose

PLANT Los Altos-Suburban TEST NO 7882

DATE COLLECTED 8-16-84 DATE OF TEST 8-17-84

REPORTED TO DLC DATE OF REPORT 8-28-84

REASON FOR TEST Special - Volatile Organic Chemicals

SOURCE OF SAMPLE	(1)	(2)	(3)	(4)	(5)			
	µg/L	µg/L	µg/L	µg/L				
Station 110-01 Tank effluent	6.8							
172 Eleanor		29.8	11.3	1.5	0.6			
98 Eleanor	2.7	18.1	7.1	0.7				
108 Hillview		28.4	10.4	1.3				
246 Hillview	3.5	8.1	3.4	0.3				

(1) Carbon tetrachloride
(2) Chloroform
(3) Bromodichloromethane
(4) Chlorodibromomethane
(5) Bromoform

REPORT ON
PARTIAL CHEMICAL ANALYSIS OF WATER

COMPANY California Water Service Company LABORATORY San Jose

PLANT Los Altos-Suburban TEST NO. 7899

DATE COLLECTED 8-22-84 DATE OF TEST 8-27-84

REPORTED TO DLC DATE OF REPORT 8-29-84

REASON FOR TEST Special - Volatile Organic Chemicals

SOURCE OF SAMPLE	CHLORIDE AS Cl	ALKALINITY	HARDNESS AS CA CO3	Min. Run	(1)			
	P. P. M.	P. P. M.	P. P. M.		µg/L			
City of Los Altos irrigation well				5 min.	10.1			
City of Los Altos irrigation well				30 min.	10.1			

(1) Carbon tetrachloride

Pump set @ 150'

depth = 7400'

SPECIAL CHEMICAL SAMPLE RESULTS

District LAS

Source 104-02

43-001
6S-2W-32D1

Sampled			Date Tested	Date Reported	*GWA (x)	*RHT (x)						Comments
Date	Time	Run Time										
7-12-84	—	3 hrs.	—	—	x	x						No VOC's detected.
11-2-84	—	2 hrs.	—	11-12-84	x	x						" " "
2-26-85	—	2 hrs.	—	3-8-85	x	x						" " "
4-24-85	1512	3 hrs.	4-25-85	4-25-85	✓	✓						" " "
7-23-85	0930	4 hrs.	7-25-85	7-26-85	✓	✓						" " "
11-6-85	1203	3HRS	11-18-85	11-19-85	✓	✓						" " "

*An "x" indicates data seen by designated person.

Source 104-02
LAS

SPECIAL CHEMICAL - RESULTS

District LAS

Source 115-01

43-001
6S/2W-20N1

CALIFORNIA WATER SERVICE COMPANY

Sampled		Run Time	Date Tested	Date Reported	*GWA (x)	*RHT (x)	VOC's ug/L					Comments
Date	Time											
6-11-80	-	-	-	-		✓						NO VOC's DETECTED
8-6-80	-	-	-	-		-						" " "
1-15-81	-	-	-	-		✓						" " "
9-5-84	-	-	-	-		✓						" " "
6-18-86	16:00	24HRS	7-2-86	7-3-86		✓						" " "

*An "x" indicates data seen by designated person.

Source 115-01 LAS

SPECIAL CHEMICAL RESULTS

District LAS

Source 119-03

43-001
6S/2W-20L03

CALIFORNIA WATER SERVICE COMPANY

Sampled							VOC's ug/l					
Date	Time	Run Time	Date Tested	Date Reported	*GWA (x)	*RHT (x)						Comments
7-11-84	-	2	-	-		✓						NO VOC'S DETECTED
4-5-82	-	-	-	-		✓						" " "
6-18-86	8:00	1	7-2-86	7-3-86		✓						" " "

*An "x" indicates data seen by designated person.

119-03
L4S

Aeration System Information
and Chemical Analyses

SPECIAL CHEMICAL SAMPLE RESULTS

SUPPLEMENTARY INFORMATION TO CARBON TETRACHLORIDE REMOVAL AT LAS 110-01 BY AERATION TREATMENT.

District LAS

Source CITY IRRIGATION WELL Depth to Water (City Irrigation Well)

Sampled			Date Tested	Date Reported	*GWA (x)	*RHT (x)						(6)	(7)		Comments
Date	Time	Run Time													
5-13-85	915	-	-	-								116.5	540		
5-13-85	935	-	-	-								116.5	"		← START WELL 110-01 AT 9120
"	950	-	-	-								116.5	"		
"	1005	-	-	-								116.5	"		
"	1020	-	-	-								116.5	"		
"	1120	-	-	-								116.5	"		
5-14-85	920	-	-	-								116.5	"		
5-28-85	1300	-	-	-								118.0	52.5		
6-3-85	945	-	-	-								117.9	52.6		
12/85												1235			
2/86												1235			

*An "x" indicates data seen by designated person.

(6) Depth to groundwater in feet

(7) USGS elevation of groundwater in feet

Source CITY IRRIGATION WELL

SPECIAL CHEMICAL SAMPLE RESULTS
CARBON TETRACHLORIDE REMOVAL
BY AERATION TREATMENT

District LAS
Source 110-01

Sampled Date	Time	Run Time	Date Tested	Date Reported	*GWA (x)	*RHT (x)	VOCs µg/L CCl4 (1)	CHCl3 (2)	TEMP °C	K_{25}	(3)	(4)	(5)	(6)	Comments
5-13-95	935	15min.	5-14-95	5-23-95		X	8.2	<0.5	19	720	—	—	—		STATIC DEPTH TO WATER = 115.0 FT. START WELL AT 9:20 ←
"	"	—	"	"			1.0	N.D.	—	—	—	—	3	88	TANK @ 110-01.
"	1120	2 hrs.	"	"			10.9	<0.5	19	740	1	<2.2	—		PUMPING DEPTH TO WATER = 169.0
"	"	—	"	"			2.2	N.D.	—	—	41	<2.2	4	80	TANK @ 110-01.
5-14-95	920	24hrs.	"	"			11.8	<0.5	19	780	<1	<2.2	—		UNIDENTIFIED PEAK.
"	"	—	"	"			2.2	N.D.	—	—	21	<2.2	3.5	81	PUMPING DEPTH TO WATER = 176.0 UNIDENTIFIED PEAK. TANK @ 110-01.
5-15-95	1210	51hrs.	5-16-95	"			8.0	<0.5	19	800	17	<2.2	—		
"	"	—	"	"			1.6	N.D.	—	—	14	<2.2	—	80	TANK @ 110-01.
5-16-95	935	71 hrs.	5-22-95	"			8.2	<0.5	18	800	<1	<2.2	—		UNIDENTIFIED PEAK.
"	936	—	"	"			1.4	N.D.	—	—	56	<2.2	—	83	UNIDENTIFIED PEAK. TANK @ 110-01.
5-17-95	820	95hrs.	"	"			8.3	N.D.	19	795	—	<2.2	—		UNIDENTIFIED PEAK.
"	"	—	"	"			1.2	N.D.	—	—	—	<2.2	—	86	UNIDENTIFIED PEAK. TANK @ 110-01.
															5-17-95: PHONED CLIFF BOWEN @ 4:15 p.m. & GOT OK TO STOP DAILY SAMPLES & GO ON WEEKLY SAMPLES BEGINNING 5-20-95.
5-20-95	820	167 hrs.	5-22-95	"			8.4	N.D.	19	795	360	<2.2	—		UNIDENTIFIED PEAK.
"	"	—	"	"			1.2	N.D.	—	790	1600	<2.2	—	86	UNIDENTIFIED PEAK. TANK @ 110-01.
5-29-95	1300	364 HRS.	5-29-95	6-3-95		✓	8.2	N.D.	19	820	36	<2.2	—		PUMPING DEPTH TO WATER = 170.6 FT. UNIDENTIFIED PEAK
"	1301	—	"	"			0.8	N.D.	18.5	800	113	<2.2	5	90	UNIDENTIFIED PEAK. TANK @ 110-01.
"	1255	—	"	"			<0.5	*18.1	—	—	—	—	—	—	SAMPLE COLLECTED @ 246 HILLVIEW.
6-3-95	845	503 HRS.	6-4-95	6-7-95			7.9	N.D.	19.5	870	920	<2.2	—		PUMPING DEPTH TO WATER = 169.5 FT. UNIDENTIFIED PEAK.
"	"	—	"	"			0.9	N.D.	18	870	2800	<2.2	3	89	UNIDENTIFIED PEAK TANK @ 110-01.

Source 110-01 LAS

An "x" indicates data seen by designated person.
(1) CARBON TETRACHLORIDE
(2) CHLOROFORM
(3) STANDARD PLATE COUNT (COLONIES per ML's)
(4) COLIFORM NUMBER PER 100 ML's
(5) DISTANCE (IN FT.) OF WATER FROM TOP OF TANK.
(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %
* TOTAL TRIHALOMETHANE

rict LAS

ce 110-01

SPECIAL CHEMICAL SAMPLE RESULTS
CARBON TETRACHLORIDE REMOVAL
BY AERATION TREATMENT

Sampled							VOCs µg/L								
te	Time	Run Time	Date Tested	Date Reported	*GWA (x)	*RHT (x)	CCl_4 (1)	$CHCl_3$ (2)	Temp. °C	K_{25}	(3)	(4)	(5)	(6)	Comments
-95	945	672 HRS.	6-21-95	6-27-95	✓	✓	8.4	N.D.	19.5	920	570	<2.2	–	–	UNIDENTIFIED PEAK
	947	–	"	"	✓	✓	0.8	N.D.	18.5	825	5700	<2.2	–	90	UNIDENTIFIED PEAK TANK @ 110-01.
-95	1310	916 HRS.	6-21-95	6-24-95	✓	✓	–	–	–	–	30	<2.2	–	–	
	1312	–	"	"	✓	✓	–	–	–	–	250	<2.2	–	–	TANK @ 110-01.
-95	910	1008 HRS.	6-26-95	6-27-95	✓	✓	8.3	N.D.	18.5	910	8	<2.2	–	–	UNIDENTIFIED PEAK.
	912	–	"	"	✓	✓	0.9	N.D.	19.5	970	110	<2.2	–	89	UNIDENTIFIED PEAK TANK @ 110-01.
95	830	1176 HRS.	7-2-95	7-4-95	✓	✓	–	–	–	–	190	<2.2	–	–	
	830	–	"	"	✓	✓	–	–	–	–	>5700	<2.2	–	–	TANK @ 110-01.
95	1030	1346 HRS.	7-9-95	7-11-95	✓	✓	–	–	–	–	56	<2.2	–	–	
	1030	–	"	"	✓	✓	–	–	–	–	140	<2.2	–	–	TANK @ 110-01.
95	1215	1515 HRS.	7-14-95	7-18-95	✓	✓	–	–	–	–	40	<2.2	–	–	
	1215	–	"	"	✓	✓	–	–	–	–	90	<2.2	–	–	TANK @ 110-01.

x" indicates data seen by designated person.

ON TETRACHLORIDE

ROFORM

DARD PLATE COUNT (COLONIES PER mL)

FORM NUMBER PER 100 mL's

TANCE (IN FT.) OF WATER FROM TOP OF TANK.

(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

Source 110-01
LAS

[redacted]ifo[redacted]a [redacted]r Se[redacted]ce [redacted]any[redacted]

SPECIAL CHEMICAL [redacted]E RESULTS
CARBON TETRACHLORIDE REMOVAL BY AERATION TREATMENT

District LAS

Source 110-01

Sampled Date	Time	Run Time	Date Tested	Date Reported	*GVA (x)	*RMT (x)	VOCs ug/L (1)	(2)	Temp. °C	K_{25}	(3)	(4)	(5) #	(6)	Comments
7-22-85	1105	1682 Hrs.	7-23-85	7-25-85	✓	✓	5.7	N.D.	—	—	91	<2.2	8.4	—	SEE NOTE (6) BELOW. THERE MAY BE SOME UNCERTAINTY RE. IDENT-
"	1105	—	"	"	✓	✓	0.5	N.D.	—	—	390	<2.2	N.D.	91	IFICATION. KA TANK @ 110-01.
7-29-85	900	1949 Hrs.	7-30-85	8-1-85	✓	✓	—	—	—	—	110	<2.2	—	—	
"	900	—	"	"	✓	✓	—	—	—	—	75700	2.2	—	—	TANK @ 110-01. . . .
8-5-85	1310	2020 Hrs.	8-6-85	8-8-85	✓	✓	—	—	—	—	20	<2.2	—	—	
"	1300	—	"	"	✓	✓	—	—	—	—	2900	<2.2	—	—	TANK @ 110-01.
8-12-85	1320	2188 Hrs.	8-13-85	8-15-85	✓	✓	—	—	—	—	910	<2.2	—	—	
"	"	—	"	"	✓	✓	—	—	—	—	75700	<2.2	—	—	TANK @ 110-01.
8-26-85	1305	2524 Hrs.	8-28-85	8-29-85	✓	✓	5.8	N.D.	19	960	190	<2.2	8.4	—	PUMPING LEVEL = 175 FT. (DTW) PUMP ELEV. = -5.8' USGS *
"	"	—	"	"	✓	✓	0.5	N.D.	19	950	1300	<2.2	<0.5	91	TANK @ 110-01.
8-19-85	—	2362 Hrs.	8-20-85	8-22-85	✓	✓	—	—	—	—	<1	<2.2	—	—	
"	—	—	"	"	✓	✓	—	—	—	—	180	<2.2	—	—	TANK @ 110-01.
8-26-85	1310	2524 Hrs.	8-27-85	8-29-85		✓	—	—	—	—	190	<2.2	—	—	
"	"	—	"	"		✓	—	—	—	—	1300	<2.2	—	—	TANK @ 110-01.
9-3-85	1315	2716 Hrs.	9-4-85	9-6-85		✓	—	—	—	—	10	<2.2	—	—	
"	"	—	"	"		✓	—	—	—	—	50	<2.2	—	—	TANK @ 110-01.

LAS

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE

(2) CHLOROFORM

(3) STANDARD PLATE COUNT (COLONIES PER ML)

(4) COLIFORM NUMBER PER 100 ML'S

(5) $C_3H_2Br_2ClF$ – 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES.)

" [redacted] SEE ON CHLORODIBROMOMETHANE'S RESPONSE FACTOR.

(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

WELL SOUNDING POINT ELEV. = 169.16' USGS

California Water Service Company

SPECIAL CHEMICAL ... RESULTS
CARBON TETRACHLORIDE REMOVAL BY AERATION TREATMENT

District LAS

Source 110-01

Sampled Date	Sampled Time	Run Time	Date Tested	Date Reported	*CWA (x)	*RMT (x)	VOCs µg/L CCl_4 (1)	$CHCl_3$ (2)	Temp. °C	K_{25}	(3)	(4)	(5) *	(6)	Comments
9-9-85	1351	2861 HRS.	9-10-85	9-12-85		✓	—	—	—	—	14	<2.2	—	—	
"	"	—	"	"			—	—	—	—	120	<2.2	—	—	TANK @ 110-01.
9-16-85	—	3024 HRS.	9-17-85	9-19-85			—	—	—	—	48	<2.2	—	—	
"	—	—	"	"			—	—	—	—	15	<2.2	—	—	TANK @ 110-01.
9-23-85	1346	3197 HRS.	9-24-85	9-26-85			—	—	—	—	270	<2.2	—	—	PUMPING DEPTH TO WATER = 199.0 FT. (W. ELEV. = −8.7')
"	1347	—	"	9-26-85			—	—	—	—	710	<2.2	—	—	TANK @ 110-01.
9-30-85	1300	3364 HRS	10-2-85	10-8-85			-	-	18	815	26	<2.2	-	—	
9-30-85	1301	"	10-2-85	"			—	—	18	805	34	<2.2	-	—	TANK @ 110-01
10-2-85	0815	3407 HRS.	10-5-85	10-8-85		✓	6.5	N.D.	-	—	—	—	6.5	—	
10-2-85	0817	"	10-5-85	10-8-85		✓	0.4	N.D.	—	—	—	—	N.D.	94	TANK @ 110-01
10-7-85	1306	3532 HRS.	10-9-85	10-10-85			—	—	—	—	18	<2.2	—	—	
"	1307	"	"	"			—	—	—	—	40	<2.2	—	—	TANK @ 110-01.
10-15-85	1325	3724 HRS.	10-16-85	10-18-85			—	—	—	—	15	<2.2	—	—	
"	1330	"	10-16-85	"			—	—	—	—	910	<2.2	—	—	
10-21-85	1344	3868 HRS	10-22-85	10-25-85			—	—	—	—	49	<2.2	-	—	
10-21-85	1346	"	10-22-85	"			-	-	-	-	75700	<2.2	-	-	TANK @ 110-01

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE
(2) CHLOROFORM
(3) STANDARD PLATE COUNT (COLONIES PER ML)
(4) COLIFORM NUMBER PER 100 ML's
(5) $C_3H_2Br_2ClF$ — 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES.)
(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %
* ESTIMATED CONCENTRATION BASED ON CHLORODIBROMOMETHANE'S RESPONSE FACTOR.

Source 110-01 LAS

District LAS

Source 110-01

SPECIAL CHEMICAL SAMPLE RESULTS
CARBON TETRACHLORIDE REMOVAL BY AERATION TREATMENT

CALIFORNIA WATER SERVICE COMPANY

Sampled Date	Sampled Time	Run Time	Date Tested	Date Reported	*CWA (x)	*RHT (x)	VOCs µg/L <2.14 (1)	VOCs µg/L CHCl3 (2)	Temp. °C	K_{25}	(3)	(4)	(5) *	(6)	Comments
10-28-85	0215	4036 HRS	10-29-85	11-01-85			—	—	—	—	7	<2.2	—	—	
10-28-85	0230	"	10-29-85	11-01-85			—	—	—	—	36	<2.2	—	—	Tank @ 110-01
10-28-85	0835	4042 HRS	11-1-85	11-4-85	✓	✓	6.7	N.D.	19	840			9.7	—	Static Pumping water level = 194.1 = 13.8 (SURF. = 180.3)
"	0836	"	"	"	✓	✓	0.4	N.D.	19	835			—	94	TANK @ 110-01 Tank level - 5' down
11-4-85	1530	4203 HRS	11-5-85	11-8-85	✓	✓	—	—	—	—	85	<2.2	—	—	
"	1530	4203 HRS	"	"	✓		—	—	—	—	4200	<2.2	—	—	Tank @ 110-01
11-11-85	1445	4370 HRS	11-12-85	11-15-85	✓		—	—	—	—	11	<2.2	—	—	
"	1445	4370 HRS	"	"	✓		—	—	—	—	12	<2.2	—	—	Tank @ 110-01
11-18-85	1404	4538 HRS	11-19-85	11-22-85	✓		—	—	—	—	31	<2.2	—	—	Tank @ 110-01
"	1402	4538 HRS	"	"	✓		—	—	—	—	5	<2.2	—	—	
11-25-85		4706 HRS	11-26-85	12-2-85	✓		—	—	—	—	<1	<2.2	—	—	
11-25-85		4706 HRS	11-26-85	12-2-85	✓	✓	—	—	—	—	25	<2.2	—	—	Tank @ 110-01
12-2-85	0835	4962 HRS	12-4-85	12-5-85	✓	✓	7.4	<0.5	18	845	—	—	18.6	—	(1) PCE <0.5, Pumping level = 183.8 Static level = 123.5 ft
"	0837	4962 HRS	"	"	✓	✓	0.9	N.D.	18	845	—	—	—	88	(4) PCE <0.5 Tank 4 ft. down Tank @ 110-01
12-2-85	1401	4974 HRS	12-3-85	12-6-85	✓	✓	—	—	—	—	9	<2.2	—	—	
"	1403	4974 HRS	"	"	✓	✓	—	—	—	—	860	<2.2	—	—	Tank @ 110-01
12-9-85	1325	5042 HRS	12-10-85	12-13-85	✓	✓	—	—	—	—	<1	<2.2	—	—	
"	1330	5042 HRS	"	"	✓	✓	—	—	—	—	9	<2.2	—	—	Tank @ 110-01
12-16-85	1330	5214 HRS	12-17-85	12-23-85	✓		—	—	—	—	47	<2.2	—	—	
"	1330	5214 HRS	12-17-85	"	✓		—	—	—	—	28	<2.2	—	—	Tank @ 110-01

Source 110-01 LAS

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE

(2) CHLOROFORM

(3) STANDARD PLATE COUNT (COLONIES PER ML)

(4) COLIFORM NUMBER PER 100 ML's

(5) $C_3H_2Br_2ClF$ – 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES.)

(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

* ESTIMATED CONCENTRATION BASED ON CHLORODIBROMOMETHANE'S RESPONSE FACTOR.

District LAS

Source 110-01

SPECIAL CHEMICAL : RESULTS
CARBON TETRACH. REMOVAL BY AERATION TREATMENT

CALIFORNIA WATER SERVICE COMPANY

Sampled Date	Time	Run Time	Date Tested	Date Reported	*CVA (x)	*RNT (x)	VOCs ug/L (1)	(2)	Temp. °C	K_{25}	(3)	(4)	(5) *	(6)	Comments
12-23-85	1340	6382 HRS	12-24-85	01-06-86	✓		—	—	—	—	2	<2.2	—	—	
"	"	"	"	"	✓		—	—	—	—	25	<2.2	—	—	Tank Sample
12-30-85	1425	5551 HRS	12-31-85	1-6-86	✓		—	—	—	—	*	<2.2	—	—	*Plate counts samples not taken, mistakenly thrown out.
"	"	"	"	"	✓		—	—	—	—	*	<2.2	—	—	Tank Sample
1-6-86	—	5719 HRS	1-7-86	1-13-86	✓		—	—	—	—	7	<2.2	—	—	
"	"	"	"	"	✓		—	—	—	—	48	<2.2	—	—	Tank Sample
12-23-85	1025	5364 HRS	1-9-86	1-13-86	✓		7.4	<0.5	17°	800	—	—	11.3		static level = 123.5 ft. pump level = 194.0 ft.
12-23-85	1030	5364 HRS	1-9-86	1-13-86	✓		09	N.D.	17°	835	—	—	—	88	Tank Sample, Tank S'down.
1-13-86	1419	5887 HRS	1-14-86	1-21-86			—	—	—	—	6	<2.2	—	—	
"	1420	"	"	"			—	—	—	—	6	<2.2	—	—	Tank Sample
1-20-86	1430	6052 HRS	1-21-86	1-29-86			—	—	—	—	53	<2.2	—	—	Tank Sample
2-3-86	1250	6388 HRS	2-4-86	2-5-86		✓	5.2	<0.5	18	795	—	—	0.6	—	no static or pump levels.
"	1330	6378 HRS	"	"		✓	0.8	N.D.	18	765	—	—	—	85	Tank sample. Tank Full
2-3-86	1245	"	2-4-86	2-6-86			—	—	—	—	10	<2.2	—	—	
"	1235	"	"	"			—	—	—	—	4300	<2.2	—	—	Tank Sample
2-24-86	0858	6840 HRS	2-25-86	3-3-86			—	—	—	—	*	<2.2			*Plate count data suspect.
"	0859	"	"	" " "			—	—	—	—	*	<2.2			* " " " "
															Tank Sample

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE

(2) CHLOROFORM

(3) STANDARD PLATE COUNT (COLONIES PER ML)

(4) COLIFORM NUMBER PER 100 ML's

(5) $C_3H_2Br_2ClF$ – 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES.)

(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

* ESTIMATED CONCENTRATION BASED ON CHLORODIBROMOMETHANE'S RESPONSE FACTOR.

Source 110-01 LAS

SPECIAL CHEMICAL SAMPLE RESULTS
CARBON TETRACHLORIDE REMOVAL
BY AERATION TREATMENT

District AS

Source 110-01

State Well #: 43-001
65/2W-29M2

Sampled Date	Time	Run Time	Date Tested	Date Reported	*GWA (x)	*RNT (x)	VOCs µg/L CCl4 (1)	CHCl3 (2)	Temp. °C	K x 10^6	(3)	(4)	(5) *	(6)	Comments
3-10-86	1548	7099 HRS	3-11-86	3-14-86			—	—	—	—	<2.2	6	—	—	
"	1545	7098 HRS	"	"		✓	—	—	—	—	<2.2	6	—	—	Tank sample
3-19-86	1400	7314 HRS	3-20-86	3-24-86			—	—	—	—	<2.2	3			
"	1408	"	"	"		✓	—	—	—	—	2.2	260			Tank Sample
3-24-86	1430	7434 HRS	3-25-86	3-31-86			—	—	—	—	<2.2	3			
"	1430	"	"	"			—	—	—	—	<2.2	24			Tank Sample
3-31-86	0950	7597 HRS	4-1-86	4-2-86		✓	5.9	<0.5	17	855	—	—	0.9		
"	0953	7597 HRS	4-1-86	4-2-86		✓	0.7	N.D.	17	845	—	—	—	88	Tank sample
3-31-86	1430	7602 HRS	4-1-86	4-5-86			—	—	—	—	<2.2	187	—	—	
"	1435	"	"	4-5-86		✓	—	—	—	—	<2.2	100	—	—	Tank Sample
4-7-86	1451	7670 HRS	4-8-86	4-11-86			—	—	—	—	<2.2	56	—	—	Tank Sample
"	"	"	"	"			—	—	—	—	<2.2	3	—	—	
4-14-86	1440	7838 HRS	4-15-86	4-29-86			—	—	—	—	<2.2	<1.1	—	—	
"	"	"	"	"			—	—	—	—	<2.2	29	—	—	Tank Sample
4-21-86	1430	8006 HRS	4-22-86	4-29-86			—	—	—	—	<2.2	<1.1	—	—	
"	"	"	"	"			—	—	—	—	<2.2	1140	—	—	Tank Sample
4-27-86	1245	8172 HRS	4-28-86	5-2-86			—	—	—	—	<2.2	14			
"	"	"	"	"			—	—	—	—	<2.2	31			Tank Sample
4-28-86	0925	8106 HRS	4-29-86	5-2-86			5.7	<0.5	17	800	—	—	0.5		City well static level = 121.2 ft Pumping level = 178 ft
"	"	"	"	"			0.6	N.D.	17	825	—	—	<0.5	89	Tank sample Tank 5 ft down

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE
(2) CHLOROFORM
(3) STANDARD PLATE COUNT (COLONIES PER mL)
(4) COLIFORM NUMBER PER 100 mL's
(5) $C_3H_2Br_2ClF$ – 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES)
(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %
* ESTIMATED CONCENTRATION BASED ON CHLORODIBROMOMETHANE

Source 110-01

District LAS

Source 110-01

SPECIAL CHEMICAL SAMPLE RESULTS
CARBON TETRACHLORIDE REMOVAL BY AERATION TREATMENT

Sampled			Date Tested	Date Reported	*CWA (x)	*RHT (x)	VOCs µg/L								
Date	Time	Run Time					C_2Cl_4 (1)	$CHCl_3$ (2)	Temp. °C	K_{25}	(3)	(4)	(5) *	(6)	Comments
5-5-86	1337	8274 HR	5-6-86	6-10-86		✓	—	—	—	—	6	<2.2	—	—	
"	1338	"	"	"			—	—	—	—	24	<2.2			Tank sample
5-12-86	1330	8442 HR	5-13-86	6-10-86			—	—	—	—	<1	<2.2			
"	1335	"	"	"			—	—	—	—	188	<2.2			Tank Sample
5-19-86	1335	8610 HR	5-20-86	6-10-86			—	—	—	—	<1	<2.2			
"	1327	"	"	"			—	—	—	—	>5700	<2.2			Tank Sample
6-4-86	1051	8946 HR	6-5-86	6-10-86			—	—	—	—	<1	<2.2			
"	1115	"	"	"			—	—	—	—	>5700	<2.2			Tank Sample
6-6-86	1045	8946 HR	6-6-86	6-10-86			9.5	<0.5	19	745	—	—	<0.5	—	
"	1115	"	"	"		✓	1.1	N.D.	19	745	—	—	NO	88	Tank Sample
6-11-86	1650	9072 HR	6-12-86	7-17-86							37	<2.2			
"	1640	"	"								>5700	<2.2			Tank Sample
6-16-86	1346	9184 HR	6-17-86								<1	<2.2			
"	1345	"	"								>5700	<2.2			Tank Sample
6-23-86	1310	9359 HR	6-24-86								71	<2.2			
"	1312	"	"								>5700	<2.2			Tank Sample
6-30-86	0712	9513 HR	7-1-86								27	<2.2			
"	0710	"	"								>5700	<2.2			Tank Sample
7-2-86	0900	9561 HR	7-10-86				4.7	<0.5	17	Not sampled	—	—	1.1		Static level = 118 ft. Pumping level = 168 ft.
"	0850	"	"				<0.5	<0.5	17	"	—	—	N.D.	93	Tank Sample

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE
(2) CHLOROFORM
(3) STANDARD PLATE COUNT (COLONIES PER mL)
(4) COLIFORM NUMBER PER 100 mL's
(5) $C_3H_2Br_2ClF$ – 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES)
* ESTIMATED CONCENTRATION BASED ON CHLORODIBROMOMETHANE'S

(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

Source 110-01

District LAS

Source 110-01

SPECIAL CHEMICAL [illegible]LE RESULTS
CARBON TETRACHLORIDE REMOVAL BY AERATION TREATMENT

Sampled			Date Tested	Date Reported	*CWA (x)	*RHT (x)	VOCs µg/L								Comments
Date	Time	Run Time					C_2Cl_4 (1)	$CHCl_3$ (2)	Temp. °C	K_{25}	(3)	(4)	(5) *	(6)	
7-7-86	1305	9686 MG	7-8-86	7-17-86			—	—	—	—	<1	<2.2			
"	1310	"	"	↓				—	—	—	84	<2.2			Tank Sample
7-14-86	—	—	—				—	—	—	—	—	—	—	—	Both Well and Tank out of service

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE

(2) CHLOROFORM

(3) STANDARD PLATE COUNT (COLONIES PER ML)

(4) COLIFORM NUMBER PER 100 ML's

(5) $C_3H_2Br_2ClF$ – 1,1-DIBROMO-2-CHLORO-2-FLUORO CYCLOPROPANE (IDENTIFIED BY GC/MS AT STATE DEPARTMENT OF HEALTH SERVICES.)

* ESTIMATED CONCENTRATION BASED ON CHLORODIBROMOMETHANE'S RESPONSE FACTOR.

(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

Source 110-01

SPECIAL CHEMICAL S. LE RESULTS
CARBON TETRACHLORIDE REMOVAL
BY AERATION TREATMENT

District LAS

Source 110-01

Sampled			Date Tested	Date Reported	*CWA (x)	*RHT (x)	VOCs µg/L								Comments
Date	Time	Run Time					CCl_4 (1)	$CHCl_3$ (2)	Temp. °C	K_{25}	(3)	(4)	(5)	(6)	
6-10-85	845	672 HRS.	6-21-85	6-25-85			9.4	N.D.	18.5	820	570	<2.2	—		PUMPING DEPTH TO WATER = 171.0 FT. UNIDENTIFIED PEAK.
"	847	—	"	"			0.8	N.D.	18.5	825	5700	<2.2	4	90	UNIDENTIFIED PEAK. TANK @ 110-01.
6-19-85	—	864 HRS.	6-19-85	6-21-85			—	—	—	—	30	<2.2	—	—	
"	—	—	"	"			—	—	—	—	248	<2.2	—	—	TANK @ 110-01.
6-24-85	910	1009 HRS.	6-26-85	6-27-85			8.3	N.D.	18.5	880	8	<2.2	—		PUMPING DEPTH TO WATER = 173.0 FT. UNIDENTIFIED PEAK.
"	912	—	"	"			0.9	N.D.	18.5	870	106	<2.2	4	89	UNIDENTIFIED PEAK. TANK @ 110-01.
7-1-85	830	HRS 1176	7-2-85	7-4-85			—	—	—	—	190	<2.2	—	—	
"	830	—	"	"			—	—	—	—	25700	<2.2	—	—	TANK @ 110-01.
7-8-85	1030	1344 HRS.	7-9-85	7-11-85			—	—	—	—	56	<2.2	—	—	
"	1030	—	"	"			—	—	—	—	140	<2.2	—	—	TANK @ 110-01.
7-15-85	1215	1512 HRS.	7-16-85	7-18-85			—	—	—	—	40	<2.2	—	—	
"	1215	—	"	"			—	—	—	—	80	<2.2	—	—	TANK @ 110-01.
7-22-85	1105	1680 HRS.	7-23-85	7-25-85			—	—	—	—	91	<2.2	—	—	
"	1105	—	"	"			—	—	—	—	380	<2.2	—	—	TANK @ 110-01.
7-23-85	0945	1703 HRS.	7-25-85	7-26-85			5.7	—	—	—	—	—	—	—	UNIDENTIFIED PEAK.
"	0945	—	"	"			0.5	—	—	—	—	—	—	—	TANK @ 110-01

*An "x" indicates data seen by designated person.

(1) CARBON TETRACHLORIDE
(2) CHLOROFORM
(3) STANDARD PLATE COUNT (COLONIES PER ML)
(4) COLIFORM NUMBER PER 100 ML's
(5) DISTANCE (IN FT.) OF WATER FROM TOP OF TANK.
(6) CARBON TETRACHLORIDE REMOVAL EFFICIENCY IN %

Source 110-01

SPECIAL CHEMICAL SAMPLE RESULTS

District LAS

Source 110-01

Sampled			Date Tested	Date Reported	*GWA (x)	*RHT (x)	VOCs ug/L					Comments
Date	Time	Run Time					CCl_4 (1)	$CHCl_3$ (2)	PCE			
7-17-84	—	.5hr.	—	—	X	X	5.4	N.D.	N.D.			
7-23-84	—	1.5hrs.	—	—	X	X	9.1	N.D.	"			
8-1-84	—	5min.	—	—	X	X	17.1	N.D.	"			Unidentified peak.
"	—	1 hr.	—	—	X	X	9.4	N.D.	"			" "
9-20-84	—	2.5hrs.	—	9-25-84	X	X	9.2	N.D.	"			" "
"	—	2.5hrs.	—	"	X	X	7.0	N.D.	"			Aerated sample
11-2-84	—	2hrs.	—	11-12-84	X	X	6.8	<0.5	"			
12-7-84	—	2hrs.	—	12-19-84	X	X	7.2	N.D.	<0.5			
1-18-85	—	2 hrs.	—	1-23-85	X	X	7.3	"	N.D.			
1-29-85	1443	15min.	1-30-85	1-31-85	X	X	6.2	"	"			
"	1449	—	"	"	X	X	0.6	"	"			Sample collected at top of tank at well 110-01 (Special aerated samples).
"	1520	—	"	"	X	X	1.0	"	<0.5			Tank faget at 110-01 when H_2O in tank was 2.5 ft. deep (special aerated sample).
"	1545	45 min.	"	"	X	X	10.5	"	N.D.			
"	1547	—	"	"	X	X	1.9	"	"			Top of tank at 110-01 (special aerated sample)
"	1548	—	"	"	X	X	1.8	"	"			Tank faucet at 110-01 when H_2O in tank was 5.5 ft. deep (special aerated sample).
3-26-85	1100	2hrs.	3-27-85	4-8-85	✓	X	13.6	"	"			
4-24-85	1453	3hrs.	4-24-85	4-25-85			10.4	<0.5	"			

*An "x" indicates data seen by designated person.

(1) CCl_4
(2) Chloroform

ATTACHMENT 2

Source 110-01

SPECIAL CHEMICAL SAMPLE RESULTS

District LAS

Source 104-02

Sampled			Date Tested	Date Reported	*GWA (x)	*RHT (x)						Comments
Date	Time	Run Time										
7-12-84	–	3hrs.	–	–	x	x						No VOC's detected.
11-2-84	–	2hrs.	–	11-12-84	x	x						" " "
2-26-85	–	2hrs.	–	3-8-85	x	x						" " "
4-24-85	1512	3hrs.	4-25-85	4-25-85	✓	✓						" " "
7-23-85	0930	4hrs.	7-25-85	7-26-85	✓	✓						" " "
11-6-85	1203	3HRS	11-18-85	11-19-85	✓	✓						" " "

*An "x" indicates data seen by designated person.

Source 104-02
LAS

SPECIAL CHEMICAL SAMPLE RESULTS

District LAS

Source 108-01

Sampled			Date Tested	Date Reported	*GWA (x)	*RHT (x)						Comments
Date	Time	Run Time										
7-11-84	—	2hrs.	—	—	x	x						No VOC's detected.
11-2-84	—	2hrs.	—	11-12-84	x	x						" " "
12-7-84	—	2hrs.	—	12-18-84	x	x						" " "
1-18-85	—	2.3hrs.	—	1-23-85	x	x						" " "
2-26-85	—	2.3hrs.	—	3-8-85	x	x						" " "
4-24-85	1441	3hrs.	4-25-85	4-25-85	✓	✓						" " "
7-23-85	1005	2hrs	7-25-85	7-26-85	✓	✓						" " "
10-21-85	1030	2HRS	10-22-85	10-23-85	✓	✓						" " "

*An "x" indicates data seen by designated person.

Source 108-01
LAS

SPECIAL CHEMICAL SAMPLE RESULTS

District LAS

Source 116-01

Sampled			Date Tested	Date Reported	*GWA (x)	*RHT (x)	VOCs ug/L					Comments
Date	Time	Run Time										
7-17-84	—	12 hrs.	—	—	X	X						No VOCs detected.
11-2-84	—	2 hrs.	—	11-12-84	X	X						" " "
12-7-84	—	2 hrs.	—	12-18-84	X	X						" " "
1-18-85	—	24 hrs	—	1-23-85	X	X						" " "
2-26-85	—	2 hrs.	—	3-8-85	X	X						" " "
3-19-85	1545	7.0 hrs.	3-20-85	3-22-85	X	✓						" " "
4-24-85	1427	2 hrs.	4-25-85	4-25-85	✓	✓						" " "
7-23-85	0955	4 hrs.	7-25-85	7-26-85	✓	✓						" " "
10-21-85	1045	2 HRS	10-22-85	10-23-85	✓	✓						" " "

*An "x" indicates data seen by designated person.

Source 116-01
LAS

Form No. 1389
Rev. 3-59

LABORATORY RECORD PARTIAL CHEMICAL ANALYSIS OF WATER

Plant LAS
Date Collected 1-29-85
Reason for Test VOC's - special

Analysis No. 98077
Date of Test 1-30-85
Report to
Reported: 1-31-85

Sample	time	Collector		VOC's		Conc. µg/L			
WELL ON	1428								
well 110-01	1443	George Adrian		(1) CCl_4		6.2	TIME PURGED -		15 MIN.
Top of tank at well 110-01	1444	"		(1) CCl_4		0.6	Water Depth - 4½ ft. 90% removal of carbon tet		
WELL OFF 1445 - 1450									
Tank faucet at 110-01 when H_2O in tank was 3½ ft. deep.	1520	"		(1) CCl_4 (2) C_2Cl_4		1.0 <0.5			
WELL ON 1520, BUT Q THROTTLED									
110-01	1545	"		(1) CCl_4		10.5	TIME PURGED -		45 MIN.
Top of tank at 110-01	1547	"		(1) CCl_4		1.9	Water Depth - 5½ ft. 82% removal of carbon tet		
Tank faucet at 110-01 when H_2O in tank was 5½ ft. deep.	1548	"		(1) CCl_4		1.8			
							Tank Depth = 6½ ft.		

(1) Carbon tetrachloride
(2) PCE (1,1,2,2-Tetrachloroethylene)

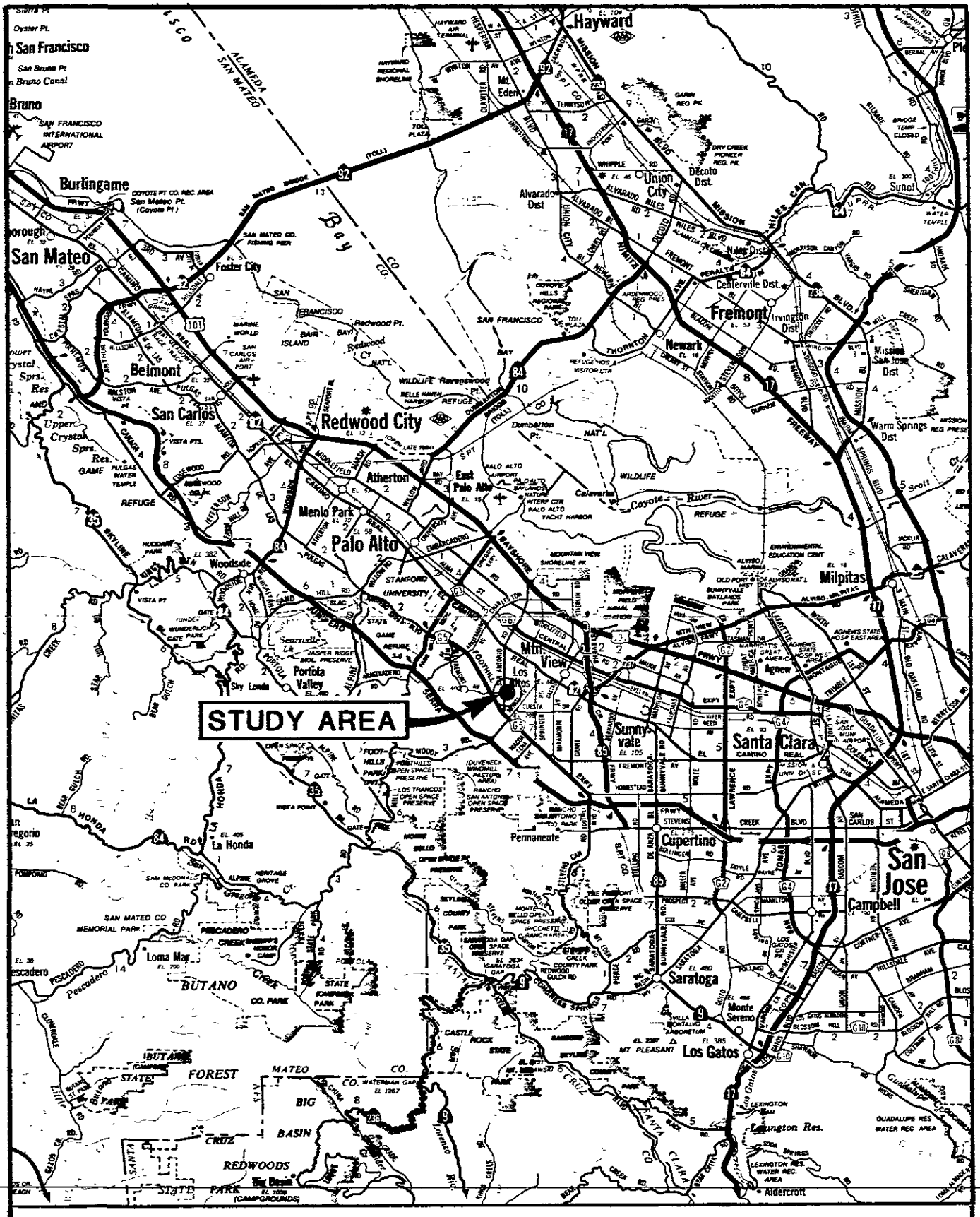


Figure 1

VICINITY MAP

Los Altos, California

Dames & Moore

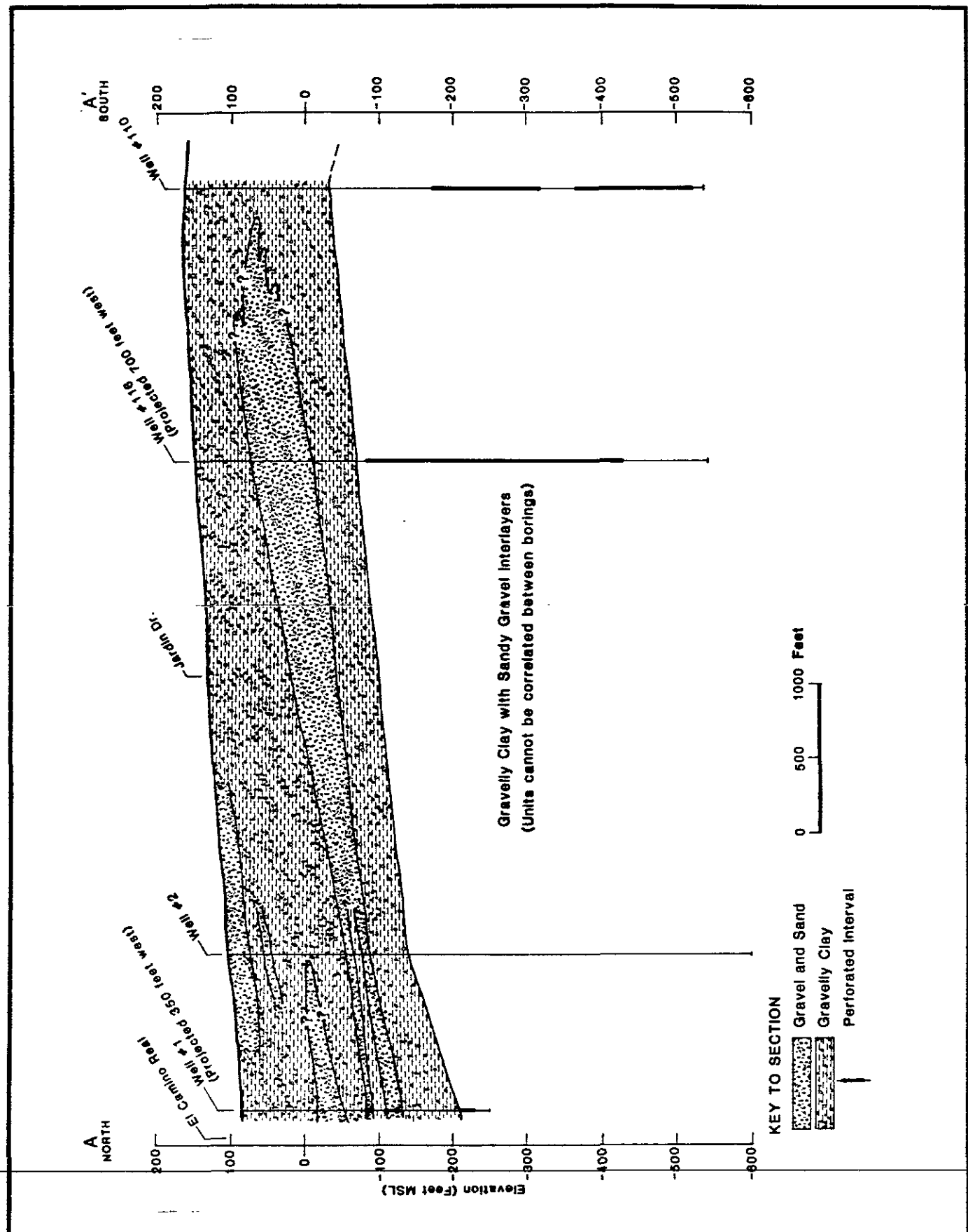


Figure 2

CONCEPTUALIZED CROSS SECTION A–A'

Los Altos, California

Dames & Moore

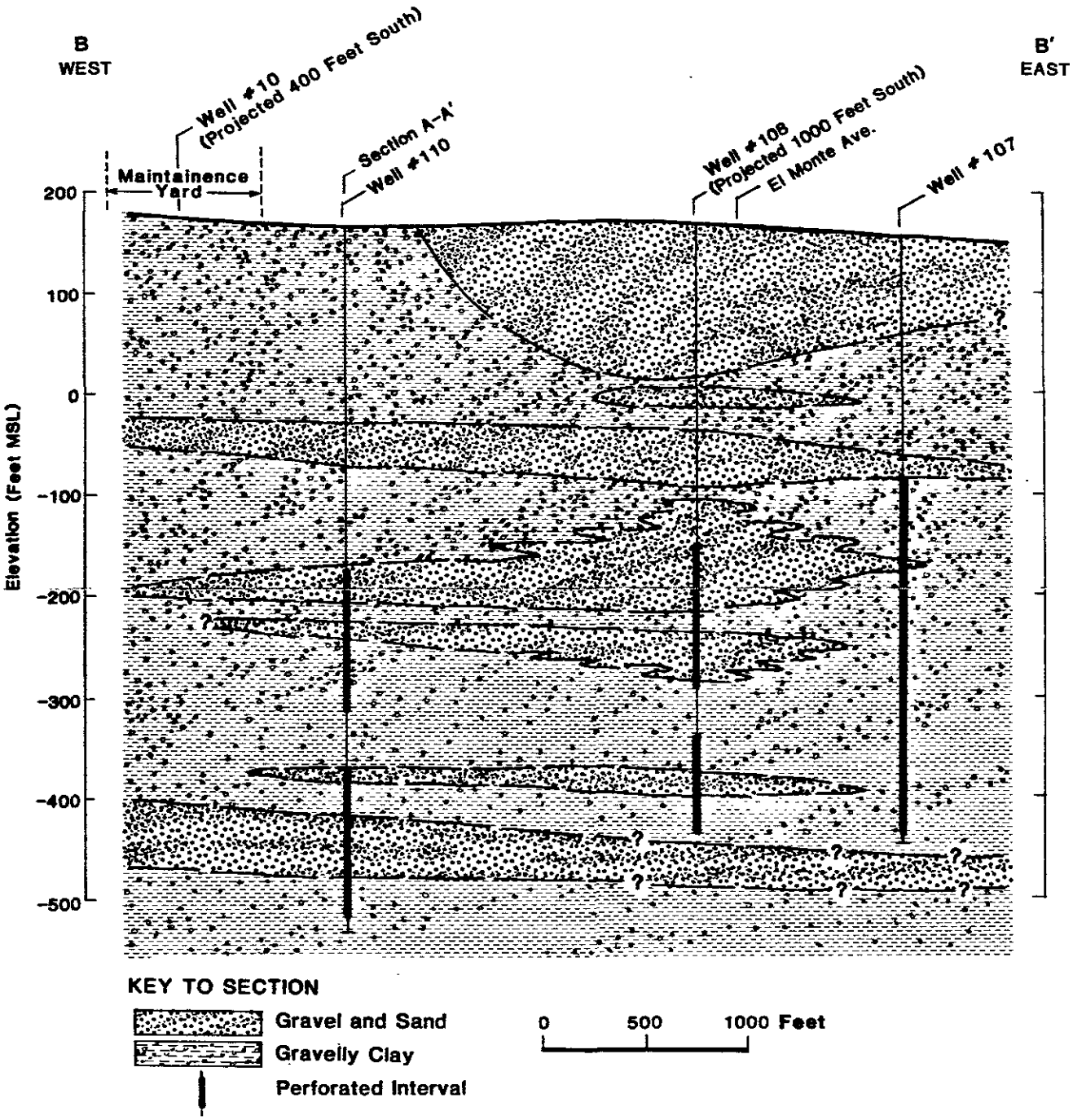


Figure 3

CONCEPTUALIZED CROSS SECTION B–B'

Los Altos, California

Dames & Moore

Source: California Water Service

Figure 4

CARBON TETRACHLORIDE CONCENTRATION VS. TIME - CWS WELL 110

Los Altos, California

Dames & Moore

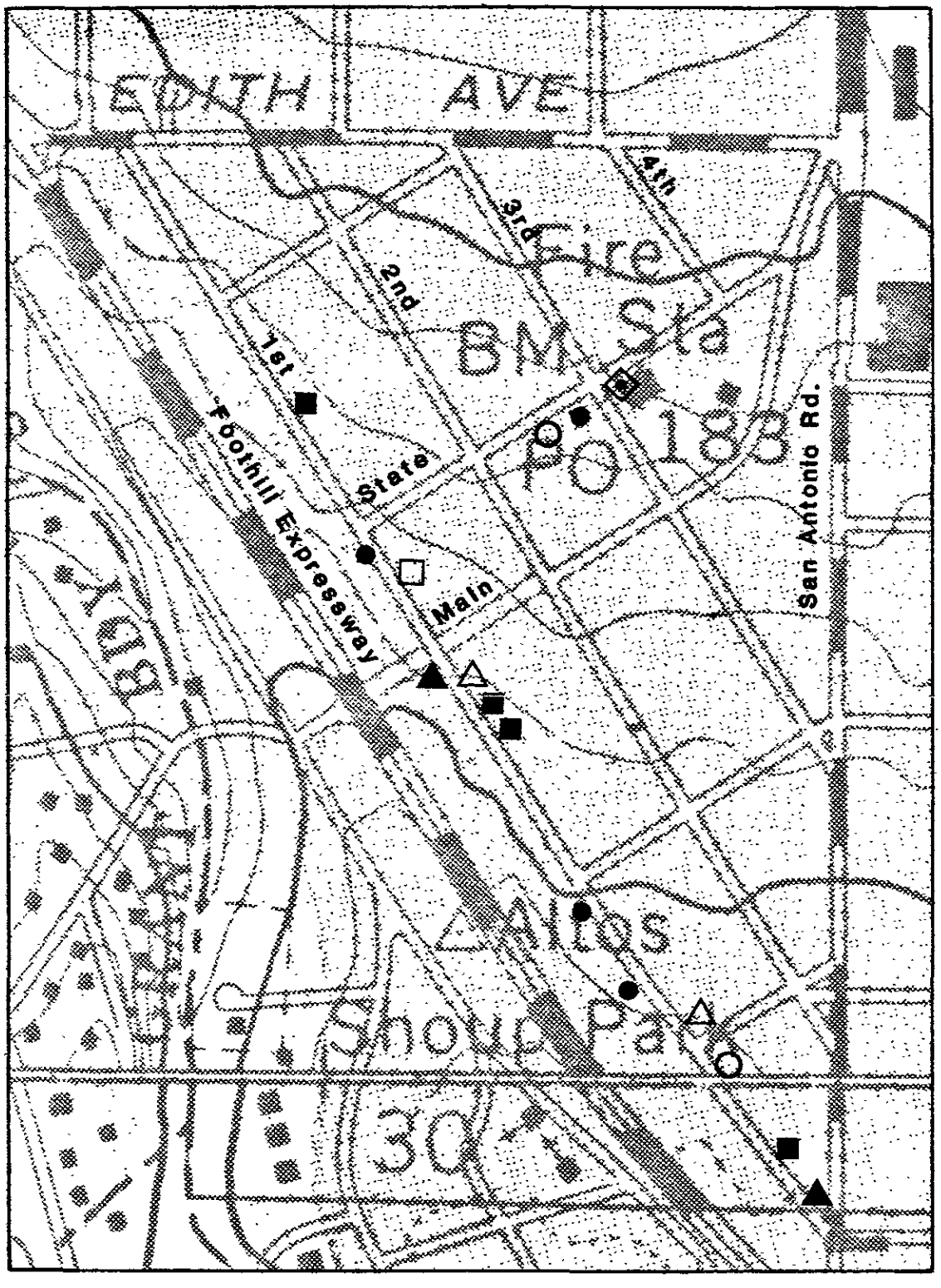


Figure 5

PAST AND PRESENT LOCATIONS OF DRY CLEANERS, GAS STATIONS, AND AUTO REPAIR GARAGES

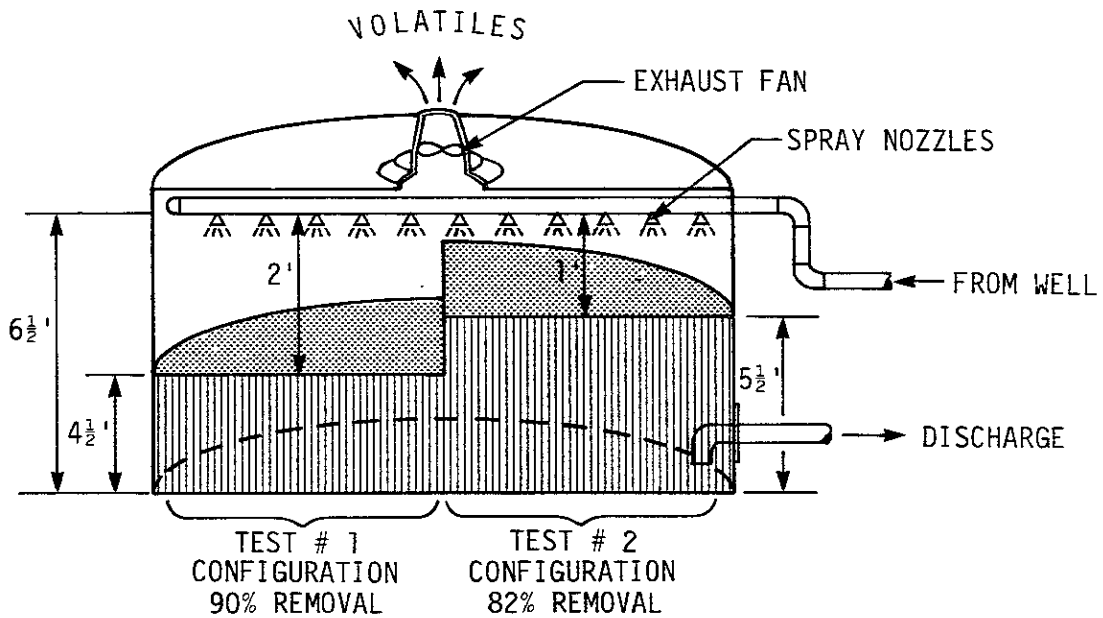
Downtown Los Altos, California

Dames & Moore

LOS ALTOS STATION 110-01

Carbon tetrachloride removal using
spray aeration - Test Date: January 29, 1985

	Test 1	Test 2
Tank depth	6.5 ft.	6.5 ft.
Water depth in tank	4.5 ft.	5.5 ft.
Spray exposure	2.0 ft.	1.0 ft.
Carbon tet conc. (initial)	6.2 ug/L	10.5 ug/L
Carbon tet conc. after spray	0.6 ug/L	1.9 ug/L
% carbon tet removal	90%	82%



These results indicate greater than 80% removal of carbon tetrachloride during the least favorable operating conditions; i.e. highest carbon tet concentration with least spray exposure (highest water level). Increasing the spray exposure by decreasing the water depth in the tank, increases the carbon tet removal. Ideal conditions would be to maintain the water level in the tank at less than 4.5 feet to maximize water/air exposure and carbon tet removal.

Source: California Water Service

Figure 6

AERATION SYSTEM SCHEMATIC DIAGRAM
California Water Service Well 110
Los Altos, California

Dames & Moore


Alta Mesa
DUCKS AVE
MOUNTAIN VIEW LOS ALTOS
Recreation Center
PORTOLA AVE
San Antonio Sch
Santa Rita Sch
19
PINE LANE
Portola Sch
MARICH
LANE
Castro Sch
WAY
CLARK AVE
20
21
PANCHITA
LOS ALTOS
SAN ANTONIO RD
JARDIN DRIVE
ALMOND AVE
Almond Sch
LOS ALTOS
EXPRESSWAY
GORDON WAY
29
Los Altos Hills
Shoup Park
30
31
PACO DRIVE
CUESTA
Covington
ROSITA AVE
Springer Sch
ROSE
GRANT
FREMONT
FOOTHILL
Water

KEY TO WELL SYMBOLS

Former Orchard

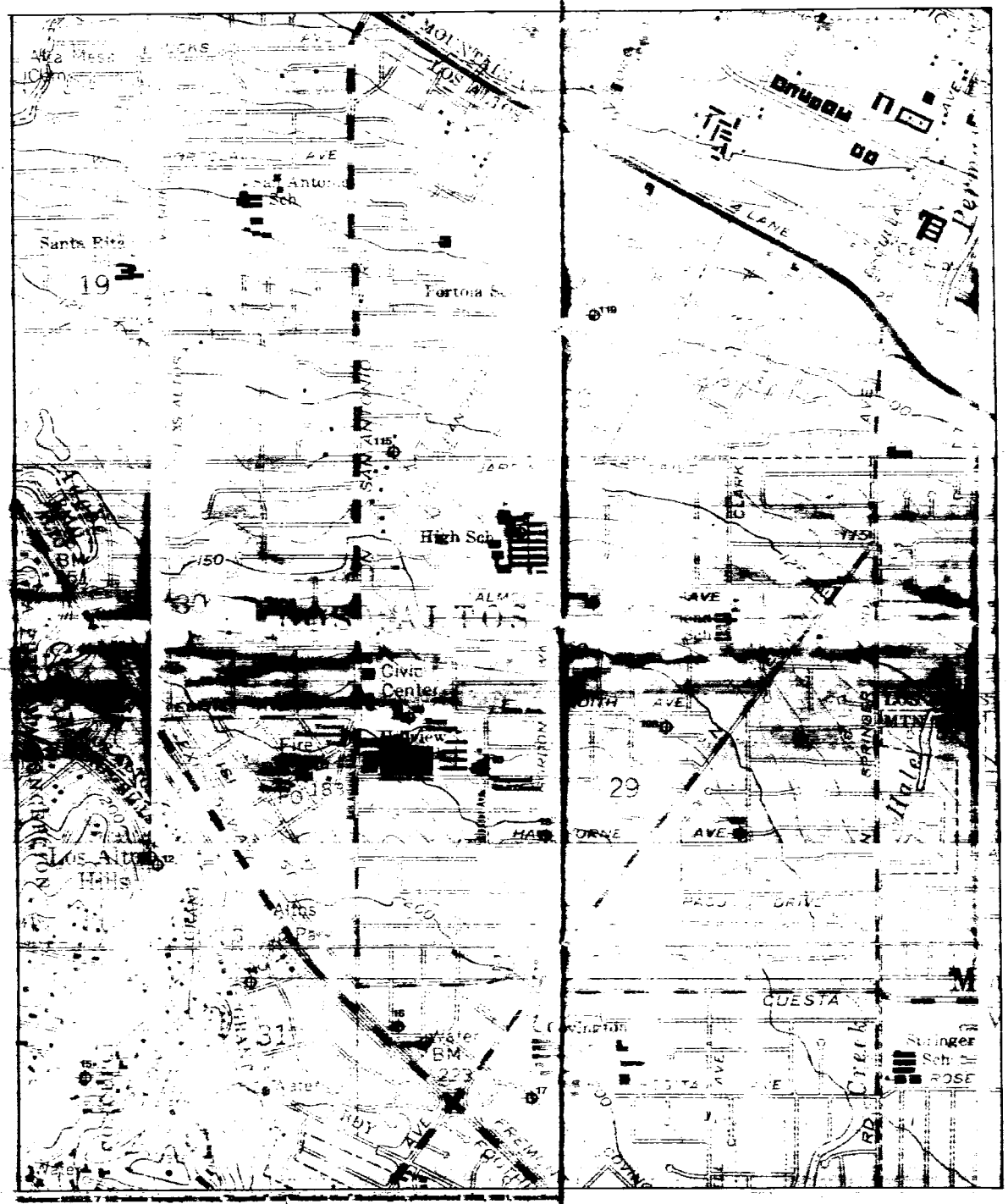
0 400 800 1200 1600 2000

Scale in Feet

PLATE 1

WELL LOCATION AND STATUS MAP

LOS ALTOS, CALIFORNIA



KEY

- Well Proposed for Groundwater Sampling
- Well Proposed for Groundwater Sampling and Stream Sampling
- Well Proposed for Groundwater Sampling, Stream Sampling and Water Logging
- Area Proposed for Soil Gas Survey

N

0 400 800 1200 1600 2000

Scale in Feet

PLATE 2

RECOMMENDED FIELD INVESTIGATION

LOS ALTOS, CALIFORNIA

ecology and environment, inc.

160 SPEAR STREET, SAN FRANCISCO, CALIFORNIA 94105, TEL. 415/777-2811

International Specialists in the Environment

SCREENING SITE INSPECTION REASSESSMENT

SUBMITTED TO: Carolyn Douglas, Site Assessment Manager
EPA Region IX

PREPARED BY: Cathleen Cauz, Ecology and Environment, Inc.

THROUGH: Daniel Hafley, Ecology and Environment, Inc.

DATE: June 12, 1990

SITE: Los Altos Well Field

TDD#: F9-9002-41

EPA ID#: CAD980994464

PROGRAM ACCOUNT#: FCA1432SAA

FIT REVIEW/CONCURRENCE: James M. James 6/12/90

cc: FIT Master File
Don Plain, California Department of Health Services

INTRODUCTION

The U.S. Environmental Protection Agency, Region IX, has tasked Ecology and Environment, Inc.'s Field Investigation Team (FIT) to reassess all sites with completed Screening Site Inspections (SSI) in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database that are still being considered for further action. The strategy for determining whether these sites actually merit further action is based primarily on each site's potential to achieve a score high enough on the proposed revised Hazard Ranking System (rHRS) for inclusion on the National Priorities List (NPL). This strategy is intended to identify those sites posing the highest relative risk to human health or the environment. All other sites needing remedial or enforcement follow-up will be referred to the states or an appropriate federal authority. Actions and involvement by authorities other than the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) will also be considered.

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SUMMARY

The Los Altos Well Field site consists of all groundwater wells in the Los Altos area of Santa Clara County, California (1). California Water Service Company Well #110 is located near the northwestern corner of Hillview and Eleanor Avenues in Los Altos (1,2). In July 1984, water samples obtained from this municipal well by the California Water Service Company (CWSC) indicated the presence of carbon tetrachloride as high as 9.1 µg/l. In August 1984, CWSC sampled City of Los Altos irrigation Well #10, located 400 feet northwest of Well #110. Carbon tetrachloride was detected at 10.1 µg/l (2,3,4). In the same period of time that carbon tetrachloride was detected in Wells #10 and #110, eight other private and municipal wells in the area were sampled for carbon tetrachloride. None of these wells showed detectable levels of carbon tetrachloride. Eleven other wells in the area were determined to be out of service or abandoned, and thus were not sampled (4).

Well #110 was removed from service on July 31, 1984 (4). After an aeration system was installed to treat the contaminated groundwater, Well #110 returned to service in January 1985. This aeration system removed a sufficient amount of carbon tetrachloride to meet the EPA drinking water quality criterion for a Maximum Contaminant Level (MCL) of 5 µg/l for carbon tetrachloride (2,4). In February 1989, California Title 22 adopted a new state action level of 0.5 µg/l for carbon tetrachloride (5). Well #110 has since been removed from service and will probably be abandoned due to the inability of the aeration system to reach this new state action level (6).

Well #110 was constructed in 1952 and was used only during peak demand periods. The well is approximately 700 feet deep, with perforations beginning at 356 feet below ground surface (bgs). The total depth and screened intervals for Well #10 are not known (4).

The city of Los Altos is located at the northwestern edge of the Santa Clara Valley groundwater basin, at the apex of the Adobe Creek alluvial fan. According to available well logs, this section of the fan consists of poorly graded material of low permeability. Intercalated with this massive section are thin, well-sorted beds of sands and gravels which constitute the principal aquifer zones. The local hydraulic gradient is not known. Local flow conditions are greatly influenced by well pumpage. The regional groundwater flow is toward the northeast (7). Depths to groundwater in the vicinity of the site range between 64 and 165 feet bgs (4).

CWSC operates 37 municipal wells within 3 miles of the two contaminated wells. The nearest CWSC well is located approximately 0.3 mile east of Wells #10 and #110 (9). Groundwater from these wells is blended with water purchased from the Santa Clara Valley Water District. Approximately one-third of the total water supplied by CWSC is from the system of groundwater wells. This blend of water serves all of Los Altos, most of Los Altos Hills, small portions of Sunnyvale and Mountain View, and approximately one-third of Cupertino. In all, CWSC serves 17,600 connections (6).

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OTHER AUTHORITY INVOLVEMENT

Well #110 is already listed as a CERCLA site under the name Hillview-Eleanor (CAD982400053). A CERCLA Preliminary Assessment of the Hillview-Eleanor site was completed in February 1989; it was then concluded that no further action was warranted under CERCLA since the site had no history of using, storing, or disposing of hazardous substances (8).

The California Department of Health Services (DHS) is the lead agency for the Los Altos Well Field site. Although DHS is addressing the groundwater contamination under the site name of Hillview-Eleanor, the scope of work is not limited to Well #110 but rather encompasses groundwater contamination in the entire Los Altos area. The site is listed on the State Bond Expenditure Plan under the catergory of sites undergoing characterization by DHS because responsible parties cannot be identified (13). In January 1987, a DHS consultant conducted a preliminary assessment and identified potential sources of the local groundwater contamination. An initial inventory of potential sources included existing and former gas stations, dry cleaners, auto repair garages, a former school district maintenance yard, and a former fire station (see Appendix B, Potential Source Location Map) (2,10).

Another consultant to DHS conducted a two-phase soil and soil gas survey of the site area. During the first phase in September 1987, 22 soil and soil gas samples were obtained at potential contaminant sources. Then in the second phase in November 1987, 89 soil gas samples were collected, encompassing a broader area. The two-phase survey indicated the presence of carbon tetrachloride, trichloroethene, 1,1,2-trichlorotrifluoroethane, perchloroethene, and hydrocarbons in subsurface soils in a number of areas. The highest concentrations occurred in the vicinity of the dry cleaners. DHS determined that the detected contamination was present in local subsurface soils and was not caused by vapors migrating vertically from the groundwater (2).

A subsequent DHS investigation involved the drilling and collecting of soil samples from 31 30-foot borings. In addition, four deep boreholes (approximately 700 feet bgs) were drilled to obtain general geologic information (2,11). The shallow borings were drilled near the two contaminated wells and in areas formerly identified as potential sources (see Appendix B, Soil Boring Locations) (2,10,11). Neither carbon tetrachloride nor any other volatile organic contaminants were detected in any shallow boring samples. DHS has thus eliminated the dry cleaners as a potential source. DHS is now speculating that the contamination may be a very localized phenomena and possibly due to old septic tanks at Los Altos Civic Center or to the former school district maintenance yard (also known as the Hillview Maintenance Yard) (11). Both the Civic Center and the Hillview Maintenance Yard are located within 0.25 mile of the two contaminated wells (1).

A CERCLA Preliminary Assessment of the Hillview Maintenance Yard (CAD982400202) was completed in October 1989 and recommended a medium priority Screening Site Inspection of the site (12). A search of the April 1990 CERCLA database did not find listings for any of the other

potential sources identified by DHS.

At the time of this report, DHS was in the process of resampling the two contaminated wells (#10 and #110). There were no plans to sample other wells in the Los Altos Well Field to determine if carbon tetrachloride contamination had migrated to other wells. It is likely that DHS will require the owners of Wells #10 and #110 to begin monitoring on a regular basis (11).

SUMMARY OF HRS CONSIDERATIONS

As of this report, Wells #10 and #110 were the only two wells in the Los Altos Well Field found to be contaminated with carbon tetrachloride. There are many potential sources of contamination for Wells #10 and #110. Currently, however, there is no evidence to link the contamination to a specific source. Under the proposed revised Hazard Ranking System (rHRS), it is necessary to identify the source(s) of contamination. Therefore, the carbon tetrachloride contamination of wells located in the Los Altos Well Field cannot be evaluated as a distinct site at this time.

EPA RECOMMENDATION

	Initial	Date
No Further Remedial Action Planned (NFRAP)	cjd	9/10/90
Low-priority LSI (lLSI)		
Medium-priority LSI (mLSI)		
High-priority LSI (hLSI)		
Refer to Other Authority (R)		

cc/losaltoswell/si-re

References

1. U.S. Geological Survey, map of Mountain View, California, 7.5′ Quadrangle map, 1961 (photorevised 1981).

2. California Department of Health Services, "Update on Los Altos Groundwater Contamination, Hillview-Eleanor Site," August 15, 1988.

3. California Department of Health Services, "Fact Sheet on Hillview-Eleanor Site," April 1988.

4. Dames & Moore, "Preliminary Site Assessment and Investigation Report, Hillview-Eleanor Area, Los Altos, California," prepared for California Department of Health Services, January 1987.

5. Sun, Stanley, California Department of Health Services, and Cathleen Cauz, Ecology and Environment, Inc. Field Investigation Team (E & E FIT), telephone conversation, March 21, 1990.

6. Steele, Rick, California Water Service Company, and Cathleen Cauz, E & E FIT, telephone conversation, March 21, 1990.

7. Iwamura, Thomas, Santa Clara Valley Water District, to Adrian, George, California Water Service Company, letter re: Contamination of Station 110 Well at Los Altos, dated January 15, 1985.

8. ICF Technology Incorporated, "Preliminary Assessment of Hillview-Eleanor Site (CAD982400053)", prepared by Sonja Echeverria, February 1, 1989.

9. California Water Service Company, "Los Altos - Suburban District, Well Production - Year 1983, Schedule D-1".

10. Canonie Environmental, "Phase One Remedial Investigation, Hillview-Eleanor, Los Altos, California," prepared for California Department of Health Services, August 1989.

11. Sun, Stanley, California Department of Health Services, and Cathleen Cauz, E & E FIT, telephone conversation, April 25, 1990.

12. ICF Technology Incorporated, "Preliminary Assessment of Hillview Maintenance Yard (CAD982400202)", prepared by Charles So, October 10, 1989.

13. California Department of Health Services, "Expenditure Plan for the Hazardous Substance Cleanup Bond Act of 1984," originally published January 1985, revised January 1989.

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Appendix A

Contact Reports

CONTACT REPORT

AGENCY/AFFILIATION: California Water Service Company		
DEPARTMENT:		
ADDRESS/CITY: Los Altos		
COUNTY/STATE/ZIP: Santa Clara County, California		
CONTACT(S)	**TITLE**	**PHONE**
1. Rick Steele		(415)968-1686
2.		
E & E PERSON MAKING CONTACT: Cathleen Cauz		**DATE:** 3/21/90
SUBJECT: Well #110, groundwater service		
SITE NAME: Los Altos Well Field		**EPA ID#:** CAD980994464

Well #110 is not currently being used. The MCL for carbon tetrachloride has been reduced and the California Water Service does not feel that the aeration system could bring the water up to the necessary standards, that is, reduce the concentration of carbon tetrachloride to below the new MCL. They will probably abandon the well.

Two-thirds of the total water provided by the California Water Service in the Los Altos district is purchased from the Santa Clara Valley Water District. This water is blended with California Water Service groundwater. They have 17,600 services (connections). This water serves all of Los Altos, most of Los Altos Hills, very small portions of Sunnyvale and Mountain View, and one-third of Cupertino.

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CONTACT REPORT

AGENCY/AFFILIATION: California Department of Health Services		
DEPARTMENT: Toxic Substances Control Division		
ADDRESS/CITY: 700 Heinz Street, Building F, Berkeley		
COUNTY/STATE/ZIP: Alameda, California		
CONTACT(S)	**TITLE**	**PHONE**
1. Remedios Sunga	Project Officer	(415) 540-2122
2. Stanley Sun	Project Officer	(415)540-3835
E & E PERSON MAKING CONTACT: Cathleen Cauz		**DATE:** 3/21/90
SUBJECT: Hillview-Eleanor site		
SITE NAME: Los Altos Well Field		**EPA ID#:**CAD980994464

Stanley Sun is the new project officer for the site. A soil gas survey was done by Canonie Environmental for the area. No conclusions could be drawn from this study as to where contamination of groundwater well came from. Carbon tetrachloride was detected above detection limits in surface soil samples, but nothing was detected in 30 foot deep boreholes. No contamination has been detected in any other wells except for #110 and #10. Well #110 is sampled more frequently that #10 because it is with the California Water Service. Water sampling results will be in either at the end of this month or the beginning of next month.

Well #110 is no longer being used because of a new, more stringent Maximum Contaminant Level (MCL) for carbon tetrachloride. The old MCL was 5 µg/l; the new MCL is 0.5 µg/l. The aeration system would probably not satisfy this requirement. California Water Service may abandon well #110, but this has not yet been approved by DHS. The MCL that Stanley is referring to is not the federal (Clean Drinking Water Act) MCL but rather the MCL given by California Title 22. The federal MCL is still 5 µg/l. The Title 22 MCL was changed in February 1989.

cc/losaltoswell/si-re

CONTACT REPORT

AGENCY/AFFILIATION: California Department of Health Services		
DEPARTMENT: Toxic Substance Control Division		
ADDRESS/CITY: 700 Heinz Street, Building F, Berkeley		
COUNTY/STATE/ZIP: Alameda, California 94710		
CONTACT(S)	**TITLE**	**PHONE**
1. Stanley Sun	Project Officer	(415)540-3835
2.		
E & E PERSON MAKING CONTACT: Cathleen Cauz		**DATE:** 4/25/90
SUBJECT: Investigations completed to date at Hillview-Eleanor site		
SITE NAME: Los Altos Well Field		**EPA ID#:** CAD980994464

No fact sheets have been put out by DHS since the August 1988 sheet.

The four deep boreholes were completed. They were for geological information only. No samples were taken. One was at City Hall, and the other three were in the surrounding area. They were 700 feet deep.

Canonie's (consultant to DHS) most recent report came out in 1989.

Boreholes were drilled to 30 feet. Carbon tetrachloride was not detected in any of the boreholes. Some of the boreholes were in the area of Wells #10 and #110; others were in the area of the dry cleaners. During the soil gas survey, higher levels of carbon tetrachloride were detected in surface soils near the dry cleaners relative to other areas sampled. However, as in all the boreholes, neither carbon tetrachloride nor anything else was detected.

Thus the dry cleaners are no longer being considered a potential source of the contamination by DHS. DHS is thinking that maybe the contamination is only a local phenomena. They are speculating that the source may be old septic tanks at City Hall or the maintenance yard.

DHS plans to take more water samples of #10 and #110. No other wells will be sampled. This sampling effort is in the process. Results should be in next month. DHS will probably require the owners of the wells to do monitoring.

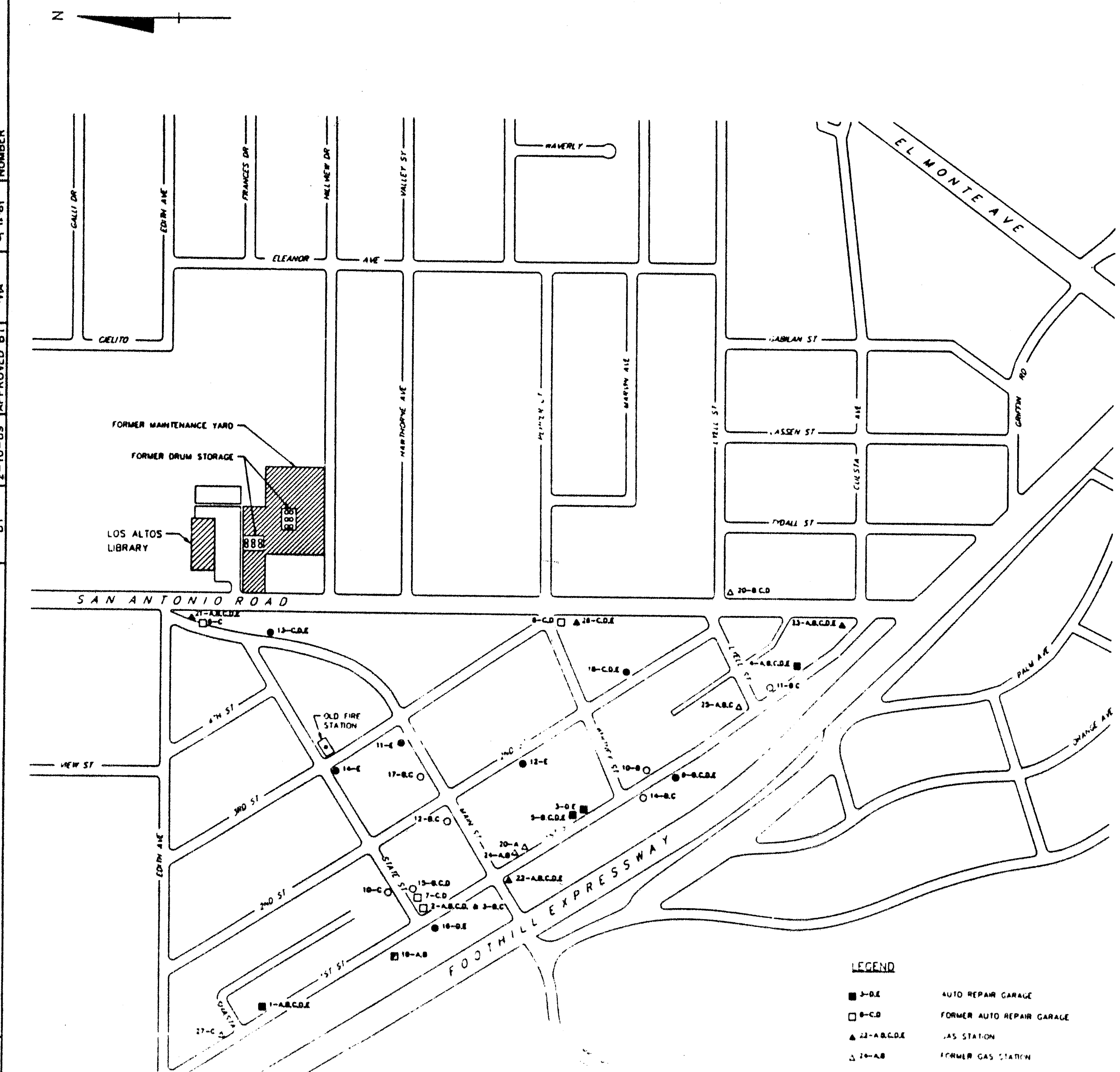
The new project manager for the site is Robert Fether, 540-3831.

cc/losaltoswell/si-re

Appendix B

Potential Source Location Map and Soil Boring And Well Location Map

Source: Canonie Environmental, "Phase One Remedial Investigation, Hillview-Eleanor, Los Altos, California," August 1989.



LEGEND

■ 3-D,E	AUTO REPAIR GARAGE
□ 6-C,D	FORMER AUTO REPAIR GARAGE
▲ 22-A,B,C,D,E	GAS STATION
△ 24-A,B	FORMER GAS STATION
● 13-C,D,E	CLEANERS
○ 11-B,C	FORMER CLEANERS
◩ 19-A,B	FORMER OIL AND FUEL SUPPLY STORE

SOURCES / YEAR OF OCCUPANCY		A 1955	B 1963	C 1971
AUTO REPAIR	1	C. F. DEGEN 98 FIRST ST	CASEY'S AUTO REPAIR 139 FIRST ST	CASEY'S AUTO REPAIR 139 FIRST ST
	2	RAMSEY DODGE / PLYMOUTH 101 FIRST ST	PETERSON'S BRAKE & WHEEL 201 FIRST ST	PETERSON'S BRAKE AND WHEEL 201 FIRST ST
	3		TELMONT'S CROWN AUTO ELECTRIC 201 FIRST ST	CROWN AUTO ELECTRIC 201 FIRST ST
	4	RINEHART MOTORS 251 FIRST ST	VILLAGE MOTORS 465 FIRST ST	VILLAGE MOTORS 465 FIRST ST
	5		WHITECLIFF MOTORS 309 FIRST ST	HEITMAN'S WERKSTATT 309 FIRST ST
	6			HONEY'S SHELL SERVICE 45 MAIN ST
	7			LOS ALTOS BODY AND PAINT SHOP 371 STATE ST
	8			LOS ALTOS UNION SERVICE 306 S. SAN ANTONIO ROAD
CLEANERS	9		LOS ALTOS LAUNDRY 192 FIRST ST	LOS ALTOS LAUNDRY 392 FIRST ST
	10		BUDGET LAUNDERETTE & CLEANERS 381 FIRST ST	LOS ALTOS LAUNDROMAT 398 STATE ST
	11		BULLOCK DRY CLEANERS 430 FIRST ST	BULLOCK DRY CLEANERS 430 FIRST ST
	12		CITY OF PARIS CLEANERS NO. 8 338 MAIN ST	CITY OF PARIS CLEANERS NO. 8 338 MAIN ST
	13			MAIN STREET CLEANERS & LAUNDRY 129 MAIN ST
	14		CULLY'S DRY CLEANERS 366 FIRST ST	TOPS CLEANERS 366 FIRST ST
	15		STATE STREET DRY CLEANERS 281 STATE ST	STATE STREET DRY CLEANERS 281 STATE ST
	16			
	17		SAVON CLEANERS 284 MAIN ST	SAVON CLEANERS 284 MAIN ST
	18			ONE HOUR MARTINIZING 343 SECOND ST
OIL AND FUEL SUPPLY	19	LOS ALTOS SUPPLY CO. 61 FIRST ST	LOS ALTOS SUPPLY CO. 162 FIRST ST	
SERVICE STATIONS	20	ASSOCIATED SERVICE STATION 255 FIRST ST	DON PETTIBONE'S SERVICE 419 S. SAN ANTONIO ROAD	DON PETTIBONE'S SERVICE 419 S. SAN ANTONIO ROAD
	21	CAREY - MONCK SHELL SERVICE 1 MAIN ST	CAREY - MONCK SHELL SERVICE 45 MAIN ST	HONEY'S SHELL SERVICE 45 MAIN ST
	22	CHEVRON GAS STATION FIRST AND MAIN ST	CHEVRON GAS STATION FIRST AND MAIN ST	CHEVRON GAS STATION FIRST AND MAIN ST
	23	GILMORE CHEVRON SERVICE STATION FIRST AND S. SAN ANTONIO ROAD	GILMORE CHEVRON SERVICE STATION 470 S. SAN ANTONIO ROAD	GILMORE CHEVRON SERVICE STATION 470 S. SAN ANTONIO ROAD
	24	MATTEIS TEXACO SERVICE STATION 243 FIRST ST	MATTEIS RICHFIELD STATION 303 FIRST ST	
	25	SUTTON - LEIBER MOTOR SALES FIRST AND LYELL ST	SUTTON - LEIBER MOTOR SALES FIRST AND LYELL ST	SUTTON - LEIBER MOTOR SALES FIRST AND LYELL ST
	26			LOS ALTOS UNION SERVICE 306 S. SAN ANTONIO ROAD
	27			DON'S GULF SERVICE 56 FIRST ST

SOURCES / YEAR OF OCCUPANCY		D 1980	E 1988
AUTO REPAIR	1	CASEY'S AUTO REPAIR 139 FIRST ST	CASEY'S AUTO REPAIR 139 FIRST ST
	2	PETERSON'S BRAKE AND WHEEL 201 FIRST ST	
	3	CROWN AUTO ELECTRIC 317 FIRST ST	LOS ALTOS TIRE 317 FIRST ST
	4	VILLAGE MOTORS 465 FIRST ST	VILLAGE MOTORS 465 FIRST ST
	5	HEITMAN'S WERKSTATT 309 FIRST ST	HEITMAN'S WERKSTATT 309 FIRST ST
	6		
	7	LOS ALTOS BODY AND PAINT SHOP 371 STATE ST	
	8	LOS ALTOS UNION SERVICE 336 S. SAN ANTONIO ROAD	
CLEANERS	9	LOS ALTOS LAUNDRY 392 FIRST ST	LOS ALTOS LAUNDRY 192 FIRST ST
	10		
	11		LOS ALTOS SHOE REPAIR & CLEANERS 219 MAIN ST
	12		MR. ADRIANO'S CLEANERS 280 SECOND ST
	13	MAIN STREET CLEANERS & LAUNDRY 129 MAIN ST	MAIN STREET CLEANERS & LAUNDRY 129 MAIN ST
	14		DELIA'S CLEANERS 281 STATE ST
	15	STATE STREET DRY CLEANERS 281 STATE ST	
	16	NORGE EQUIPPED LAUNDRY 320 FIRST ST	NIELSEN'S ONE HOUR MARTINIZING 320 FIRST ST
	17		
	18	ONE HOUR MARTINIZING 343 SECOND ST	ONE HOUR MARTINIZING 343 SECOND ST
OIL AND FUEL SUPPLY	19		
SERVICE STATIONS	20	DON'S MOBIL SERVICE 419 S. SAN ANTONIO ROAD	
	21	LOS ALTOS SHELL SELF SERVICE 45 MAIN ST	LOS ALTOS SHELL SELF SERVICE 45 MAIN ST
	22	VILLAGE CHEVRON 401 MAIN ST	VILLAGE CHEVRON 401 MAIN ST
	23	FOOTHILL CHEVRON SERVICE STATION 470 S. SAN ANTONIO ROAD	FOOTHILL CHEVRON SERVICE STATION 470 S. SAN ANTONIO ROAD
	24		
	25		
	26	LOS ALTOS UNION SERVICE [illegible]	LOS ALTOS UNION SERVICE 336 S. SAN ANTONIO ROAD
	27		

SCALE

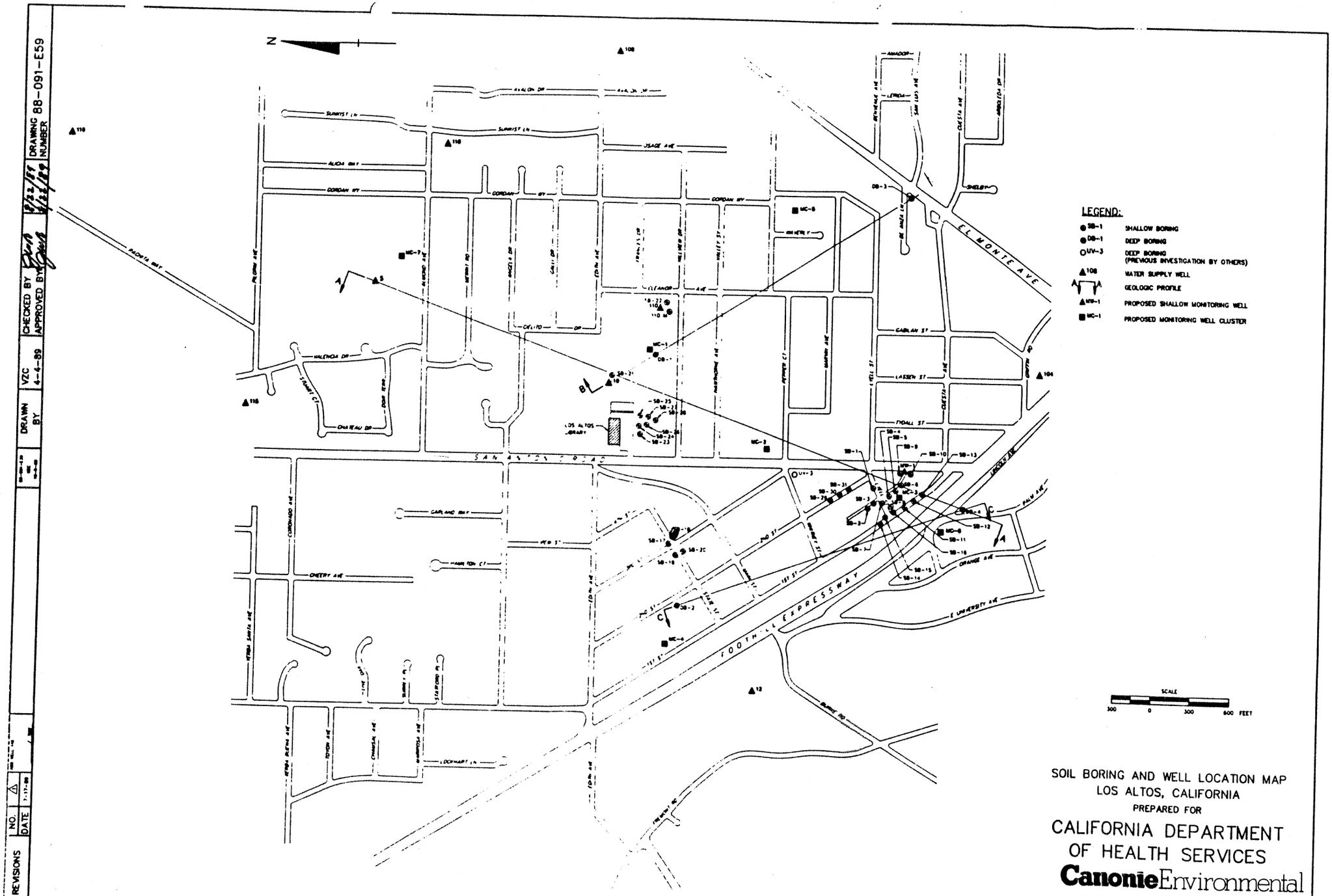
200 0 200 400 FEET

POTENTIAL SOURCE LOCATION MAP
LOS ALTOS, CALIFORNIA
PREPARED FOR
CALIFORNIA DEPARTMENT OF HEALTH SERVICES
Canonie Environmental

DATE: 2-10-89	FIGURE 4	DRAWING NUMBER 88-091-E37
SCALE AS SHOWN		

DRAWN BY	VZC 2-10-89	CHECKED BY / APPROVED BY	DRAWING NUMBER 88-091-E37

REVISIONS | NO. | DATE



REVISIONS

NO.	DATE
1	1-17-89

DRAWN BY		DRAWING NUMBER	88-091-E59
VZC	4-4-89		
CHECKED BY			
APPROVED BY			

SOIL BORING AND WELL LOCATION MAP
LOS ALTOS, CALIFORNIA
PREPARED FOR
CALIFORNIA DEPARTMENT OF HEALTH SERVICES
CanonieEnvironmental

DATE: 4-4-89	FIGURE 2	DRAWING NUMBER 88-091-E59	1
SCALE: AS SHOWN			

APPENDIX C

ACOUSTICAL ANALYSIS

ACOUSTICAL ANALYSIS

HILLVIEW COMMUNITY CENTER
LOS ALTOS, CALIFORNIA

WJVA Report No. 18-001

PREPARED FOR

EMC PLANNING
301 LIGHTHOUSE AVENUE, SUITE C
MONTEREY, CA 93940

PREPARED BY

WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA

wjv acoustics

MAY 14, 2018

1. INTRODUCTION

Project Description:

The City of Los Altos proposes to demolish the existing 30,362 square-foot community center consisting of four buildings and connecting breezeways. While the site would be cleared of all improvements, some of the existing trees would be retained. The site would be re-designed, with the new 24,500 square foot single community center building occupying a location at the north end of the present community center site. Pedestrian pathways would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new buildings, recreational facilities, and existing buildings surrounding the site to provide improved pedestrian circulation.

Environmental Noise Assessment:

This environmental noise assessment has been prepared to determine if significant noise impacts will be produced by the project and to describe mitigation measures for noise if significant impacts are determined. The environmental noise assessment, prepared by WJV Acoustics, Inc. (WJVA), is based upon the project site plan dated March 1, 2018, traffic data provided by Hexagon Transportation Consultants, project information provided by the project architect, Noll and Tam, and the findings of on-site noise measurements. Revisions to the site plan, traffic impact analysis or other project-related information available to WJVA at the time the analysis was prepared may require a reevaluation of the findings and/or recommendations of the report.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides examples of sound levels for reference.

2. THRESHOLDS OF SIGNIFICANCE

The CEQA Guidelines indicate that significant noise impacts occur when the project exposes people to noise levels in excess of standards established in local noise ordinances or general plan noise elements or causes a substantial permanent or temporary increase in noise levels above levels existing without the project.

a. Noise Level Standards

LOS ALTOS

The Natural Environment & Hazards Element of the Los Altos General Plan (hereafter referred to as General Plan, adopted November 2002) establishes land use compatibility criteria in terms of the Day-Night Average Level (L_{dn}) or Community Noise Equivalent Level (CNEL) to describe noise exposure for noise compatibility planning purposes. Both the L_{dn} and CNEL represent the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The CNEL includes an additional penalty of 5 dB (technically 4.77 dB) that is added to noise levels occurring during the evening hours between 7:00 p.m. and 10:00 p.m. The CNEL is utilized to describe aircraft noise exposure as required by the State of California. Both the L_{dn} and CNEL represent cumulative exposure to noise over an extended period of time and are therefore calculated based upon *annual average* conditions. The L_{dn} and CNEL are considered to be equivalent descriptors of the community noise environment for the purposes of this study and this report will generally use the L_{dn} descriptor hereafter.

The General Plan establishes an outdoor level of 60 dB Ldn as “normally acceptable” and an exterior noise level of up 70 dB Ldn as “conditionally acceptable”. These standards typically apply to construction and development of new noise-sensitive land uses for residential uses, schools, libraries, churches and hospitals. While the General Plan does not specifically describe a standard that would apply to a community center, it does set an exterior standard of 60 dB L_{dn} for schools, libraries, churches, hospitals and nursing homes.

The Noise Element also requires that interior noise levels attributable to exterior sources not exceed 45 dB L_{dn}. This standard is consistent with interior noise level criteria applied by the State of California and the U.S. Department of Housing and Urban Development (HUD). The intent of the interior noise level standard is to provide an acceptable noise environment for indoor communication and sleep.

Additionally, section 6.16.050 (Exterior Noise Limits) of the City of Los Altos Municipal Code provides exterior noise limits for specific land zoning designations within the City. The subject property is zoned PCF (Public and Community Facilities) and the surrounding properties are zoned R1 (Single-Family Residential). Table I provides the baseline noise level standards that apply to these two zoning designations.

TABLE I LOS ALTOS EXTERIOR NOISE LEVEL LIMITS (dBA) NON-TRANSPORTATION NOISE SOURCES		
Receiving Land Use Category	**Daytime (7:00 a.m. to 10:00 p.m.)**	**Nighttime (10:00 p.m. to 7:00 a.m.)**
R1 (Single-Family Residential	55	45
PCF (Public & Community Facilities	55	50
Source: City of Los Altos Municipal Code		

In regards to the baseline noise level standards provided in Table I, the municipal states the following,

No person shall operate, or cause to be operated, any source of sound at any location within the city, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level, when measured on any other property, either incorporated or unincorporated, to exceed:

a. The noise standard for that land use as specified in Table I for a cumulative period of more than thirty (30) minutes in any hour; or

b. The noise standard plus five (5) dB for a cumulative period of more than fifteen (15) minutes in any hour; or

c. The noise standard plus ten (10) dB for a cumulative period of more than five (5) minutes in any hour; or

d. The noise standard plus fifteen (15) dB for a cumulative period of more than one (1) minute in any hour; or

e. The noise standard plus twenty (20) dB or the maximum measured ambient for any period of time.

The municipal also states:

- *If the measured ambient noise level exceeds that permissible within any of the first four noise limit categories above, the allowable noise exposure standard shall be increased in five dB increments in each category as appropriate to encompass or reflect such ambient noise level. In the event the ambient noise level exceeds the fifth noise limit category, the maximum allowable noise level under said category shall be increased to reflect the maximum ambient noise level.*

- *If the noise measurement occurs on a property adjacent to a zone or boundary, the noise level limit applicable to the lower noise zone, plus five (5) dB.*

Therefore, the applicable baseline (L_{50}) noise level standard (noise level not to exceed for a period of more than 30 minutes in any hour) is 55 dB during daytime hours (7:00 a.m. to 10:00 p.m.) and 50 dB during nighttime hours (10:00 p.m. to 7:00 a.m.). These noise levels become incrementally five (5) dB less restrictive, for shorter periods of time, as described above.

It is important to note that Section 6.16.090 of the Municipal Code also provides some special exemptions, of which the following would apply to the project:

- *Outdoor activities. The provisions of this chapter shall not apply to occasional public outdoor gatherings, public dances, shows, and sporting and entertainment events provided such events are conducted pursuant to a permit or license issued by the city relative to the staging of such events.*

State of California

There are no state noise standards that are applicable to the project.

Federal Noise Standards

There are no federal noise standards that are applicable to the project.

b. Construction Noise

Section 6.16.070 (Prohibited Acts) of the City of Los Altos Municipal Code provides guidelines in respect to construction noise limitations. The municipal code provides time restrictions as well as maximum allowable noise levels for construction activities, based upon land zoning designations.

In regards to time limitations for construction activities, the municipal code states the following is restricted:

- *Single-family zoning districts. Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work on weekdays before 7:00 a.m. and after 5:30 p.m. and on Saturdays before 9:00 a.m. or after 3:00 p.m. or any time on Sundays or the city observed holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work of public utilities or by special exception. This section shall apply to operations on residentially zoned property only".*

- *All other zoning districts. Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work on weekdays before 7:00 a.m. and after 7:00 p.m. and Saturdays before 9:00 a.m. or after 6:00 p.m. or any time on Sundays or the city observed holidays of New Year's Day, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day, such that the sound*

therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by special exception. This section shall apply to operations on properties other than residentially zoned property.

In regards to maximum allowable noise levels resulting from construction activities, the Municipal Code states the following:

- *Where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed those listed in the following schedules:*

TABLE II

LOS ALTOS EXTERIOR NOISE LEVEL LIMITS (dBA)
CONSTRUCTION ACTIVITIES

Receiving Land Use Category	All R1 Zoning Districts	All PCF and R3 Zoning Districts
Daily, except Sundays and legal holidays 7:00 a.m. — 7:00 p.m.	75 dB L_{max}	80 dB L_{max}
Daily, 7:00 p.m. — 7:00 a.m. and all day Sundays and legal holidays	50 dB L_{max}	55 dB L_{max}

Source: City of Los Altos Municipal Code

c. Vibration

There are no state or federal standards that specifically address construction vibration. Additionally, the City of Los Altos General Plan does not specifically provide vibration guidelines or standards. Some guidance is provided by the Caltrans Transportation and Construction Vibration Guidance Manual. The Manual provides guidance for determining annoyance potential criteria and damage potential threshold criteria. These criteria are provided below in Table II and Table III and are presented in terms of peak particle velocity (PPV) in inches per second (in/sec).

TABLE III

GUIDELINE VIBRATION ANNOYANCE POTENTIAL CRITERIA

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Barely Perceptible	0.04	0.01
Distinctly Perceptible	0.25	0.04
Strongly Perceptible	0.9	0.1
Severe	2.0	0.4

Source: Caltrans

TABLE IV

GUIDELINE VIBRATION DAMAGE POTENTIAL THRESHOLD CRITERIA

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile, historic buildings, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Source: Caltrans

3. SETTING

The proposed project site is an existing community center located along the north side of Hillview Avenue and east of San Antonio Road, within the City of Los Altos. The project site is surrounded by single-family residential land uses to the north, east and the south, commercial land uses to the west (adjacent to San Antonio Road) with municipally owned properties to the northwest. The project site plan is provided as Figure 1. The project site and vicinity are provided as Figure 2.

a. Background Noise Level Measurements

Existing noise levels in the project vicinity are dominated by traffic noise associated with vehicles on Hillview Avenue and San Antonio Road. Other sources of noise observed during a site visit included aircraft overflights, birds, human voices (mostly children), noise associated with nearby construction activities and noise associated with both on-site and off-site HVAC units.

Measurements of existing ambient noise levels in the project vicinity were conducted on February 6 & 7, 2018. Long-term (24-hour) ambient noise level measurements were conducted at two (2) locations (sites LT1 and LT2). Site LT1 was located in the front yard of 90 Hillview Avenue, a residence located immediately south of the project site, and was exposed to noise associated with vehicle traffic along Hillview Avenue and San Antonio Road. Site LT2 was located on the east side of the project site, along the fence line between the project site and a backyard of a residence located along Eleanor Avenue, and was exposed to noise associated with current activities at the existing community center, noise associated with nearby construction activities and other residential noise sources.

Additionally, short-term (15-minute) ambient noise level measurements were conducted at eight (8) locations (Sites ST1 through ST8). The locations of the noise monitoring sites are shown on Figure 2. Two (2) individual noise measurements were taken at each of the eight short-term sites to quantify ambient noise levels in the morning and afternoon hours. The locations of the long-term and short-term sites are shown in Figure 2.

Noise monitoring equipment consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzers equipped with B&K Type 4176 1/2" microphones. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meters were calibrated with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements.

Table V provides the hourly average noise levels (L_{eq}), the hourly maximum (L_{max}) and the L_{90} statistical noise levels at the two 24-hour measurement sites (LT1 and LT2). Measured hourly energy average noise levels (L_{eq}) at site LT1 ranged from a low of 39.2 dB between 3:00 a.m. and 4:00 a.m. to a high of 63.1 dBA between 7:00 a.m. and 8:00 a.m. Hourly maximum (L_{max}) noise levels at site LT1 ranged from 53.8 to 88.0 dBA. Residual noise levels at the monitoring site, as defined by the L_{90}, ranged from 37.1-46.1 dBA. The L_{90} is a statistical descriptor that defines the noise level exceeded 90% of the time during each hour of the sample period. The L_{90} is generally considered to represent the residual (or background) noise level in the absence of identifiable single noise events from traffic, aircraft and other local noise sources. The measured L_{dn} value at

site LT1 during the two individual days of noise monitoring was 56.1 dB L_{dn}. Figure 3 graphically depicts hourly variations in ambient noise levels at site LT1.

TABLE V

SUMMARY OF 24-HOUR NOISE LEVEL MEASUREMENTS
HILLVIEW COMMUNITY CENTER
FEBRUARY 6, 2018

Time	A-Weighted Decibels, dB, L_{eq} (one-hour average)					
	LT1			LT2		
	L_{eq}	L_{max}	L_{90}	L_{eq}	L_{max}	L_{90}
12:00 a.m.	45.1	63.1	31.7	43.3	63.1	37.3
1:00 a.m.	46.5	48.2	31.4	34.3	65	38.1
2:00 a.m.	39.6	48.3	31.4	34.5	53.8	37.5
3:00 a.m.	39.2	48.2	31.2	34.7	56.9	37.1
4:00 a.m.	47.7	45.3	30.5	34.2	54.9	37.3
5:00 a.m.	46.0	60.1	35.2	41.2	67.6	39.3
6:00 a.m.	53.1	64.9	42.4	46.8	76.7	44.7
7:00 a.m.	63.1	61.3	44.3	47.9	88.0	46.1
8:00 a.m.	55.7	65.7	55.1	57.1	72.2	46.0
9:00 a.m.	54.0	68.9	40.3	54.5	70.9	41.2
10:00 a.m.	53.7	70.4	40.3	56.7	72.9	40.5
11:00 a.m.	51.9	67.0	39.4	53.3	70.8	39.7
12:00 p.m.	52.7	62.4	33.9	42.1	70.5	38.8
1:00 p.m.	54.6	59.2	34.6	42.1	80.8	39.8
2:00 p.m.	53.0	64.8	38.2	46.7	77.5	41.6
3:00 p.m.	53.2	64.7	39.3	46.6	72.6	40.9
4:00 p.m.	52.1	70.8	39.6	46.1	68.6	40.9
5:00 p.m.	53.4	73.8	38.7	51.1	68.6	42.2
6:00 p.m.	51.7	57.2	39.4	42.8	67.9	43.9
7:00 p.m.	51.0	58.1	40.1	43.4	70.8	44.1
8:00 p.m.	48.5	55.9	39.5	42.9	67.4	43.2
9:00 p.m.	48.5	54.9	37.3	41.6	69.1	41.7
10:00 p.m.	49.2	55.4	36.1	40.8	78.0	40.9
11:00 p.m.	43.5	54.5	33.4	37.4	65.8	39.1
24-Hour L_{dn}, dB	56.1			51.0		

Source: WJV Acoustics, Inc.

Measured hourly L_{eq} noise levels at site LT2 ranged from a low of 34.2 dB between 4:00 a.m. and 5:00 a.m. to a high of 57.1 dBA between 8:00 a.m. and 9:00 a.m. Hourly L_{max} noise levels at site LT2 ranged from 45.3 to 73.8 dBA. Residual noise levels at the monitoring site, as defined by the L_{90}, ranged from 30.5 to 55.1 dBA. The measured L_{dn} value at site LT2 was 51.0 dB L_{dn}. Figure 4 graphically depicts hourly variations in ambient noise levels at site LT2. The measured 24-hour noise levels at both sites, as defined by the L_{dn}, was within acceptable noise level limits provided in the General Plan.

Table VI summarizes short-term noise measurement results. The noise measurement data included energy average (L_{eq}) maximum (L_{max}) as well as five individual statistical parameters. Observations

were made of the dominant noise sources affecting the measurements. The statistical parameters describe the percent of time a noise level was exceeded during the measurement period. As stated above, the L_{90} describes the noise level exceeded 90 percent of the time during the measurement period and is generally considered to represent the residual (or background) noise level in the absence of identifiable single noise events from traffic, aircraft and other local noise sources.

TABLE VI

SUMMARY OF SHORT-TERM NOISE MEASUREMENT DATA
HILLVIEW COMMUNITY CENTER, LOS ALTOS
FEBRUARY 6 & 7, 2018

Site	Time	A-Weighted Decibels, dBA							Sources
		L_{eq}	L_{max}	L_2	L_8	L_{25}	L_{50}	L_{90}	
ST1	8:07 a.m.	46.2	52.6	50.9	49.5	47.5	45.4	40.7	BD, V, AC
ST1	2:47 p.m.	45.5	51.8	48.9	47.8	45.7	43.2	38.3	BD, V, D
ST2	8:20 a.m.	52.6	65.7	62.6	55.8	50.6	48.1	45.7	C, BD, V
ST2	3:05 p.m.	53.8	62.8	64.1	56.2	51.0	49.6	46.6	C, BD, V
ST3	8:40 a.m.	44.7	60.6	51.6	48.1	44.5	42.0	38.6	TR, V, D
ST3	3:26 p.m.	47.7	62.5	52.4	49.7	46.3	43.8	40.1	TR, V, AC
ST4	9:04 a.m.	47.4	56.0	54.1	51.6	48.4	45.0	40.0	TR, V
ST4	3:45 p.m.	48.0	57.9	55.5	52.2	50.0	47.1	42.4	TR, V
ST5	9:23 a.m.	55.0	67.9	64.5	60.8	54.0	47.0	38.6	TR, V, D, LB
ST5	4:06 p.m.	53.1	62.5	60.4	58.6	53.3	45.1	39.0	TR, AC
ST6	9:52 a.m.	55.8	71.2	65.9	59.1	53.4	51.0	46.9	TR, AC
ST6	4:29 p.m.	57.2	73.9	66.6	61.2	54.5	52.1	48.9	TR, V
ST7	10:10 a.m.	65.4	71.7	70.6	69.1	67.3	63.6	56.9	TR, V, AC
ST7	4:49 p.m.	63.1	65.4	68.2	67.4	65.2	61.4	57.6	TR
ST8	10:31 a.m.	66.1	76.5	74.2	71.0	65.6	62.5	58.5	TR
ST8	5:10 p.m.	68.2	77.9	76.1	73.3	66.8	63.0	58.2	TR, V

TR: Traffic AC: Aircraft V: Voices D: Dogs Barking BD: Birds Leaf Blower: LB C: Construction Activities
Source: WJV Acoustics, Inc.

Short-term noise measurements were conducted for 15-minute periods. Sites ST1-ST4 were located within or near the existing community center. Observed sources of noise were distant traffic, human voices associated both with community center activities and nearby residential land uses, construction activities, birds, barking dogs and aircraft overflights. Site ST5-ST8 were located near or adjacent to roadways, and, generally speaking, traffic noise was the dominant noise source at these noise measurement sites.

4. PROJECT IMPACT ASSESSMENT

a. Project Traffic Noise Impacts on Existing Noise-Sensitive Land Uses Outside Project Site (No Impact)

A Traffic Analysis for the project was prepared by Hexagon Transportation Consultants, Inc. (March 22, 2018). The analysis indicated that because the project would not increase the size of the existing community center and would not add services, it is not expected to generate any net new trips. Therefore, it can be reasonably assumed that the project would not result in any quantifiable increase in traffic noise exposure at nearby noise-sensitive receivers.

The Traffic Analysis determined that the existing community center generates 1,444 daily vehicle trips on average. The driveway counts indicated that the highest hourly volume occurred during the typical AM commute hour (8:15 to 9:15 AM, with 174 vehicles entering/exiting the site (104 inbound trips and 70 outbound trips).

While the new community center would not be expected to result in any net new trips, WJVA modeled the noise levels from community center traffic trips along Hillview Avenue to estimate project-related traffic noise in respect to overall existing noise in the project vicinity.

WJVA utilized the FHWA Traffic Noise Model to quantify project-related traffic noise exposure along Hillview Avenue. The FHWA Model is a standard analytical method used by state and local agencies for roadway traffic noise prediction. The model is based upon reference energy emission levels for automobiles, medium trucks (2 axles) and heavy trucks (3 or more axles), with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free-flowing traffic conditions and is generally considered to be accurate within ±1.5 dB. To predict L_{dn} values, it is necessary to determine the hourly distribution of traffic for a typical day and adjust the traffic volume input data to yield an equivalent hourly traffic volume.

Using the above-described FHWA Traffic Noise Model and the total number of project-related daily trips (1,444), WJVA calculated traffic noise exposure from vehicle traffic associated with the community center. In order to estimate the portion of the existing ambient noise level in the project vicinity, WJVA compared modeled traffic noise with noise level measurements obtained from long-term noise monitoring site LT1 (front yard of 90 Hillview Avenue).

The noise meter at site LT1 was located approximately 50 feet from the centerline of Hillview Avenue. Applying the setback distance of 50 feet as the modeled distance, the traffic noise exposure resulting from vehicles associated with the community center was calculated to be 47.2 dB L_{dn}. As described above, the measured 24-hour noise level at site LT1 was measured to be 56.1 dB L_{dn}. By logarithmically subtracting the calculated project-related traffic noise exposure level of 47.2 dB L_{dn} from the overall ambient noise level of 56.1 dB L_{dn}, the remaining (non-project traffic noise) was 55.5 dB L_{dn}. This indicates that noise levels resulting from traffic associated with the community center contributes a very small portion to the overall existing ambient noise levels along Hillview Avenue.

b. Project Noise Impacts from Operational On-Site Sources (No Impact)

Sources of operational noise from the proposed community center would typically be limited to parking lot vehicle movements, human activity and Mechanical/HVAC systems. Mechanical/HVAC equipment for the proposed community center includes heat pumps, heat recovery units and exhaust and ventilation fans.

Mechanical:

Mechanical equipment would be located at various locations throughout the community center. Roof-mounted HVAC equipment would be screened by a solid parapet wall, which would provide acoustical shielding of associated noise levels. WJVA analyzed manufacturer-supplied noise level data for the proposed mechanical equipment. Noise data supplied as sound power levels was first converted to A-weighted decibels for the purposed of this analysis. Table VII provides the noise levels (dBA) for each piece of proposed mechanical equipment, normalized to a reference distance of ten (10) feet from the source.

TABLE VII

MECHANICAL EQUIPMENT NOISE LEVELS, dBA AT 10'
HILLVIEW COMMUNITY CENTER, LOS ALTOS

EQUIPMENT TYPE	dBA @ 10'
Greenheck Inline Fan, Model SQ-130HP-VG	47.0
Greenheck Inline Fan, Model SQ-140HP-VG	44.0
Greenheck Roof Exhaust Fan, Model CUE-161-VG	64.0
LG ARUB288DTE4 Heat Recovery Unit	62.5
Daikin Rebel 002 Heat Pump Model DPS006A	74.3
Whisper Green Select Panasonic Ventilation Fan Model FV-05-11VKS1	28.0

Source: WJVA

Based upon noise levels provided in Table VI and relative distances from each equipment type to nearby noise-sensitive land uses, WJVA calculated noise levels associated with proposed mechanical equipment at nearby off-site noise-sensitive receivers. WJVA calculated expected noise levels associated with the proposed mechanical equipment based upon the standard rate of attenuation with increased distance from a point noise source (6 dB/doubling of distance). For the purpose of the calculations, it was assumed that all mechanical equipment was operating simultaneously, and noise levels reported should therefore be considered a worst-case assessment of mechanical equipment noise levels. The locations of the analyzed mechanical equipment are provided as Figure 5.

Noise levels associated with proposed mechanical equipment were calculated to be in the range of approximately 39-46 dB at nearby residential land uses. Figure 6 provides the calculated

mechanical equipment noise levels at the adjacent residential property lines. Such levels are below applicable noise level standards and below existing ambient noise levels in the project vicinity. Further mitigation is not required.

Vehicle Movements:

Noise due to traffic in parking lots is typically limited by low speeds and is not usually considered to be significant. Human activity in parking lots that can produce noise includes voices, stereo systems and the opening and closing of car doors and trunk lids. Such activities can occur at any time during regular hours of operation. The noise levels associated with these activities cannot be precisely defined due to variables such as the number of parking movements, time of day and other factors. It is typical for a passing car in a parking lot to produce a maximum noise level of 60 to 65 dBA at a distance of 50 feet, which is comparable to the level of a raised voice. For this project, the closest proposed parking would be located approximately 100 feet from the closest existing residential uses. At such a distance, noise levels associated with parking lots and vehicle movements would be approximately 54-59 dB.

Noise levels associated with vehicle movements would not exceed the applicable maximum noise level standards at nearby noise-sensitive land uses. Additionally, noise levels associated with vehicle movements would be within the range of existing ambient noise levels in the project vicinity. Further mitigation is not required.

Teen Patio Area:

The project includes an outdoor teen patio area, to be located along the northern exterior portion of the North Bar. The teen patio area would be available to teenagers typically during after school hours and during school breaks. The City estimates a maximum number of 10-15 individuals would use the teen patio area when in use.

The project does not plan to incorporate any amplified speech or music within the teen patio area. Sources of noise within the teen patio area would be limited to human speech. The typical maximum noise level of human voice in typical conversation is approximately 55-60 dB at a distance of ten feet. Such levels would result in noise levels of approximately 37-42 dB at the closest off-site noise-sensitive receiver locations. Noise levels associated with human activity at the teen patio area would not exceed any City of Los Altos noise level standards and would not exceed existing ambient noise levels. Further mitigation is not required.

Courtyard Area:

The project would include a centrally located courtyard area. The courtyard area would be used periodically for small musical performances and other gatherings. According to the City staff, amplified speech and music would not be incorporated into regularly schedule activities that may utilize the Courtyard Area. Noise levels associated with human voice activity within the courtyard area would not exceed any applicable City of Los Altos noise level standards at off-site noise-sensitive land uses. Further mitigation is not required.

Any activities that may occur within the Courtyard Area that would incorporate amplified speech or music would be subject to standard permitting processes as may be required by the City of Los Altos.

Indoor Classes, Events and Activities:

The project includes several rooms that would be used for various regularly scheduled classes, events and activities. Such rooms include the Movement Room, Community Room, Senior Rooms, Multipurpose Room, Crafts Room, Teen Room and Kinderprep Room. Activities that may occur indoors within these rooms could periodically involve the use of amplified music or speech (including the use of televisions or movie screens).

Typical noise levels associated with these activities would be attenuated by the building assemblies. A typical exterior façade assembly built to existing building code standards will attenuate noise levels by a minimum of 25 dB, assuming doors and windows are closed. Noise levels associated with regularly scheduled classes, events and activities would not exceed applicable noise level standards at nearby noise-sensitive land uses nor would they result in noise levels exceeding existing ambient noise levels. Further mitigation is not required.

c. Noise From Construction (No Impact)

Construction noise could occur at various locations within the project site through the demolition and build-out period. Table VIII provides typical construction-related noise levels at reference distances of 25 feet, 50 feet, and 100 feet.

Construction noise is not usually considered to be a significant impact if construction is limited to the daytime hours and construction equipment is adequately maintained and muffled. Extraordinary noise-producing activities (e.g., pile driving) are not anticipated. Additionally, construction activities should be restricted as described in Section 6.16.070 of the City of Los Altos Municipal Code (and provided in Section 2.b of this report). Further mitigation is not required.

TABLE VIII

TYPICAL CONSTRUCTION EQUIPMENT MAXIMUM NOISE LEVELS, dBA

Type of Equipment	25 Ft.	50 Ft.	100 Ft.
Backhoe	84	78	72
Concrete Saw	96	90	84
Crane	87	81	75
Excavator	87	81	75
Front End Loader	85	79	73
Jackhammer	95	89	83
Paver	83	77	71
Pneumatic Tools	91	85	79
Dozer	88	82	76
Rollers	86	80	74
Trucks	92	86	80
Pumps	86	80	74
Scrapers	93	87	81
Portable Generators	86	80	74
Front Loader	92	86	80
Backhoe	92	86	80
Excavator	92	86	80
Grader	92	86	80

Source: FHWA

Noise Control for Buildings and Manufacturing Plants, Bolt, Beranek & Newman, 1987

d. Vibration Impacts (Less Than Significant)

The dominant sources of man-made vibration are sonic booms, blasting, pile driving, pavement breaking, demolition, diesel locomotives, and rail-car coupling. Vibration from construction activities could be detected at the closest sensitive land uses, especially during movements by heavy equipment or loaded trucks and during some paving activities. Typical vibration levels at distance of 25 and 100 feet are summarized by Table IX.

TABLE IX

TYPICAL VIBRATION LEVELS DURING CONSTRUCTION

	PPV (in/sec)	
Equipment	**@ 25´**	**@ 100´**
Bulldozer (Large)	0.09	0.011
Bulldozer (Small)	0.003	0.0004
Loaded Truck	0.08	0.01
Jackhammer	0.04	0.005
Vibratory Roller	0.2	.03
Loaded Trucks	0.08	.01

Source: *Caltrans*

Table IX indicates that the equipment with the highest potential vibration levels would be a vibratory roller. While in use, a roller could produce vibration levels of approximately 0.03 PPV (in/sec) at a distance of 100 feet. As described in Table III and Table IV, such levels would not be expected to cause damage to any of the described building types and would be "barely noticeable" at the closest residence if the equipment was used continuously or frequently. Such levels are not considered to be a significant impact.

After full project build out, it is not expected that ongoing operational activities will result in any vibration impacts at nearby sensitive uses. Activities involved in trash bin collection could result in minor on-site vibrations as the bin is placed back onto the ground. Such vibrations would not be expected to be felt at the closest off-site sensitive uses.

5. IMPACT SUMMARY

Project-related noise levels resulting from the proposed Hillview Community Center, to be located in the City of Los Altos, are not expected to exceed any applicable City of Los Altos noise level standards or result in any significant long-term increases in ambient noise levels in the project vicinity or throughout the City. Project site demolition and project construction could result in-short term increases in localized ambient noise levels. However, construction-related noise levels are not considered to be a significant impact if local construction noise time limits are observed and equipment is properly maintained and muffled. Additional mitigation is not required.

FIGURE 1: PROJECT SITE PLAN

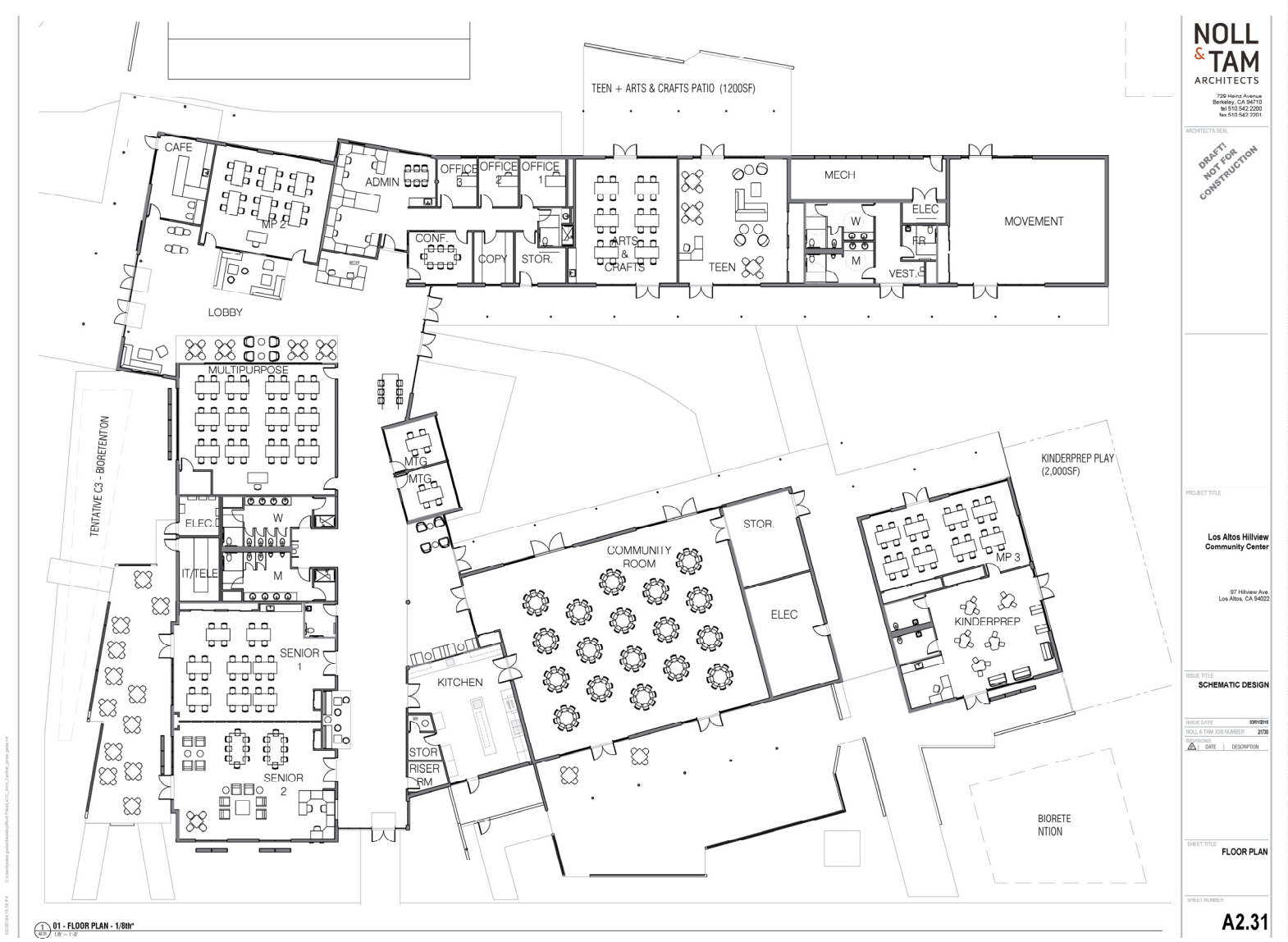


FIGURE 2: PROJECT VICINITY AND AMBIENT NOISE MONITORING SITES

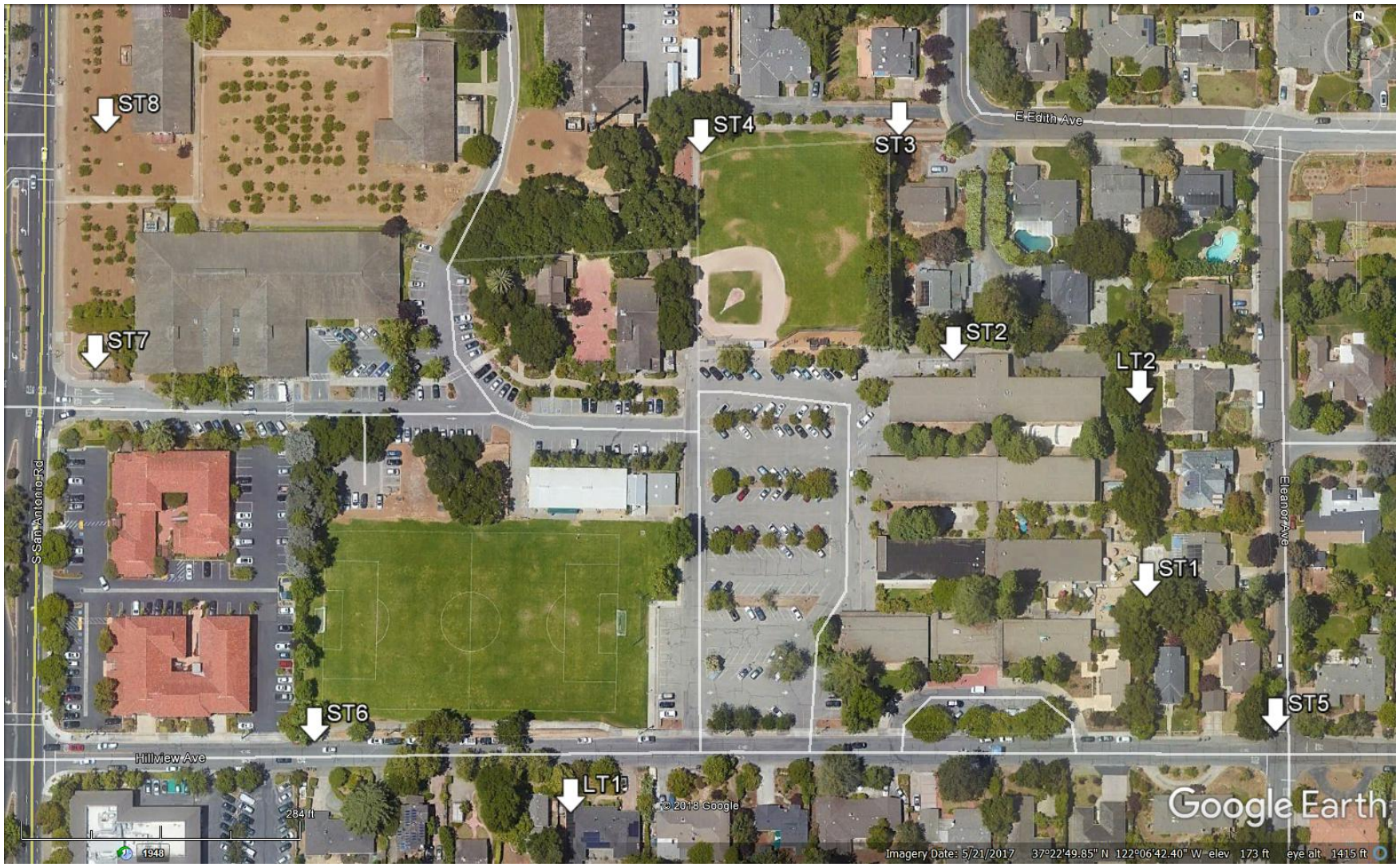


FIGURE 3: HOURLY NOISE LEVELS AT SITE LT1

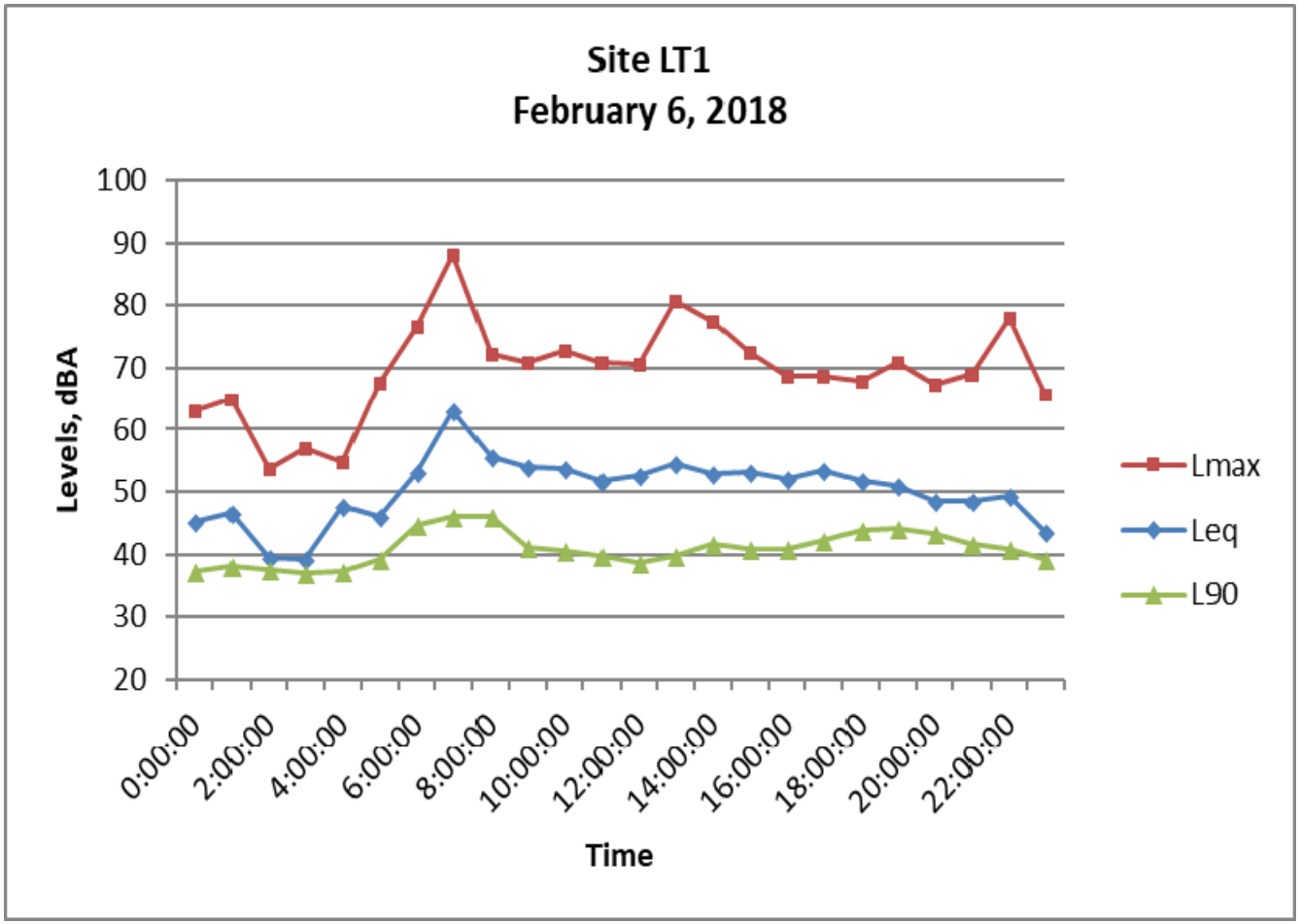


FIGURE 4: HOURLY NOISE LEVELS AT SITE LT2

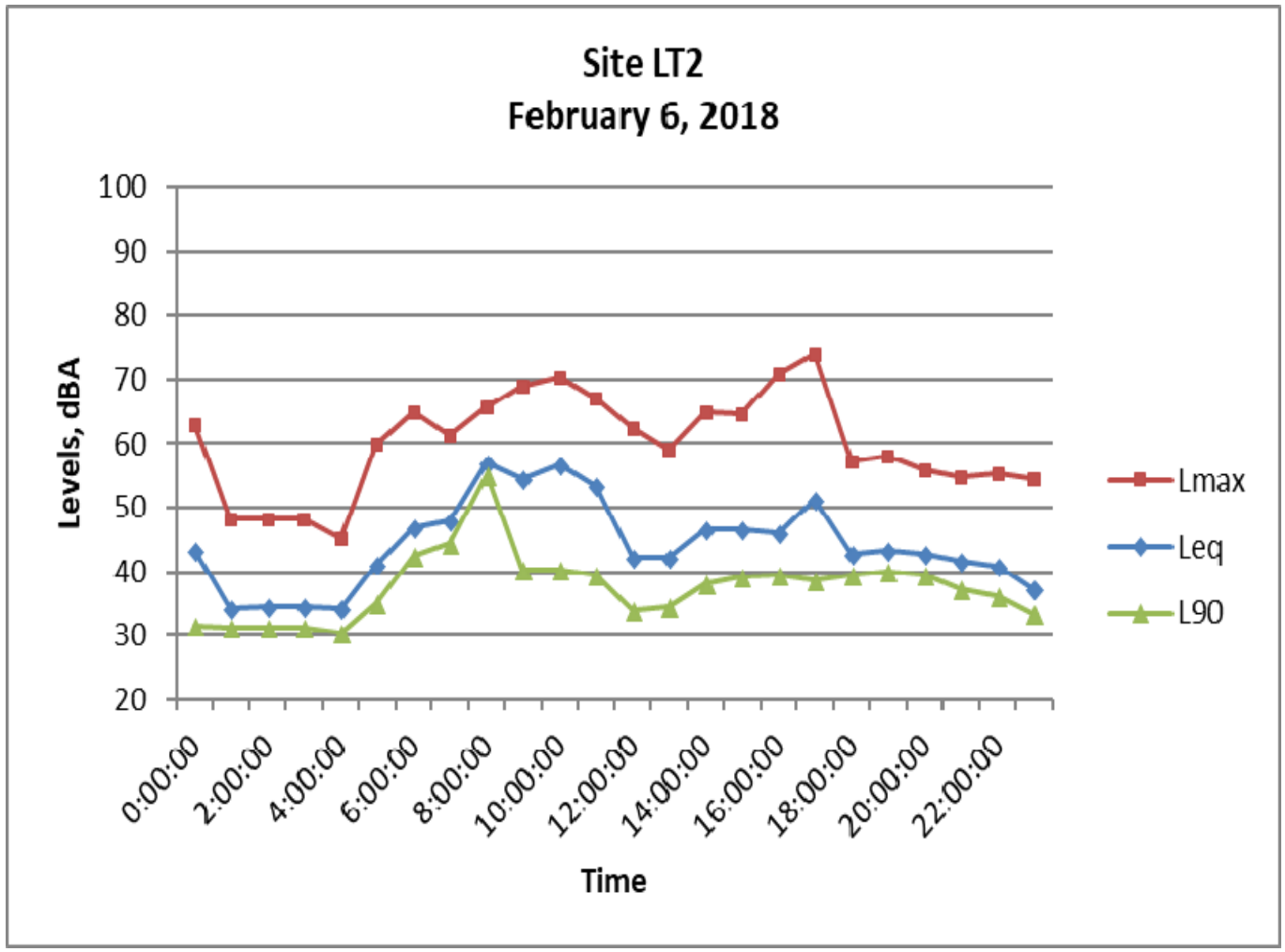


FIGURE 5: LOCATIONS OF ANALYZED MECHANICAL EQUIPMENT

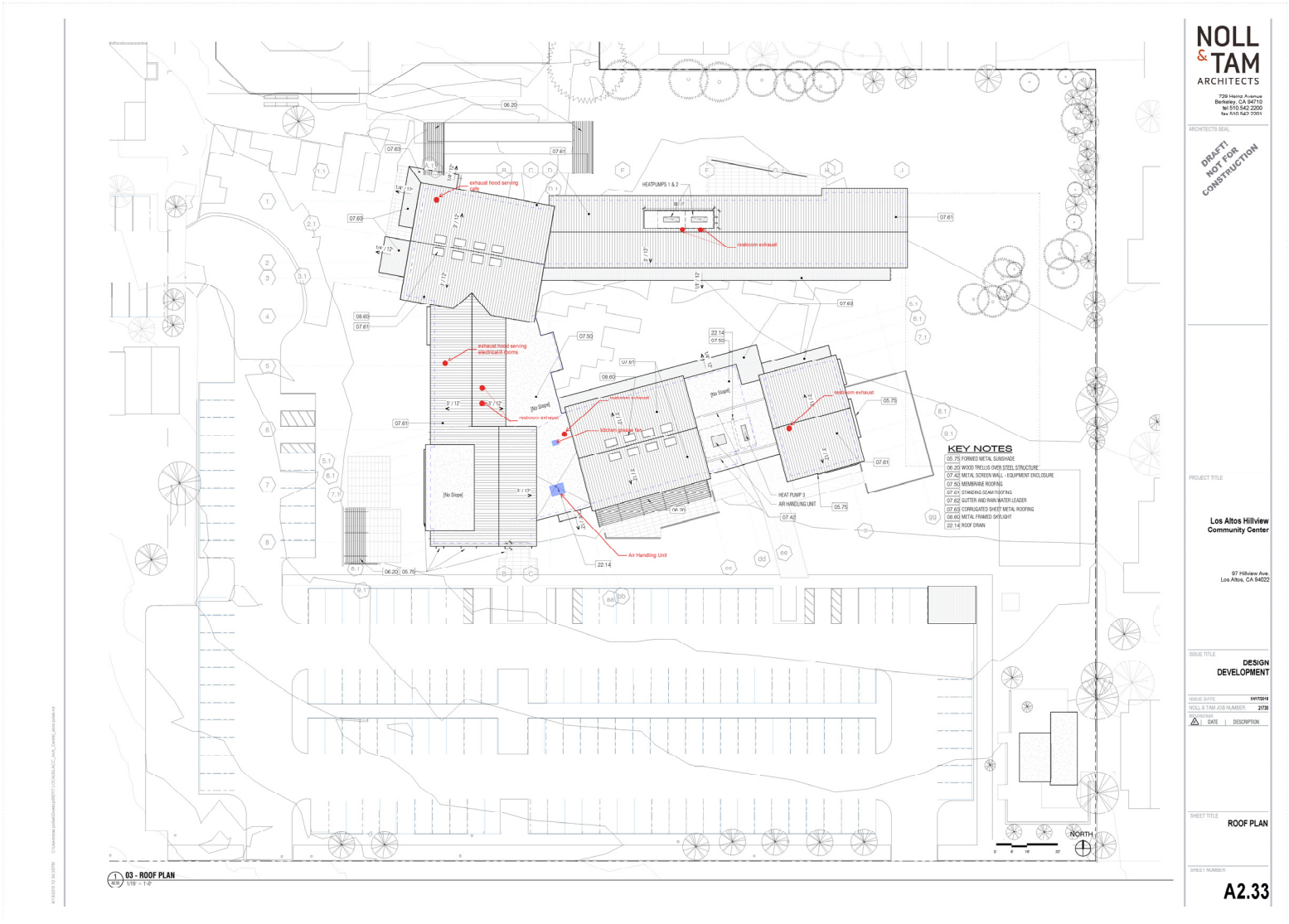


FIGURE 6: NOISE LEVELS ASSOCIATED WITH MECHANICAL EQUIPMENT

APPENDIX A-1

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL: The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

CNEL: Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

DECIBEL, dB: A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

DNL/L_{dn}: Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.

L_{eq}: Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

NOTE: The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L_{eq} represents the average noise exposure for a shorter time period, typically one hour.

L_{max}: The maximum noise level recorded during a noise event.

L_n: The sound level exceeded "n" percent of the time during a sample interval (L_{90}, L_{50}, L_{10}, etc.). For example, L_{10} equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

NOISE EXPOSURE CONTOURS: Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

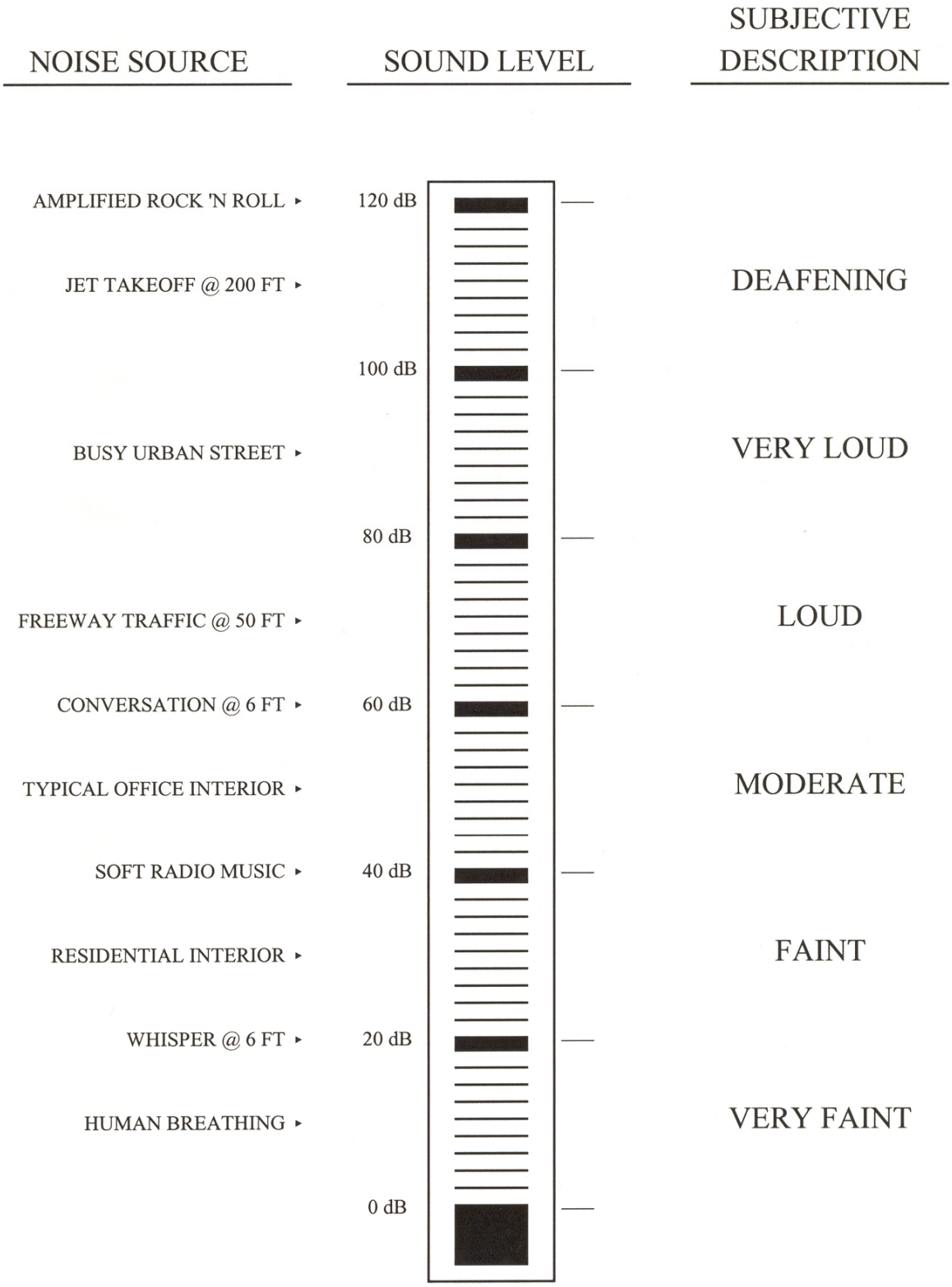
NOISE LEVEL REDUCTION (NLR): The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of "noise level reduction" combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL: Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL: The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

SOUND TRANSMISSION CLASS (STC): The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B
EXAMPLES OF SOUND LEVELS



APPENDIX D

TRAFFIC ANALYSIS

Hexagon Transportation Consultants, Inc.

Memorandum

Date: June 20, 2018

To: Mr. Richard James, EMC Planning Group

From: Gary Black
Ling Jin

Subject: Traffic Analysis for the New Hillview Community Center

Hexagon Transportation Consultants, Inc. has completed a traffic study for the proposed new Hillview community center in Los Altos, California. The size of the proposed new community center would be 24,500 gross square feet (GSF) and would replace the existing 30,500 GSF (approximate) community center. Access to the site is currently provided via four driveways along Hillview Avenue. The site plan shows that the new proposed community center would be accessed by two driveways along Hillview Avenue.

Summary

Because the project would not increase the size of the community center and would not add services, it is not expected to generate any net new trips. Therefore, a regular traffic study is not required. The purpose of this traffic study is to document the project trip generation and provide an assessment of site access and onsite circulation.

Existing Trip Generation

The trips generated by the existing community center on the site were surveyed on three typical weekdays at the end of January in 2018 (Wednesday 1/31/2018; Thursday 2/1/2018; and Friday 2/2/2018) (see Appendix A). The hourly inbound and outbound trips were counted at each driveway by cameras. The trip generation survey results show that the existing community center generates 1,444 daily vehicle trips on average. The driveway counts show that the highest hourly volume occurred during the typical AM commute hour (8:15 – 9:15 AM) when there were 174 vehicles entering/exiting the site (104 inbound trips and 70 outbound trips) and during the PM commute hour (5:00 – 6:00 PM) when there were 172 vehicle trips entering/exiting the site (67 inbound trips and 105 outbound trips) (see Figure 1). On average, less than three vehicles are entering/exiting the site per minute.

It should be noted that the community center parking lot is joined to the remainder of the Civic Center with a drive aisle. Thus, it is possible that some vehicles using the Hillview driveways and the community center parking lot could be generated by other uses on the site. This same connection will be maintained with the new community center, so it is likely that the driveway volumes will not change.

Hexagon compared the programs and activities (total number of persons in each program) on site for January/February 2018 versus August 2017 (a typical summer month). Among the three days in 2018, February 1, 2018 was the busiest day, and August 16, 2017 was the busiest day among the three days in August 2017. Tables 1 and 2 show the hourly and total persons in each room on

February 1, 2018 and on August 16, 2017. On February 1, 2018, there were 173 persons during the AM peak commute hour (8:15-9:10 AM) and 220 persons during the PM peak commute hour (5:00 – 6:00 PM). On August 16, 2017, there were 60 persons during the AM peak commute hour (8:15-9:10 AM) and 205 persons during the PM peak commute hour (5:00 – 6:00 PM). The comparison also shows that the daily activities (total number persons in all programs) were much higher on February 1, 2018. Therefore, January/February can be considered a busy period of the year.

Table 1
Activity Summary on February 1, 2018

	1-Feb-18												
Time of Day	Room 2	Room 4	Room 12	Room 13	Room 14	Room 15	Room 16	Room 17	Room 18	Social Hall	Multi-Purpose Room	Hillview Soccer Field	Total
8:00-9:00 AM	40		20	15	18			30	30	20			**173**
9:00-10:00 AM	40		20	15	18		30	30	30	20			**203**
10:00-11:00 AM		10	20	15	18		30	30	30	20	10		**183**
11:00-Noon AM		10	20	15	18		30	30	30	20	10		**183**
Noon-1:00 PM		10	20	15		30				20	20		**115**
1:00-2:00 PM		10	20			30					20		**80**
2:00-3:00 PM			20	20		30					20		**90**
3:00-4:00 PM		10	20	20		30	30	30	30		20		**190**
4:00-5:00 PM		20		40		30	30	30	30		50		**230**
5:00-6:00 PM		10		20		30	30	30	30	20	50		**220**
6:00-7:00 PM		10								20			**30**
7:00-8:00 PM		10				30							**40**
8:00-9:00 PM						30							**30**
9:00-10:00 PM						30							**30**
10:00-11:00 PM						30							**30**
Total	80	100	160	175	72	300	180	210	210	140	200	0	1827

Table 2
Activity Summary on August 16, 2017

	16-Aug-17												
Time of Day	Room 2	Room 4	Room 12	Room 13	Room 14	Room 15	Room 16	Room 17	Room 18	Social Hall	Multi-Purpose Room	Hillview Soccer Field	Total
8:00-9:00 AM										30	30		**60**
9:00-10:00 AM										30	30	20	**80**
10:00-11:00 AM					30							20	**50**
11:00-Noon AM		10			30						20	20	**80**
Noon-1:00 PM	30	10		30							20		**90**
1:00-2:00 PM	30			30		30							**90**
2:00-3:00 PM				30		30							**60**
3:00-4:00 PM				30		30	30	30	30				**150**
4:00-5:00 PM	5			30		30	30	30	30			75	**230**
5:00-6:00 PM	5			30		30	30	30	30			50	**205**
6:00-7:00 PM	20					30						50	**100**
7:00-8:00 PM	15					30							**45**
8:00-9:00 PM	15					30							**45**
9:00-10:00 PM	15					30							**45**
10:00-11:00 PM	15					30							**45**
Total	150	20	0	180	60	300	90	90	90	60	100	235	1375

Potential Trip Generation

Appendix C shows a breakdown by room size of the existing and proposed uses of the community center. Some existing programs, such as the Children's Corner Program (in rooms 5, 6, and c), would not be carried forward under the proposed new community center. As discussed under the existing trip generation section, January was found to be a busy period of the year. However, the soccer fields were not in use in January. The traffic generated by the soccer field was estimated based on the rates published for "Soccer Complex" (Land Use: 488) by the Institute of Transportation Engineers (ITE) manual entitled Trip Generation, 10th Edition. Based on these rates, the existing soccer field is generating 71 daily trips with only 1 trip during the AM peak hour and 17 trips during the PM peak hour. If trips generated by soccer fields were added to the January/February driveway counts, the total number of vehicle trips is estimated to be 175 during the AM peak hour (9:00-10:00 AM) and 189 during the PM peak hour (5:00-6:00 PM).

Site Access and On-Site Circulation

A review of the new project site plan was performed to determine whether adequate site access and on-site circulation would be provided. This review was based on the site plan provided by Noll & Tam Architects dated March 1, 2018 (see Figure 2).

Site Access

The site access was evaluated to determine the adequacy of the site's driveways with regard to the following: traffic volume, delays, vehicle queues, truck access, pedestrian and bicycle access.

The site plan shows that the new proposed community center would be accessed by two full-access driveways on Hillview Avenue. The two driveways would serve a maximum of 175 vehicles during the AM peak hour and 189 vehicles during the PM peak hour generated by the new community center. That is approximately three cars every minute entering or existing at these two driveways. The project traffic would be accommodated easily with the proposed driveways.

Hexagon conducted 24-hour traffic counts on Hillview Avenue east of San Antonio Road near the project site for seven consecutive days from 1/27/2018 (Saturday) to 2/2/2018 (Friday) (see Appendix B) . The average daily volume was about 1,246 vehicles with an average peak hour volume of 132 vehicles for both directions, which is way below the capacity of the road, which is between 1,500 and 1,800 vehicles per hour. Vehicle queuing issues are not expected to occur at the driveways based on the relatively low number of project trips at the driveways and low traffic volume on Hillview Avenue. The existing pedestrian transition onto the driveways seems not to comply with the requirements of the Americans with Disabilities Act (ADA). The sidewalk needs to be widened at the location of the driveway to provide at least a 4-foot wide flat sidewalk behind the driveway.

The project driveway should be free and clear of any obstructions to optimize sight distance, thereby ensuring that exiting vehicles can see pedestrians on the sidewalk and other vehicles traveling on Hillview Avenue. Any landscaping, parking, and signage should be located in such a way to ensure an unobstructed view for drivers entering and exiting the site.

Sight distance generally should be provided in accordance with Caltrans design standards. Sight distance requirements vary depending on the roadway speeds. The speed limit on Hillview Avenue is 25 mph. The Caltrans recommended stopping sight distance is 150 feet. This means that a driver must be able to see 150 feet down Hillview Avenue to locate a sufficient gap to turn out of the driveways. There are no sharp roadway curves or landscaping features shown on the site plan that

would obstruct the vision of exiting drivers. However, street parking is allowed on Hillview Avenue and could obstruct the vision of exiting drivers if there are cars parked next the driveways. To aid sight distance, it is recommended to install red curbs within 25 feet left of the driveways to prohibit street parking.

The roadways in the vicinity of the project site include sidewalks that provide adequate access for pedestrians walking to and from the site. The proposed project would add a new pedestrian path connecting the sidewalk along Hillview Avenue and the building entrance. The project also proposes to add two crosswalks, which would provide pedestrian connections between the community center and Hillview Park and other public facilities nearby. In-street “yield to pedestrian” signs should be considered at the new pedestrian path and these crosswalks to provide an additional measure of safety by encouraging drivers to yield to pedestrians.

Currently, there are four driveways serving the community center on Hillview Avenue: two full-access driveways, and one inbound and one outbound driveway serving a drop-off area. The proposed project would remove the two existing one-way driveways along Hillview Avenue, which would enhance pedestrian safety on the sidewalk. However, the existing pedestrian transition onto the driveways does not appear to be ADA-compliant. If the driveways are to be replaced, the design should insure at least a four-foot wide flat sidewalk area.

Emergency Vehicles, Truck Access and Circulation

Emergency response vehicles would be able to access the project site from either driveway on Hillview Avenue. The minium widith of the internal drive aisle through the project site would be 24 feet wide which would be adequte for emergency vehicle access and circulation. Site access and circulation for delivery/trash trucks were evaluated with vehicle turning movement templates. SU-30 trucks, representing medium-size trash and recycling pick up trucks, would be able to access, circulate, and exit the loading/pick-up areas within the project site.

On-Site Circulation

The proposed site plan shows that 90 degree parking spaces would be provided throughout the parking area with minimum 24-feet wide drive aisles, which are adequate for two-way circulation and would provide sufficient room for vehicles to back out of the parking spaces. The site plan shows good circulation through the parking area. The current site plan shows that there would be a drop-off/pick-up area on the northwest corner of the project site. The drive aisle beside the drop-off area is shown to 28 feet, which is adequate for two-way circulation and would allow a vehicle to maneuver and turn around without operational issues.

Parking

The Institute of Transportation Engineers (ITE) publication *Parking Generation, 4th Edition* (2010) provides the results of parking surveys conducted throughout the country for numerous popular land uses. ITE *Parking Generation* rates for land use 195, Recreational Community Center, were used to estimate the peak parking demand generated by the proposed project. The ITE peak parking demand rate is 3.2 spaces per 1,000 square footage of the gross floor area (GSF). Based on the ITE data, the project (24,500 GSF) is estimated to experience a peak parking demand of 79 spaces during weekday peak period between 6:00 PM and 8:00 PM. The project proposes to provide 155 spaces, which would exceed the peak parking demand.

Hexagon also estimated the existing parking demand during the peak period between 6:00 PM and 8:00 PM based on the programs and activities on site in January 2018. The results show that the peak parking demand would be around 133 spaces when assuming a vehicle occupancy rate at 1.5

persons/vehicle. Currently, there are 144 parking spaces on site with 6 accessible spaces. Thus, it appears that the existing peak parking demand is being accommodated in the existing parking lot. It should be noted that the parking lot is also used by other campus buildings and nearby public facilities such as Hillview Park, the Los Altos History Museum, and the Los Altos Library. The project proposes to provide 155 spaces in total on the surface parking lot with 6 accessible spaces. This is expected to be adequate since it is more spaces than existing conditions, and the activities are not expected to change.

Conclusions

The trip generation survey results show that the existing community center generates 1,444 daily vehicle trips on average with the highest hourly volume of 174 trips occurred during the typical AM commute hour (8:15 – 9:15 AM) and 172 trips during the PM commute hour (5:00 – 6:00 PM). The new community center is estimated to generate 175 trips during the AM peak hour (9:00-10:00 AM) and 189 trips during the PM peak hour (5:00-6:00 PM) by adding the trips generated by soccer fields to the January/February driveway counts.

The project trips generated by the proposed project would be able to be accommodated by the two proposed driveways.

The currently site plan is conceptual. Prior to final design, the driveway widths and radii should be measured to confirm that they comply with City of Los Altos standards and are adequate to handle truck traffic. The driveway design should comply with ADA standards. The design should consider in-street “yield to pedestrian” signs in the shorter crosswalks and in the new pedestrian path through the large parking area.

In order to ensure there would be sufficient sight distance at the project driveways, any landscaping, parking, and signage should be located in such a way to ensure an unobstructed view for drivers exiting the site. It is recommended to install red curbs within 25 feet left of the driveways to prohibit street parking.

AM Peak Hour: 8:15 AM - 9:15 AM
PM Peak Hour: 5:00 PM - 6:00 PM

Figure 1
Peak Hour Volumes

Figure 2
Proposed Site Plan

NORTH
Not to Scale

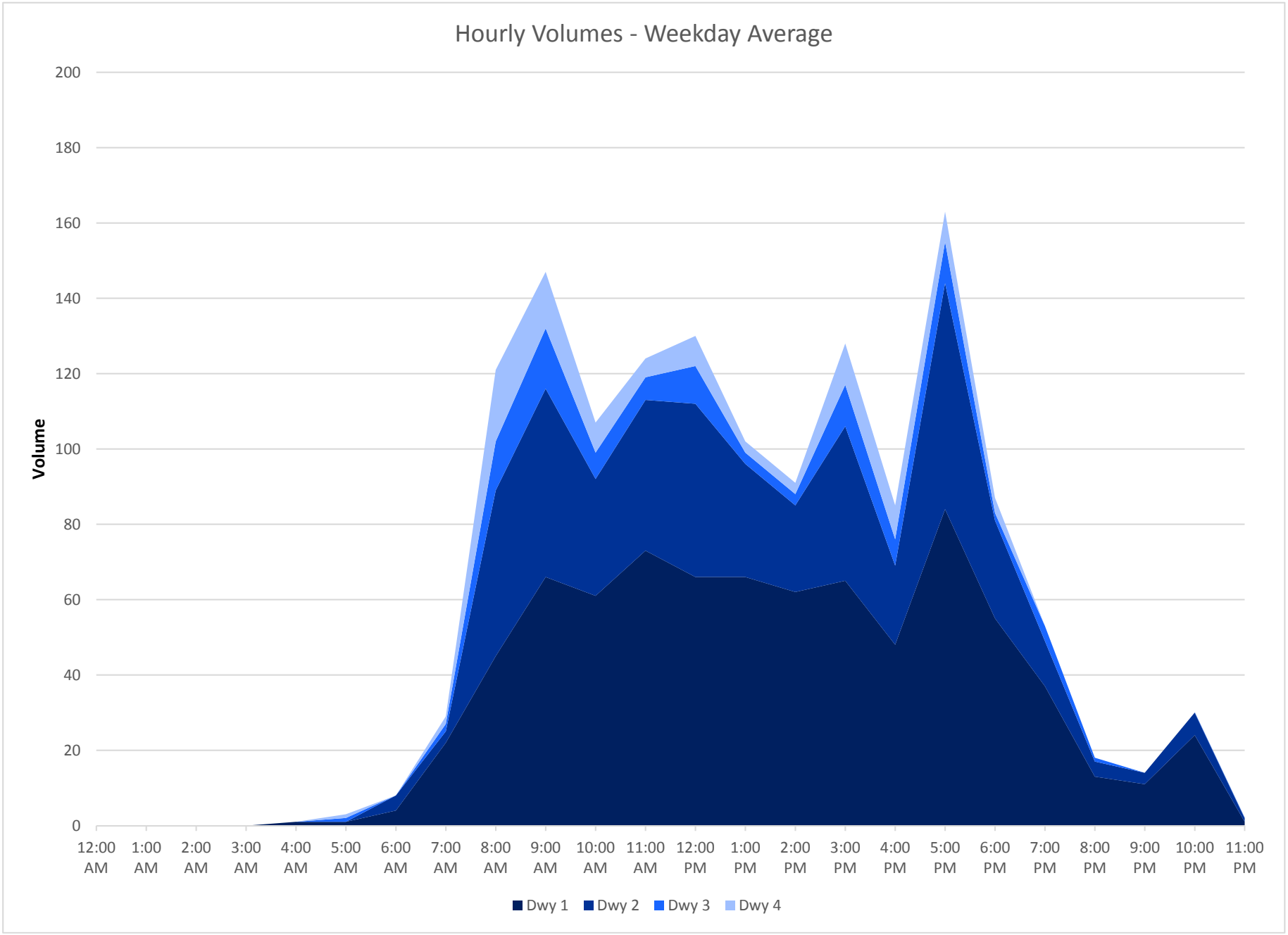
Appendix A

Driveway Counts

		Individual Days																				
		Dwy 1				Dwy 2				Dwy 3				Dwy 4				Total Driveway				Peak
Day	Time	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Hour
	12:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	
	12:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	
	12:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	
	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	2:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	2:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 AM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	1
	4:15 AM	0	0	0		0	0	0		0	1	1		1	0	1		1	1	2	3
	4:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	3
	4:45 AM	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	3
	5:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	2
	5:15 AM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	1
	5:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	5:45 AM	0	1	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	2
	6:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	2
	6:15 AM	1	0	1		1	1	2		0	0	0		0	0	0		2	1	3	4
	6:30 AM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	5
	6:45 AM	0	5	5	7	4	0	4	6	0	0	0	0	0	0	0	0	4	5	9	13
	7:00 AM	1	1	2		1	0	1		0	1	1		1	0	1		3	2	5	18
	7:15 AM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	16
	7:30 AM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	16
	7:45 AM	2	1	3	7	1	0	1	2	0	0	0	1	0	0	0	1	3	1	4	11
	8:00 AM	8	3	11		4	0	4		0	0	0		0	0	0		12	3	15	21
	8:15 AM	5	7	12		13	0	13		0	0	0		5	0	5		23	7	30	50
	8:30 AM	4	9	13		15	2	17		0	6	6		3	0	3		22	17	39	88
	8:45 AM	9	5	14	50	15	4	19	53	0	3	3	9	6	0	6	14	30	12	42	126
	9:00 AM	7	6	13		13	3	16		0	7	7		7	0	7		27	16	43	154
	9:15 AM	8	2	10		4	5	9		0	6	6		0	0	0		12	13	25	149
	9:30 AM	6	8	14		11	6	17		0	0	0		1	0	1		18	14	32	142
	9:45 AM	5	6	11	48	5	2	7	49	0	1	1	14	3	0	3	11	13	9	22	122
	10:00 AM	10	6	16		6	3	9		0	2	2		1	0	1		17	11	28	107
	10:15 AM	11	12	23		9	2	11		0	1	1		3	0	3		23	15	38	120
	10:30 AM	6	9	15		8	0	8		0	4	4		3	0	3		17	13	30	118
	10:45 AM	8	10	18	72	6	0	6	34	0	1	1	8	4	0	4	11	18	11	29	125
	11:00 AM	7	16	23		2	4	6		0	2	2		0	0	0		9	22	31	128
	11:15 AM	6	14	20		3	3	6		0	2	2		1	0	1		10	19	29	119
	11:30 AM	8	15	23		4	12	16		0	2	2		3	0	3		15	29	44	133
	11:45 AM	5	9	14	80	12	2	14	42	0	3	3	9	3	0	3	7	20	14	34	138
Wed	12:00 PM	8	18	26		12	5	17		0	4	4		4	0	4		24	27	51	158
	12:15 PM	4	8	12		20	7	27		0	2	2		3	0	3		27	17	44	173
	12:30 PM	7	14	21		2	3	5		0	1	1		0	0	0		9	18	27	156
	12:45 PM	8	4	12	71	4	4	8	57	0	1	1	8	2	0	2	9	14	9	23	145
	1:00 PM	4	8	12		2	1	3		0	2	2		2	0	2		8	11	19	113
	1:15 PM	5	14	19		4	2	6		0	2	2		0	0	0		9	18	27	96
	1:30 PM	5	24	29		2	11	13		0	2	2		2	0	2		9	37	46	115
	1:45 PM	3	11	14	74	4	1	5	27	0	2	2	8	2	0	2	6	9	14	23	115
	2:00 PM	2	6	8		2	0	2		0	1	1		1	0	1		5	7	12	108
	2:15 PM	1	10	11		2	2	4		0	0	0		0	0	0		3	12	15	96
	2:30 PM	3	15	18		0	6	6		0	1	1		1	0	1		4	22	26	76
	2:45 PM	6	19	25	62	6	4	10	22	0	0	0	2	1	0	1	3	13	23	36	89
	3:00 PM	5	13	18		5	1	6		0	1	1		2	0	2		12	15	27	104
	3:15 PM	3	7	10		9	4	13		0	3	3		4	0	4		16	14	30	119
	3:30 PM	3	13	16		10	2	12		0	7	7		4	0	4		17	22	39	132
	3:45 PM	5	15	20	64	10	4	14	45	0	1	1	12	2	0	2	12	17	20	37	133
	4:00 PM	4	14	18		4	3	7		0	1	1		1	0	1		9	18	27	133
	4:15 PM	2	10	12		4	2	6		0	1	1		1	0	1		7	13	20	123
	4:30 PM	1	12	13		6	0	6		0	2	2		4	0	4		11	14	25	109
	4:45 PM	10	13	23	66	3	6	9	28	0	5	5	9	5	0	5	11	18	24	42	114
	5:00 PM	1	17	18		3	1	4		0	1	1		2	0	2		6	19	25	112
	5:15 PM	4	13	17		14	4	18		0	7	7		5	0	5		23	24	47	139
	5:30 PM	7	20	27		12	7	19		0	1	1		0	0	0		19	28	47	161
	5:45 PM	3	17	20	82	13	2	15	56	0	2	2	11	1	0	1	8	17	21	38	157
	6:00 PM	4	23	27		7	6	13		0	2	2		1	0	1		12	31	43	175
	6:15 PM	3	12	15		5	2	7		0	0	0		0	0	0		8	14	22	150
	6:30 PM	5	7	12		3	2	5		0	0	0		0	0	0		8	9	17	120
	6:45 PM	4	2	6	60	4	0	4	29	0	0	0	2	1	0	1	2	9	2	11	93
	7:00 PM	2	5	7		1	0	1		0	0	0		1	0	1		4	5	9	59
	7:15 PM	6	2	8		0	0	0		0	0	0		0	0	0		6	2	8	45
	7:30 PM	10	5	15		1	1	2		0	0	0		0	0	0		11	6	17	45
	7:45 PM	6	1	7	37	3	1	4	7	0	0	0	0	0	0	0	1	9	2	11	45
	8:00 PM	0	9	9		1	0	1		0	2	2		0	0	0		1	11	12	48
	8:15 PM	1	2	3		0	1	1		0	1	1		1	0	1		2	4	6	46
	8:30 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	29
	8:45 PM	1	1	2	14	0	0	0	2	0	0	0	3	0	0	0	1	1	1	2	20
	9:00 PM	0	2	2		0	0	0		0	0	0		0	0	0		0	2	2	10
	9:15 PM	2	3	5		0	0	0		0	0	0		0	0	0		2	3	5	9
	9:30 PM	1	1	2		0	1	1		0	0	0		0	0	0		1	2	3	12
	9:45 PM	2	2	4	13	0	0	0	1	0	0	0	0	0	0	0	0	2	2	4	14
	10:00 PM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	13
	10:15 PM	0	14	14		0	0	0		0	1	1		1	0	1		1	15	16	24
	10:30 PM	0	3	3		0	0	0		0	0	0		0	0	0		0	3	3	24
	10:45 PM	0	0	0	18	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	20
	11:00 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	19
	11:15 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	3
	11:30 PM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	1
	11:45 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

		Individual Days																				
		Dwy 1				Dwy 2				Dwy 3				Dwy 4				Total Driveway				Peak
Day	Time	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Hour
	12:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	12:15 AM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	2
	12:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	12:45 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	1:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	1:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:00 AM	0	0	0		0	1	1		0	1	1		1	0	1		1	2	3	3
	2:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	3
	2:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	3
	2:45 AM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0	0	0	3
	3:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	4:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	4:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	4:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	5:15 AM	0	0	0		0	0	0		0	1	1		1	0	1		1	1	2	2
	5:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	2
	5:45 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	2
	6:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	2
	6:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	6:30 AM	0	0	0		1	2	3		0	0	0		0	0	0		1	2	3	3
	6:45 AM	1	2	3	3	1	0	1	4	0	0	0	0	0	0	0	0	2	2	4	7
	7:00 AM	0	1	1		0	0	0		0	1	1		1	0	1		1	2	3	10
	7:15 AM	6	7	13		0	0	0		0	0	0		0	0	0		6	7	13	23
	7:30 AM	1	3	4		2	0	2		0	0	0		0	0	0		3	3	6	26
	7:45 AM	5	4	9	27	0	0	0	2	0	1	1	2	1	0	1	2	6	5	11	33
	8:00 AM	4	5	9		3	0	3		0	0	0		0	0	0		7	5	12	42
	8:15 AM	6	7	13		5	0	5		0	2	2		5	0	5		16	9	25	54
	8:30 AM	12	7	19		16	6	22		0	7	7		12	0	12		40	20	60	108
	8:45 AM	12	10	22	63	13	3	16	46	0	7	7	16	4	0	4	21	29	20	49	146
	9:00 AM	19	6	25		20	1	21		0	6	6		6	0	6		45	13	58	192
	9:15 AM	9	8	17		11	4	15		0	3	3		5	0	5		25	15	40	207
	9:30 AM	8	6	14		10	3	13		0	3	3		1	0	1		19	12	31	178
	9:45 AM	11	15	26	82	7	7	14	63	0	4	4	16	8	0	8	20	26	26	52	181
	10:00 AM	6	7	13		7	2	9		0	2	2		2	0	2		15	11	26	149
	10:15 AM	3	17	20		4	3	7		0	2	2		2	0	2		9	22	31	140
	10:30 AM	5	3	8		0	4	4		0	2	2		1	0	1		6	9	15	124
	10:45 AM	1	12	13	54	9	4	13	33	0	2	2	8	2	0	2	7	12	18	30	102
	11:00 AM	6	26	32		11	11	22		0	2	2		3	0	3		20	39	59	135
	11:15 AM	4	19	23		8	6	14		0	3	3		0	0	0		12	28	40	144
	11:30 AM	5	11	16		3	5	8		0	0	0		0	0	0		8	16	24	153
	11:45 AM	4	12	16	87	5	2	7	51	0	0	0	5	1	0	1	4	10	14	24	147
Thurs	12:00 PM	3	20	23		9	5	14		0	2	2		3	0	3		15	27	42	130
	12:15 PM	1	11	12		4	0	4		0	1	1		5	0	5		10	12	22	112
	12:30 PM	2	6	8		6	3	9		0	7	7		2	0	2		10	16	26	114
	12:45 PM	6	16	22	65	3	4	7	34	0	2	2	12	0	0	0	10	9	22	31	121
	1:00 PM	4	9	13		3	2	5		0	0	0		1	0	1		8	11	19	98
	1:15 PM	7	11	18		3	2	5		0	0	0		1	0	1		11	13	24	100
	1:30 PM	2	6	8		7	6	13		0	0	0		0	0	0		9	12	21	95
	1:45 PM	3	19	22	61	6	5	11	34	0	0	0	0	0	0	0	2	9	24	33	97
	2:00 PM	6	10	16		7	4	11		0	0	0		0	0	0		13	14	27	105
	2:15 PM	8	13	21		3	2	5		0	0	0		0	0	0		11	15	26	107
	2:30 PM	4	9	13		1	1	2		0	2	2		3	0	3		8	12	20	106
	2:45 PM	2	9	11	61	1	3	4	22	0	0	0	2	0	0	0	3	3	12	15	88
	3:00 PM	0	8	8		5	3	8		0	2	2		2	0	2		7	13	20	81
	3:15 PM	4	16	20		9	2	11		0	5	5		6	0	6		19	23	42	97
	3:30 PM	4	11	15		8	5	13		0	2	2		4	0	4		16	18	34	111
	3:45 PM	5	11	16	59	4	0	4	36	0	3	3	12	1	0	1	13	10	14	24	120
	4:00 PM	1	8	9		1	1	2		0	1	1		1	0	1		3	10	13	113
	4:15 PM	2	7	9		4	1	5		0	0	0		0	0	0		6	8	14	85
	4:30 PM	2	6	8		2	2	4		0	0	0		1	0	1		5	8	13	64
	4:45 PM	2	8	10	36	1	1	2	13	0	3	3	4	4	0	4	6	7	12	19	59
	5:00 PM	4	17	21		2	1	3		0	3	3		3	0	3		9	21	30	76
	5:15 PM	3	12	15		10	1	11		0	3	3		0	0	0		13	16	29	91
	5:30 PM	3	21	24		20	5	25		0	3	3		3	0	3		26	29	55	133
	5:45 PM	6	25	31	91	19	8	27	66	0	0	0	9	1	0	1	7	26	33	59	173
	6:00 PM	1	27	28		8	7	15		0	0	0		0	0	0		9	34	43	186
	6:15 PM	1	5	6		5	3	8		0	0	0		0	0	0		6	8	14	171
	6:30 PM	4	6	10		1	1	2		0	1	1		0	0	0		5	8	13	129
	6:45 PM	2	7	9	53	4	1	5	30	0	0	0	1	0	0	0	0	6	8	14	84
	7:00 PM	2	10	12		5	1	6		0	1	1		0	0	0		7	12	19	60
	7:15 PM	2	3	5		1	2	3		0	2	2		0	0	0		3	7	10	56
	7:30 PM	7	3	10		4	0	4		0	0	0		0	0	0		11	3	14	57
	7:45 PM	6	2	8	35	2	0	2	15	0	0	0	3	0	0	0	0	8	2	10	53
	8:00 PM	0	4	4		0	1	1		0	0	0		0	0	0		0	5	5	39
	8:15 PM	1	3	4		1	0	1		0	1	1		0	0	0		2	4	6	35
	8:30 PM	0	2	2		1	3	4		0	0	0		0	0	0		1	5	6	27
	8:45 PM	2	5	7	17	0	1	1	7	0	0	0	1	0	0	0	0	2	6	8	25
	9:00 PM	1	3	4		0	2	2		0	0	0		0	0	0		1	5	6	26
	9:15 PM	0	2	2		0	0	0		0	0	0		0	0	0		0	2	2	22
	9:30 PM	0	2	2		0	1	1		0	0	0		0	0	0		0	3	3	19
	9:45 PM	1	0	1	9	0	1	1	4	0	0	0	0	0	0	0	0	1	1	2	13
	10:00 PM	0	16	16		0	0	0		0	0	0		0	0	0		0	16	16	23
	10:15 PM	1	8	9		0	10	10		0	0	0		0	0	0		1	18	19	40
	10:30 PM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	38
	10:45 PM	0	0	0	26	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	36
	11:00 PM	1	0	1		0	1	1		0	0	0		0	0	0		1	1	2	22
	11:15 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	3
	11:30 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	2
	11:45 PM	0	0	0	1	1	0	1	2	0	0	0	0	0	0	0	0	1	0	1	3

		Individual Days																				
		Dwy 1				Dwy 2				Dwy 3				Dwy 4				Total Driveway				Peak
Day	Time	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Pk Hr	In	Out	Total	Hour
	12:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	12:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	12:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	12:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	1:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	2:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	2:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	2:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	2:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	3:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	4:15 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	0
	4:30 AM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	1
	4:45 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	5:00 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	1
	5:15 AM	0	0	0		0	0	0		0	1	1		1	0	1		1	1	2	3
	5:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	2
	5:45 AM	2	0	2	2	1	0	1	1	0	0	0	1	0	0	0	1	3	0	3	5
	6:00 AM	2	0	2		0	1	1		0	0	0		0	0	0		2	1	3	8
	6:15 AM	0	0	0		0	1	1		0	0	0		0	0	0		0	1	1	7
	6:30 AM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	7
	6:45 AM	0	0	0	2	1	0	1	3	0	0	0	0	0	0	0	0	1	0	1	5
	7:00 AM	0	2	2		0	0	0		0	1	1		1	0	1		1	3	4	6
	7:15 AM	8	10	18		2	0	2		0	0	0		0	0	0		10	10	20	25
	7:30 AM	2	4	6		1	0	1		0	1	1		2	0	2		5	5	10	35
	7:45 AM	3	2	5	31	1	0	1	4	0	1	1	3	1	0	1	4	5	3	8	42
	8:00 AM	3	2	5		0	0	0		0	1	1		1	0	1		4	3	7	45
	8:15 AM	4	1	5		7	1	8		0	0	0		8	0	8		19	2	21	46
	8:30 AM	2	1	3		10	2	12		0	5	5		5	0	5		17	8	25	61
	8:45 AM	1	7	8	21	11	2	13	33	0	9	9	15	9	0	9	23	21	18	39	92
	9:00 AM	6	5	11		10	2	12		0	9	9		6	0	6		22	16	38	123
	9:15 AM	11	7	18		6	1	7		0	5	5		6	0	6		23	13	36	138
	9:30 AM	10	9	19		6	0	6		0	2	2		1	0	1		17	11	28	141
	9:45 AM	18	3	21	69	11	1	12	37	0	2	2	18	1	0	1	14	30	6	36	138
	10:00 AM	10	7	17		10	1	11		0	1	1		2	0	2		22	9	31	131
	10:15 AM	3	14	17		2	1	3		0	2	2		2	0	2		7	17	24	119
	10:30 AM	0	10	10		3	2	5		0	1	1		0	0	0		3	13	16	107
	10:45 AM	5	7	12	56	0	6	6	25	0	0	0	4	1	0	1	5	6	13	19	90
	11:00 AM	4	7	11		6	1	7		0	0	0		2	0	2		12	8	20	79
	11:15 AM	3	10	13		3	2	5		0	2	2		0	0	0		6	14	20	75
	11:30 AM	7	7	14		5	4	9		0	0	0		0	0	0		12	11	23	82
Fri	11:45 AM	6	8	14	52	6	0	6	27	0	1	1	3	3	0	3	5	15	9	24	87
	12:00 PM	2	10	12		5	10	15		0	2	2		3	0	3		10	22	32	99
	12:15 PM	2	12	14		8	3	11		0	2	2		2	0	2		12	17	29	108
	12:30 PM	1	21	22		3	3	6		0	4	4		0	0	0		4	28	32	117
	12:45 PM	4	11	15	63	10	6	16	48	0	1	1	9	0	0	0	5	14	18	32	125
	1:00 PM	5	16	21		3	3	6		0	1	1		1	0	1		9	20	29	122
	1:15 PM	9	9	18		5	3	8		0	0	0		0	0	0		14	12	26	119
	1:30 PM	4	9	13		4	4	8		0	0	0		0	0	0		8	13	21	108
	1:45 PM	3	9	12	64	3	4	7	29	0	0	0	1	0	0	0	1	6	13	19	95
	2:00 PM	1	9	10		4	0	4		0	0	0		2	0	2		7	9	16	82
	2:15 PM	5	9	14		2	0	2		0	2	2		0	0	0		7	11	18	74
	2:30 PM	5	21	26		4	3	7		0	1	1		0	0	0		9	25	34	87
	2:45 PM	4	8	12	62	12	1	13	26	0	1	1	4	1	0	1	3	17	10	27	95
	3:00 PM	3	12	15		4	5	9		0	0	0		0	0	0		7	17	24	103
	3:15 PM	5	12	17		7	1	8		0	2	2		6	0	6		18	15	33	118
	3:30 PM	2	23	25		9	8	17		0	6	6		2	0	2		13	37	50	134
	3:45 PM	1	15	16	73	5	2	7	41	0	0	0	8	0	0	0	8	6	17	23	130
	4:00 PM	1	10	11		1	2	3		0	3	3		2	0	2		4	15	19	125
	4:15 PM	4	8	12		2	4	6		0	2	2		5	0	5		11	14	25	117
	4:30 PM	3	7	10		5	4	9		0	3	3		2	0	2		10	14	24	91
	4:45 PM	5	5	10	43	1	2	3	21	0	0	0	8	2	0	2	11	8	7	15	83
	5:00 PM	5	17	22		3	2	5		0	4	4		7	0	7		15	23	38	102
	5:15 PM	3	8	11		12	5	17		0	6	6		1	0	1		16	19	35	112
	5:30 PM	3	24	27		14	6	20		0	3	3		2	0	2		19	33	52	140
	5:45 PM	2	17	19	79	10	5	15	57	0	0	0	13	0	0	0	10	12	22	34	159
	6:00 PM	4	20	24		4	6	10		0	0	0		1	0	1		9	26	35	156
	6:15 PM	1	6	7		2	1	3		0	1	1		4	0	4		7	8	15	136
	6:30 PM	2	3	5		3	0	3		0	0	0		2	0	2		7	3	10	94
	6:45 PM	5	10	15	51	2	0	2	18	0	1	1	2	3	0	3	10	10	11	21	81
	7:00 PM	5	6	11		1	0	1		0	0	0		0	0	0		6	6	12	58
	7:15 PM	3	1	4		0	0	0		0	0	0		0	0	0		3	1	4	47
	7:30 PM	8	2	10		3	1	4		0	3	3		0	0	0		11	6	17	54
	7:45 PM	9	4	13	38	9	0	9	14	0	5	5	8	0	0	0	0	18	9	27	60
	8:00 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	48
	8:15 PM	2	1	3		0	0	0		0	0	0		0	0	0		2	1	3	47
	8:30 PM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	31
	8:45 PM	0	4	4	8	2	0	2	2	0	0	0	0	0	0	0	0	2	4	6	10
	9:00 PM	1	6	7		1	3	4		0	0	0		0	0	0		2	9	11	21
	9:15 PM	0	0	0		0	1	1		0	0	0		0	0	0		0	1	1	19
	9:30 PM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	19
	9:45 PM	1	1	2	10	0	0	0	5	0	1	1	1	1	0	1	1	2	2	4	17
	10:00 PM	1	0	1		0	0	0		0	0	0		0	0	0		1	0	1	7
	10:15 PM	0	22	22		0	7	7		0	0	0		0	0	0		0	29	29	35
	10:30 PM	0	2	2		1	1	2		0	0	0		0	0	0		1	3	4	38
	10:45 PM	0	2	2	27	0	0	0	9	0	0	0	0	0	0	0	0	0	2	2	36
	11:00 PM	0	0	0		0	1	1		0	0	0		0	0	0		0	1	1	36
	11:15 PM	0	1	1		0	0	0		0	0	0		0	0	0		0	1	1	8
	11:30 PM	0	0	0		0	0	0		0	0	0		0	0	0		0	0	0	4
	11:45 PM	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2


Hourly Volumes - Weekday Average
Volume
200
180
160
140
120
100
80
60
40
20
0
12:00 AM
1:00 AM
2:00 AM
3:00 AM
4:00 AM
5:00 AM
6:00 AM
7:00 AM
8:00 AM
9:00 AM
10:00 AM
11:00 AM
12:00 PM
1:00 PM
2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM
7:00 PM
8:00 PM
9:00 PM
10:00 PM
11:00 PM
Dwy 1
Dwy 2
Dwy 3
Dwy 4

Appendix B

Roadway Counts

ALL TRAFFIC DATA SERVICES

9660 W. 44TH AVE
WHEAT RIDGE, CO 80033
www.ALLTRAFFICDATA.NET

Untitled Vo
Date Start: 27-Jan-18
Date End: 02-Feb-18
Site Code: 1
HILLVIEW AVE E.O SAN ANTONIO RD

Start	22-Jan-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
Time	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	*	*	*	*	*	*	*	*	*	*	1	0	2	3	2	2
01:00	*	*	*	*	*	*	*	*	*	*	1	0	0	1	0	0
02:00	*	*	*	*	*	*	*	*	*	*	0	0	1	0	0	0
03:00	*	*	*	*	*	*	*	*	*	*	1	0	0	0	0	0
04:00	*	*	*	*	*	*	*	*	*	*	0	0	0	0	0	0
05:00	*	*	*	*	*	*	*	*	*	*	1	4	1	2	1	3
06:00	*	*	*	*	*	*	*	*	*	*	1	5	0	3	0	4
07:00	*	*	*	*	*	*	*	*	*	*	9	11	1	6	5	8
08:00	*	*	*	*	*	*	*	*	*	*	14	15	14	12	14	14
09:00	*	*	*	*	*	*	*	*	*	*	20	**28**	**32**	16	**26**	22
10:00	*	*	*	*	*	*	*	*	*	*	24	22	22	20	23	21
11:00	*	*	*	*	*	*	*	*	*	*	**26**	23	24	**30**	25	**26**
12:00 PM	*	*	*	*	*	*	*	*	*	*	24	30	23	34	24	32
01:00	*	*	*	*	*	*	*	*	*	*	58	63	31	50	44	56
02:00	*	*	*	*	*	*	*	*	*	*	**64**	**66**	**75**	36	**70**	51
03:00	*	*	*	*	*	*	*	*	*	*	44	56	69	37	56	46
04:00	*	*	*	*	*	*	*	*	*	*	40	46	42	47	41	46
05:00	*	*	*	*	*	*	*	*	*	*	22	23	32	**110**	27	**66**
06:00	*	*	*	*	*	*	*	*	*	*	17	18	22	18	20	18
07:00	*	*	*	*	*	*	*	*	*	*	29	11	17	18	23	14
08:00	*	*	*	*	*	*	*	*	*	*	12	15	9	8	10	12
09:00	*	*	*	*	*	*	*	*	*	*	6	6	6	2	6	4
10:00	*	*	*	*	*	*	*	*	*	*	8	34	0	1	4	18
11:00	*	*	*	*	*	*	*	*	*	*	2	2	1	0	2	1
Lane	0	0	0	0	0	0	0	0	0	0	424	478	424	454	423	464
Day	0		0		0		0		0		902		878		887	
AM Peak	-	-	-	-	-	-	-	-	-	-	11:00	09:00	09:00	11:00	09:00	11:00
Vol.	-	-	-	-	-	-	-	-	-	-	26	28	32	30	26	26
PM Peak	-	-	-	-	-	-	-	-	-	-	14:00	14:00	14:00	17:00	14:00	17:00
Vol.	-	-	-	-	-	-	-	-	-	-	64	66	75	110	70	66

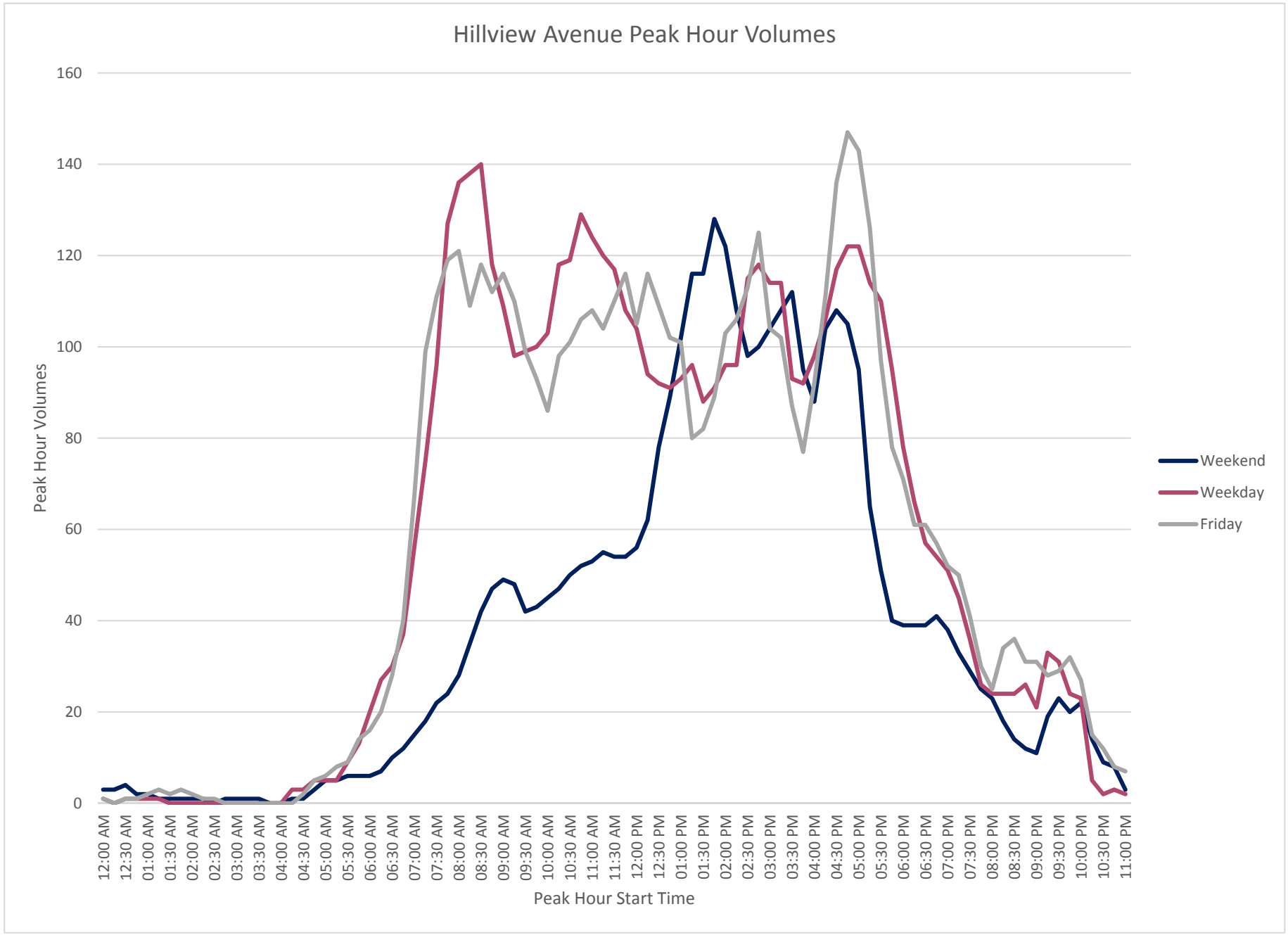
ALL TRAFFIC DATA SERVICES

9660 W. 44TH AVE
WHEAT RIDGE, CO 80033
www.ALLTRAFFICDATA.NET

Untitled Vo
Date Start: 27-Jan-18
Date End: 02-Feb-18
Site Code: 1
HILLVIEW AVE E.O SAN ANTONIO RD

Start	29-Jan-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
Time	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	0	0	2	1	0	0	1	0	1	0	*	*	*	*	1	0
01:00	1	0	1	0	1	0	1	0	1	1	*	*	*	*	1	0
02:00	0	0	0	0	0	0	0	1	1	1	*	*	*	*	0	0
03:00	0	0	0	0	0	1	0	0	0	0	*	*	*	*	0	0
04:00	2	1	0	0	1	1	0	0	0	0	*	*	*	*	1	0
05:00	0	3	1	4	2	4	2	3	3	3	*	*	*	*	2	3
06:00	6	8	14	10	6	14	8	8	7	9	*	*	*	*	8	10
07:00	26	44	22	39	17	36	28	25	26	41	*	*	*	*	24	37
08:00	**63**	54	58	61	**76**	73	**71**	**72**	**70**	51	*	*	*	*	**68**	62
09:00	52	**67**	**61**	49	45	52	68	52	68	48	*	*	*	*	59	54
10:00	39	39	39	49	60	59	62	39	39	47	*	*	*	*	48	47
11:00	38	67	58	**62**	54	**81**	61	53	45	**63**	*	*	*	*	51	**65**
12:00 PM	63	49	61	58	50	47	47	49	54	51	*	*	*	*	55	51
01:00	41	61	39	46	36	**60**	43	**53**	45	56	*	*	*	*	41	55
02:00	36	46	30	**65**	43	54	51	44	51	52	*	*	*	*	42	52
03:00	79	**71**	59	54	60	58	66	48	50	54	*	*	*	*	63	**57**
04:00	52	55	56	46	46	51	52	43	54	38	*	*	*	*	52	47
05:00	**80**	54	**74**	55	**70**	53	**73**	43	**77**	**66**	*	*	*	*	**75**	54
06:00	51	33	47	34	37	34	45	37	43	28	*	*	*	*	45	33
07:00	29	26	21	21	35	21	39	17	34	18	*	*	*	*	32	21
08:00	8	7	11	8	18	17	10	12	20	5	*	*	*	*	13	10
09:00	13	28	6	8	17	11	7	9	18	13	*	*	*	*	12	14
10:00	4	2	4	2	11	19	4	30	1	26	*	*	*	*	5	16
11:00	1	1	2	1	1	1	3	0	4	3	*	*	*	*	2	1
Lane	684	716	666	673	686	747	742	638	712	674	0	0	0	0	700	689
Day	1400		1339		1433		1380		1386		0		0		1389	
AM Peak	08:00	09:00	09:00	11:00	08:00	11:00	08:00	08:00	08:00	11:00	-	-	-	-	08:00	11:00
Vol.	63	67	61	62	76	81	71	72	70	63	-	-	-	-	68	65
PM Peak	17:00	15:00	17:00	14:00	17:00	13:00	17:00	13:00	17:00	17:00	-	-	-	-	17:00	15:00
Vol.	80	71	74	65	70	60	73	53	77	66	-	-	-	-	75	57

Comb. Total	1400	1339	1433	1380	1386	902	878	2276
ADT	ADT 1,246	AADT 1,246						


Hillview Avenue Peak Hour Volumes
Peak Hour Volumes
160
140
120
100
80
60
40
20
0
12:00 AM
12:30 AM
01:00 AM
01:30 AM
02:00 AM
02:30 AM
03:00 AM
03:30 AM
04:00 AM
04:30 AM
05:00 AM
05:30 AM
06:00 AM
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06:30 PM
07:00 PM
07:30 PM
08:00 PM
08:30 PM
09:00 PM
09:30 PM
10:00 PM
10:30 PM
11:00 PM
Peak Hour Start Time
Weekend
Weekday
Friday

Appendix C

Hillview Community Center – Space Comparison

*Below under 'new space' is the assigned space in the Schematic Design Phase. Note that as we move forward in design, some spaces may be adjusted up/down for circulation/bldg services (mech, elec,), etc.; however, most of these spaces will not vary widely.

HILLVIEW COMMUNITY CENTER - SPACE COMPARISON

3/12/2018

EXISTING				NEW		
Hillview Community Center Existing	*NET SF of (E) rooms*	Room Description		NET SF of (N) rooms	"Equivalent" New Spaces - Room Name
None				4,564.00	Lobby Space/public gathering
None				307.00	Café
None				152.00	Meeting Room
None				152.00	Meeting Room
None				222.00	Staff / public conference room
Room 2	*740.00*	Meeting Room		750.00	Multi-Purpose 3
Room 4	*945.00*	Dance room with Mirrors and dance bar		1,217.00	Movement Room (also a Multi-Purpose Rm)
Room 8	*938.00*	Computer stations for training		-	more efficient MP room programming
Room 10	*936.00*	Senior Center Lounge		1,143.00	Senior Lounge (incl 58 sq. ft. storage)
Room 11	*937.00*	Primary Senior Program or classes or meetings		1,143.00	Senior Program (incl 10 sq. ft. stor)
Room 12	*936.00*	Activity room for City Programs, MVLA Adult Ed or rentals		-	more efficient MP room programming
Room 13	*939.00*	Art Room		844.00	Arts and Crafts (also a Multi-Purpose Rm)
Room 14	*939.00*	Preschool room		1,056.00	Kinder Prep
Room 15	*939.00*	Activity Room for City Programs,(youth specific)		969.00	Teen Room (incl storage)
Room 16	*904.00*	Activity Rooom for City Programs MVLA Adult Ed		780.00	Multi-Purpose 2
Room 17	*904.00*	Activity Room for City Programs MVLA Adult Ed		1,238.00	Multi Purpose 1
Room 18	*904.00*	Activity Room for City Programs MVLA Adult Ed		-	more efficient MP room programming
Multi Purpose Room	*2,368.00*	Youth Theatre, special events private parties		0.00	use Community Rm, Lobby, or Courtyard
Kitchen	*322.00*	Kitchen		698.00	Kitchen
Social Hall	*2,123.00*	Exercise classes, yoga classes, martial arts, MVLA adult		3,014.00	Community room (also a Multi-Purpose Rm)
Admin	*1,103.00*	Registration desk and offices		204.00	reception
Room A	*1,198.00*	Staff work areas		1,493.00	Admin work areas, offices
TOTAL NET SF	**18,075.00**			**Total Net SF**	**19,946.00**	

OTHER SPACES NOT CARRIED FORWARD

	EXISTING				
Room 5	*928.00*	Children's Corner program		-	N/A
Room 6	*929.00*	Children's Corner program		-	N/A
Room 7	*937.00*	Friends of the library storage		-	N/A
Room 9	*938.00*	Los Altos Youth Theatre Storage		-	N/A
Room C	*1,116.00*	Childrens Corner program		-	N/A
CC Office	*0.00*	Children's Corner office		-	N/A
Chinese School	*232.00*	Rental		-	N/A
Chinese Office	*202.00*	Rental		-	N/A
LWV	*232.00*	League of Women Voters		-	N/A
TOTAL NET SF OTHER	**5,514.00**			**-**	**N/A**

SUMMARY COMPARISON OF EXISTING TO NEW

Total Building	18,075.00			19,946.00	
Total Others	5,514.00			0.00	
Total NET SF	**23,589.00**		**Total NET SF**	**19,946.00**	
	6,773.00	Circulation & Bldg Services (Elec, Mech, Janitor Closets)		4,554.00	Circulation & Bldg Services
TOTAL GROSS SF	**30,362.00**		**TOTAL GROSS SF**	**24,500.00**	

EXTERIOR SPACES

	EXISTING			NEW	
None	*2,883.00*	WHISTLE STOP		5,000.00	COURTYARD - DECK/HARDSURFACE
None	*1,644.00*	KINDERPREP		1,400.00	COMMUNITY ROOM TERRACE
None	*29,875.00*	REMAINDER		850.00	SENIOR TERRACE
None				750.00	CAFÉ
None				1,050.00	ARTS/TEEN
				3,000.00	BOCCI
				2,000.00	KINDERPREP
	34,402.00	**TOTAL EXTERIOR SPACES**		**14,050.00**	**TOTAL EXTERIOR SPACES**