

# Elk Grove Apartments

## Affordable Rental Housing Proposal

Submitted by:  
Eden Housing and For the Future Housing  
May 19, 2021



# 1. Introductory Letter

Dear Mr. Lindgren & Ms. Bontrager,

Eden Housing and For the Future Housing respectfully submit this application for \$3 million in subordinate financing for our 50 unit Elk Grove Apartments Project. We are extremely excited about the opportunity to develop 50 new affordable housing units in the City of Elk Grove. The property is zoned for the intended use and will be fully entitled by July 2021 and could begin construction next summer. The site is vacant and has never been developed to our knowledge. We have tried to craft a financing execution that could proceed into actual construction and bring new units to the market as expeditiously as possible while adequately leveraging the precious City of Elk Grove investment. Our proposed sources include City of Elk Grove, in conjunction with 9% low income housing tax credits and conventional permanent loan and deferred developer fee. The project has also received a preliminary award for 33 project-based vouchers from the Sacramento Housing Redevelopment Agency. These units are restricted to individuals who need supportive services. More detail is included in our supplemental information attachments. Rents would be targeted to individuals from 30-60% AMI. The site is well located along Harbour Point Blvd in close proximity to Elk Grove Blvd. We purchased the property in June 2019. We appreciate your request of our application.

Sincerely,



Jim Rendler  
Vice President  
For the Future Housing, Inc.  
(408)891-8303  
[jrendler@ftfhousing.com](mailto:jrendler@ftfhousing.com)

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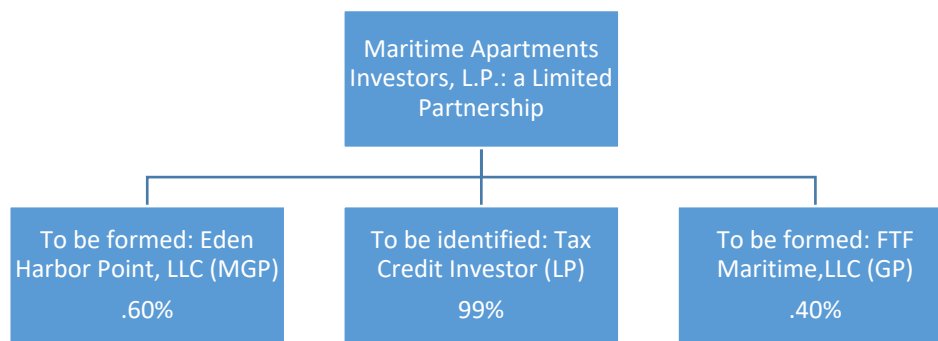
### 3. Qualifications and Experience

#### A. Developer Entity

Eden Housing and For the Future Housing will partner to develop, own and operate the proposed development. The development will be jointly led by both Eden and FTF, with FTF leveraging their entitlement and design and construction expertise and Eden its financing, leasing, and operations expertise (with its associated property management company, Eden Housing Management Inc.). Each company will jointly bear the financial obligations required by the project, including predevelopment capital and financial guarantees.

#### Legal Entity

The ultimate legal entity with legal authority to contract directly with the City is Maritime Apartments Investors, L.P. a Limited Partnership consisting of entities fully controlled by Eden Housing Inc. and For the Future Housing, Inc.'s shareholders as follows. This entity is the current property owner as well.



For Eden Housing, the individuals that can enter into a contractual agreement with the City include: Linda Mandolini, CEO, and Tatiana Blank, CFO. In the case of For the Future Housing, the individuals that can enter into a contractual agreement with the City include: Robert Putnam, President and Jim Rendler, Vice President.

#### B. Developer Key Personnel

We have identified the key members of the development team below with a short summary of each person's specific role. Detailed bios of each team member are provided in **Attachment A: Eden and FTF Resumes**.

##### *Eden Housing Team Members*

**Linda Mandolini, President**



Project Role: Ms. Mandolini oversees affordable housing production, property management, and resident services components of the entire Eden organization. The combined annual operating budget for the three companies is over \$50 million, with a staff of over 360 employees. Ms. Mandolini oversees high-level business decisions involving real estate transactions.

**Andrea Osgood, Director of Real Estate Development**

Project Role: Ms. Osgood oversees Eden’s acquisition and new construction activities. She will assist with supervision of development staff, will actively participate in early development activities on the development, and will provide guidance and expertise throughout the development process.

**Dixie Lira-Baus, Associate Director of Real Estate Development**

Project Role: Ms. Lira-Baus will lead the development financing and structuring including overseeing the preparation of financing applications, preparing requests for proposals to potential investors and lenders and managing the construction loan closing.

***For The Future Team Members***

**Robert Putnam, President**

Project Role: Mr. Putnam will be involved as needed on the development phase and will support Vice President Jim Rendler as needed, but will take a primary role during pre-construction and construction phases.

**Jim Rendler, Vice President**

Project Role: Mr. Rendler will serve as the lead for For the Future Housing for the development of the project. He will provide financial analysis, entitlement, and pre-construction project management. He will represent For the Future Housing throughout design and construction, and oversee project execution. Mr. Rendler will handle the day-to-day responsibilities of the project.

## **Development Team Experience**

### **A. Eden Housing**

Eden Housing is one of the oldest and most experienced affordable housing non-profit organizations in California. Since our inception in 1968, Eden has developed, acquired, or rehabilitated more than 11,000 affordable units and currently provides homes to more than 22,000 lower-income residents. Eden works in 15 counties, and is based in Alameda County. As a mission-driven non-profit, we serve low- and moderate-income families, seniors, and people living with disabilities. Incomes of our residents typically range from 20% to 60% of the area median income.

Eden’s work goes beyond building high quality buildings, as we strive to create strong communities for the residents who live in our housing and a permanently affordable, high quality asset for the cities we partner with. Under the Eden Housing umbrella, Eden Housing Management, Inc. (EHMI) provides quality onsite management and maintenance of our affordable homes, and Eden Housing Resident Services, Inc. (EHRSI) offers free onsite support services and programs to help ensure our residents

succeed. EHMI and EHRSI often receive commendations from our partners who know and see firsthand the work we do – including city staff, neighbors, police departments, and financial investors.

Together, the integrated company brings a combined package of experience and expertise which covers the spectrum of activities involved in developing, owning, managing, and servicing a high quality housing development. This combined effort assures that the quality design and construction of the project is preserved through the careful long-term maintenance of the property and ongoing care and service to residents.

Eden Housing has been recognized as one of the Top 50 affordable housing companies in the nation every year for the last thirteen years by *Affordable Housing Finance Magazine*, the leading national publication that ranks and reviews affordable housing.

## **B. For the Future Housing**

For the Future Housing is a for-profit Corporation formed in 2010 which specializes in the creation of new affordable housing communities. The Corporation is owned by two Shareholders: Robert Putnam (50%) and Jim Rendler (50%). The principals bring decades of construction and development experience and have enjoyed success due to their construction expertise. For the Future Housing prides itself on its ability to efficiently design and build structures that are as cost effective and indistinguishable in design and quality from market rate housing. For the Future Housing partners with strong non-profits such as Eden Housing, that are able to provide complimentary skills such as resident service delivery and property management.

## **C. Relevant Projects**

The following are summaries of a few highlighted developments similar to the proposed project in size and concept, with additional details on design, land acquisition, and financing. A comprehensive list of properties owned and operated by Eden Housing is included in ***Attachment B: Eden Housing Properties***. A comprehensive list of FTF's properties is included in ***Attachment C: FTF Properties***.

## Weinreb Place

22605 Grand Street, Hayward | Affordable Senior Housing



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**START / COMPLETION:**  
2014 / 2015

**TOTAL DEVELOPMENT COST:**  
\$10,000,000

**UNITS:**  
22

**LOT SIZE & DENSITY:**  
0.5 ac; 44 du/ac

**TARGETED INCOMES:**  
30-50% of AMI

**DEVELOPER:**  
Eden Housing, Inc.

**ARCHITECT:**  
Struthers Dias Architects

**CONTRACTOR:**  
J.H. Fitzmaurice, Inc.

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Located across the street from the Hayward BART Station and Hayward City Hall, this affordable senior housing development provides homes and services for seniors to age in place in an amenity-rich community. This development won a national competition for HUD 202 funding from the U.S. Department of Housing and Urban Development, in addition to receiving other competitive funds from the Federal Home Loan Bank and California Tax Credit Allocation Committee. The community features a large courtyard with outdoor seating, a barbeque, and a resident's vegetable garden.

On one side of the building, the building is 2 stories and its design complements the single family residential neighborhood, while the other side of the building rises 3 stories and matches the architectural character of an adjacent multifamily development. Local residents provided input on the design, and the building incorporates design elements of neighboring buildings.

**Financing sources:** 9% LIHTC, City of Palo Alto, Stanford General Use Permit Funds, County of Santa Clara Housing Trust, Community Working Group, Federal Home Loan Bank Affordable Housing Program, JPMorgan Chase Bank, JPMorgan Capital Corporation, Enterprise Community Investment

**Reference:** Kelly McAdoo, City Manager, City of Hayward  
(510) 583-4305 | [Kelly.mcadoo@hayward-ca.gov](mailto:Kelly.mcadoo@hayward-ca.gov)

## Monterey Villa and Ford Road Plaza

215 Ford Road, San Jose | Affordable Family and Special Needs Housing



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**START / COMPLETION:**

2012 / 2013 (Phase I)

2013 / 2014 (Phase 2)

**TOTAL DEVELOPMENT COST:**

\$36,000,000

**UNITS:**

95 (75 units family housing and  
20 units special needs housing)

**LOT SIZE & DENSITY:**

3 ac; 31 du/ac

**TARGETED INCOMES:**

15-50% of AMI

**DEVELOPER:**

Eden Housing, Inc.

**ARCHITECT:**

HKIT Architects

**CONTRACTOR:**

L & D Construction

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The Monterey Villa and Ford Road Plaza project features 95 affordable rental homes: 75 for families and 20 for individuals with special needs. This integrated community provides free resident services as well as supportive services for our residents with developmental disabilities. With a HUD Project Rental Assistance Contract and Mental Health Services Act operating subsidies, we are able to provide many units to households with extremely low incomes. As a testament to our ability to creatively finance affordable housing at a time of scarce resources, several financing sources were secured for this project and a phasing strategy was employed to best leverage available subsidies. Recognizing that residents in our communities benefit from living among a diversity of neighbors, this project is an example of how Eden successfully develops and manages homes for residents in a mixed-population environment. The project is located near the Blossom Hill Caltrain Station, retail and services, and includes interior and exterior common spaces.

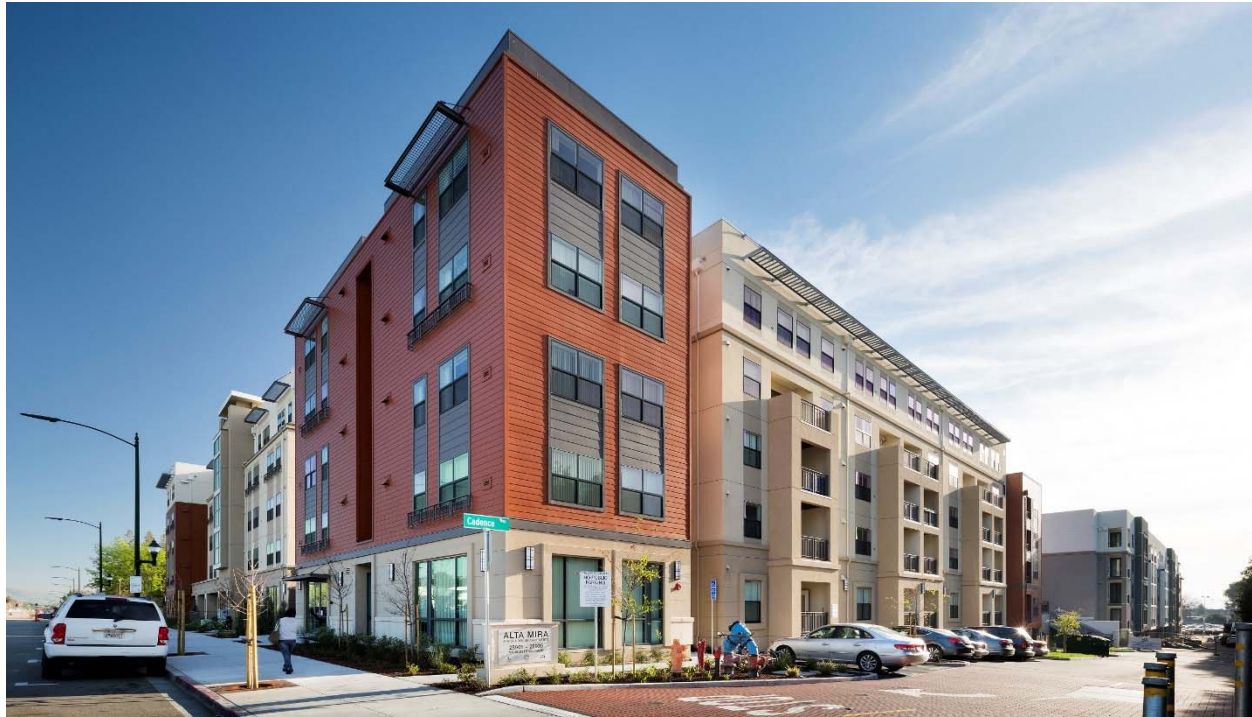
**Financing sources:** 9% LIHTC, City of San Jose, HUD 811, NSP2, Opportunity Fund, Housing Authority of County of Santa Clara Moving to Work, Housing Trust of Santa Clara County (now Housing Trust Silicon Valley), Mental Health Services Act funds, Federal Home Loan Bank Affordable Housing Program, Sobrato Foundation, Wells Fargo, California Community Reinvestment Corporation

**Reference:** Jacky Morales-Ferrand, Housing Director, City of San Jose  
(408) 535-3855 | [jacky.morales-ferrand@sanjoseca.gov](mailto:jacky.morales-ferrand@sanjoseca.gov)



## Alta Mira (South Hayward BART Family and Senior Communities)

28901 Mission Boulevard, Hayward, CA | Affordable Family and Senior Housing



**START / COMPLETION:**  
2014 / 2016

**TOTAL DEVELOPMENT COST:**  
\$51,500,000

**UNITS:**  
151 (87 family, 64 senior)

**LOT SIZE & DENSITY:**  
1.44 ac; 105 du/ac

**TARGETED INCOMES:**  
30-50% of AMI

**DEVELOPER:**  
Eden Housing, Inc.

**ARCHITECT:**  
BAR Architects/ BDE Architects

**CONTRACTOR:**  
James E. Roberts-Obayashi  
Corp.

Located next to the South Hayward BART Station, on a former BART parking lot, Alta Mira provides 151 affordable apartments for families and seniors in a mixed-income community. In addition to Eden's affordable apartments, AMCAL Housing is developing 206 market rate rental apartments on this site, as well as the associated infrastructure for the master-planned development, including a new public park directly adjacent to the sites. As an indication of the critical need for affordable housing near transit in the Bay Area, there were more than 4,000 households who applied for this development.

**Financing:** 4% LIHTC, CA Housing and Community Development Infill Infrastructure Grant, CA Housing and Community Development Transit Oriented Development Program, City of Hayward HOME Program, City of Hayward NSP2 Program, Alameda County NSP2 Program, Mental Health Services Act Program, Federal Home Loan Bank Affordable Housing Program

**Reference:** Kelly McAdoo, City Manager, City of Hayward  
(510) 583-4305 | [Kelly.mcadoo@hayward-ca.gov](mailto:Kelly.mcadoo@hayward-ca.gov)

## Wexford Way and Carlow Court

6900 Mariposa Circle, Dublin | Affordable Senior and Family Housing



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**START / COMPLETION:**

2011 / 2013

**TOTAL DEVELOPMENT COST:**

\$54,600,000

**UNITS:**

180 (130 family, 50 senior)

**LOT SIZE & DENSITY:**

11 ac; 16.3 du/ac

**TARGETED INCOMES:**

30-655% of AMI

**DEVELOPER:**

Eden Housing, Inc.

**ARCHITECT:**

BAR Architects

**CONTRACTOR:**

Midstate Construction

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Winner of the national 2014 Urban Land Institute's Affordable and Workforce Housing award, Emerald Vista is a master-planned community designed to serve a broad cross section of the Dublin community. Emerald Vista reused and transformed the 24-acre Arroyo Vista public housing site into a vibrant, mixed-use, mixed-income, and mixed-tenure community. This new development includes 198 for-sale market rate homes and 180 affordable rental apartments for families and seniors, as well as a community center, childcare center, active open space areas, and access to a regional trail. The project has been developed with the latest green building techniques and materials and includes solar hot water and solar photovoltaics to reduce energy consumption. Through Eden Housing's free resident services program, families benefit from programs such as computer training, financial literacy, green education, wellness education, and neighborhood safety programs. Our senior residents are also provided with health and wellness programs designed to help them live independently and "age in place" in a supportive community environment.

**Financing sources:** 4% LIHTC, City of Dublin, Housing Authority of the County of Alameda, Federal Home Loan Bank Affordable Housing Program, Wells Fargo, California Community Reinvestment Corporation.

**Reference:** Chris Foss, City Manager, City of Dublin  
(925) 833-6650 | [chris.foss@dublin.ca.gov](mailto:chris.foss@dublin.ca.gov)

## Riverwalk Apartments

110 Lindberg St, Santa Cruz | Affordable Family Housing



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**START / COMPLETION:**

2014 / 2015

**TOTAL DEVELOPMENT COST:**

\$8,866,912

**UNITS:**

21

**LOT SIZE & DENSITY:**

0.69 ac; 30 du/ac

**TARGETED INCOMES:**

30-60% of AMI

**DEVELOPER:**

For the Future Housing, Inc.

**ARCHITECT:**

KTGY Group, Inc.

**CONTRACTOR:**

Michael Roberts Construction

Located within walking distance of downtown Santa Cruz, this affordable family housing development provides homes and resident services for families in close proximity to such amenities as transit, grocery, school and parks. This community was funded through City of Santa Cruz RDA and HOME funding and competitive 9% federal tax credits through the California Tax Credit Allocation Committee. The community features a spacious community room for resident services.

The building was intended to integrate into the neighborhood which featured a mix of commercial and residential properties. Some of the green features included solar thermal water heating. The project was completed on time and within budget.

**Financing sources:** 9% LIHTC, City of Santa Cruz, Citibank, Boston Capital

**Reference:** Bonnie Lipscomb, Economic Development Director, City of Santa Cruz

(831) 420-5150 | [blipscomb@cityofsantacruz.com](mailto:blipscomb@cityofsantacruz.com)

## Development Team Financial Capacity

Collectively, Eden and FTF have extensive experience with institutional and private financing that includes conventional construction and permanent loans, tax-exempt bonds, and low-income housing tax credits – both the 4% and competitive 9% programs. Due to our long-standing relationships and large portfolio, we attract the most competitive financing terms for each project and the highest available limited partner contributions. We have relationships with an array of lenders and investors, including Bank of America, Wells Fargo Bank, JP Morgan Chase, Union Bank, US Bank, California Community Reinvestment Corporation, Silicon Valley Bank, Citibank, Enterprise, Merritt Community Capital, and RBC. We have also participated in multiple federal programs administered by HUD, have utilized the California Housing and Community Development programs for decades, and used a variety of local sources – including both public and private loans and grants. This project will use privately-syndicated tax-exempt bonds.

### **Eden Housing Financial Capacity & Debt / Equity Relationships**

Eden Housing was the first developer in the State of California to receive tax credits and has been continually successful acquiring 9% and 4% tax credit allocations ever since. In the last two years we have closed 15 deals with a variety of debt and equity partners.

Eden has had a strong operating history, meeting or exceeding our budget for the past 10 years. We ended last year with the strongest cash position we have had since our inception 50 years ago. We anticipate that we will maintain a strong position for the next five years. We are diversifying and enhancing our revenue base and expect that we will be able to maintain a strong financial position into the future.

### **Financial Capacity for Predevelopment Costs**

Eden has access to several sources of predevelopment funding including our own capital and several lines of credit from our community banking partners. Together, these available sources total over \$8M and are currently only 50% utilized. These funds are available to all projects in our pipeline, and are subject to board approval based on project feasibility, stage, and timeline to closing. Eden typically works to provide the early stage feasibility funding and then partners with our local jurisdictions to fund the late stage work after projects are entitled.

## 4. Project Concept

The proposed project at the corner of Harbour Point Blvd and Maritime Dr. is a 50 unit new construction supportive housing project. The project is zoned for the intended use and the applicant team has a design review application under review currently. We are expected to be fully entitled via Design Review hearing in July 2021. The property is already owned by the applicant team. The proposed project is 3 stories, type V construction. All 36 proposed parking is surface level. Then design includes adequate outdoor space for recreation and onsite community space. Additionally, there are several

offices to provide resident services as the primary population will includes those in need of supportive services.

The apartments will be intended for qualified individuals with all units being 1 bedroom with the exception of one two bedroom onsite manager unit. The development will also include ample open spaces and community gathering areas that offer residents opportunities to relax and socialize together outside of their apartments, such as a multi-use community room and a computer lab. Proposed drawings are included in **Attachment F: Proposed Plans**. Also attached is a market study from a previous project concept that included and slightly different mix of unit types but is attached as well to evidence the demand for units in Elk Grove.

### A- Program:

Project Information:

APN	Size	Zoning
119-1920-018	50,360/ 1.16 Acres	RD-25

There is no commercial space. The following is the residential unit mix.

Unit	Type	Gross	Quantity	Total Gross
1 Bed	1BR/1BA	+ / 586	49	28,352
2 Bed	2BR/1BA	929	1	929
			50	29,281

Location Description:

This project seeks to respond to the City's housing needs by building affordable apartment homes for individuals who are otherwise priced out of the escalating rental market. Eden and For the Future Housing are committed to developments that are driven by community context, local design standards, and the input from a wide array of stakeholders. It is with this philosophy that we intend to create an amazing new place for people to live, learn and enjoy the outdoors. Elk Grove benefits from being in close proximity to retail, other amenities and transportation corridors and freeway access including Highway 5.

## B. Targeted Affordability Level

The apartment homes will be affordable to households earning 30% to 60% of the Sacramento County area median income (AMI). The table below shows the distribution of the units by unit size and AMI level.

AMI	1 bedroom	2 bedroom	3 bedroom	Totals
30%	33	0	0	<b>33</b>
60%	16	0	0	<b>16</b>
Mgrs. Unit		1		<b>1</b>
Totals	<b>49</b>	<b>1</b>	<b>0</b>	<b>50</b>

## D- Property Management

**Eden Housing Management, Inc. (EHMI)** will provide quality onsite management and maintenance for the property and Eden Housing Resident Services, Inc. (EHRSI) will help provide or coordinate all on-site services.

The on-site staffing is expected to be as follows:

1. Community Manager, EHMI
2. Asst. Community Manager, EHMI
3. Maintenance I, EHMI
4. Maintenance II, EHMI
5. Services Coordinator, EHRSI

Eden Housing Management, Inc. (EHMI) is a non-profit Eden affiliate that has provided professional, quality management for Eden's properties since its establishment in 1984. EHMI currently manages 8,710 units of rental housing in 133 properties.

Through careful attention to concerns as they arise, strong communication, and consistently sound managerial practices, Eden Housing Management Inc. (EHMI) far exceeds management industry standards and maintains a **portfolio-wide vacancy rate of 1 percent**.

See **Attachment G** for EHMI list of properties managed.

## 5. Site Control Description

The property has already been acquired by the limited partnership. See enclosed of title report evidencing such.

## 6. Project Timeline

Milestone	Date	Key Prerequisite Milestone/Contingency
Obtain Site Control	June 2019	
Submit Planning Entitlements/Approvals	May 2021	
Submit loan application to lender	October 2021	
Environmental review/Phase 1 Study	June 2020	
Complete Planning Entitlement process	July 2021	
Select tax Credit investor	March 2022	
Select Contractor	March 2022	
Prepare Detailed Cost Estimate	March 2022	
Submit Plans and Applications for plan Check and building permit	October 2021	
Public body approval and TEFRA	N/A	
Submit for bond allocation	N/A	
Submit application for tax credit allocation	March 2022	
Obtain bond allocation	N/A	
Obtain approval of construction plans	April 2022	
Obtain construction and perm loan commitment	March 2022	
Final Construction Contract	April 2022	
Close all Financing	July 2022	
Pay Impact fees and obtain construction permit	July 2022	
Begin Construction	July 2022	
Complete Construction	March 2023	
Full Lease-up	May 2023	

## 7. Zoning and Entitlements

The site is zoned appropriately for the proposed project. We have an application for design review as required and expect to be before Design Review Hearing in July 2021.

## 8. Sources & Uses of Funds, 9. Operating Pro forma, 10. Low-income Housing Tax Credits

The project financials including the sources and uses, operating prop forma and 9% low income housing tax credits are enclosed. **Attachment H: Financial Pro Formas.**

### Financing Structure and Sources

We anticipate structuring the housing development as a 9% Low Income Housing Tax Credit execution. The project has already received a Project Based Voucher award for 33 units. Below is the anticipated permanent sources of uses.

Sources of Financing	Total
Low Income Housing Tax Credit Equity	\$24,599,920
Permanent Loan	\$2,722,000
City of Elk Grove	\$3,000,000
Accrued Interest- City Loan	\$85,412
Deferred Dev Fee	\$534,085
<b>Total Sources of Financing</b>	<b>\$30,941,417</b>



## **11. Conflict of Interest Statement**

There are no activities or relationships of the proposer that might create a conflict of interest for the proposer or the City.

## **12. Insurance**

Enclosed is the requested evidence of insurance for the limited partnership.

## **13. Exceptions**

N/A- We are not requesting any exceptions to the RFP.

## **14. Supportive Information**

Please see enclosed documents including:

Site Control Information  
Preliminary Title Report  
Financial Model  
LP Certificate of Organization  
Resident Service Info  
Property Management Info  
Phase One Environmental  
Previous Market Study  
Insurance

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## *1. Site Control*

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In June 2019, the property was purchased directly into the ownership entity limited partnership. We have attached the Secretary of State's Certificate of Limited Partnership and an organizational chart of the partnership.

RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-312655  
Branch: 404

This document is now recorded electronically with the County Recorder. Attached to this original document is a copy of the recorder stamp as it appears of record.

AND WHEN RECORDED MAIL TO

Maritime Apartments Investors, L.P., a California limited partnership  
22645 Grand Street  
Hayward CA 94541

A.P.N.: 119-1920-017-0000, 119-1920-018-0000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$2,200.00 City Transfer Tax: \$0.00

( ) Unincorporated Area ( X ) City of Elk Grove

( X ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DHIR Capital, Inc., a Nevada corporation**

Hereby GRANT(S) to **Maritime Apartments Investors, L.P., a California limited partnership**

The land described herein is situated in the State of California, County of Sacramento, City of Elk Grove, described as follows:

Parcel One:

A portion of Parcels 2, 4 and 5, as said parcels are shown on that certain map recorded in Book 157 of Parcel Maps, at Page 10, Sacramento County Records, situated in the County of Sacramento, State of California; more particularly described as follows:

Commencing at the Northwest corner of Parcel 1, as said parcel is shown on said Map, being a point as shown thereon to be on the centerline of Maritime Drive, also being a point on a curve concave Northerly, having a radius of 1600.00 feet, a central angle of 05° 42 ' 46 " and a radial bearing of North 05° 59' 49" East; thence Easterly along said curve, 159.53 feet to the point of beginning, being also a point on said curve, concave Northerly, having a radius of 1600.00 feet and a central angle of 07° 31' 28"; thence continuing Easterly along said curve 210.12 feet to a point on said curve; thence leaving said centerline on a radial bearing of South 07° 14' 25" East 30.00 feet to the right of way line as shown on said map; thence South 00° 43' 19" West a distance of 350.66 feet; thence West a distance of 213.35 feet to a point which intersects with the prolongation of the East property line of said Parcel 1; thence North 00° 43' 19" East a distance of 337.68 feet to the right of way line as shown on said map; thence on a radius bearing of North 00° 17' 02" West a distance of 30.00 feet to the point of beginning.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State



RECORDING REQUESTED BY

Placer Title Company  
Escrow Number: P-312655  
Branch: 404

**Sacramento County**  
**Donna Allred, Clerk/Recorder**

Doc #	<b>201906111098</b>	Fees	\$23.00
6/11/2019	1:34:42 PM	Taxes	\$2,200.00
RJD	Electronic	PCOR	\$0.00
Titles	1	Paid	\$2,223.00
Pages	4		

**AND WHEN RECORDED MAIL TO**

Maritime Apartments Investors, L.P., a California limited partnership  
22645 Grand Street  
Hayward CA 94541

A.P.N.: 119-1920-017-0000, 119-1920-018-0000

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MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address  
Page 1 of 4

City & State

Excepting therefrom an undivided 50% of all oil, gas, hydrocarbon substances and mineral rights now or hereafter in or under or recoverable from the above real property lying below a depth of 500 feet beneath the present surface of said real property without however, any right to enter on or perform any mining or drilling operations in or on any part of the surface of said real property above a depth of 500 feet, as reserved in the deed from John Elliott Company , a California corporation to Zita Corporation , a California corporation, dated December 14, 1960, recorded March 6, 1961, in Book 4205, Page 542, , Official Records.

Further excepting therefrom an undivided 50% of all oil, gas and other hydrocarbon substances, inert gases, minerals, and metal lying below a depth of 500 feet from the surface of said land and real property, whether now known to exist or hereafter discovered, including, but not limited to, the rights to explore for, develop and remove such oil, gas and other hydrocarbon substances, inert gases, minerals and metals without, however, any right to use the surface of such land and real property or any other portion thereof above a depth of 500 feet from the surface of such land and real property for any purpose whatsoever, as reserved in the deed from E & J Properties, LTD., to Grupe Development Associates-2, a California limited partnership, recorded in Book 891129, Page 2350, Official Records.

Parcel One-A:

Easements for access and underground utilities as contained in an instrument entitled "Reciprocal Easement Agreement (for Access and Underground Utilities), recorded October 9, 2002, (book) 20021009, (page) 1566, Official Records.

Parcel One-B:

Easements for access and underground utilities as contained in an instrument entitled "Reciprocal Easement Agreement (for Access and Underground Utilities), recorded November 26, 2003, (book) 20031126, (page) 1425, Official Records.

Parcel Two:

Being a portion of Parcels 2 and 3, as parcels are shown on that certain map recorded in Book 157 of Parcel Maps, at Page 10, Sacramento County Records, situated in the County of Sacramento, State of California, more particularly described as follows:

Commencing at the Northwest corner of Parcel 1, as said parcel is shown on said map, being a point as shown thereon to be on the centerline of Maritime Drive, also being a point on a curve concave Northerly, having a radius of 1600.00 feet, a central angle of 13° 14' 14" and a radial bearing of North 05° 59' 49" East; thence Easterly along said curve 369.66 feet to the point of beginning, being also a point on said curve, concave Northerly, having a radius of 1600.00 feet and a central angle of 01° 55' 02"; thence Easterly along said curve 53.54 feet to a point of tangency; thence continuing along the centerline of Maritime Drive, North 80° 50' 33" East a distance of 173.06 feet; thence leaving said centerline South 09° 09' 27" East a distance of 33.00 feet to a point on the right of way line of Maritime Drive as shown on said map, also being the beginning of a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of 91° 43' 13"; thence along said curve 40.02 feet to a point of compound curvature and being a point on the right of way line of Harbour Point Drive as shown on said map, said curve being concave Westerly, having a radius of 1958.00 feet and a central angle of 01° 47' 36"; thence Southerly along said curve 61.29 feet; thence leaving said right of way line on a radial bearing of North 84° 21' 04" East a distance of 42.00 feet to a point on the centerline of Harbour Point Drive as shown on said map, also being a point on a curve concave Westerly, having a radius of 2000.00 feet and a central angle of 04° 07' 01"; thence Southerly along said curve 143.71 feet to a point on said curve; thence leaving said centerline on a radial bearing of South 88° 28' 05" West a distance of 52.59 feet to said right of way line of Harbour Point Drive; thence West a distance of 261.59 feet; thence North 00° 43' 19" East a distance of 190.66 feet to said right of way line of Maritime Drive; thence on a radial bearing of North 07° 14' 25" West a distance of 30.00 feet to the point of beginning.

Excepting therefrom an undivided 50% of all oil, gas, hydrocarbon substances and mineral rights now or hereafter in or under or recoverable from the above real property lying below a depth of 500 feet beneath the present surface of said real property without however, any right to enter on or perform any mining or drilling operations in or on any part of the surface of said real property above a depth of 500 feet, as reserved in the deed from John Elliott Company , a California corporation to Zita Corporation , a California corporation, dated December 14, 1960, recorded March 6, 1961, in Book 4205, Page 542 , Official Records.

Further excepting therefrom an undivided 50% of all oil, gas and other hydrocarbon substances, inert gases, minerals, and metal lying below a depth of 500 feet from the surface of said land and real property, whether now known to exist or hereafter discovered, including, but not limited to, the rights to explore for, develop and remove such oil, gas and other hydrocarbon substances, inert gases, minerals and metals without, however, any right to use the surface of such land and real property or any other portion thereof above a depth of 500 feet from the surface of such land and real property for any purpose whatsoever, as reserved in the deed from E & J Properties, LTD., to Grupe Development Associates-2, a California limited partnership, recorded in Book 891129, Page 2350, Official Records.

APN: 119-1920-017-0000, 119-1920-018-0000

Dated: May 30, 2019

DHIR Capital, Inc., a Nevada corporation

By:   
Rakesh Dhir, President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Sacramento ) ss.

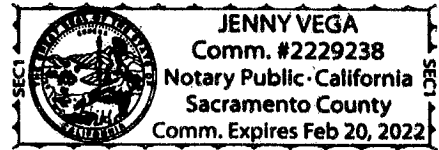
On May 30, 2019 before me,

Jenny Vega  
Notary Public personally appeared Rakesh Dhir

\_\_\_\_\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE \_\_\_\_\_  



Secretary of State  
Certificate of Limited Partnership  
(LP)

LP-1

201912900015

FILED *DM*

Secretary of State  
State of California

MAY 08 2019

*KVK*

IMPORTANT — Read Instructions before completing this form.

Filing Fee — \$70.00

Copy Fees — First page \$1.00; each attachment page \$0.50;  
Certification Fee - \$5.00

Note: LPs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

*LCC*  
Above Space For Office Use Only

1. Limited Partnership Name (See Instructions — Must contain an LP ending such as LP or L.P. "LP" will be added, if not included.)

Maritime Apartments Investors, L.P.

2. Business Addresses

a. Initial Street Address of LP's Designated Office in California - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
22645 Grand Street	Hayward	CA	94541
b. Initial Mailing Address of LP, if different than item 2a	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual OR Corporation.)

INDIVIDUAL — Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation)	Middle Name	Last Name	Suffix
Linda		Mandolini	
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box	City (no abbreviations)	State	Zip Code
22645 Grand Street	Hayward	CA	94541

CORPORATION — Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) — Do not complete Item 3a or 3b

4. General Partners (List the name and address of each general partner. Attach additional pages, if necessary.)

a. General Partner's Name

Eden Harbor Point, LLC

General Partner's Address	City (no abbreviations)	State	Zip Code
22645 Grand Street	Hayward	CA	94541

b. General Partner's Name

FTF Maritime, LLC

General Partner's Address	City (no abbreviations)	State	Zip Code
950 S. Bascom Avenue, #1014	San Jose	CA	95128

The information contained herein, including in any attachments, is true and correct.

General Partner Signature

see attached

Type or Print Name

General Partner Signature

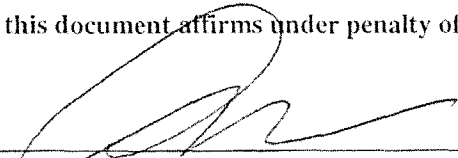
see attached

Type or Print Name

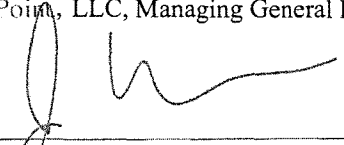


SIGNATURE PAGE  
to  
CERTIFICATE of LIMITED PARTNERSHIP (FORM LP-1)  
for  
MARITIME APARTMENTS INVESTORS, L.P.  
a California limited partnership

Signing this document affirms under penalty of perjury that the stated facts are true.

  
\_\_\_\_\_  
Andre Madeira, Senior Vice President of Real Estate of  
Eden Investments, Inc., Sole Member of Eden Harbor  
Point, LLC, Managing General Partner

Date: May 6, 2019

  
\_\_\_\_\_  
Jim Rendler, Manager of FTF Maritime, LLC, Co-General  
Partner

Date: May 6, 2019



I hereby certify that the foregoing transcript of 2 page(s) is a full, true and correct copy of the original record in the custody of the California Secretary of State's office.

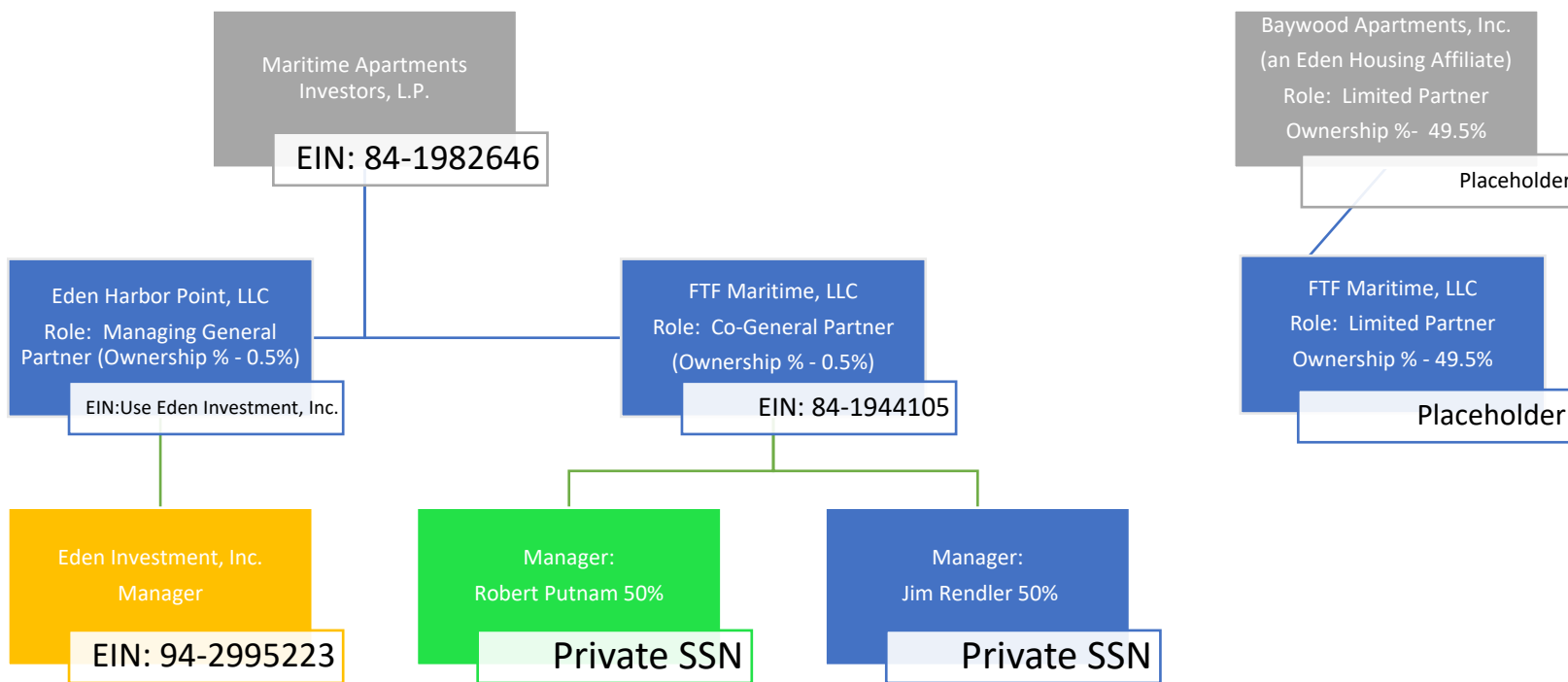
MAY 09 2019 *KNK*

Date: \_\_\_\_\_

*Alex Padilla*

ALEX PADILLA, Secretary of State

# Elk Grove Apartments Ownership Organizational Chart



# **AFFORDABLE MULTIFAMILY HOUSING MARKET STUDY**

**Elk GROVE APARTMENTS**  
MARITIME DRIVE & HARBOUR POINT DRIVE  
Elk Grove, CA 95758

**WEST ELK GROVE MARKET AREA**  
**SACRAMENTO COUNTY, CALIFORNIA**

**Prepared for  
EDEN HOUSING**

Market Study was prepared in accordance with the  
2019 CTCAC and USDA Market Study Guidelines

**APRIL 2020**



**LAURIN ASSOCIATES**



**RANEY**  
PLANNING & MANAGEMENT, INC.

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April 9, 2020

Dixie Lira-Baus  
Eden Housing  
22645 Grand Street  
Hayward, CA 94541

Re: West Elk Grove Market Area – Elk Grove Apartments

Dear Ms. Lira Baus:

Enclosed is the Market Study you requested for the affordable multifamily designated units in the West Elk Grove Market Area, Sacramento County, California. The effective date of this Market Study is April 9, 2020. The site was visited on April 1, 2020. The market study indicates sufficient demand for the proposed project.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased, professional analyses, opinions and conclusions. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My compensation is not contingent upon the reporting of predetermined value or demand that favors the cause of the client, the attainment of stipulated result, or the occurrence of subsequent event.

Laurin Associates has over 30 years' experience preparing market studies for multifamily projects.

We appreciate the opportunity to be of service to you. If you have any questions, please do not hesitate to call me at (916) 372-6100.

Cordially,



---

Stefanie Williams

## EXECUTIVE SUMMARY

### A. PROJECT AND SITE DESCRIPTION

- Elk Grove Apartments is the proposed new construction of a 73-unit affordable multifamily housing complex located at the corner of Harbour Point Drive and Maritime Drive, Elk Grove, California, 95758, census tract 96.22. The complex will target family households with incomes between 30, 50, 60, and 80 percent of AMI. The project architect is LPMD Architects. The project sponsor is Eden Housing, Inc. Financing sources include 4 percent tax credits with bonds, CalHFA Mixed Income Program, City of Elk Grove Impact Fee Waiver and Loan, and Over the Counter State Credits.

### PROPOSED PROJECT SUMMARY

BEDROOM SIZE	# OF UNITS	PROPOSED RENT*	UNIT SQUARE FOOTAGE	% OF AREA MEDIAN INCOME
Studio	2	\$396	510	30%
	1	\$689		50%
	1	\$835		60%
	2	\$1,015		80%
1BR – 1BA	3	\$420	660	30%
	8	\$734		50%
	6	\$890		60%
	10	\$1,204		80%
2BR—1BA	3	\$495	870	30%
	6	\$872		50%
	3	\$1,060		60%
	7	\$1,436		80%
3BR-2BA	3	\$566	1,155	30%
	7	\$1,001		50%
	3	\$1,218		60%
	7	\$1,652		80%
2BR – 1BA	1		MGR	

\*Rents are net rents. Utility allowance: Studio- \$43, 1BR - \$50, 2BR - \$69 and 3BR-\$85.

- The proposed development will consist of one four-story buildings with a unit mix of 6 studio units with 510 square feet, 27 one-bedroom units with 660 square feet, 19 two-bedroom units with 870 square feet, and 20 three bedroom units with 1,155 square feet; one additional two-bedroom unit will be designated for on-site management. Construction is set to being in February 2020 with a market entry date of June 2023.
- Given the subject property's proposed unit types, sizes, and rents, the project will have a positive impact on the Market Area and be marketable as proposed.

- The Elk Grove Apartments site is a 3.06-acre flat parcel zoned High Density Residential – RD-25. Primary access will be from Harbour Point Drive. The site is currently vacant and located in a Highest Resource Opportunity Area.

**ADJACENT LAND USES:**

South: Commercial  
 North: Residential  
 East: Residential  
 West: Commercial/Freeway

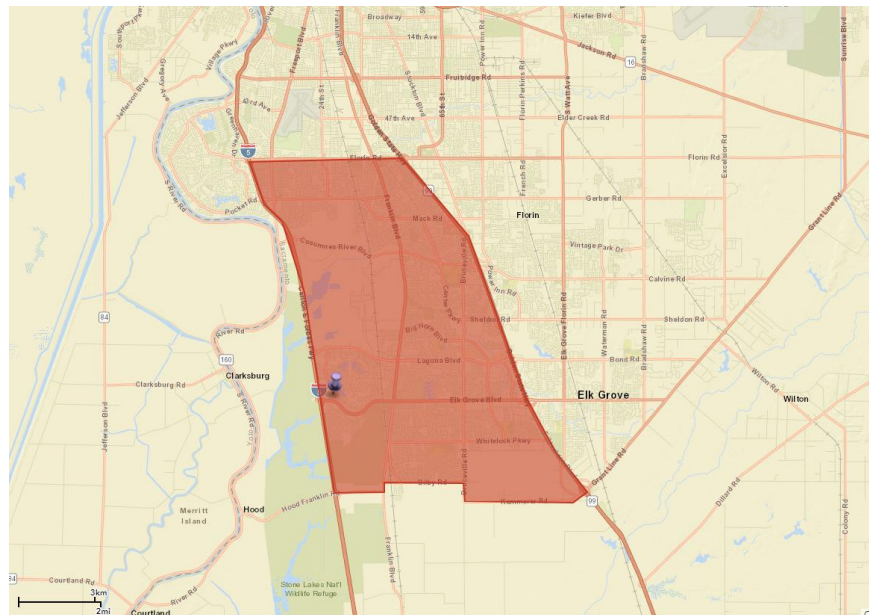
**B. MARKET AREA**

- Included in the West Elk Grove Market Area for this study is the western portion of the City of Elk Grove, and the southwestern portion of the City of Sacramento. (See Exhibit 2-3). This area contains an estimated population of 203,774 in 40.71 square miles.

West Elk Grove Market Area boundaries:

North: Florin Road  
 South: Bilby Road  
 East: Highway 99  
 West: I-5

**EXHIBIT E-1  
 LOCATION OF THE WEST ELK GROVE MARKET AREA**



- In 2010, the West Elk Grove Market Area had a population of 182,065. Over the last ten years, the population has increased to 203,774. Over the next three years, it is expected to increase by 2.7 percent to 209,194. By the year 2025, the population of the Market Area is projected to increase to 212,808, an additional 1.7 percent above the 2023 total.

### C. MARKET RELATED STRENGTHS AND WEAKNESSES

7. The Market Area has eight affordable multifamily projects, which are 100.0 percent occupied, with wait lists. The newly constructed project will be an asset to the West Elk Grove Market Area, and the demand for affordable units. Given the overall capture rate of 4.1 percent, the proposed project will benefit the Market Area, and not detract from other currently occupied affordable housing projects.
8. The project is located within walking distance to public transportation and within close proximity to shopping and services. These close services will enhance the marketability of the subject property. The subject property's proposed service and on-site amenities are sufficient for the market.
9. There are no characteristics of the surrounding areas that would detract from the overall desirability of the site.
10. As proposed the project will lease up and perform well, based on the market conditions, current affordable housing availability and demand. Laurin Associates has no recommendations for modifications.

### D. DEMOGRAPHICS

11. In 2010, the West Elk Grove Market Area had a total of 55,294 households. The number increased 11.6 percent to 61,704 households by 2020 and is projected to increase by 2.5 percent by 2023 to 63,272 households and an additional 1.7 percent to 64,318 households by 2025.
12. Approximately, 28.0 percent (17,277 households) of the West Elk Grove Market Area households earn less than 50 percent of the CTCAC designated Sacramento County Area Median Income (\$83,600). In addition, 18.8 percent of the households are classified as Low Income (50 to 80 percent of AMI), resulting in 46.8 percent of the households in the West Elk Grove Market Area earning less than 80 percent of the AMI for Sacramento County.
13. According to the 2018 American Community Survey, 44.2 percent of the renter households were overpaying, 35 percent or more, for shelter in the City of Elk Grove. Of these households, those earning the least experienced the most rent burden. For example, of those renter households earning \$10,000 to \$19,999, 89.4 percent were overpaying for shelter, while those earning over \$50,000, 15.3 percent were overpaying.
14. In the City of Elk Grove, the percentage of overcrowded units was 3.0 percent in 2018. Approximately 0.6 percent of the housing was built before 1940 and 0.1 percent of the units lacked complete plumbing facilities. In Sacramento County, 4.9 percent of the housing units were overcrowded, and 4.6 percent were built before 1940.

**E. FIELD SURVEY, COMPETITIVE ANALYSIS AND MARKET DEMAND**

16. According to the April 2020 survey, the overall vacancy rate for multifamily housing is 1.9 percent in the West Elk Grove Market Area. The overall vacancy rate for income-restricted complexes is 0.0 percent. Most complexes reported few if any vacancies and the affordable complexes reported wait lists.
17. According to the Laurin Associates April 2020 multifamily survey, the average turnover rate was 20.0 percent.
18. The weighted average adjusted market rents are substantially higher than the highest proposed LIHTC rents. For example, the highest proposed LIHTC rents for the two-bedroom / one bath units are 18.40 percent less than the adjusted market rents. Based on the adjustment matrices, the rents are achievable as proposed.

**TABLE E-2  
NET RENTAL RATE COMPARISON – ADJUSTED MARKET RENTS**

<b>Bedroom Type</b>	<b>Weighted Average Adjusted Market Rents</b>	<b>Average Adjusted Price Per Square Foot</b>	<b>Highest Restricted Rents*/Price Per Square Foot</b>	<b>Percent Difference for Rent</b>	<b>Percent Difference for Price Per Square Foot</b>
Studio	\$1,521	\$2.01	\$1,015 / \$2.01	-33.25%	-0.93%
1BR – 1BA	\$1,615	\$2.13	\$1,204 / \$1.82	-25.45%	-14.50%
2BR – 1BA	\$1,760	\$1.66	\$1,436 / \$1.65	-18.40%	-0.60%
3BR – 2BA	\$2,482	\$2.01	\$1,652 / \$1.43	-33.44%	-28.69%
Source: Laurin Associates, April 2020					

19. At the time of market entry in the year 2023, there will be a projected total demand for 1,756 rental units in the Market Area for households with incomes at 30, 50, 60, and 80 percent of AMI. Specifically, there will be a demand for 81 studio units, 337 one-bedroom, 850 two-bedroom, and 488 three-bedroom. Given this demand, the project would need to capture 4.1 percent of the income-eligible households in the Market Area.

**TABLE E-3  
2023 DEMAND SUMMARY**

	<b>Studio</b>	<b>1BR</b>	<b>2BR</b>	<b>3BR</b>	<b>TOTAL</b>
30% of AMI	2 @ \$396	3 @ \$420	3 @ \$495	3 @ \$566	
50% of AMI	1 @ \$689	8 @ \$734	6 @ \$872	7 @ \$1,001	
60% of AMI	1 @ \$835	6 @ \$890	3 @ \$1,060	3 @ \$1,218	
80% of AMI	2 @ \$1,015	10 @ \$1,204	7 @ \$1,436	7 @ \$1,652	
<b>TOTAL</b>	<b>6</b>	<b>27</b>	<b>19</b>	<b>20</b>	<b>72*</b>
<b>Theoretical Demand (2023)</b>					
30% of AMI	<b>10</b>	42	105	60	
50% of AMI	<b>19</b>	79	198	114	
60% of AMI	<b>23</b>	94	238	137	
80% of AMI	<b>29</b>	122	309	177	
<b>TOTAL</b>	<b>81</b>	<b>337</b>	<b>850</b>	<b>488</b>	<b>1,756</b>
<b>Capture Rate (2023)</b>					
30% of AMI	<b>19.9%</b>	7.2%	2.9%	5.0%	
50% of AMI	<b>5.3%</b>	10.2%	3.0%	6.1%	
60% of AMI	<b>4.4%</b>	6.4%	1.3%	2.2%	
80% of AMI	<b>6.8%</b>	8.2%	2.3%	4.0%	
<b>TOTAL</b>	<b>7.4%</b>	<b>8.0%</b>	<b>2.2%</b>	<b>4.1%</b>	<b>4.1%</b>
<b>Penetration Rate (2023)</b>	<b>4.9%</b>	<b>11.6%</b>	<b>9.3%</b>	<b>9.0%</b>	<b>9.6%</b>
Rents are net rents. Utility allowance: Studio- \$43, 1BR - \$50, 2BR - \$69 and 3BR-\$5.					
*One additional two-bedroom unit will be designated for on-site management.					

20. Given the demand for affordable multifamily housing within the Market Area, and the presence of waiting lists at the income restricted complexes, Laurin estimates that the complex can reach full or 95 percent occupancy in approximately four months or less. Construction of the complex is expected to be completed in June 2023.

**F. SURVEYED MULTI-FAMILY COMPLEXES**

21. Below is a summary of the existing surveyed comparable projects in the Market Area:

Name and Location	Distance from project	Population served	# of units by BR size	Rent by unit size	Project/ Unit Amenities
Somerfield at Lakeside Apts. 9444 Harbour Point Drive	0.23 miles	Family – Market Rate	20 – 1BR 55 – 2BR 23 – 3BR	\$1,530-\$2,115 \$1,725-\$2,291 \$2,108-\$3,883	Central Air, Blinds, Carpet, Storage Closet, Walk-In Closet, Fireplace, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Washer/Dryer, Carport, Detached Garage, Community Room, Pool, Gym, Playground, On-Site Manager, Gated
Stone Lake Apartment Homes 10270 E. Taron Drive	0.89 miles	Family – Market Rate	101 – 1BR 230 – 2BR 101 – 3BR	\$1,535-\$2,160 \$1,770-\$2,710 \$2,435-\$3,265	Central Air, Blinds, Carpet, Storage Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer, Carport, Detached Garage, Community Room, Pool, Gym, Picnic Area, Playground, Basketball, On-Site Manager, Business Center, Gated, Courtesy Patrol
Sienna Villas 9130 Nolan Street	1.01 miles	Family – Market Rate	61 – 1BR 206 – 2BR 61 – 3BR	\$1,515-\$2,695 \$1,690-\$2,665 \$2,345-\$3,590	Central Air, Blinds, Carpet, Patio/Balcony, Refrigerator, Stove/Oven, Disposal, Microwave, Washer/Dryer, Carport, Detached Garage, Community Room, Pool, Spa, Gym, Picnic Area, On-Site Manager, Business Center, Gated
Castellino at Laguna West Apartments 3300 Renwick Avenue	1.16 miles	Family – Market Rate	30 – 1BR 65 – 2BR 25 – 3BR	\$1,585-\$1,615 \$1,780-\$1,880 \$1,925-\$2,000	Central Air, Blinds, Ceiling Fan, Storage Closet, Walk-In Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer, Carport, Detached Garage, Community Room, Pool, Spa, Gym, Picnic Area, Playground, On-Site Manager, Business Center, Gated



Terracina Apartments at Laguna Creek 9274 Franklin Boulevard	1.70 miles	Family – LIHTC	44 – 1BR 48 – 2BR 42 – 3BR 2 – 4BR	\$783-\$941 \$941-\$1,129 \$1,086-\$1,304 \$1,212	Central Air, Blinds, Carpet, Walk-In Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Microwave, Carport, Community Room, Pool, Picnic Area, Playground, On-Site Manager, Laundry Room, Computer Room
Agave Apartments 10070 Willard Parkway	2.50 miles	Family – LIHTC	96 – 2BR 80 – 3BR 12 – 4BR	\$981 \$1,129 \$1,254	Central Air, Blinds, Storage Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer, Carport, Detached Garage, Community Room, Pool, Gym, Picnic Area, On-Site Manager, Business Center
Avery Gardens 7015 Elk Grove Boulevard	3.08 miles	Family – LIHTC	24 – 1BR 30 – 2BR 10 – 3BR	30% of Income	Central Air, Blinds, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Carport, Community Room, Pool, Picnic Area, Playground, On-Site Manager, Laundry Room, Gated
Bella Vista Apartments 6810 Di Lusso Drive	3.37 miles	Family – Market Rate	75 – 1BR 90 – 2BR 76 – 3BR	\$1,488-\$1,669 \$1,699-\$2,160 \$2,107-\$2,300	Central Air, Blinds, Carpet, Ceiling Fan, Coat Closet, Walk-In Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Microwave, Washer/Dryer, Carport, Community Room, Pool, Spa, Gym, Picnic Area, Playground, On-Site Manager, Computer Room, Business Center, Gated, Courtesy Patrol, Security Camera
Montego Falls Apartments 9950 Bruceville Road	3.44 miles	Family – LIHTC	36 – 1BR 60 – 2BR 36 – 3BR	\$704-\$861 \$840-\$1,028 \$967-\$1,185	Central Air, Blinds, Walk-In Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, Washer/Dryer, W/D Hook-Ups, Community Room, Playground, On-Site Manager, Computer Room
Village Crossing Family Apts. 9241 Bruceville Road	3.50 miles	Family – LIHTC / Market Rate	40 – 1BR 78 – 2BR 80 – 3BR	\$1,105 \$1,425 \$1,550	Central Air, Blinds, Carpet, Walk-In Closet, Refrigerator, Stove/Oven, Dishwasher, Disposal, Washer/Dryer, W/D Hook-Ups, Community Room, Pool, Spa, Picnic Area, Playground, Basketball, Volleyball

The Ridge Apartments 8151 Civic Center Drive	3.87 miles	Family – LIHTC	60 – 1BR 84 – 2BR 60 – 3BR	\$784-\$941 \$941-\$1,129 \$1,086-\$1,304	Central Air, Blinds, Carpet, Coat Closet, Walk-In Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, W/D Hook-Ups, Carport, Detached Garage, Community Room, Pool, Gym, Playground, On-Site Manager, Laundry Room, Business Center, Courtesy Patrol
Terracina Park Meadows 8875 Lewis Stein Road	4.19 miles	Family – LIHTC	24 – 1BR 96 – 2BR 24 – 3BR	\$784-\$941 \$941-\$1,350 \$1,086-\$1,450	Central Air, Blinds, Carpet, Storage Closet, Walk-In Closet, Patio/Balcony, Refrigerator, Stove/Oven, Dishwasher, Disposal, On-Site Manager, Laundry Room
Terracina at Elk Grove 9440 W. Stockton Boulevard	4.71 miles	Family – LIHTC	26 – 1BR 72 – 2BR 62 – 3BR	\$820 \$981 \$1,129	Central Air, Blinds, Carpet, Coat Closet, Refrigerator, Stove/Oven, Dishwasher, Disposal, Microwave, Carport, Community Room, Pool, Picnic Area, Playground, On-Site Manager, Laundry Room, Business Center

22. Every attempt was made to locate comparables within a one-mile radius of the site. Sources for our search in April 2020 included field and phone surveys, contacting property management companies, and Laurin Associates' historical database. There are only two market rate projects within one mile of the subject property. Therefore, it was necessary to go beyond the one-mile radius, while remaining in the Primary Market Area, to find additional market rate comparables. In Addition, there were no market rate comparables with studios in the market area; therefore, one-bedroom units were used in the matrix.

## CERTIFICATION

This Market Study is being prepared at the request of Eden Housing, in order to determine the demand for affordable multifamily units in the West Elk Grove Market Area, Elk Grove, California. This Market Study has been conducted in accordance the 2019 CTCAC market study requirements.

This Market Study is effective as of April 9,2020 and every attempt was made to obtain the most recent and verifiable data.

I certify that, to the best of my knowledge and beliefs:

- A Laurin Associate surveyed the site and surrounding properties April 1, 2020.
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased, professional analyses, opinions, and conclusions. Information and opinions furnished from other sources are considered reliable and we assume no responsibility for the accuracy of such items.
- we have no present or prospective interest in the property that is the subject of this report, and we have no personal interests or bias with respect to the parties involved.
- our compensation is not contingent upon the reporting of a predetermined value or demand that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event. We assume no responsibility for the business decisions of those who become aware of this report.
- the reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute for a market evaluation report. The report is not intended to establish a value and no representations are made to the value of the property.



STEFANIE WILLIAMS  
(916) 372-6100

NOTE: The data in this study are proprietary. No use of this information by persons other than those named above is permitted without the expressed written consent of Eden Housing or Laurin Associates, a division of Raney Planning & Management.

## ASSUMPTIONS AND LIMITING CONDITIONS

1. Unit demand was based on the household growth trends, income, and the number, type, and availability of existing competitive projects in the West Elk Grove Market Area of Sacramento County, California.
2. The forecasts, projections, or estimates contained in this study are based on CURRENT MARKET CONDITIONS, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, subject to changes with future conditions.
3. The information provided by others is believed to be reliable, but no warranty is given for its accuracy.
4. All maps, plot plans, and design material are assumed to be correct and are included in this report to help the reader visualize the property.
5. Possession of this report, or copy thereof, does not carry with it the right of publication.
6. Only preliminary plans and specifications were available for use in the preparation of this report. Any subsequent changes to those plans and specifications may affect the Conclusions and Findings and may require an additional or updated market study.
7. The absorption of this project to 95 percent occupancy is conditional upon a comprehensive marketing plan being implemented by the owners/managers.
8. This market study meets or exceeds the requirements of the Low Income Housing Tax Credit (LIHTC) for such reports. It is assumed that credits are available and the project sponsors will obtain all other governmental approvals necessary to process the project as defined herein. Changes and modifications to the project may result in different conclusions.
9. Special aggregations, estimates and projections of the 2000 and 2010 Census reports are modeled through ESRI.

## INTRODUCTION

This market study is being prepared to assist Eden Housing in determining if it is feasible to construct an affordable multifamily housing project under the 2019 program requirements of the California Tax Credit Allocation Committee.

In order to describe market feasibility, Laurin Associates collects, compiles and analyzes data regarding the project area, market area demographics, comparable and competitive projects, and the proposed project. Finally, Laurin Associates performs a qualitative and quantitative demand analysis for the proposed project.

To analyze comparable and competitive projects and market characteristics, Laurin Associates attempted to locate a confident sample of the multifamily units in the West Elk Grove Market Area. This provides a solid base on which to analyze rental rate, vacancy, and turnover trends in the general area. The concepts of comparability and competitiveness are essential to the feasibility of the Elk Grove Apartments project, but are considered separate concepts. For example, it is possible for a project to be considered comparable but not competitive by virtue of the fact that location, size, condition, and amenities are similar or “comparable” but the rental rate is much higher, and not competitive.

To analyze demographics in the West Elk Grove Market Area, Laurin Associates only uses data specifically collected in the field for a particular project or other accepted data providers, such as the California Department of Finance, US Census Reports and Councils of Government. Special aggregations of 2000 and 2010 Census data are performed and/or data is purchased from ESRI.

This Market Study targets households with very low and low incomes (30, 50, 60 and 80 percent of AMI), in the West Elk Grove Market Area. The Market Study also theoretically targets only renter households because homeowner households would be less likely to rent and would generally not fall within the required income categories. There are exceptions; but a more conservative estimate of eligible households results in a confident market feasibility study.

The intent of the Market Study is to demonstrate whether or not the Elk Grove Apartments is needed and will rent-up within an acceptable period of time once it is completed. Some of the supportable premises are: the housing market area is experiencing steady growth; rental housing construction has been slow or non-existent; rental housing vacancy is low; the area is experiencing rent increases; there are substantial waiting lists in the area or recent high absorption trends. If these premises are evident, new affordable rental housing most likely can be supported, such as that supported by the California Tax Credit Allocation Committee program.

<b>PROJECT DESCRIPTION</b>	<b>I</b>
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## PROJECT DESCRIPTION

Elk Grove Apartments is the proposed new construction of a 73-unit affordable multifamily housing complex located at the corner of Harbour Point Drive and Maritime Drive, Elk Grove, California, 95758, census tract 96.22. The complex will target family households with incomes between 30, 50, 60, and 80 percent of AMI. The project architect is LPMD Architects. The project sponsor is Eden Housing, Inc. Financing sources include 4 percent tax credits with bonds, CalHFA Mixed Income Program, City of Elk Grove Impact Fee Waiver and Loan, and Over the Counter State Credits.

The proposed development will consist of one four-story building with a unit mix of 6 studio units with 510 square feet, 27 one-bedroom units with 660 square feet, 19 two-bedroom units with 870 square feet, and 20 three bedroom units with 1,155 square feet; one additional two-bedroom unit will be designated for on-site management. Construction is set to begin in February 2021 with a market entry date of June 2023.

**TABLE 1-1  
PROPOSED PROJECT SUMMARY**

BEDROOM SIZE	# OF UNITS	PROPOSED RENT*	UNIT SQUARE FOOTAGE	% OF AREA MEDIAN INCOME
Studio	2	\$396	510	30%
	1	\$689		50%
	1	\$835		60%
	2	\$1,015		80%
1BR – 1BA	3	\$420	660	30%
	8	\$734		50%
	6	\$890		60%
	10	\$1,204		80%
2BR—1BA	3	\$495	870	30%
	6	\$872		50%
	3	\$1,060		60%
	7	\$1,436		80%
3BR-2BA	3	\$566	1,155	30%
	7	\$1,001		50%
	3	\$1,218		60%
	7	\$1,652		80%
2BR – 1BA	1		MGR	

\*Rents are net rents. Utility allowance: Studio- \$43, 1BR - \$50, 2BR - \$69 and 3BR-\$85.

Tenants will be responsible for the following utilities: general electricity, electric cooking and heating, and cable and or satellite.

Unit amenities will include central cooling and heating, blinds, carpet, ceiling fan, patio/balcony, refrigerator, stove/oven, dishwasher, disposal, and microwave. Project amenities include a community room, exercise room, picnic area, playground, on-site management, laundry room, business center, elevator, and 172 total parking spaces.

## **PROJECT SITE**

The Elk Grove Apartments site is a 3.06-acre flat parcel zoned High Density Residential – RD-25. Primary access will be from Harbour Point Drive. The site is currently vacant and located in a Highest Resource Opportunity Area.

### **ADJACENT LAND USES:**

South:	Commercial
North:	Residential
East:	Residential
West:	Commercial/Freeway

### EXHIBIT 1-1 – SITE PHOTOGRAPHS

Across Site --South



From Site toward – North





Along Site – East



Along Site – West



**EXHIBIT 1-2 – NEIGHBORHOOD PHOTOGRAPHS**



**EXHIBIT 1-3 - SITE AND ADJACENT LAND USES**



**SERVICES AND FACILITIES**

<b>Bus:</b>	The Elk Grove Regional Transit, Bus Line 111 has a stop located at Harbour Point Drive and Maritime Drive, adjacent to the site.
<b>Medical:</b>	The nearest medical facility to the site is the Kaiser Permanente, which is located at 9201 Big Horn Blvd., 3.98 miles from the site.
<b>Grocery:</b>	The closest grocery store is Raley's, which is located at 4900 Elk Grove Blvd, 1.62 miles from the site.
<b>Schools:</b>	Joseph Sims Elementary School is located at 3033 Buckminster Drive,.66 miles from the site.
<b>Recreation:</b>	Bartholomew Park is located at 9292 Lakepoint Drive, 0.74 miles from the site.
<b>Library:</b>	Franklin Community Library is located at 10150 Franklin High Road, 3.11 miles from the site.
<b>Pharmacy:</b>	The nearest pharmacy is located in Raley's, 1.62 miles from the site.
<b>Police:</b>	The Elk Grove Police Department is located at 8400 Laguna Palms Way, 4.53 miles from the site.
<b>Fire:</b>	The Cosumnes Fire Department has a station that is located at 2300 Maritime Drive, 0.42 miles from the site

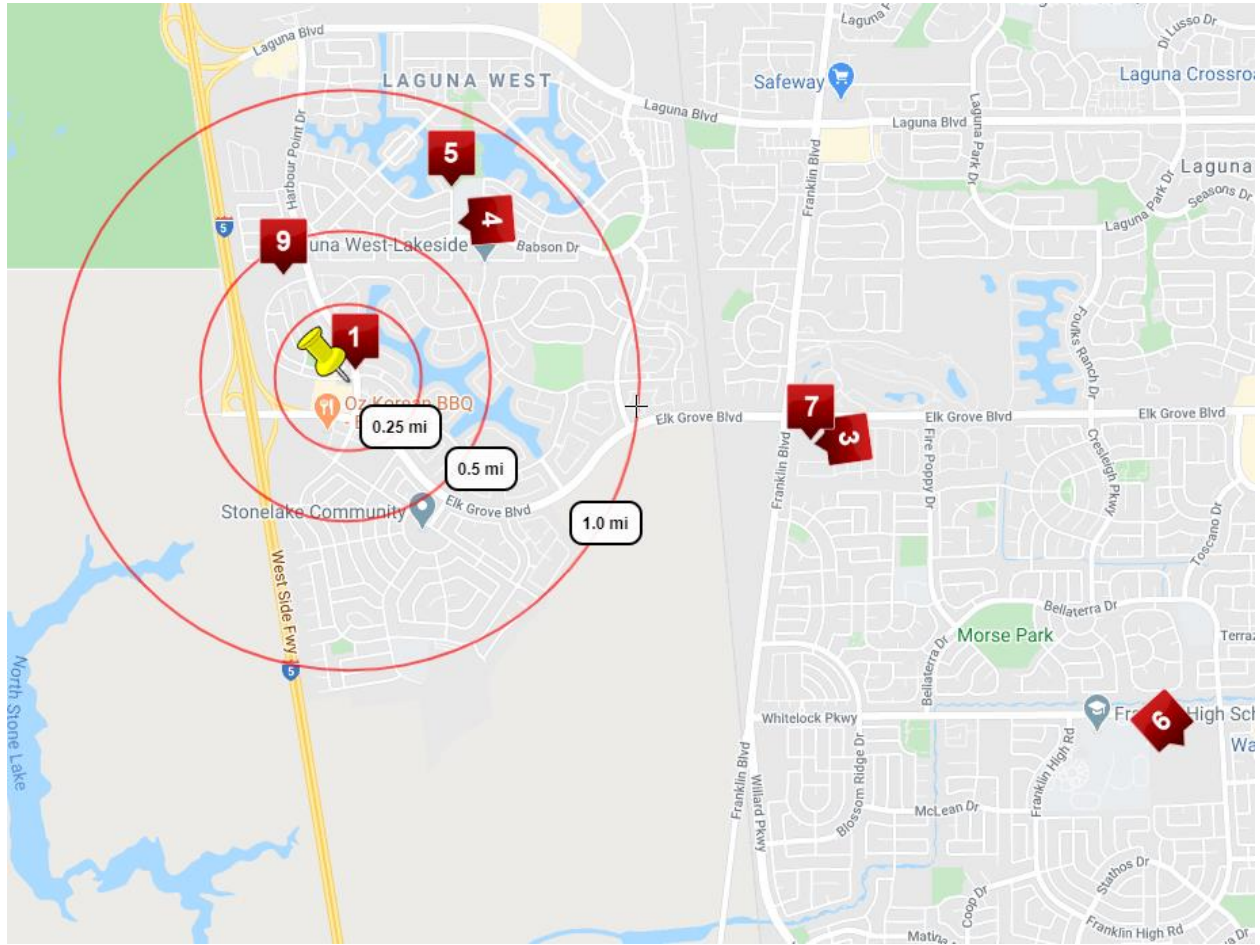
**OTHER SERVICES AND FACILITIES**

<b>Water:</b>	City of Elk Grove
<b>Sewer:</b>	City of Elk Grove
<b>Electricity:</b>	SMUD
<b>Gas:</b>	PG&E
<b>Telephone:</b>	AT&T

**Transportation:**

<b>Air:</b>	The nearest commercial airport is the Sacramento International Airport.
<b>Bus:</b>	The closest Greyhound Bus Terminal is located at 420 Richards Boulevard, Sacramento.
<b>Amtrak:</b>	The Sacramento Amtrak station is located at 401 I Street.

### EXHIBIT 1-4 - LOCATION OF SERVICES AND FACILITIES



#	Service Type	Address	Distance from Site
1	Bus Stop	Harbour Point Drive and Maritime Drive	<0.25 miles
2	Medical Clinic	9201 Big Horn Blvd.,	3.98 miles
3	Grocery	4900 Elk Grove Blvd	1.62 miles
4	Elementary School	3033 Buckminster Drive	0.66 miles
5	Park	9292 Lakepoint Drive	0.74 miles
6	Library	10150 Franklin High Road	3.11 miles
7	Pharmacy	9201 Big Horn Blvd.,	1.62 miles
8	Police Dept.	8400 Laguna Palms Way	4.53 miles
9	Fire Dept.	2300 Maritime Drive	0.42 miles

## GEOGRAPHIC AND AREA DESCRIPTION

II

### SACRAMENTO COUNTY



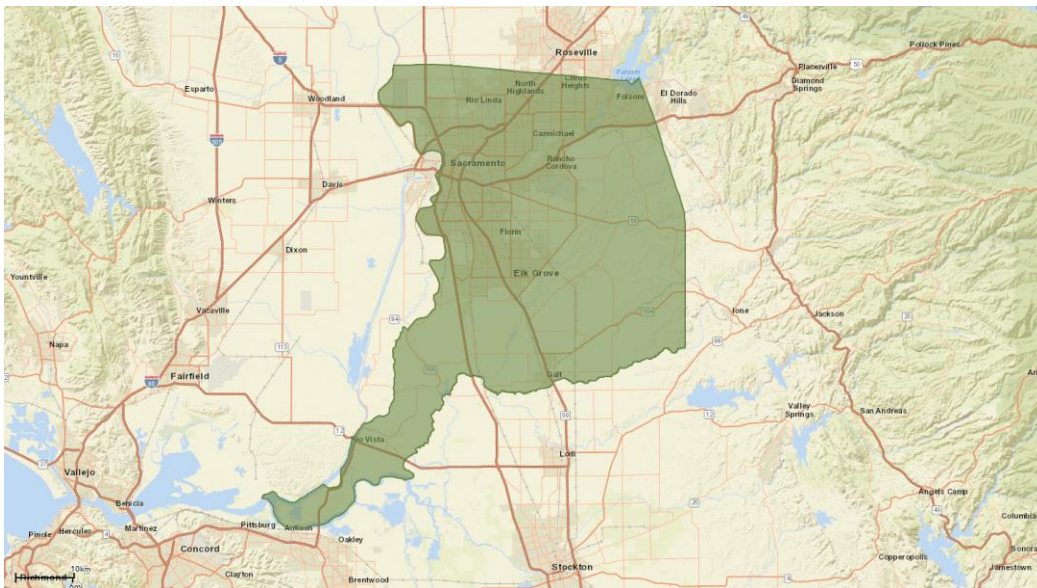
Sacramento County was incorporated in 1850 in response to the needs of a growing population. The County is one of the original 27 counties of California. Its largest city, the City of Sacramento, became the capital of the State of California in 1854. Sacramento also serves as the County seat.

During the Gold Rush era, Sacramento served as a center for commerce and agriculture, as well as a major supply distribution point. The area was a terminus for wagon trains, riverboats, and stagecoaches. Construction of the Central Pacific Railroad began in Sacramento and continued east to join the Union Pacific line in Utah in May 1869, forming the first transcontinental railroad and opening a major transportation route that would link the United States from the east and west. Communications also opened up with the arrival of the Pony Express and introduction of the telegraph.

By the end of World War I, the area housed an airfield and pilot training school. Bi-wing airplanes were being built in northern Sacramento. After the war, many of the planes were converted to civilian use. From that time on, aviation has grown to become a vital part of the region's development. Today the County is home to the Sacramento County Airport System, with includes the Sacramento International Airport.

Several military installations were located in the region during the 1900's. While the bases have closed, two former military locations, Mather and McClellan, have now become active business centers within the County.

### EXHIBIT 2-1 – SACRAMENTO COUNTY



## CITY OF ELK GROVE

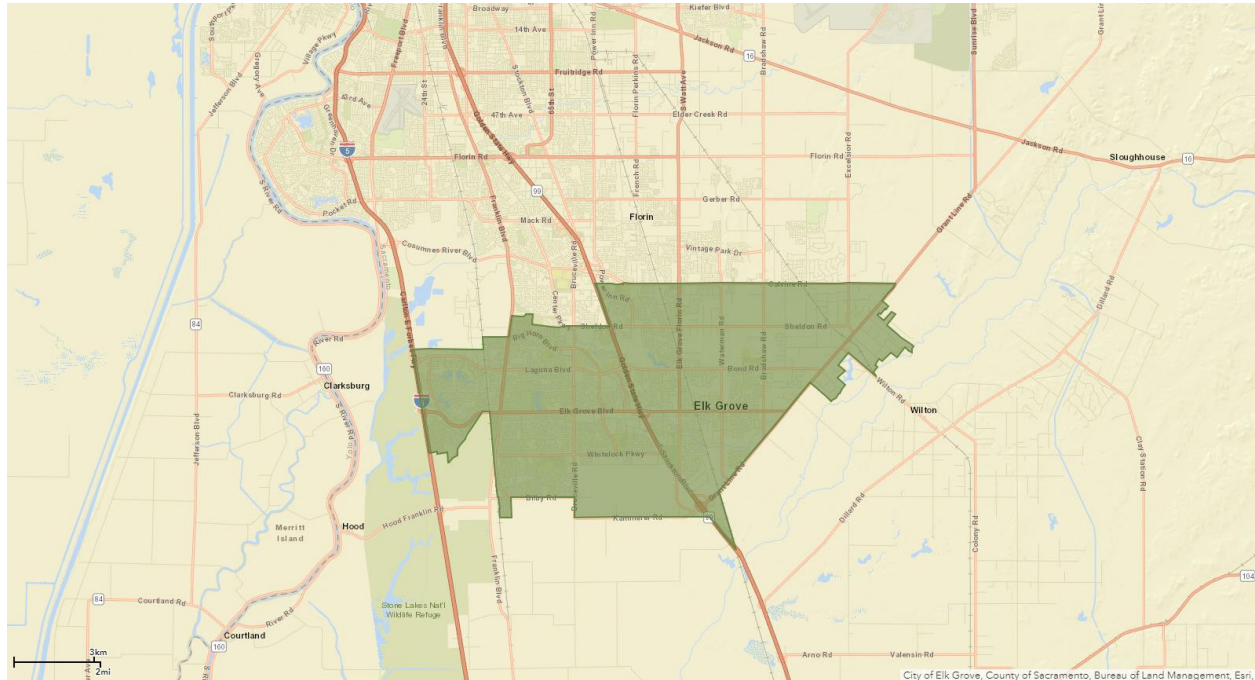


Elk Grove is a city in Sacramento County, California, located just south of the state capital of Sacramento. In 1850, Elk Grove was established as a hotel and a stop for the stage coach. It is located about 15 miles south of historic Sutter's Fort and thus became a crossroads for business, entertainment, mail service and agriculture, and acted as home base for gold miners in nearby communities.

In the following decades, Elk Grove remained a small farming community with little urban development. In the late 1980s, suburban development projects began to spring up around the community, specifically in the north near Sacramento. This was meant to serve Sacramento's population as well as San Francisco commuters looking for a community relatively near the San Francisco Bay Area which they could settle in and still commute from. This set off a period of rapid suburban growth.

On July 1, 2000, Elk Grove incorporated as a city. The growth peaked in the years 2004 and 2005 when Elk Grove was declared the fastest growing city in the US. Today, Elk Grove had its start in agriculture and it is still a big part of the area's economy today, with vineyards, dairy and cattle and row crops; but, now, there is also high technology, professional service, and commercial and retail enterprises. Apple Inc. used to manufacture its iMac line in a factory in Elk Grove as late as 2002. After many of those tasks were offshored, the facility was converted into an AppleCare call center.

### EXHIBIT 2-2 - LOCATION OF CITY OF ELK GROVE



According to the FBI Crime Statistics, between 2008 and 2018, the last year that data is available, the crime rate had been decreasing since 2008, with a slight uptick in 2014, in the areas served by the City of Elk Grove Police Department.

**TABLE 2-1  
CRIMES REPORTED BY CITY OF ELK GROVE POLICE DEPARTMENT**

<b>YEAR</b>	<b>POPULATION</b>	<b>VIOLENT CRIME</b>	<b>PROPERTY CRIME</b>	<b>CRIME RATE</b>
2008	139,395	3,590	660	3.0%
2009	140,576	3,443	608	2.9%
2010	142,330	3,204	529	2.6%
2011	154,814	3,270	523	2.5%
2012	156,344	3,292	512	2.4%
2013	160,925	2,963	469	2.1%
2014	162,957	3,072	622	2.3%
2015	166,183	3,120	586	2.2%
2016	169,742	2,342	547	1.7%
2017	172,620	2,245	560	1.6%
2018*	147,651	2,359	414	1.6%
Source: 2018 FBI Justice Statistics *Last year information is available.				



### WEST ELK GROVE MARKET AREA

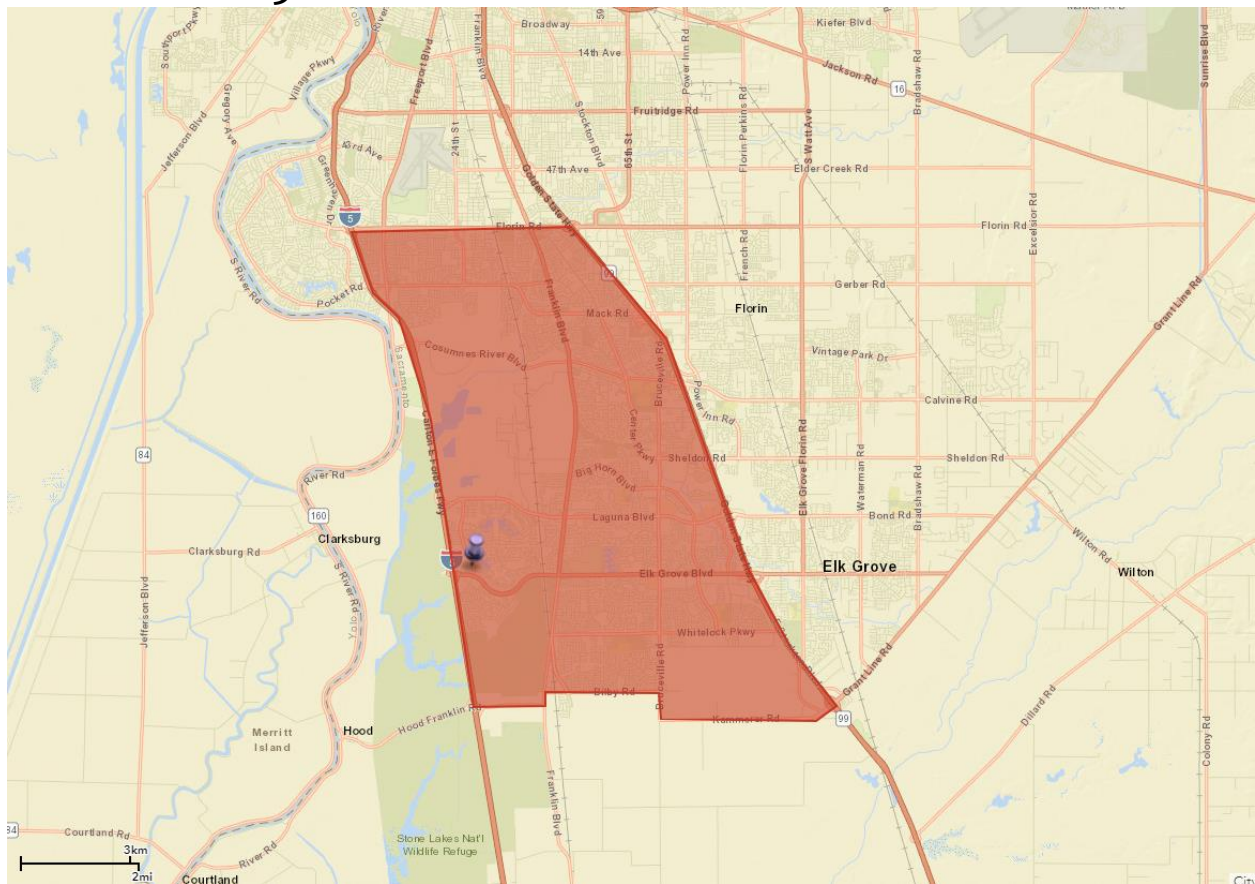
Every attempt is made to determine an accurate and logical Primary Market Area. Laurin Associates consults local planning staff, economic service areas, and geographic boundaries, along with site visits to determine the Primary Market Area.

Included in the West Elk Grove Market Area for this study is the western portion of the City of Elk Grove, and the southwestern portion of the City of Sacramento. (See Exhibit 2-3). This area contains an estimated population of 203,774 and 61,704 households in in 40.71 square miles.

West Elk Grove Market Area boundaries:

- North: Florin Road
- South: Bilby Road
- East: Highway 99
- West: I-5

### EXHIBIT 2-3 – LOCATION OF THE WEST ELK GROVE MARKET AREA



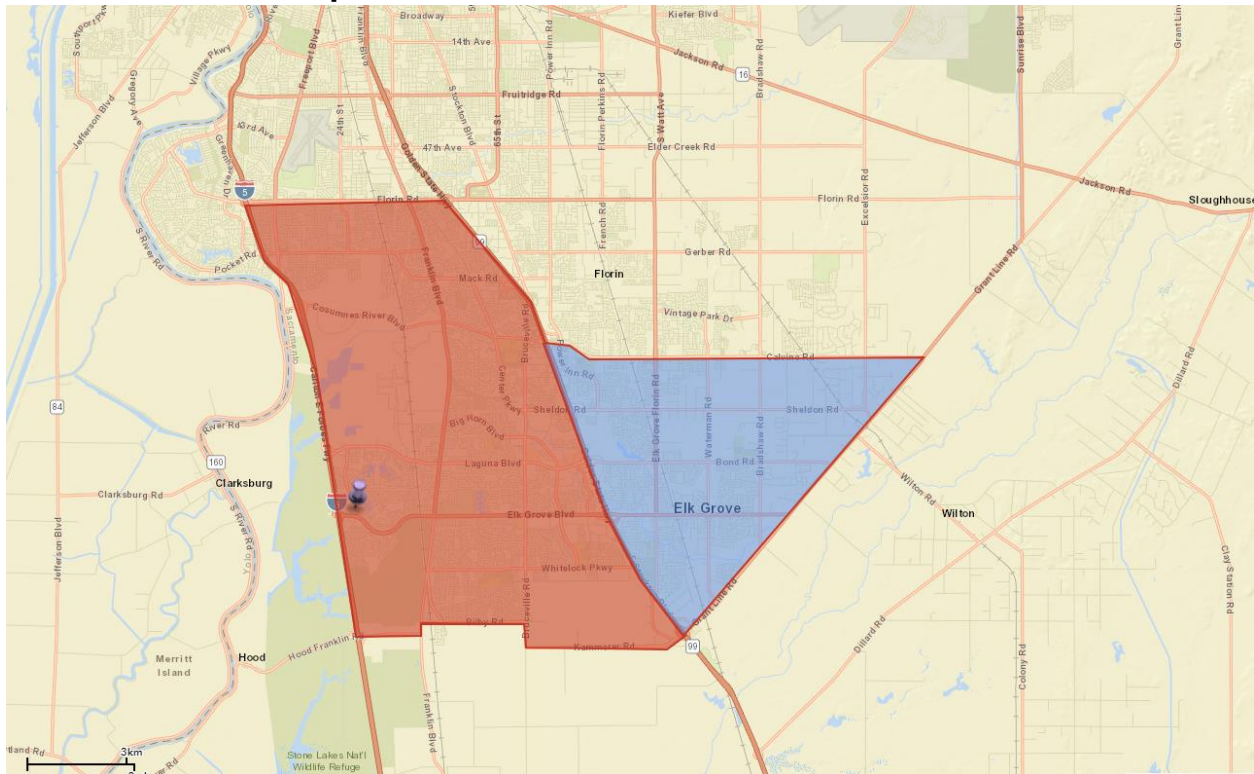
### WEST ELK GROVE SECONDARY MARKET AREA

A Secondary Market Area was deemed unnecessary due to the high demand for affordable units in the West Elk Grove Primary Market Area. However, should a Secondary Market Area be considered the following areas would be most appropriate.

West Elk Grove Secondary Market Area boundaries:

- North: Calvin Road
- West: Highway 99
- South: Kammar Road
- East: Grant Line Road

### EXHIBIT 2-4 – WEST ELK GROVE SECONDARY MARKET AREA



<b>DEMOGRAPHIC ANALYSIS – GENERAL OCCUPANCY</b>	<b>III</b>
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The data contained in this Chapter provides the base for the formulae used in Chapter IV and contains the facts and figures to support the Conclusions and Findings. Every attempt was made to obtain the most recent, verifiable data available. All sources are noted for each table. Primary and source data are readily available and are listed in the works cited attached at the end of this study.

**STATISTICAL METHODOLOGY**

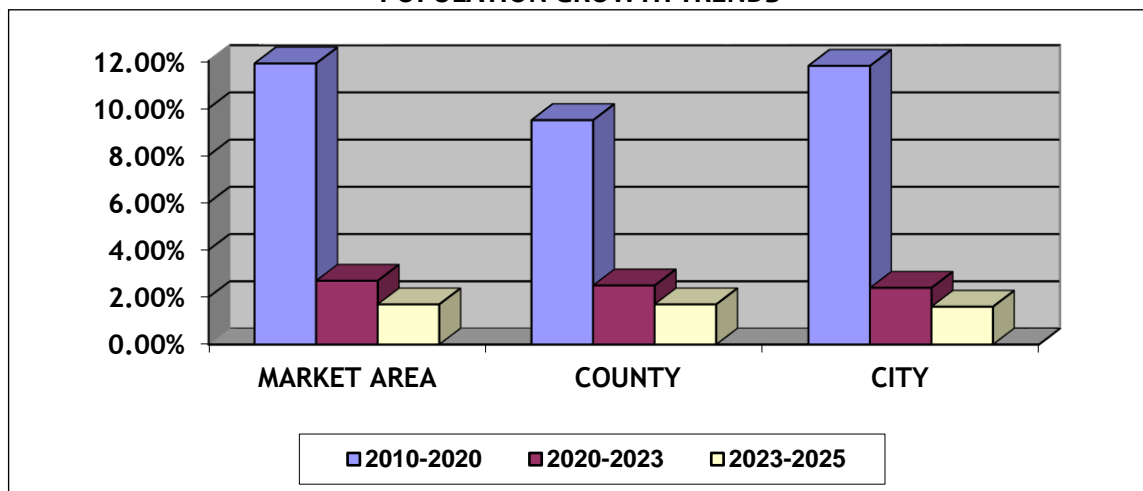
Statistical data used for this report comes from ESRI, the Census Bureau, the California Department of Finance, and the California Employment Development Department.

ESRI is a reputable statistical data resource that uses information garnered from the above sources in order to project population and household trends. The information is scientifically calculated in order to project out future growth as accurately as possible. As with any projections, the further the data is projected the less accurate the calculation. ESRI assimilates updates annually to maintain the most accurate and up to date information.

**POPULATION**

As illustrated below, the population growth of the West Elk Grove Market Area outpaced Sacramento County but was slightly faster than the City of Elk Grove between 2010 and 2020. The Market Area is expected to grow at a slightly faster rate over the next five years.

**CHART 3-1  
POPULATION GROWTH TRENDS**



Source: 2019 ESRI

In 2010, the West Elk Grove Market Area had a population of 182,065. Over the last ten years, the population has increased to 203,774. Over the next three years, it is expected to increase by 2.7 percent to 209,194. By the year 2025, the population of the Market Area is projected to increase to 212,808, an additional 1.7 percent above the 2023 total, as shown in Table 3-1.

The population of the County is projected to steadily increase over the next five years. Since 2010, the population has increased by 9.5 percent or 1.0 percent annually, to a current total of 1,553,756. By 2023, the population of the County is projected to be 1,593,369, and 1,619,777 by 2025.

The population of the City of Elk Grove is projected to increase at a slightly slower pace than the Market Area over the next five years. Currently, the population is estimated to be 170,922, projected to increase to 175,105 by 2023 and 177,9895 by 2025.

**TABLE 3-1  
POPULATION TRENDS**

Year	Number	Change	% Change	Simple Annual % Change
<b>WEST ELK GROVE MARKET AREA</b>				
2010	182,065			
2020	203,774	21,709	11.9%	1.2%
2023	209,194	5,420	2.7%	0.9%
2025	212,808	3,614	1.7%	0.9%
<b>SACRAMENTO COUNTY</b>				
2010	1,418,788			
2020	1,553,756	134,968	9.5%	1.0%
2023	1,593,369	39,613	2.5%	0.8%
2025	1,619,777	26,408	1.7%	0.8%
<b>CITY OF ELK GROVE</b>				
2010	152,821			
2020	170,922	18,101	11.8%	1.2%
2023	175,105	4,183	2.4%	0.8%
2025	177,895	2,790	1.6%	0.8%

Source: 2018 ESRI

Currently, 41.5 percent of the population in the West Elk Grove Market Area is between the age of 25 and 54. The population age 0-14 represents the largest age group with 23.1 percent. Though the proportions of all age groups will remain similar over the next five years, the proportion of seniors in the Market Area is expected to increase.

**TABLE 3-2  
POPULATION BY AGE – WEST ELK GROVE MARKET AREA**

Age Group	2020		2023		2025	
	Number	Percent	Number	Percent	Number	Percent
0-14	47,072	23.1%	48,324	23.1%	49,159	23.1%
15-19	14,264	7.0%	14,267	6.8%	14,258	6.7%
20-24	14,060	6.9%	13,179	6.3%	12,556	5.9%
25-34	33,826	16.6%	35,354	16.9%	36,390	17.1%
35-44	26,694	13.1%	29,413	14.1%	31,283	14.7%
45-54	24,045	11.8%	23,179	11.1%	22,558	10.6%
55-64	21,600	10.6%	21,170	10.1%	20,855	9.8%
65-74	13,449	6.6%	14,560	7.0%	15,322	7.2%
75-84	6,113	3.0%	7,029	3.4%	7,661	3.6%
85+	2,649	1.3%	2,720	1.3%	2,767	1.3%
TOTAL	203,774	100.0%	209,194	100.0%	212,808	100.0%
Under 65	181,563	89.1%	184,886	88.4%	187,058	87.9%
Over 65	22,211	10.9%	24,308	11.6%	25,750	12.1%

Source: 2010 Census; 2019 ESRI

The population age of the County is similar to the Market Area, with 40.9 percent of the population between the age of 25 and 0-14 constituting the largest age group with 19.7 percent of the population.

**TABLE 3-3  
POPULATION BY AGE –SACRAMENTO COUNTY**

Age Group	2020		2023		2025	
	Number	Percent	Number	Percent	Number	Percent
0-14	306,090	19.7%	313,894	19.7%	319,096	19.7%
15-19	96,333	6.2%	97,833	6.1%	98,806	6.1%
20-24	104,102	6.7%	101,020	6.3%	98,806	6.1%
25-34	247,047	15.9%	251,434	15.8%	254,305	15.7%
35-44	201,988	13.0%	217,654	13.7%	228,389	14.1%
45-54	186,451	12.0%	183,556	11.5%	181,415	11.2%
55-64	188,004	12.1%	183,237	11.5%	179,795	11.1%
65-74	130,516	8.4%	140,535	8.8%	147,400	9.1%
75-84	62,150	4.0%	72,339	4.5%	79,369	4.9%
85+	31,075	2.0%	31,867	2.0%	32,396	2.0%
TOTAL	1,553,756	100.0%	1,593,369	100.0%	1,619,777	100.0%
Under 65	1,330,015	85.6%	1,348,628	84.6%	1,360,613	84.0%
Over 65	223,741	14.4%	244,741	15.4%	259,164	16.0%

Source: 2010 Census; 2019 ESRI

## HOUSEHOLDS

Household formation is influenced by a variety of factors: the aging population, young adults leaving home, and divorce are factors that can cause household growth even in relatively static periods of population growth. Table 3-4 summarizes household trends in the West Elk Grove Market Area, Sacramento County, and the City of Elk Grove.

In 2010, the West Elk Grove Market Area had a total of 55,294 households. The number increased 11.6 percent to 61,704 households by 2020 and is projected to increase by 2.5 percent by 2023 to 63,272 households and an additional 1.7 percent to 64,318 households by 2025.

In 2010, the number of households in Sacramento County totaled 513,945. The current number of County households is 555,240, projected to increase to 567,646 by 2023, and 575,918 by 2025.

**TABLE 3-4  
HOUSEHOLDS**

Year	Number	Change	% Change	Simple Annual % Change
<b>WEST ELK GROVE MARKET AREA</b>				
2010	55,294			
2020	61,704	6,410	11.6%	1.2%
2023	63,272	1,568	2.5%	0.8%
2025	64,318	1,046	1.7%	0.8%
<b>SACRAMENTO COUNTY</b>				
2010	513,945			
2020	555,240	41,295	8.0%	0.8%
2023	567,646	12,406	2.2%	0.7%
2025	575,918	8,272	1.5%	0.7%
<b>CITY OF ELK GROVE</b>				
2010	47,873			
2020	53,206	5,333	11.1%	1.1%
2023	54,451	1,245	2.3%	0.8%
2025	55,281	830	1.5%	0.8%

Source: 2019 ESRI

In 2019, in the West Elk Grove Market Area, the largest proportions of households were two- and four-person households constituting 43.0 percent of the households combined. The County has substantially smaller households with one- and two-person households constituting 56.4 percent of the households.

**TABLE 3-5  
PERSONS PER HOUSEHOLD**

Household Size	WEST ELK GROVE MARKET AREA		SACRAMENTO COUNTY	
	2019		2019	
	Number	Percent	Number	Percent
1 person	10,389	16.8%	144,147	26.0%
2 person	15,004	24.3%	168,628	30.4%
3 person	11,184	18.1%	90,181	16.2%
4 Person	11,563	18.7%	76,739	13.8%
5 Person	6,766	11.0%	40,006	7.2%
6+ Person	6,798	11.0%	35,538	6.4%
Total	<b>61,704</b>	<b>100.0%</b>	<b>547,381</b>	<b>100.0%</b>
AVG HOUSEHOLD SIZE	3.26		2.75	

Source: 2019 ESRI

In 2018, in the City of Elk Grove, the largest proportions of renters were one- and three-person households, constituting 46.6 percent of the renter households combined. The County had smaller household sizes with one- and two-person households constituting 59.6 percent of the households.

**TABLE 3-6  
PERSONS PER RENTER HOUSHOLDS**

Household Size	CITY OF ELK GROVE		SACRAMENTO COUNTY	
	2018		2018	
	Number	Percent	Number	Percent
1 person	3,103	22.5%	75,212	32.4%
2 person	2,822	20.5%	63,304	27.2%
3 person	3,326	24.1%	37,099	16.0%
4 Person	1,822	13.2%	30,614	13.2%
5 Person	1,716	12.4%	14,109	6.1%
6+ Person	1,008	7.3%	12,003	5.2%
Total	13,797	100.0%	232,341	100.0%

Source: 2018 American Community Survey



Currently, the West Elk Grove Market Area has 22,337 rental units (36.2 percent). According to ESRI, the proportion of rental units is expected to decrease over the next five years. The renter rate in Sacramento County is higher at 42.8 percent.

**TABLE 3-7  
HOUSING UNITS BY TENURE**

Occupied Households	2020		2023		2025	
	Number	Percent	Number	Percent	Number	Percent
<b>ELK GROVE MARKET AREA</b>						
Owner	39,367	63.8%	40,557	64.1%	41,356	64.3%
<b>Renter</b>	<b>22,337</b>	<b>36.2%</b>	<b>22,715</b>	<b>35.9%</b>	<b>22,962</b>	<b>35.7%</b>
TOTAL	61,704	100.0%	63,272	100.0%	64,318	100.0%
<b>SACRAMENTO COUNTY</b>						
Owner	317,597	57.2%	326,056	57.4%	331,729	57.6%
<b>Renter</b>	<b>237,643</b>	<b>42.8%</b>	<b>241,590</b>	<b>42.6%</b>	<b>244,189</b>	<b>42.4%</b>
TOTAL	555,240	100.0%	567,646	100.0%	575,918	100.0%
<b>CITY OF ELK GROVE</b>						
Owner	39,638	74.5%	40,664	74.7%	41,350	74.8%
<b>Renter</b>	<b>13,568</b>	<b>25.5%</b>	<b>13,787</b>	<b>25.3%</b>	<b>13,931</b>	<b>25.2%</b>
TOTAL	53,206	100.0%	54,451	100.0%	55,281	100.0%

Source: 2010 Census; 2019 ESRI

In 2019, 22.5 percent of the Elk Grove Market Area households are estimated to have incomes below \$35,000, while 65.4 percent have incomes greater than \$50,000, as shown in Table 3-8. The current median income of \$72,552 is expected to increase to \$83,989 by 2023.

**TABLE 3-8  
HOUSEHOLDS BY INCOME – WEST ELK GROVE MARKET AREA**

Income Range	2020		2023		2025	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$15,000	5,060	8.2%	4,619	7.3%	4,309	6.7%
\$15,000-\$24,999	4,196	6.8%	3,771	6.0%	3,473	5.4%
\$25,000-\$34,999	4,628	7.5%	4,290	6.8%	4,052	6.3%
\$35,000-\$49,999	7,466	12.1%	6,973	11.0%	6,625	10.3%
\$50,000-\$74,999	11,107	18.0%	10,820	17.1%	10,612	16.5%
\$75,000-\$99,999	8,824	14.3%	9,124	14.4%	9,326	14.5%
\$100,000+	20,424	33.1%	23,676	37.4%	25,920	40.3%
TOTAL	61,704	100.0%	63,272	100.0%	64,318	100.0%
Median Income	\$72,552		\$79,360		\$83,988	

Source: 2019 ESRI

In 2018, 39.7 percent of the renters in the County of Sacramento had incomes that were less than \$35,000 annually, while 46.2 percent earned above \$50,000 annually. In the City of Elk Grove 33.6 percent of the renter households earned less than \$35,000 annually.

**TABLE 3-9  
RENTER HOUSEHOLDS BY INCOME - 2018**

INCOME GROUP	SACRAMENTO COUNTY		CITY OF ELK GROVE	
	Number	Percent	Number	Percent
Less than \$10,000	20,186	8.7%	1,043	7.4%
\$10,000-\$19,999	32,177	13.8%	1,608	11.4%
\$20,000-\$34,999	40,058	17.2%	2,091	14.8%
\$35,000-\$49,999	32,570	14.0%	1,409	10.0%
>\$50,000	107,350	46.2%	8,004	56.5%
Total	232,341	100.0%	14,155	100.0%

Source: 2018 American Community Survey

Based on the income levels required of households in order to live at the subject complex, which begins at \$15,051 to qualify for a studio unit at 30 percent of AMI, to \$77,600, which is the maximum income for an 80 percent six person household, an estimated 42.4 percent of the households in the West Elk Grove Market Area are income-eligible to live at the subject complex. For the demand calculation in Chapter IV, the number of eligible households is further reduced by renter rate, household size, and turnover rate.

**TABLE 3-10  
PROPORTION OF HOUSEHOLDS INCOME-ELIGIBLE FOR SUBJECT PROPERTY  
WEST ELK GROVE MARKET AREA – 30% -80% of AMI**

INCOME RANGE	2023	
	Number	Percent
\$15,051 - \$24,999	3,796	6.0%
\$25,000 - \$34,999	4,303	6.8%
\$35,000 - \$49,999	6,960	11.0%
\$50,000 - \$74,999	10,820	17.1%
\$75,000-\$77,600	949	1.5%
<b>TOTAL</b>	<b>26,827</b>	<b>42.4%</b>

Source: 2019 ESRI

Approximately, 28.0 percent (17,277 households) of the West Elk Grove Market Area households earn less than 50 percent of the CTCAC designated Sacramento County Area Median Income (\$83,600). In addition, 18.8 percent of the households are classified as Low Income (50 to 80 percent of AMI), resulting in 46.8 percent of the households in the West Elk Grove Market Area earning less than 80 percent of the AMI for Sacramento County.

**TABLE 3-11**  
**HOUSEHOLDS BY INCOME GROUPS**  
**WEST ELK GROVE MARKET AREA 2019**  
 2019 CTCAC Area Median Income (AMI) for Sacramento County  
 (4-person household): **\$83,600**

Income Group	% of County Median	Income Range (\$)	% of Market's Households
Very Low Income	Less Than 50%	Less than \$41,800	28.0%
Low Income	50% - 80%	\$41,801 - \$66,880	18.8%
Moderate Income	80% -120%	\$66,881 – \$100,320	20.2%
Above Moderate	Greater Than 120%	Greater than \$100,321	33.0%

Source: 2018 ESRI; 2019 CTCAC Maximum Income Levels

## HOUSING

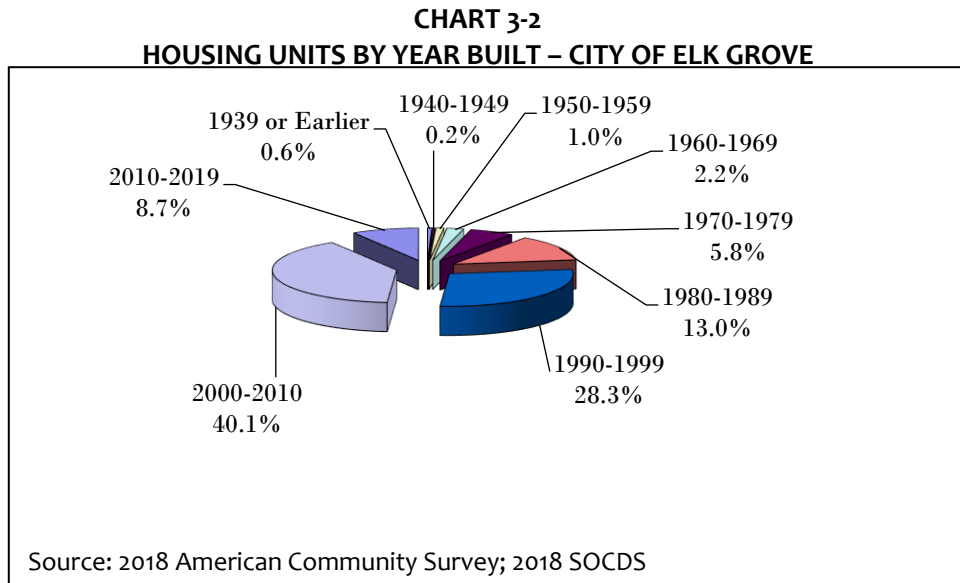
In 2010, 90.0 percent of the total housing units in City of Elk Grove are estimated to be single-family homes, while 9.4 percent are multifamily (two or more units per structure). Between 2010 and 2018, single-family homes increased by 3,397 units (7.5 percent) and 5+ units increased by 499 units (13.1 percent).

**TABLE 3-12**  
**HOUSING UNITS BY TYPE**  
**CITY OF ELK GROVE**

Housing Units by Type	2010		2018		Change	
	Number	Percent	Number	Percent	Number	Percent
Single Family	45,575	90.0%	48,972	89.8%	3,397	7.5%
2 – 4 Units	962	1.9%	962	1.8%	0	0.0%
5 or more Units	3,820	7.5%	4,319	7.9%	499	13.1%
Mobile Homes or Other	277	0.5%	288	0.5%	11	4.0%
TOTAL	50,634	100.0%	54,541	100.0%	3,907	7.7%

Source: 2019 California Department of Finance

Generally, housing conditions can be described by the age of the units, exempting diligent maintenance. Since building codes change with time and technology, the older housing units are the most likely to be substandard or in marginal condition. Approximately 1.8 percent of the housing stock in the City of Elk Grove was built before 1960. An additional 28.3 percent was built between 1990 and 1999, while more recently, 8.7 percent of the housing units were built between 2010 and 2019.



According to the 2018 American Community Survey, 44.2 percent of the renter households were overpaying, 35 percent or more, for shelter in the City of Elk Grove. Of these households, those earning the least experienced the most rent burden. For example, of those renter households earning \$10,000 to \$19,999, 89.4 percent were overpaying for shelter, while those earning over \$50,000, 15.3 percent were overpaying.

**TABLE 3-13  
RENTER HOUSEHOLDS OVERPAYING BY INCOME GROUP  
CITY OF ELK GROVE - 2018**

INCOME GROUP	Number Overpaying	Total in Income Group	Percent
Less than \$10,000	812	1,043	77.9%
\$10,000 - \$19,999	1,438	1,608	89.4%
\$20,000 - \$34,999	1,911	2,091	91.4%
\$35,000 - \$49,999	871	1,409	61.8%
\$50,000 or more	1,224	8,004	15.3%
<b>Overall Total</b>	<b>6,256</b>	<b>14,155</b>	<b>44.2%</b>

Source: 2018 American Community Survey

Like the City of Elk Grove, overpayment, 35 percent or more, is most pronounced among the lowest income groups in Sacramento County. For example, of those renter households earning \$10,000-\$19,999, 78.6 percent were overpaying, while only 9.6 percent of the households earning above \$50,000 were found to be overpaying for shelter. Overall, 43.5 percent of renter households were overpaying, which is 0.7 percent less than the City of Elk Grove.

**TABLE 3-14**  
**RENTER HOUSEHOLDS OVERPAYING BY INCOME GROUP**  
**SACRAMENTO COUNTY - 2018**

<b>INCOME GROUP</b>	<b>Number Overpaying</b>	<b>Total in Income Group</b>	<b>Percent</b>
Less than \$10,000	13,462	20,186	66.7%
\$10,000 - \$19,999	25,285	32,177	78.6%
\$20,000 - \$34,999	33,821	40,058	84.4%
\$35,000 - \$49,999	18,327	32,570	56.3%
\$50,000 or more	10,283	107,350	9.6%
<b>Overall Total</b>	<b>101,178</b>	<b>232,341</b>	<b>43.5%</b>
Source: 2018 American Community Survey			

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking complete plumbing, and units constructed before 1940 without diligent maintenance. In the City of Elk Grove, the percentage of overcrowded units was 3.0 percent in 2018. Approximately 0.6 percent of the housing was built before 1940 and 0.1 percent of the units lacked complete plumbing facilities. In Sacramento County, 4.9 percent of the housing units were overcrowded, and 4.6 percent were built before 1940.

**TABLE 3-15**  
**INDICATORS OF SUBSTANDARD HOUSING – 2018**

<b>Indicators</b>	<b>Number</b>	<b>Percent</b>
<b>CITY OF ELK GROVE</b>		
Overcrowded	1,535	3.0%
Lacking Complete Plumbing Facilities	77	0.1%
Built 1939 or Earlier	326	0.6%
<b>SACRAMENTO COUNTY</b>		
Overcrowded	26,304	4.9%
Lacking Complete Plumbing Facilities	1,651	0.3%
Built 1939 or Earlier	24,527	4.6%
Source: 2018 American Community Survey		

## EMPLOYMENT AND ECONOMICS

According to the 2019 ESRI, services accounted for the largest employment sector in Sacramento County and the West Elk Grove Market Area, constituting 47.5 and 48.6 percent of employed persons, respectively. Public Administration and Retail are the second largest sectors in both the County and the Market Area

**TABLE 3-16**  
**EMPLOYMENT BY INDUSTRY –WEST ELK GROVE MARKET AREA AND SACRAMENTO COUNTY**

Major Industries	2019 ESRI			
	WEST ELK GROVE MARKET AREA		SACRAMENTO COUNTY	
	Number	Percent	Number	Percent
Agriculture / Mining	715	0.8%	5,368	0.7%
Construction	4,284	4.9%	51,247	7.2%
Manufacturing	4,356	4.9%	37,755	5.3%
Wholesale Trade	1,876	2.1%	15,894	2.2%
Retail Trade	9,157	10.4%	72,238	10.1%
Transportation / Utilities	6,624	7.5%	43,798	6.1%
Information	1,905	2.2%	13,732	1.9%
Finance / Insurance / Real Estate	5,384	6.1%	52,157	7.3%
Services	41,904	47.5%	347,907	48.6%
Public Administration	11,923	13.5%	76,405	10.7%
Total	88,128	100.0%	716,501	100.0%

Source: 2019 ESRI

According to the Bureau of Labor Statistics, the City of Elk Grove labor force contained 83,335 persons in January 2020. The January unemployment rate was 3.2 percent, below the State rate of 3.9 percent, but a slight uptick from 2019. Like the City, employment in Sacramento County has been steadily increasing over the last ten years, with a slight decrease in January 2020.

**TABLE 3-17  
CIVILIAN LABOR FORCE**

Year	Civilian Labor Force	Employment	Unemployment	Unemployment Rate
<b>CITY OF ELK GROVE</b>				
2010	74,316	66,996	7,320	9.8%
2011	75,235	68,684	6,551	8.7%
2012	75,945	70,263	5,682	7.5%
2013	76,118	71,480	4,638	6.1%
2014	76,906	73,173	3,733	4.9%
2015	78,867	75,613	3,254	4.1%
2016	80,362	77,040	3,322	4.1%
2017	81,404	78,700	2,704	3.3%
2018	84,053	81,544	2,509	3.0%
2019	83,778	81,495	2,283	2.7%
2020*	83,335	80,667	2,668	3.2%
<b>SACRAMENTO COUNTY</b>				
2010	679,109	593,538	85,571	12.6%
2011	681,045	604,918	76,127	11.2%
2012	679,345	613,847	65,498	9.6%
2013	673,727	620,595	53,132	7.9%
2014	676,595	633,919	42,676	6.3%
2015	687,160	650,235	36,925	5.4%
2016	691,874	657,158	34,716	5.0%
2017	697,583	670,188	27,395	3.9%
2018	720,050	694,406	25,644	3.6%
2019	717,081	693,988	23,093	3.2%
2020*	715,091	687,416	27,675	3.9%
Source: Bureau of Labor Statistics				
*Information as of January 2020				
**Detailed employment history and trends are not available for the Primary Market Area.				

Approximately 29.5 percent of the West Elk Grove Market Area residents travel less than 20 minutes to work; however, 29.8 percent travel more than 35 minutes.

**TABLE 3-18**  
**TRAVEL TIME TO WORK – WEST ELK GROVE MARKET AREA**

Travel Time	Percent
Less than 5 minutes	1.2%
5-9 minutes	5.7%
10-19 minutes	22.6%
20-34 minutes	40.6%
35-59 minutes	20.9%
More than one hour	8.9%

Source: 2019 ESRI

In the County of Sacramento, the major employers are primarily in the fields of government services and medical. One of the twenty-five major employers are located within the City of Elk Grove.

**TABLE 3-19**  
**MAJOR EMPLOYERS – SACRAMENTO COUNTY**

Employer Name	Location	Industry	# of Employees
Aerojet Rocketdyne Inc	Rancho Cordova	Aerospace Industries (mfrs)	1,000-4,999
Agreeya Solutions	Folsom	Information Technology Services	1,000-4,999
American River College	Sacramento	Junior-Community College-Tech Institutes	1,000-4,999
AMPAC FINE CHEMICALS LLC	Rancho Cordova	Electronic Equipment & Supplies-Mfrs	1,000-4,999
<b>Apple Distribution Ctr</b>	<b>Elk Grove</b>	<b>Distribution Centers (whls)</b>	<b>1,000-4,999</b>
California Department-Crrctns	Sacramento	Insurance Agents Brokers & Service	1,000-4,999
California Prison Ind Auth	Folsom	Government Offices-State	1,000-4,999
California State Univ Scrmnt	Sacramento	Schools-Universities & Colleges Academic	1,000-4,999
Corrections Department	Sacramento	State Govt-Correctional Institutions	1,000-4,999
Dept of Transportation In Ca	Sacramento	Government Offices-State	10,000+
Disabled American Veterans	Sacramento	Veterans' & Military Organizations	1,000-4,999
Employment Development Dept	Sacramento	Government Offices-State	1,000-4,999
Environmental Protection Agcy	Sacramento	State Government-Environmental Programs	1,000-4,999
Intel Corp	Folsom	Semiconductor Devices (mfrs)	5,000-9,999
Kaiser Permanente South	Sacramento	Hospitals	1,000-4,999
L A Care Health Plan	Sacramento	Health Plans	1,000-4,999
Mercy General Hospital	Sacramento	Hospitals	1,000-4,999
Mercy San Juan Medical Ctr	Carmichael	Hospitals	1,000-4,999
Sacramento Municipal Utility	Sacramento	Electric Contractors	1,000-4,999
Securitas Security Svc USA	Sacramento	Security Guard & Patrol Service	1,000-4,999
Smud	Sacramento	Electric Companies	1,000-4,999
State Compensation Ins Fund	Sacramento	Insurance	1,000-4,999
Sutter Medical Ctr-Sacramento	Sacramento	Hospitals	1,000-4,999
United Loan Corp	Sacramento	Real Estate	1,000-4,999
Water Resource Dept	Sacramento	Government Offices-State	5,000-9,999

Source: California Employment Development Department, 2019



Wages in the Metro Division range from \$13.83 for farming, fishing, and forestry occupations to \$57.55 per hour for management occupations. The subject property targets households with incomes up to \$77,600, or \$37.30 per hour.

**TABLE 3-20**  
**WAGES BY OCCUPATION – SACRAMENTO—ROSEVILLE—ARDEN-ARCADE MSA**

OCC Code	Occupational Title	Mean Hourly Wage
110000	Management Occupations	\$57.55
<b>130000</b>	<b>Business and Financial Operations Occupations</b>	<b>\$37.28</b>
150000	Computer and Mathematical Occupations	\$44.29
170000	Architecture and Engineering Occupations	\$48.29
190000	Life, Physical, and Social Science Occupations	\$38.71
<b>210000</b>	<b>Community and Social Services Occupations</b>	<b>\$28.80</b>
230000	Legal Occupations	\$55.07
<b>250000</b>	<b>Education, Training, Library Occupations</b>	<b>\$30.48</b>
<b>270000</b>	<b>Arts, Design, Entertainment, Sports, and Media</b>	<b>\$27.18</b>
290000	Healthcare Practitioners & Technical Occupations	\$51.92
<b>310000</b>	<b>Healthcare Support Occupations</b>	<b>\$20.20</b>
<b>330000</b>	<b>Protective Services Occupations</b>	<b>\$29.58</b>
<b>350000</b>	<b>Food Preparation and Serving Related Occupations</b>	<b>\$13.86</b>
<b>370000</b>	<b>Building, Grounds, and Maintenance Occupations</b>	<b>\$17.05</b>
<b>390000</b>	<b>Personal Care and Service Occupations</b>	<b>\$13.90</b>
<b>410000</b>	<b>Sales &amp; Related Occupations</b>	<b>\$20.98</b>
<b>430000</b>	<b>Office &amp; Administrative Support Occupations</b>	<b>\$20.73</b>
<b>450000</b>	<b>Farming, Fishing, and Forestry Occupations</b>	<b>\$13.83</b>
<b>470000</b>	<b>Construction and Extraction Occupations</b>	<b>\$27.58</b>
<b>490000</b>	<b>Installation, Maintenance, and Repair Occupations</b>	<b>\$25.74</b>
<b>510000</b>	<b>Production Occupations</b>	<b>\$20.09</b>
<b>530000</b>	<b>Transportation and Materials Moving Occupations</b>	<b>\$18.52</b>
Source: California Employment Development Department 2019		

<b>CONCLUSIONS, METHODOLOGY AND CAPTURE RATE – CTCAC DEMAND CALCULATION</b>	<b>IV</b>
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**CONCLUSIONS- FAMILY HOUSEHOLDS**

At the time of market entry in the year 2023, there will be a projected total demand for 1,756 rental units in the Market Area for households with incomes at 30, 50, 60, and 80 percent of AMI. Specifically, there will be a demand for 81 studio units, 337 one-bedroom, 850 two-bedroom, and 488 three-bedroom. Given this demand, the project would need to capture 4.1 percent of the income-eligible households in the market area.

**TABLE 4-1  
2023 DEMAND SUMMARY - GENERAL OCCUPANCY**

	Studio	1BR	2BR	3BR	TOTAL
30% of AMI	2 @ \$396	3 @ \$420	3 @ \$495	3 @ \$566	
50% of AMI	1 @ \$689	8 @ \$734	6 @ \$872	7 @ \$1,001	
60% of AMI	1 @ \$835	6 @ \$890	3 @ \$1,060	3 @ \$1,218	
80% of AMI	2 @ \$1,015	10 @ \$1,204	7 @ \$1,436	7 @ \$1,652	
<b>TOTAL</b>	<b>6</b>	<b>27</b>	<b>19</b>	<b>20</b>	<b>72*</b>
<b>Theoretical Demand (2023)</b>					
30% of AMI	10	42	105	60	
50% of AMI	19	79	198	114	
60% of AMI	23	94	238	137	
80% of AMI	29	122	309	177	
<b>TOTAL</b>	<b>81</b>	<b>337</b>	<b>850</b>	<b>488</b>	<b>1,756</b>
<b>Capture Rate (2023)</b>					
30% of AMI	19.9%	7.2%	2.9%	5.0%	
50% of AMI	5.3%	10.2%	3.0%	6.1%	
60% of AMI	4.4%	6.4%	1.3%	2.2%	
80% of AMI	6.8%	8.2%	2.3%	4.0%	
<b>TOTAL</b>	<b>7.4%</b>	<b>8.0%</b>	<b>2.2%</b>	<b>4.1%</b>	<b>4.1%</b>
<b>Penetration Rate (2023)</b>	<b>4.9%</b>	<b>11.6%</b>	<b>9.3%</b>	<b>9.0%</b>	<b>9.6%</b>
Rents are net rents. Utility allowance: Studio- \$43, 1BR - \$50, 2BR - \$69 and 3BR-\$85.					
*One additional two-bedroom unit will be designated for on-site management.					

## METHODOLOGY FOR FAMILY HOUSEHOLDS

The following demand formula is based upon the requirements established by the California Tax Credit Allocation Committee. This formula does not take into account all competitive units nor households that are currently unsuitably housed and may not reflect the total demand found within the Market Area.

Demand is established using an analysis of the total number of general households in the Market Area, the percentage of renter households, the percentage of income eligible households, unit type, and turnover.

### WEST ELK GROVE MARKET AREA

#### FACTORS

1. Total Households year of Market Entry (2023) (See Table 3-4): **63,272** total households
2. Renter Rate (2023) (See Table 3-7): **35.9%**
3. Income Eligibility: Based on the unit size, project rents, and 2018 rent levels established by the California Tax Credit Allocation Committee, the following income eligibility range was used to determine the percentage of households with the appropriate income for the subject property. This range does not reflect the likely changes to the maximum rents and incomes that will occur over the next two years.

#### **LIHTC:**

- 30 percent of AMI (\$15,051 - \$29,100) = **5.2%**
  - 50 percent of AMI (\$25,097 - \$48,500) = **9.9%**
  - 60 percent of AMI (\$30,102 - \$58,200) = **11.9%**
  - 80 percent of AMI (\$40,0182 - \$77,600) = **15.4%**
4. Unit Type: The unit type refers to the ideal proportion of each apartment unit type in the proposed project (i.e., bedrooms per unit) that conforms to renter household size statistics for the Market Area. Depending upon the mix of units being proposed, it is necessary in the context of the market study to determine the approximate number of households that might be appropriate for each bedroom size. Because there is no Census table to refer to, the demand calculation was prepared using the minimum occupancy requirements required under UMR 8305 (b). The following percentages then are applied to Table 3-5 in Chapter III, Persons Per Households:
    - Studio = **4.2%**
    - One-Bedroom = **17.5%**
    - Two-Bedroom = **44.1%**
    - Three-Bedroom = **25.3%**

5. **Turnover:** Turnover rate represents the percentage of households likely to move during a given year. Factors that affect turnover include market choice, the vacancies available, cost of housing, and the overall condition of housing stock. For the purposes of this study, the turnover rate is calculated to be **20.0** percent based upon the rates reported by apartment managers in the Market Area survey performed by Laurin Associates in March 2020 (see Chapter 5).

#### DEMAND FORMULA

Total Households x Renter Rate x Income Eligibility x Unit Type x Turnover Rate = Theoretical Net Demand

#### **Theoretical Demand Rental Units**

##### Studio Units

- 30 percent of AMI  
 $63,272 \times 35.9\% \times 5.2\% \times 4.2\% \times 20.0\% = 10$
- 50 percent of AMI  
 $63,272 \times 35.9\% \times 9.9\% \times 4.2\% \times 20.0\% = 19$
- 60 percent of AMI  
 $63,272 \times 35.9\% \times 11.9\% \times 4.2\% \times 20.0\% = 23$
- 80 percent of AMI  
 $63,272 \times 35.9\% \times 15.4\% \times 4.2\% \times 20.0\% = 29$

**TOTAL THEORETICAL ONE-BEDROOM DEMAND = 81**

##### One-Bedroom Units

- 30 percent of AMI  
 $63,272 \times 35.9\% \times 5.2\% \times 17.5\% \times 20.0\% = 42$
- 50 percent of AMI  
 $63,272 \times 35.9\% \times 9.9\% \times 17.5\% \times 20.0\% = 79$
- 60 percent of AMI  
 $63,272 \times 35.9\% \times 11.9\% \times 17.5\% \times 20.0\% = 94$
- 80 percent of AMI  
 $63,272 \times 35.9\% \times 15.4\% \times 17.5\% \times 20.0\% = 122$

**TOTAL THEORETICAL ONE-BEDROOM DEMAND = 337**

Two-Bedroom Units

- 30 percent of AMI  
 $63,272 \times 35.9\% \times 5.2 \times 44.1\% \times 20.0\% = 105$
- 50 percent of AMI  
 $63,272 \times 35.9\% \times 9.9 \times 44.1\% \times 20.0\% = 198$
- 60 percent of AMI  
 $63,272 \times 35.9\% \times 11.9 \times 44.1\% \times 20.0\% = 238$
- 80 percent of AMI  
 $63,272 \times 35.9\% \times 15.4 \times 44.1\% \times 20.0\% = 309$

**TOTAL THEORETICAL TWO-BEDROOM DEMAND = 850**

Three-Bedroom Units

- 30 percent of AMI  
 $63,272 \times 35.9\% \times 5.2\% \times 25.3\% \times 20.0\% = 60$
- 50 percent of AMI  
 $63,272 \times 35.9\% \times 9.9\% \times 25.3\% \times 20.0\% = 114$
- 60 percent of AMI  
 $63,272 \times 35.9\% \times 11.9\% \times 25.3\% \times 20.0\% = 137$
- 80 percent of AMI  
 $63,272 \times 35.9\% \times 15.4\% \times 25.3\% \times 20.0\% = 177$

**TOTAL THEORETICAL THREE-BEDROOM DEMAND = 488**

**TOTAL THEORETICAL DEMAND = 1,756 units**

**CAPTURE RATE**

Given the total theoretical demand for 1,756 general LIHTC rental units and the 72 units in the proposed subject of this report, the complex would need to capture 4.1 percent of the eligible households in the Market Area.

**72 proposed units ÷ 1,756 total theoretical demand = 4.1 percent capture rate**

Studio**6 proposed units ÷ 81 theoretical demand = 7.4 percent capture rate**

30% of AMI

2 proposed units ÷ 10 theoretical demand = 19.9 percent capture rate

50% of AMI

1 proposed unit ÷ 19 theoretical demand = 5.3 percent capture rate

60% of AMI

1 proposed unit ÷ 23 theoretical demand = 4.4 percent capture rate

80% of AMI

2 proposed units ÷ 29 theoretical demand = 6.8 percent capture rate

One-Bedroom**27 proposed units ÷ 337 theoretical demand = 8.0 percent capture rate**

30% of AMI

3 proposed units ÷ 42 theoretical demand = 7.2 percent capture rate

50% of AMI

8 proposed units ÷ 79 theoretical demand = 10.2 percent capture rate

60% of AMI

6 proposed units ÷ 94 theoretical demand = 6.4 percent capture rate

80% of AMI

10 proposed units ÷ 122 theoretical demand = 8.2 percent capture rate

Two-Bedroom**19 proposed units ÷ 850 theoretical demand = 2.2 percent capture rate**

30% of AMI

3 proposed units ÷ 105 theoretical demand = 2.9 percent capture rate

50% of AMI

6 proposed units ÷ 198 theoretical demand = 3.0 percent capture rate

60% of AMI

3 proposed units ÷ 238 theoretical demand = 1.3 percent capture rate

80% of AMI

7 proposed units ÷ 309 theoretical demand = 2.3 percent capture rate

Three-Bedroom

**20 proposed units ÷ 488 theoretical demand = 4.1 percent capture rate**

30% of AMI

3 proposed units ÷ 60 theoretical demand = 5.0 percent capture rate

50% of AMI

7 proposed units ÷ 114 theoretical demand = 6.1 percent capture rate

60% of AMI

3 proposed units ÷ 137 theoretical demand = 2.2 percent capture rate

80% of AMI

7 proposed units ÷ 177 theoretical demand = 4.0 percent capture rate

**PENETRATION RATE – MARKET AREA**

Penetration rate is calculated using the number of vacant units per bedroom size in the proposed project, the number of competitive pending or proposed units that will enter the market before or the same year as the current project, plus the current number of units vacant in current competitive projects. According to the TCAC database there is one project, The Gardens at Quail Run, currently being planned or proposed in the West Elk Grove Primary Market Area. Once completed The Gardens at Quail Run will have 12 one-bedroom, 60 two-bedroom, and 24 three-bedroom units. There were zero vacancies in the complexes considered comparable to the subject property.

The penetration rate for the subject property, including the planned or proposed, is 9.5 percent. Even with the currently planned or proposed projects the demand for the subject property is sufficient.

(Proposed Units + Pending Units + Vacant Competitive Units) ÷ Theoretical Demand = Penetration Rate

**Total Overall Penetration Rate**

$(72 + 96 + 0) \div 1,756 = 9.6$  percent overall penetration rate

## Studio

$(4 + 0 + 0) \div 81$  theoretical demand = 4.9 percent penetration rate

## One-Bedroom

$(27 + 12 + 0) \div 337$  theoretical demand = 11.6 percent penetration rate

## Two-Bedroom

$(19 + 60 + 0) \div 850$  theoretical demand = 9.3 percent penetration rate

## Three-Bedroom

$(20 + 24 + 0) \div 488$  theoretical demand = 9.0 percent penetration rate

## ABSORPTION RATE

Given the demand for affordable multifamily housing projects within the Market Area, the presence of waiting lists at the income restricted complexes and market rate complexes, Laurin estimates that the complex can reach full or 95 percent occupancy in approximately four months or less. Construction of the complex is expected to be completed in June 2023.

**TABLE 4-2  
ABSORPTION RATE**

Estimated # of Units Leased Per Month	Stage of Project	Number of Units Leased	Percent Units Leased
22	First Month	22	30%
18	Second Month	40	55%
18	Third Month	58	80%
14	Fourth Month	72	100%

### PROPORTION OF HOUSEHOLDS PER BEDROOM TYPE

**Studio = 25% of 1-person households**

**One-Bedroom = 75% of 1-person households + 20% of 2-person households**

**Two-Bedroom = 80% of 2-person households + all 3 person households + 35% of 4-person households**

**Three-Bedroom = 65% of 4-person households + all 5-person households + 20% of 6+ person households**

**Four-Bedroom = 60% of 6-person+7 person households**

Household Size	WEST ELK GROVE MARKET AREA	
	2019	
	Number	Percent
1 person	10,389	16.8%
2 person	15,004	24.3%
3 person	11,184	18.1%
4 Person	11,563	18.7%
5 Person	6,766	11.0%
6+ Person	6,798	11.0%
Total	<b>61,704</b>	<b>100.0%</b>
AVG HOUSEHOLD SIZE	3.26	

**Studio = 4.2%**

**One-Bedroom = 12.6% + 4.9% = 17.5%**

**Two-Bedroom = 19.4% + 18.1% + 6.6% = 44.1%**

**Three-Bedroom = 12.2% + 11.0% + 2.3% = 25.3%**



## COMPETITIVE ANALYSIS

**V**

### SURVEY METHODOLOGY

Every attempt was made to locate comparables within a one-mile radius of the site. Sources for our search in April 2020 included field and phone surveys, contacting property management companies, and Laurin Associates' historical database. There are only two market rate projects within one mile of the subject property. Therefore, it was necessary to go beyond the one-mile radius, while remaining in the Primary Market Area, to find additional market rate comparables. In Addition, there were no studio market rate comparables in the market area; therefore, one-bedroom units were used in the matrix.

During our April 2020 survey a Laurin Associates employee made a physical inspection of each comparable property and spoke with management. For more information on each comparable, including condition, management name, and unit information, please see the summary comparable forms on pages 5-17 to 5-32.

### COMPETITIVE OFFERINGS

The field survey attempted to ascertain a sample of the properties most representative of the West Elk Grove Market Area. A total of 2,444 apartments were surveyed in 13 properties.

**TABLE 5-1  
FIELD STUDY SUMMARY – WEST ELK GROVE MARKET AREA**

NUMBER OF UNITS	MARKET	RENT RESTRICTED	TOTAL	PERCENT
Studio	0	0	0	0.0%
1BR	290	251	541	22.1%
2BR	675	534	1,209	49.5%
3BR	322	358	680	27.8%
4BR	0	14	14	0.6%
<b>TOTALS</b>	<b>1,287</b>	<b>1,157</b>	<b>2,444</b>	<b>100.0%</b>
Source: Laurin Associates, March 2020				

The Section 8 Housing Voucher waiting list for the Sacramento County Housing Authority is currently closed for new applicants.

## VACANCY

According to the April 2020 survey, the overall vacancy rate for multifamily housing is 1.9 percent in the West Elk Grove Market Area. The overall vacancy rate for income-restricted complexes is 0.0 percent. Most complexes reported few if any vacancies and the affordable complexes reported wait lists.

**TABLE 5-2  
VACANCY RATE –WEST ELK GROVE MARKET AREA - 2020**

BEDROOM SIZE	MARKET	% OF TOTAL	RESTRICTED	% OF TOTAL	TOTAL	% OF TOTAL
Studio	0	0.0%	0	0.0%	0	0.0%
1BR	9	3.1%	0	0.0%	9	1.7%
2BR	31	4.6%	0	0.0%	31	2.6%
3BR	7	2.2%	0	0.0%	7	1.0%
4BR	0	0.0%	0	0.0%	0	0.0%
<b>TOTAL</b>	<b>47</b>	<b>3.7%</b>	<b>0</b>	<b>0.0%</b>	<b>47</b>	<b>1.9%</b>

The proposed rents were found to be substantially less than the average non-adjusted market rents for all unit sizes. For example, the highest proposed two-bedroom rents are 47.5 percent, or \$1,298 less than the weighted average market rents.

**TABLE 5-3  
NET RENTAL RATE COMPARISON – NON-ADJUSTED RENTS**

Bedroom Type	Weighted Average Market Rents	Highest Restricted LIHTC Rents*	Difference	Percent Difference
Studio		\$1,015		
1BR	\$1,794	\$1,204	-\$590	-32.9%
2BR	\$2,734	\$1,436	-\$1,298	-47.5%
3BR	\$2,510	\$1,652	-\$858	-34.2%

Source: Laurin Associates, April 2020

\* There were no studio market rate comparables in the market area; therefore, three one-bedroom units were used in the matrices.

According to the 2018 American Community Survey, there is a majority of two- and three-bedroom rental units, while there appears to be a scarcity of studio and one-bedroom rentals.

**TABLE 5-4  
RENTAL HOUSING UNITS – CITY OF ELK GROVE - 2018**

BEDROOM TYPE	RENTAL OCCUPIED HOUSING UNITS	
	Number	Percent
Studio	337	2.4%
One Bedroom	1,229	8.9%
Two Bedroom	3,639	26.4%
Three Bedroom	5,109	37.0%
Four or More Bedrooms	3,483	25.2%
TOTAL	13,797	100.0%

Source: 2018 American Community Survey

The number of single-family and multifamily permits issued annually since 2009 has varied. The City of Elk Grove has not issued any multifamily permits since 2011. Multifamily permits represent 7.1 percent of the total building permits issued since 2009.

**TABLE 5-5  
RESIDENTIAL BUILDING PERMITS ISSUED –  
CITY OF ELK GROVE – 2009-2019**

Year	Single-Family Permits	Multifamily Permits	Total Permits Issued
2009	201	0	201
2010	296	115	411
2011	252	273	525
2012	368	0	368
2013	387	0	387
2014	571	0	571
2015	665	0	665
2016	455	0	455
2017	402	0	402
2018	693	0	693
2019	764	0	764
TOTAL	5,054	388	5,442

\*Information as of December 2019  
Source: SOCDs Building Permit Database

**RENT COMPARABILITY MATRIX**

RENT ADJUSTMENT TABLE FOR MULTIFAMILY PROJECTS		
Characteristics	Adjustment	Comment
	Base BR	
Stories/Type		Apts = \$0, TH = \$15, Duplex - \$25, SF = \$50
Elevator (Yes/No)	\$10	
# of Bedrooms	\$100	Adjust for difference in number of rooms
# of Bathrooms		Adjust for difference in number of baths
Unit Size Adjustment	Varies	Adjustments are made based on the Rent Per Square Foot of the subject property
Age (Built or Renovated)		\$1 per year difference
<b>Tenant Paid Utilities</b>		
Electricity	From U.A.	Use amount from the utility allowance schedule
Heat	From U.A.	Use amount from the utility allowance schedule
Hot Water	From U.A.	Use amount from the utility allowance schedule
Cooking	From U.A.	Use amount from the utility allowance schedule
Water	From U.A.	Use amount from the utility allowance schedule
Sewer	From U.A.	Use amount from the utility allowance schedule
Trash	From U.A.	Use amount from the utility allowance schedule
<b>Unit Amenities</b>		
Central Air/Cool	\$15-\$25	Depending on location
Blinds	\$5	
Carpet	\$5	
Ceiling Fan	\$5	
Skylight / Vaulted Ceilings	\$5	
Storage Closet	\$5	
Coat Closet	\$5	
Walk-In Closet	\$5	
Fireplace	\$5	
Patio/Balcony	\$5	
<b>Appliances</b>		
Refrigerator	\$25	
Stove/Oven	\$25	
Dishwasher	\$15	
Disposal	\$5	
Microwave	\$5	
Washer/Dryer	\$25	
Washer/Dryer Hook-Ups	\$10	
<b>Parking / Transportation</b>		
Surface Parking	\$0	
Carport	\$5	
Underground Parking	\$15	
Detached Garage	\$20	
Attached Garage	\$25	
Tuck-Under Parking	\$15	
Parking Garage	\$15	
<b>Project Amenities</b>		
Clubhouse / Community Room	\$5	
Swimming Pool	\$5	
Spa / Jacuzzi	\$5	
Exercise Room	\$5	
Picnic Area	\$5	
Tot Lot / Playground	\$5	
Tennis Court	\$5	
Basketball Court	\$5	
Volleyball Court	\$5	
On-Site Manager	\$5	
Laundry Room	\$5	
Computer Room	\$5	
Business Center	\$5	
Car Wash Area	\$5	

Security		
Gated	\$5	
Courtesy Patrol	\$5	
Surveillance Cameras	\$5	

The weighted average adjusted market rents are substantially higher than the highest proposed LIHTC rents. For example, the highest proposed LIHTC rents for the two-bedroom / one bath units are 18.40 percent less than the adjusted market rents. Based on the adjustment matrices, the rents are achievable as proposed.

**TABLE 5-6  
NET RENTAL RATE COMPARISON – ADJUSTED MARKET RENTS**

Bedroom Type	Weighted Average Adjusted Market Rents	Average Adjusted Price Per Square Foot	Highest Restricted Rents*/Price Per Square Foot	Percent Difference for Rent	Percent Difference for Price Per Square Foot
Studio	\$1,521	\$2.01	\$1,015/ \$2.01	-33.25%	-0.93%
1BR – 1BA	\$1,615	\$2.13	\$1,204 / \$1.82	-25.45%	-14.50%
2BR – 1BA	\$1,760	\$1.66	\$1,436 / \$1.65	-18.40%	-0.60%
3BR – 2BA	\$2,482	\$2.01	\$1,652 / \$1.43	-33.44%	-28.69%

Source: Laurin Associates, April 2020



**TABLE 5-8  
RENT COMPARABILITY MATRIX – MARKET RATE STUDIO UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APARTMENTS	SOMERFIELD AT LAKESIDE APTS COMP #1		STONE LAKE APTS HOMES COMP #2		SIENA VILLAS COMP #3		Totals & Weighted Averages	Differential
	MARITIME DRIVE & HARBOUR POINT DRIVE	9444 HARBOUR POINT DRIVE		10270 E TARON DRIVE		9130 NOLAN STREET			
Date of Market Study: 4/6/2020	ELK GROVE	ELK GROVE		ELK GROVE		ELK GROVE			
Prepared By: LAURIN ASSOCIATES	Phone Use Subject's Highest Rent	916-472-0845		833-453-942		916-691-6600			
Analysis Using Highest Rents for Subject	Characteristic	Char	Adj	Char	Adj	Char	Adj		
(*M*arket, *L*ow Income)	L	M		M		M			
Distance in Miles from Subject	0.23			0.89		1.01			
Number of Units	10			51		31		92	
Vacancy Rate	11%			4%		4%			
Waiting List (*Y*es or *N*o)	N			N		N			
Turnover Rate	20%			20%		20%			
Unit Size in SF	510	767		772		729		756,96739	
Aggregate Size in SF		7670		39372		22599		69,641	
Base Rent	\$1,015	\$1,530		\$1,535		\$1,515		\$1,528	-33.56%
Aggregate Rent		\$15,300		\$78,285		\$46,965		\$140,550	
Value Ratio (\$/SF)	\$1.99	\$1.99		\$1.99		\$2.08		\$2.02	-1.39%
# of stories	4	2		2		3			
Elevator (*Y*es or *N*o)	Y	N		N		N			
# of Bedrooms	0	1		1		1			
# of Bathrooms	1	1		1		1			
Unit Size Adjustment	510		\$0		\$0		\$0		
Rent Concessions			-\$153		-\$156		-\$131		
Age (built or last renovated)	2023	1999	\$72	2004	\$57	2005	\$54	\$1,969	
Utilities Paid by Tenant									
Electricity	X	X	\$0	X	\$0	X	\$0		
Heat (*G*as or *E*lectric)	E	E	\$0	E	\$0	E	\$0		
Hot Water (G or E)	0	E	\$17	E	\$17	E	\$17		
Cooking (G or E)	E	E	\$0	E	\$0	E	\$0		
TV (*C*able or *S*atellite)	C	C	\$0	C	\$0	C	\$0		
Water	0	X	\$36	X	\$36	X	\$36		
Sewer	0	X	\$43	X	\$43	X	\$43		
Trash	0	X	\$35	X	\$35	X	\$35		
Unit Amenities									
Central Heat/Cool	X	X	\$0	X	\$0	X	\$0		
Blinds	X	X	\$0	X	\$0	X	\$0		
Carpet	X	X	\$0	X	\$0	X	\$0		
Ceiling Fan	X	0	\$5	0	\$5	0	\$5		
Skylight	0	0	\$0	0	\$0	0	\$0		
Storage Closet	0	X	-\$5	X	-\$5	0	\$0		
Coat Closet	0	0	\$0	0	\$0	0	\$0		
Walk-In Closet	0	X	-\$5	0	\$0	0	\$0		
Fireplace	0	X	-\$5	0	\$0	0	\$0		
Patio/Balcony	X	X	\$0	X	\$0	X	\$0		
Appliances									
Refrigerator	X	X	\$0	X	\$0	X	\$0		
Stove/Oven	X	X	\$0	X	\$0	X	\$0		
Dishwasher	X	X	\$0	X	\$0	0	\$15		
Garbage Disposal	X	X	\$0	X	\$0	X	\$0		
Microwave	X	0	\$5	X	\$0	X	\$0		
Washer/Dryer	0	X	-\$25	X	-\$25	X	-\$25		
Washer/Dryer Hook-ups	0	0	\$0	0	\$0	0	\$0		
Parking/Transportation									
Surface Parking	X	X	\$0	X	\$0	X	\$0		
Carport	X	X	\$0	X	\$0	X	\$0		
Underground Parking	0	0	\$0	0	\$0	0	\$0		
Detached Garage	0	X	-\$20	X	-\$20	X	-\$20		
Attached Garage	0	0	\$0	0	\$0	0	\$0		
Tuck-under Garage	0	0	\$0	0	\$0	0	\$0		
Parking Garage	0	0	\$0	0	\$0	0	\$0		
Project Amenities									
Clubhouse/Community Room	X	X	\$0	X	\$0	X	\$0		
Swimming Pool	0	X	-\$5	X	-\$5	X	-\$5		
Spa/Jacuzzi	0	0	\$0	0	\$0	X	-\$5		
Exercise Room	X	X	\$0	X	\$0	X	\$0		
Picnic Area	X	0	\$5	X	\$0	X	\$0		
Tot Lot/Playground	X	X	\$0	X	\$0	0	\$5		
Tennis Court	0	0	\$0	0	\$0	0	\$0		
Basketball Court	0	0	\$0	X	-\$5	0	\$0		
Volleyball Court	0	0	\$0	0	\$0	0	\$0		
On Site Manager	X	X	\$0	X	\$0	X	\$0		
Laundry Room	X	0	\$5	0	\$5	0	\$5		
Computer Room	0	0	\$0	0	\$0	0	\$0		
Business Center	X	0	\$5	X	\$0	X	\$0		
Car Wash Area	0	0	\$0	0	\$0	0	\$0		
Security									
Gated	0	X	-\$5	X	-\$5	X	-\$5		
Courtesy Patrol	0	0	\$0	X	-\$5	0	\$0		
Surveillance Camera	0	0	\$0	0	\$0	0	\$0		
Adjusted Rent	\$1,015	\$1,535		\$1,507		\$1,539		\$1,521	-33.25%
Aggregate Adjusted Rent		\$15,346		\$76,835		\$47,717		\$139,897	
Adjusted Value Ratio (\$/SF)	\$1.99	\$2.00		\$1.95		\$2.11		\$2.01	-0.93%
*Adjusted Rent/Base Rent		100%		98%		102%			

\*The Market Area does not have any market rate rental complexes; therefore, one-bedroom units were used in the matrix.

**TABLE 5-9  
RENT COMPARABILITY MATRIX – MARKET RATE ONE-BEDROOM UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APARTMENTS	SOMERFIELD AT LAKESIDE APTS COMP #1		STONE LAKE APTS HOMES COMP #2		SIENA VILLAS COMP #3		Totals & Weighted Averages	Differential
	MARITIME DRIVE & HARBOUR POINT DRIVE	9444 HARBOUR POINT DRIVE		10270 E TARON DRIVE		9130 NOLAN STREET			
Date of Market Study: 4/6/2020	ELK GROVE	ELK GROVE		ELK GROVE		ELK GROVE			
Prepared By: LAURIN ASSOCIATES	Phone	916-472-0845		833-453-942		916-691-6600			
Analysis Using Highest Rents for Subject	Use Subject's Highest Rent								
	Characteristic	Char	Adj	Char	Adj	Char	Adj		
(“M”arket, “L”ow Income)	L	M		M		M			
Distance in Miles from Subject		0.23		0.89		1.01			
Number of Units		10		51		31		92	
Vacancy Rate		11%		4%		4%			
Waiting List (“Y”es or “N”o)		N		N		N			
Turnover Rate		20%		20%		20%			
Unit Size in SF	660	767		772		729		756.96739	
Aggregate Size in SF		7670		39372		22599		69,641	
Base Rent	\$1,204	\$1,530		\$1,535		\$1,515		\$1,528	-21.19%
Aggregate Rent		\$15,300		\$78,285		\$46,965		\$140,550	
Value Ratio (\$/SF)	\$1.82	\$1.99		\$1.99		\$2.08		\$2.02	-9.61%
# of stories	4	2		2		3			
Elevator (“Y”es or “N”o)	Y	N		N		N			
# of Bedrooms	1	1		1		1			
# of Bathrooms	1	1	\$0	1	\$0	1	\$0		
Unit Size Adjustment	660	-107	-\$59	-112	-\$61	-69	-\$38		
Rent Concessions									
Age (built or last renovated)	2023	1999	\$72	2004	\$57	2005	\$54	\$1,969	
Utilities Paid by Tenant									
Electricity	X	X	\$0	X	\$0	X	\$0		
Heat (“G”as or “E”lectric)	E	E	\$0	E	\$0	E	\$0		
Hot Water (G or E)	0	E	\$17	E	\$17	E	\$17		
Cooking (G or E)	E	E	\$0	E	\$0	E	\$0		
TV (“C”able or “S”atellite)	C	C	\$0	C	\$0	C	\$0		
Water	0	X	\$36	X	\$36	X	\$36		
Sewer	0	X	\$43	X	\$43	X	\$43		
Trash	0	X	\$35	X	\$35	X	\$35		
Unit Amenities									
Central Heat/Cool	X	X	\$0	X	\$0	X	\$0		
Blinds	X	X	\$0	X	\$0	X	\$0		
Carpet	X	X	\$0	X	\$0	X	\$0		
Ceiling Fan	X	0	\$5	0	\$5	0	\$5		
Skylight	0	0	\$0	0	\$0	0	\$0		
Storage Closet	0	X	-\$5	X	-\$5	0	\$0		
Coat Closet	0	0	\$0	0	\$0	0	\$0		
Walk-In Closet	0	X	-\$5	0	\$0	0	\$0		
Fireplace	0	X	-\$5	0	\$0	0	\$0		
Patio/Balcony	X	X	\$0	X	\$0	X	\$0		
Appliances									
Refrigerator	X	X	\$0	X	\$0	X	\$0		
Stove/Oven	X	X	\$0	X	\$0	X	\$0		
Dishwasher	X	X	\$0	X	\$0	0	\$15		
Garbage Disposal	X	X	\$0	X	\$0	X	\$0		
Microwave	X	0	\$5	X	\$0	X	\$0		
Washer/Dryer	0	X	-\$25	X	-\$25	X	-\$25		
Washer/Dryer Hook-ups	0	0	\$0	0	\$0	0	\$0		
Parking/Transportation									
Surface Parking	X	X	\$0	X	\$0	X	\$0		
Carport	X	X	\$0	X	\$0	X	\$0		
Underground Parking	0	0	\$0	0	\$0	0	\$0		
Detached Garage	0	X	-\$20	X	-\$20	X	-\$20		
Attached Garage	0	0	\$0	0	\$0	0	\$0		
Tuck-under Garage	0	0	\$0	0	\$0	0	\$0		
Parking Garage	0	0	\$0	0	\$0	0	\$0		
Project Amenities									
Clubhouse/Community Room	X	X	\$0	X	\$0	X	\$0		
Swimming Pool	0	X	-\$5	X	-\$5	X	-\$5		
Spa/Jacuzzi	0	0	\$0	0	\$0	X	-\$5		
Exercise Room	X	X	\$0	X	\$0	X	\$0		
Picnic Area	X	0	\$5	X	\$0	X	\$0		
Tot Lot/Playground	X	X	\$0	X	\$0	0	\$5		
Tennis Court	0	0	\$0	0	\$0	0	\$0		
Basketball Court	0	0	\$0	X	-\$5	0	\$0		
Volleyball Court	0	0	\$0	0	\$0	0	\$0		
On Site Manager	X	X	\$0	X	\$0	X	\$0		
Laundry Room	X	0	\$5	0	\$5	0	\$5		
Computer Room	0	0	\$0	0	\$0	0	\$0		
Business Center	X	0	\$5	X	\$0	X	\$0		
Car Wash Area	0	0	\$0	0	\$0	0	\$0		
Security									
Gated	0	X	-\$5	X	-\$5	X	-\$5		
Courtesy Patrol	0	0	\$0	X	-\$5	0	\$0		
Surveillance Camera	0	0	\$0	0	\$0	0	\$0		
Adjusted Rent	\$1,204	\$1,629		\$1,602		\$1,632		\$1,615	-25.45%
Aggregate Adjusted Rent		\$16,294		\$81,687		\$50,599		\$148,581	
Adjusted Value Ratio (\$/SF)	\$1.82	\$2.12		\$2.07		\$2.24		\$2.13	-14.50%
*Adjusted Rent/Base Rent		106%		104%		108%			



**TABLE 5-10  
RENT COMPARABILITY MATRIX – MARKET RATE TWO-BEDROOM UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APARTMENTS	SOMERFIELD AT LAKESIDE APTS COMP #1		STONE LAKE APTS HOMES COMP #2		SIENA VILLAS COMP #3		Totals & Weighted Averages	Differential
	MARITIME DRIVE & HARBOUR POINT DRIVE	9444 HARBOUR POINT DRIVE		10270 E TARON DRIVE		9130 NOLAN STREET			
Date of Market Study: APIL 6,2020	ELK GROVE	ELK GROVE		ELK GROVE		ELK GROVE			
Prepared By: LAURIN ASSOCIATES	Phone	916-472-0845		833-453-942		916-691-6600			
Analysis Using Highest Rents for Subject	Use Subject's Highest Rent								
	Characteristic	Char	Adj	Char	Adj	Char	Adj		
(*M*arket, *L*ow Income)	L	M		M		M			
Distance in Miles from Subject		0.23		0.89		1.01			
Number of Units		28		58		103		189	
Vacancy Rate		11%		4%		4%			
Waiting List (*Y*es or *N*o)		N		N		N			
Turnover Rate		20%		20%		20%			
Unit Size in SF	870	1067		1136		1015		1059.836	
Aggregate Size in SF		29876		65888		104545		200,309	
Base Rent	\$1,436	\$1,725		\$1,770		\$1,690		\$1,720	-16.50%
Aggregate Rent		\$48,300		\$102,660		\$174,070		\$325,030	
Value Ratio (\$/SF)	\$1.65	\$1.62		\$1.56		\$1.67		\$1.62	1.72%
# of stories	4	2		2		3			
Elevator (*Y*es or *N*o)	Y	N		N		N			
# of Bedrooms	2	2		2		2			
# of Bathrooms	1	2	-\$20	2	-\$20	2	-\$20		
Unit Size Adjustment	870	-197	-\$98	-266	-\$132	-145	-\$72		
Rent Concessions									
Age (built or last renovated)	2023	1999	\$72	2004	\$57	2005	\$54	\$1,969	
Utilities Paid by Tenant									
Electricity	X	X	\$0	X	\$0	X	\$0		
Heat (*G*as or *E*lectric)	E	E	\$0	E	\$0	E	\$0		
Hot Water (G or E)	0	E	\$22	E	\$22	E	\$22		
Cooking (G or E)	E	E	\$0	E	\$0	E	\$0		
TV (*C*able or *S*atellite)	C	C	\$0	C	\$0	C	\$0		
Water	0	X	\$38	X	\$38	X	\$38		
Sewer	0	X	\$43	X	\$43	X	\$43		
Trash	0	X	\$35	X	\$35	X	\$35		
Unit Amenities									
Central Heat/Cool	X	X	\$0	X	\$0	X	\$0		
Blinds	X	X	\$0	X	\$0	X	\$0		
Carpet	X	X	\$0	X	\$0	X	\$0		
Ceiling Fan	X	0	\$5	0	\$5	0	\$5		
Skylight	0	0	\$0	0	\$0	0	\$0		
Storage Closet	0	X	-\$5	X	-\$5	0	\$0		
Coat Closet	0	0	\$0	0	\$0	0	\$0		
Walk-In Closet	0	X	-\$5	0	\$0	0	\$0		
Fireplace	0	X	-\$5	0	\$0	0	\$0		
Patio/Balcony	X	X	\$0	X	\$0	X	\$0		
Appliances									
Refrigerator	X	X	\$0	X	\$0	X	\$0		
Stove/Oven	X	X	\$0	X	\$0	X	\$0		
Dishwasher	X	X	\$0	X	\$0	0	\$15		
Garbage Disposal	X	X	\$0	X	\$0	X	\$0		
Microwave	X	0	\$5	X	\$0	X	\$0		
Washer/Dryer	0	X	-\$25	X	-\$25	X	-\$25		
Washer/Dryer Hook-ups	0	0	\$0	0	\$0	0	\$0		
Parking/Transportation									
Surface Parking	X	X	\$0	X	\$0	X	\$0		
Carport	X	X	\$0	X	\$0	X	\$0		
Underground Parking	0	0	\$0	0	\$0	0	\$0		
Detached Garage	0	X	-\$20	X	-\$20	X	-\$20		
Attached Garage	0	0	\$0	0	\$0	0	\$0		
Tuck-under Garage	0	0	\$0	0	\$0	0	\$0		
Parking Garage	0	0	\$0	0	\$0	0	\$0		
Project Amenities									
Clubhouse/Community Room	X	X	\$0	X	\$0	X	\$0		
Swimming Pool	0	X	-\$5	X	-\$5	X	-\$5		
Spa/Jacuzzi	0	0	\$0	0	\$0	X	-\$5		
Exercise Room	X	X	\$0	X	\$0	X	\$0		
Picnic Area	X	0	\$5	X	\$0	X	\$0		
Tot Lot/Playground	X	X	\$0	X	\$0	0	\$5		
Tennis Court	0	0	\$0	0	\$0	0	\$0		
Basketball Court	0	0	\$0	X	-\$5	0	\$0		
Volleyball Court	0	0	\$0	0	\$0	0	\$0		
On Site Manager	X	X	\$0	X	\$0	X	\$0		
Laundry Room	X	0	\$5	0	\$5	0	\$5		
Computer Room	0	0	\$0	0	\$0	0	\$0		
Business Center	X	0	\$5	X	\$0	X	\$0		
Car Wash Area	0	0	\$0	0	\$0	0	\$0		
Security									
Gated	0	X	-\$5	X	-\$5	X	-\$5		
Courtesy Patrol	0	0	\$0	X	-\$5	0	\$0		
Surveillance Camera	0	0	\$0	0	\$0	0	\$0		
Adjusted Rent	\$1,436	\$1,772		\$1,753		\$1,760		\$1,760	-18.40%
Aggregate Adjusted Rent		\$49,629		\$101,690		\$181,301		\$332,620	
Adjusted Value Ratio (\$/SF)	\$1.65	\$1.66		\$1.54		\$1.73		\$1.66	-0.60%
*Adjusted Rent/Base Rent		103%		99%		104%			

**TABLE 5-11  
RENT COMPARABILITY MATRIX – MARKET RATE THREE-BEDROOM UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APARTMENTS	SOMERFIELD AT LAKESIDE APTS COMP #1		STONE LAKE APTS HOMES COMP #2		SIENA VILLAS COMP #3		Totals & Weighted Averages	Differential
	MARITIME DRVE & HARBOUR POINT DRIVE	9444 HARBOUR POINT DRIVE		10270 E TARON DRIVE		9130 NOLAN STREET			
Date of Market Study: 4/6/2020	ELK GROVE	ELK GROVE		ELK GROVE		ELK GROVE			
Prepared By: LAURIN ASSOCIATES	Phone	916-472-0845		833-453-942		916-691-6600			
Analysis Using Highest Rents for Subject	Use Subject's Highest Rent								
	Characteristic	Char	Adj	Char	Adj	Char	Adj		
(*M*arket, *L*ow Income)	L	M		M		M			
Distance in Miles from Subject		0.23		0.89		1.01		94	
Number of Units		12		51		31			
Vacancy Rate		11%		4%		4%			
Waiting List (*Y*es or *N*o)		N		N		N			
Turnover Rate		20%		20%		20%			
Unit Size in SF	1155	1240		1240		1232		1237.3617	
Aggregate Size in SF		14880		63240		38192		116,312	
Base Rent	\$1,652	\$2,108		\$2,435		\$2,345		\$2,364	-30.11%
Aggregate Rent		\$25,296		\$124,185		\$72,695		\$222,176	
Value Ratio (\$/SF)	\$1.43	\$1.70		\$1.96		\$1.90		\$1.91	-25.12%
# of stories	4	2		2		3			
Elevator (*Y*es or *N*o)	Y	N		N		N			
# of Bedrooms	3	3		3		3			
# of Bathrooms	2	2	\$0	2	\$0	2	\$0		
Unit Size Adjustment	1155	-85	-\$36	-85	-\$36	-77	-\$33		
Rent Concessions									
Age (built or last renovated)	2023	1999	\$72	2004	\$57	2005	\$54	\$1,969	
Utilities Paid by Tenant									
Electricity	X	X	\$0	X	\$0	X	\$0		
Heat (*G*as or *E*lectric)	E	E	\$0	E	\$0	E	\$0		
Hot Water (G or E)	0	E	\$26	E	\$26	E	\$26		
Cooking (G or E)	E	E	\$0	E	\$0	E	\$0		
TV (*C*able or *S*atellite)	C	C	\$0	C	\$0	C	\$0		
Water	0	X	\$40	X	\$40	X	\$40		
Sewer	0	X	\$43	X	\$43	X	\$43		
Trash	0	X	\$35	X	\$35	X	\$35		
Unit Amenities									
Central Heat/Cool	X	X	\$0	X	\$0	X	\$0		
Blinds	X	X	\$0	X	\$0	X	\$0		
Carpet	X	X	\$0	X	\$0	X	\$0		
Ceiling Fan	X	0	\$5	0	\$5	0	\$5		
Skylight	0	0	\$0	0	\$0	0	\$0		
Storage Closet	0	X	-\$5	X	-\$5	0	\$0		
Coat Closet	0	0	\$0	0	\$0	0	\$0		
Walk-In Closet	0	X	-\$5	0	\$0	0	\$0		
Fireplace	0	X	-\$5	0	\$0	0	\$0		
Patio/Balcony	X	X	\$0	X	\$0	X	\$0		
Appliances									
Refrigerator	X	X	\$0	X	\$0	X	\$0		
Stove/Oven	X	X	\$0	X	\$0	X	\$0		
Dishwasher	X	X	\$0	X	\$0	0	\$15		
Garbage Disposal	X	X	\$0	X	\$0	X	\$0		
Microwave	X	0	\$5	X	\$0	X	\$0		
Washer/Dryer	0	X	-\$25	X	-\$25	X	-\$25		
Washer/Dryer Hook-ups	0	0	\$0	0	\$0	0	\$0		
Parking/Transportation									
Surface Parking	X	X	\$0	X	\$0	X	\$0		
Carport	X	X	\$0	X	\$0	X	\$0		
Underground Parking	0	0	\$0	0	\$0	0	\$0		
Detached Garage	0	X	-\$20	X	-\$20	X	-\$20		
Attached Garage	0	0	\$0	0	\$0	0	\$0		
Tuck-under Garage	0	0	\$0	0	\$0	0	\$0		
Parking Garage	0	0	\$0	0	\$0	0	\$0		
Project Amenities									
Clubhouse/Community Room	X	X	\$0	X	\$0	X	\$0		
Swimming Pool	0	X	-\$5	X	-\$5	X	-\$5		
Spa/Jacuzzi	0	0	\$0	0	\$0	X	-\$5		
Exercise Room	X	X	\$0	X	\$0	X	\$0		
Picnic Area	X	0	\$5	X	\$0	X	\$0		
Tot Lot/Playground	X	X	\$0	X	\$0	0	\$5		
Tennis Court	0	0	\$0	0	\$0	0	\$0		
Basketball Court	0	0	\$0	X	-\$5	0	\$0		
Volleyball Court	0	0	\$0	0	\$0	0	\$0		
On Site Manager	X	X	\$0	X	\$0	X	\$0		
Laundry Room	X	0	\$5	0	\$5	0	\$5		
Computer Room	0	0	\$0	0	\$0	0	\$0		
Business Center	X	0	\$5	X	\$0	X	\$0		
Car Wash Area	0	0	\$0	0	\$0	0	\$0		
Security									
Gated	0	X	-\$5	X	-\$5	X	-\$5		
Courtesy Patrol	0	0	\$0	X	-\$5	0	\$0		
Surveillance Camera	0	0	\$0	0	\$0	0	\$0		
Adjusted Rent	\$1,652	\$2,243		\$2,540		\$2,480		\$2,482	-33.44%
Aggregate Adjusted Rent		\$26,910		\$129,516		\$76,879		\$233,305	
Adjusted Value Ratio (\$/SF)	\$1.43	\$1.81		\$2.05		\$2.01		\$2.01	-28.69%
*Adjusted Rent/Base Rent		106%		104%		106%			

**TABLE 5-12  
RENT COMPARABILITY MATRIX – AFFORDABLE ONE BEDROOM UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APTS	TERRACINA APTS AT LAGUNA CREEK		AVERY GARDENS COMP #7		MONTEGO FALLS APTS COMP #9			
	MARITIME DRIVE & HARBOUR DRIVE	9274 FRANKLIN BOULEVARD		7015 ELK GROVE BOULEVARD		9950 BRUCEVILLE ROAD			
	ELK GROVE Phone	ELK GROVE 916-684-6885		ELK GROVE 916-236-3470		ELK GROVE 916-683-3200			
Date of Market Study: 4/6/2020 Prepared By: LAURIN ASSOCIATES	Use Subject's Highest Rent						Totals & Weighted Averages		Differential
	Characteristic	Char	Adj	Char	Adj	Char	Adj		
(M=Market, L=Low Income)	L	L		L		L			
Distance in Miles from Subject		1.70		3.08		3.44			
Number of Units		22		24		18		64	
Vacancy Rate		0%		0%		0%			
Waiting List ("Y"es or "N"o)		Y		Y		Y			
Turnover Rate		20%		20%		20%			
Unit Size in SF	660	608		666		678		649,4375	
Aggregate Size in SF		13376		15984		12204		41564	
Base Rent	\$1,204	\$941		\$470		\$861		\$742	62.29%
Aggregate Rent		\$20,702		\$11,280		\$15,498		\$47,480	
Value Ratio (\$/SF)	\$1.82	\$1.55		\$0.71		\$1.27		\$1.14	59.69%
# of stories	4	2		3		3			
Elevator ("Y"es or "N"o)	Y	N		N		N			
# of Bedrooms	1	1		1		1			
# of Bathrooms	1	1		1		1			
Unit Size Adjustment	660	608		666		678			
Rent Concessions									
Age (built or last renovated)	2023	1996		2015		2008			
Utilities Paid by Tenant									
Electricity	X	X		X		X			
Heat ("G"as or "E"lectric)	E	E		G		E			
Hot Water (G or E)	0	E		G		E			
Cooking (G or E)	E	E		E		E			
TV ("C"able or "S"atellite)	C	C		C		C			
Water	0	0		0		0			
Sewer	0	0		0		0			
Trash	0	0		0		0			
Unit Amenities									
Central Heat/Cool	X	X		X		X			
Blinds	X	X		X		X			
Carpet	X	X		0		0			
Ceiling Fan	X	0		0		0			
Skylight	0	0		0		0			
Storage Closet	0	0		0		0			
Coat Closet	0	0		0		0			
Walk-In Closet	0	X		0		X			
Fireplace	0	0		0		0			
Patio/Balcony	X	X		X		X			
Appliances									
Refrigerator	X	X		X		X			
Stove/Oven	X	X		X		X			
Dishwasher	X	X		X		X			
Garbage Disposal	X	X		X		X			
Microwave	X	X		0		0			
Washer/Dryer	0	0		0		X			
Washer/Dryer Hook-ups	0	0		0		X			
Parking/Transportation									
Surface Parking	X	0		0		0			
Carport	X	X		X		X			
Underground Parking	0	0		0		0			
Detached Garage	0	0		0		X			
Attached Garage	0	0		0		0			
Tuck-under Garage	0	0		0		0			
Parking Garage	0	0		0		0			
Project Amenities									
Clubhouse/Community Room	X	X		X		X			
Swimming Pool	0	X		X		0			
Spa/Jacuzzi	0	0		0		0			
Exercise Room	X	0		X		0			
Picnic Area	X	X		X		0			
Tot Lot/Playground	X	X		X		X			
Tennis Court	0	0		0		0			
Basketball Court	0	0		0		0			
Volleyball Court	0	0		0		0			
On Site Manager	X	X		X		X			
Laundry Room	X	X		X		0			
Computer Room	0	X		0		X			
Business Center	X	0		0		0			
Car Wash Area	0	0		0		0			
Security									
Gated	0	0		X		0			
Courtesy Patrol	0	0		0		0			
Surveillance Camera	0	0		0		0			
Adjusted Rent	\$1,204	\$941		\$470		\$861		\$742	62.29%
Aggregate Adjusted Rent		\$20,702		\$11,280		\$15,498		\$47,480	
Adjusted Value Ratio (\$/SF)	\$1.82	\$1.55		\$0.71		\$1.27		\$1.14	59.69%
Adjusted Rent/Base Rent		100%		100%		100%			

\*There is no studio affordable comparables in the market area.

**TABLE 5-13  
RENT COMPARABILITY MATRIX – AFFORDABLE TWO-BEDROOM UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APTS	TERRACINA APTS AT LAGUNA CREEK	AGAVE APTS COMP #6	AVERY GARDENS COMP #7				
	MARITIME DRIVE & HARBOUR DRIVE	9274 FRANKLIN BOULEVARD	10070 WILLARD PARKWAY	7015 ELK GROVE BOULEVARD				
	ELK GROVE Phone Use Subject's Highest Rent	ELK GROVE 916-684-6885	ELK GROVE 916-714-2431	ELK GROVE 916-236-3470				
Characteristic	Char	Adj	Char	Adj	Char	Adj	Totals & Weighted Averages	Differential
Date of Market Study: 4/6/2020								
Prepared By: LAURIN ASSOCIATES								
(Market, Low Income)	L	L	L	L				
Distance in Miles from Subject		1.70		2.50				
Number of Units		24		96			150	
Vacancy Rate		0%		0%				
Waiting List ("Y"es or "N"o)		Y		Y				
Turnover Rate		20%		20%				
Unit Size in SF	870	739		919			887.6	
Aggregate Size in SF		17736		88224			133140	
Base Rent	\$1,436	\$1,129		\$981			\$554	56.21%
Aggregate Rent		\$27,096		\$94,176			\$16,620	
Value Ratio (\$/SF)	\$1.65	\$1.53		\$1.07			\$0.61	59.37%
# of stories	4	2		3			3	
Elevator ("Y"es or "N"o)	Y	N		N			N	
# of Bedrooms	2	2		2			2	
# of Bathrooms	1	1		2			1	
Unit Size Adjustment	870	739		919			906	
Rent Concessions								
Age (built or last renovated)	2023	1996		2005			2015	
Utilities Paid by Tenant								
Electricity	X	X		X			X	
Heat ("G"as or "E"lectric)	E	E		E			E	
Hot Water (G or E)	0	E		E			E	
Cooking (G or E)	E	E		E			E	
TV ("C"able or "S"atellite)	C	C		C			C	
Water	0	0		0			0	
Sewer	0	0		0			0	
Trash	0	0		0			0	
Unit Amenities								
Central Heat/Cool	X	X		X			X	
Blinds	X	X		X			X	
Carpet	X	X		0			0	
Ceiling Fan	X	0		0			0	
Skylight	0	0		0			0	
Storage Closet	0	0		X			0	
Coat Closet	0	0		0			0	
Walk-In Closet	0	X		0			0	
Fireplace	0	0		0			0	
Patio/Balcony	X	X		X			X	
Appliances								
Refrigerator	X	X		X			X	
Stove/Oven	X	X		X			X	
Dishwasher	X	X		X			X	
Garbage Disposal	X	X		X			X	
Microwave	X	X		X			0	
Washer/Dryer	0	0		X			0	
Washer/Dryer Hook-ups	0	0		0			0	
Parking/Transportation								
Surface Parking	X	0		0			0	
Carport	X	X		X			X	
Underground Parking	0	0		0			0	
Detached Garage	0	0		0			0	
Attached Garage	0	0		0			0	
Tuck-under Garage	0	0		0			0	
Parking Garage	0	0		X			0	
Project Amenities								
Clubhouse/Community Room	X	X		X			X	
Swimming Pool	0	X		X			X	
Spa/Jacuzzi	0	0		0			0	
Exercise Room	X	0		X			X	
Picnic Area	X	X		X			X	
Tot Lot/Playground	X	X		0			X	
Tennis Court	0	0		0			0	
Basketball Court	0	0		0			0	
Volleyball Court	0	0		0			0	
On Site Manager	X	X		X			X	
Laundry Room	X	X		0			X	
Computer Room	0	X		0			0	
Business Center	X	0		X			0	
Car Wash Area	0	0		0			0	
Security								
Gated	0	0		0			X	
Courtesy Patrol	0	0		0			0	
Surveillance Camera	0	0		0			0	
Adjusted Rent	\$1,436	\$1,129		\$981			\$554	56.21%
Aggregate Adjusted Rent		\$27,096		\$94,176			\$16,620	
Adjusted Value Ratio (\$/SF)	\$1.65	\$1.53		\$1.07			\$0.61	59.37%
Adjusted Rent/Base Rent		100%		100%			100%	

**TABLE 5-14  
RENT COMPARABILITY MATRIX – AFFORDABLE THREE-BEDROOM UNITS**

Enter Data in Blue or Blank Fields	ELK GROVE APTS	TERRACINA APTS AT LAGUNA CREEK	AGAVE APTS COMP #6	AVERY GARDENS COMP #7		
	MARITIME DRIVE & HARBOUR DRIVE	9274 FRANKLIN BOULEVARD	10070 WILLARD PARKWAY	7015 ELK GROVE BOULEVARD		
	ELK GROVE Phone Use Subject's Highest Rent	ELK GROVE 916-684-6885	ELK GROVE 916-714-2431	ELK GROVE 916-236-3470	Totals & Weighted Averages	Differential
Characteristic	Char Adj	Char Adj	Char Adj			
("M"arket, "L"ow Income)	L	L	L	L		
Distance in Miles from Subject	1.70	2.50	3.08			
Number of Units	21	80	10		111	
Vacancy Rate	0%	0%	0%			
Waiting List ("Y"es or "N"o)	Y	Y	Y			
Turnover Rate	20%	20%	20%			
Unit Size in SF	1155	986	1078	1207	1072.2162	
Aggregate Size in SF		20706	86240	12070	119016	
Base Rent	\$1,652	\$1,304	\$1,129	\$652	\$1,119	47.61%
Aggregate Rent		\$27,384	\$90,320	\$6,520	\$124,224	
Value Ratio (\$/SF)	\$1.43	\$1.32	\$1.05	\$0.54	\$1.04	37.03%
# of stories	4	2	3	3		
Elevator ("Y"es or "N"o)	Y	N	N	N		
# of Bedrooms	3	3	3	3		
# of Bathrooms	2	2	2	2		
Unit Size Adjustment	1155	986	1078	1207		
Rent Concessions						
Age (built or last renovated)	2023	1996	2005	2015		
Utilities Paid by Tenant						
Electricity	X	X	X	X		
Heat ("G"as or "E"lectric)	E	E	E	E		
Hot Water (G or E)	0	E	E	E		
Cooking (G or E)	E	E	E	E		
TV ("C"able or "S"atellite)	C	C	C	C		
Water	0	0	0	0		
Sewer	0	0	0	0		
Trash	0	0	0	0		
Unit Amenities						
Central Heat/Cool	X	X	X	X		
Blinds	X	X	X	X		
Carpet	X	X	0	0		
Ceiling Fan	X	0	0	0		
Skylight	0	0	0	0		
Storage Closet	0	0	X	0		
Coat Closet	0	0	0	0		
Walk-In Closet	0	X	0	0		
Fireplace	0	0	0	0		
Patio/Balcony	X	X	X	X		
Appliances						
Refrigerator	X	X	X	X		
Stove/Oven	X	X	X	X		
Dishwasher	X	X	X	X		
Garbage Disposal	X	X	X	X		
Microwave	X	X	X	0		
Washer/Dryer	0	0	X	0		
Washer/Dryer Hook-ups	0	0	0	0		
Parking/Transportation						
Surface Parking	X	0	0	0		
Carpport	X	X	X	X		
Underground Parking	0	0	0	0		
Detached Garage	0	0	0	0		
Attached Garage	0	0	0	0		
Tuck-under Garage	0	0	0	0		
Parking Garage	0	0	X	0		
Project Amenities						
Clubhouse/Community Room	X	X	X	X		
Swimming Pool	0	X	X	X		
Spa/Jacuzzi	0	0	0	0		
Exercise Room	X	0	X	X		
Picnic Area	X	X	X	X		
Tot Lot/Playground	X	X	0	X		
Tennis Court	0	0	0	0		
Basketball Court	0	0	0	0		
Volleyball Court	0	0	0	0		
On Site Manager	X	X	X	X		
Laundry Room	X	X	0	X		
Computer Room	0	X	0	0		
Business Center	X	0	X	0		
Car Wash Area	0	0	0	0		
Security						
Gated	0	0	0	X		
Courtesy Patrol	0	0	0	0		
Surveillance Camera	0	0	0	0		
Adjusted Rent	\$1,652	\$1,304	\$1,129	\$652	\$1,119	47.61%
Aggregate Adjusted Rent		\$27,384	\$90,320	\$6,520	\$124,224	
Adjusted Value Ratio (\$/SF)	\$1.43	\$1.32	\$1.05	\$0.54	\$1.04	37.03%
Adjusted Rent/Base Rent		100%	100%	100%		

## TURNOVER

According to the Laurin Associates March 2020 multifamily survey, the average turnover rate was 20.0 percent.

## PENDING OR PROPOSED PROJECTS

According to the TCAC database there is one project, The Gardens at Quail Run, currently being planned or proposed in the West Elk Grove Primary Market Area. Once completed The Gardens at Quail Run will have 12 one-bedroom, 60 two-bedroom, and 24 three-bedroom units.

Given the zero vacancy rate at other income restricted complexes, and the presence of waiting lists, the proposed complex will have a positive impact on the Market Area.

## SURVEY OF MULTIFAMILY UNITS

The following pages contain photographs and descriptions of multifamily units located in the West Elk Grove Market Area. Every attempt was made to find comparable units within one-mile of the subject property. See Exhibit 5-1.

**TABLE 5-15  
LOCATION OF SURVEYED COMPLEXES  
UNITS WITHIN A ONE-MILE RADIUS**

BEDROOM SIZE	MARKET	RESTRICTED	TOTAL
Studio	0	0	0
1BR	121	0	121
2BR	285	0	285
3BR	124	0	124
4BR	0	0	0
TOTAL	530	0	530

Source: Laurin Associates, March 2020

**UNITS BETWEEN ONE AND TWO MILES**

BEDROOM SIZE	MARKET	RESTRICTED	TOTAL
Studio	0	0	0
1BR	91	44	135
2BR	270	48	318
3BR	86	42	128
4BR	0	2	2
TOTAL	447	136	583

Source: Laurin Associates, March 2020

**UNITS BEYOND A TWO-MILE RADIUS**

BEDROOM SIZE	MARKET	RESTRICTED	TOTAL
Studio	0	0	0
1BR	78	207	285
2BR	120	486	606
3BR	112	316	428
4BR	0	12	12
TOTAL	310	1,021	1,331
Source: Laurin Associates, March 2020			

Complexes located within one-mile of the subject:

- **MARKET RATE** ~ Somerfield at Lakeside Apartments, 9444 Harbour Point Drive, Elk Grove.
- **MARKET RATE** ~ Stone Lake Apartment Homes, 10270 E. Taron Drive, Elk Grove.

Existing Affordable Complexes, with Wait List Detail:

Project Name	Tenant Type	Wait List	Vacancy Rate
Terracina Apts at Laguna Creek – LIHTC	FAMILY	Yes	0.0%
Agave Apartments – LIHTC	FAMILY	Yes	0.0%
Avery Gardens – LIHTC	FAMILY	Yes	0.0%
Montego Falls Apts. – LIHTC	FAMILY	Yes	0.0%
Village Crossing Family Apts. – LIHTC	FAMILY	Yes	0.0%
The Ridge Apts. – LIHTC	FAMILY	No	0.0%
Terracina Park Meadows – LIHTC	FAMILY	Yes	0.0%
Terracina at Elk Grove – LIHTC	FAMILY	Yes	0.0%

**SUBJECT PROPERTY (See Location on Exhibit 5-1)**

**FAMILY - LIHTC**

<b>NAME</b>	Elk Grove Apartments	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	Maritime Drive and Harbour Point Drive	<b>TOTAL UNITS</b>	73
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	New Construction
<b>BLDG STYLE</b>	4 Story	<b>YEAR BUILT</b>	2023



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
Studio	6	\$396-\$1,015	510	\$0.78-\$2.21	NEW CONSTRUCTION
1BR – 1BA	27	\$420-\$1,204	660	\$0.64-\$1.82	
2BR – 1BA	19	\$495-\$1,436	870	\$0.56-\$1.65	
3BR – 2BA	20	\$566-\$1,652	1,155	\$0.49-\$1.43	
2BR – 2BA	1	MGR			

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (E)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (E)	X
Ceiling Fan	X	Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	
Storage Closet		Washer/Dryer		Playground	X			Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated		Trash	
Walk-In Closet		Parking: Carport	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator	X		

Remarks: Rents are net rents: Utility allowance: Studio - \$43, 1BR - \$50, 2BR - \$69, and 3BR - \$85.



**RENT COMP. NO. 1 (See Location on Exhibit 5-1) FAMILY – MARKET RATE**

<b>NAME</b>	<b>Somerfield at Lakeside Apts.</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	9444 Harbour Point Drive	<b>TOTAL UNITS</b>	98
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Good
<b>MANAGER</b>	Sasha	<b>YEAR BUILT</b>	1999
<b>TELEPHONE</b>	916-472-0845	<b>BLDG. STYLE</b>	2 story

Distance From Site: 0.23 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR – 1BA	10	\$1,530	767	\$1.99	2
1BR – 1BA	10	\$2,115	767	\$2.76	1
2BR – 2BA	28	\$1,725	1,067	\$1.62	3
2BR – 2BA	27	\$2,291	1,067	\$2.15	3
3BR – 2BA	12	\$2,108	1,240	\$1.70	1
3BR – 2BA	11	\$3,883	1,240	\$3.13	1

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym	X	Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	X
Storage Closet	X	Washer/Dryer	X	Playground	X			Sewer	X
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated	X	Trash	X
Walk-In Closet	X	Parking: Carport, detached garage	x	Basketball		Courtesy Patrol			
Fireplace	X			Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: They do not use a waitlist. Turnover is reported as ~55% annually.

**RENT COMP. NO. 2 (See Location on Exhibit 5-1) FAMILY – MARKET RATE**

<b>NAME</b>	Stone Lake Apartment Homes	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	10270 E. Taron Drive	<b>TOTAL UNITS</b>	432
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Excellent
<b>MANAGER</b>	n/a	<b>YEAR BUILT</b>	2004
<b>TELEPHONE</b>	833-453-9942	<b>BLDG. STYLE</b>	2 stories

Distance From Site: 0.89miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR – 1BA	51	\$1,535	772	\$1.99	2
1BR – 1BA	50	\$2,160	772	\$2.80	1
2BR – 2BA	58	\$1,770	1,136	\$1.56	3
2BR – 2BA	57	\$2,700	1,136	\$2.38	3
2BR – 2BA	115	\$1,855-\$2,710	1,198	\$1.55-\$2.26	6
3BR – 2BA	51	\$2,435	1,240	\$1.96	2
3BR – 2BA	50	\$3,265	1,240	\$2.63	1

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	X
Storage Closet	X	Washer/Dryer	X	Playground	X			Sewer	X
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated	X	Trash	X
Walk-In Closet		Parking: Carport, Garage	X	Basketball	X	Courtesy Patrol	X		
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: Management Unresponsive

**RENT COMP. NO. 3 (See Location on Exhibit 5-1) FAMILY – MARKET RATE**

<b>NAME</b>	<b>Siena Villas</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	9130 Nolan Street	<b>TOTAL UNITS</b>	332
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Excellent
<b>MANAGER</b>	Leticia	<b>YEAR BUILT</b>	2005
<b>TELEPHONE</b>	916-691-6600	<b>BLDG. STYLE</b>	3 story

Distance From Site: 1.01 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR – 1BA	31	\$1,515	729	\$2.08	2
1BR – 1BA	30	\$2,695	729	\$3.70	1
2BR – 2BA	103	\$1,690	1,015	\$1.67	3
2BR – 2BA	102	\$2,665	1,015	\$2.63	3
3BR – 2BA	31	\$2,345	1,232	\$1.90	1
3BR – 2BA	30	\$3,590	1,232	\$2.91	1

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E/G)	X
Carpet	X	Dishwasher		Spa	X	Computer Rm.		Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	X
Storage Closet		Washer/Dryer	X	Playground				Sewer	X
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated	X	Trash	X
Walk-In Closet		Parking: Carport, Garage	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: Waitlist and turnover data was unknown.

## Neighborhood Photos



**RENT COMP. NO. 4 (See Location on Exhibit 5-1) FAMILY – MARKET RATE**

<b>NAME</b>	<b>Castellino at Laguna West Apartments</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	3300 Renwick Avenue	<b>TOTAL UNITS</b>	120
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Excellent
<b>MANAGER</b>	Marla	<b>YEAR BUILT</b>	2006
<b>TELEPHONE</b>	916-683-2943	<b>BLDG. STYLE</b>	2 stories

Distance From Site: 1.16 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR – 1BA	30	\$1,585-\$1,615	729	\$2.17-\$2.21	0
2BR – 2BA	65	\$1,780-\$1,880	919-1,015	\$1.85-\$1.93	0
3BR – 2BA	25	\$1,925-\$2,000	1,232	\$1.56-\$1.62	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E/G)	X
Carpet		Dishwasher	X	Spa	X	Computer Rm.		Cooking (E/G)	X
Ceiling Fan	X	Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	X
Storage Closet	X	Washer/Dryer	X	Playground	X			Sewer	X
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated	X	Trash	X
Walk-In Closet	X	Parking: Carport, Garage	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: They do use a waitlist. Turnover is unknown.

**RENT COMP. NO. 5 (See Location on Exhibit 5-1) FAMILY - LIHTC**

<b>NAME</b>	<b>Terracina Apartments at Laguna Creek</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	9274 Franklin Boulevard	<b>TOTAL UNITS</b>	136
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Very Good
<b>MANAGER</b>	Marie	<b>YEAR BUILT</b>	1996
<b>TELEPHONE</b>	916-684-6885	<b>BLDG. STYLE</b>	2 Story

Distance From Site: 1.70 miles



BR/BA	# UNITS	RENT		SQ. FT.	RENT/SF		VACANT
		50%	60%		50%	60%	
1BR—1BA	44	\$783	\$941	608	\$1.29	\$1.55	0
2BR—1BA	48	\$941	\$1,129	739	\$1.27	\$1.53	0
3BR—2BA	42	\$1,086	\$1,304	986	\$1.10	\$1.32	0
4BR—1BA	2	\$1,212	--	1,100	\$1.10	--	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.	X	Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	
Storage Closet		Washer/Dryer		Playground	X			Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated		Trash	
Walk-In Closet	X	Parking: Carport	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X			Elevator					

Remarks: The waitlist is currently closed. Turnover reported as ~10 units annually.

**RENT COMP. NO. 6 (See Location on Exhibit 5-1) FAMILY - LIHTC**

<b>NAME</b>	<b>Agave Apartments</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	10070 Willard Parkway	<b>TOTAL UNITS</b>	188
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Good
<b>MANAGER</b>	Kaila	<b>YEAR BUILT</b>	2005
<b>TELEPHONE</b>	916-714-2431	<b>BLDG. STYLE</b>	3 story

Distance From Site: 2.50 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
2BR—2BA	96	\$981	919	\$1.07	0
3BR—2BA	80	\$1,129	1,078	\$1.05	0
4BR—2BA	12	\$1,254	1,245	\$1.01	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E)	X
Carpet		Dishwasher	X	Spa		Computer Rm.		Cooking (E)	X
Ceiling Fan		Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	
Storage Closet	X	Washer/Dryer	X	Playground				Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated		Trash	
Walk-In Closet		Parking: Carport, Garage	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: They do use a waitlist. Turnover is unknown.

**RENT COMP. NO. 7 (See Location on Exhibit 5-1) FAMILY - LIHTC**

<b>NAME</b>	<b>Avery Gardens</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	7015 Elk Grove Boulevard	<b>TOTAL UNITS</b>	64
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Very Good
<b>MANAGER</b>	Lori	<b>YEAR BUILT</b>	2015
<b>TELEPHONE</b>	916-236-3470	<b>BLDG. STYLE</b>	3 story

Distance From Site: 3.08 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR—1BA	24	30% of Income	666	N/A	0
2BR—1BA	30		906	N/A	0
3BR—2BA	10		1,207	N/A	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (G)	X
Carpet		Dishwasher	X	Spa		Computer Rm.		Cooking (E)	X
Ceiling Fan		Garbage Disposal	X	Gym	x	Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area	X	Car Wash Area		Water	
Storage Closet		Washer/Dryer		Playground	X			Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated	X	Trash	
Walk-In Closet		Parking: Carport	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: They do use a waitlist. Turnover reported as ~1 unit per month.



**RENT COMP. NO. 8 (See Location on Exhibit 5-1) FAMILY – MARKET RATE**

<b>NAME</b>	<b>Bella Vista Apartments</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	6810 Di Lusso Drive	<b>TOTAL UNITS</b>	241
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Good
<b>MANAGER</b>	Carla	<b>YEAR BUILT</b>	1999
<b>TELEPHONE</b>	916-385-0374	<b>BLDG. STYLE</b>	3 story

Distance From Site: 3.37 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR – 1BA	75	\$1,488-\$1,669	681	\$2.19-\$2.45	0
2BR – 2BA	90	\$1,699-\$2,160	1,067	\$1.59-\$2.02	7
3BR – 2BA	76	\$2,107-\$2,300	1,232	\$1.71-\$1.87	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa	X	Computer Rm.	X	Cooking (E/G)	X
Ceiling Fan	X	Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	X
Storage Closet		Washer/Dryer	X	Playground	X			Sewer	X
Coat Closet	X	W/D Hook-ups		Tennis Ct.		Gated	X	Trash	X
Walk-In Closet	X	Parking: Carport	X	Basketball		Courtesy Patrol	X		
Fireplace				Volleyball		Security Camera	X		
Patio/Balcony	X					Elevator			

Remarks: They do not use a waitlist. The turnover is unknown.

**RENT COMP. NO. 9 (See Location on Exhibit 5-1) FAMILY - LIHTC**

<b>NAME</b>	<b>Montego Falls Apartments</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	9950 Bruceville Road	<b>TOTAL UNITS</b>	132
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Excellent
<b>MANAGER</b>	N/A	<b>YEAR BUILT</b>	2008
<b>TELEPHONE</b>	916-683-3200	<b>BLDG. STYLE</b>	2-3 Story

Distance From Site: 3.44 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR – 1BA	36	\$704-\$861	678	\$1.04-\$1.27	0
2BR – 2BA	60	\$840-\$1,028	963	\$0.87-\$1.07	0
3BR – 2BA	36	\$967-\$1,185	1,231-1,304	\$0.79-\$0.91	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool		Laundry Rm.		Heat (E/G)	X
Carpet		Dishwasher	X	Spa		Computer Rm.	X	Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	
Storage Closet		Washer/Dryer	X	Playground	X			Sewer	
Coat Closet		W/D Hook-ups	X	Tennis Ct.		Gated		Trash	
Walk-In Closet	X	Parking: Carport, Detached Garage	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X			Elevator					

Remarks: Management unavailable.

**RENT COMP. NO. 10 (See Location on Exhibit 5-1) FAMILY – LIHTC/MARKET RATE**

<b>NAME</b>	<b>Village Crossing Family Apts.</b>	<b>DATE</b>	August 24, 2018
<b>ADDRESS</b>	9241 Bruceville Road	<b>TOTAL UNITS</b>	198
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Good
<b>MANAGER</b>	Katy	<b>YEAR BUILT</b>	2001
<b>TELEPHONE</b>	916-683-8076	<b>BLDG. STYLE</b>	2 story

Distance From Site: 3.50 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR—1BA	40	\$1,105	704	\$1.57	0
2BR—2BA	78	\$1,425	1,039	\$1.37	0
3BR—2BA	80	\$1,550	1,182	\$1.31	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa	X	Computer Rm.	X	Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym		Business Cntr	X	TV (C/S)	X
Skylight		Microwave		Picnic Area	X	Car Wash Area		Water	
Storage Closet		Washer/Dryer	X	Playground	X			Sewer	
Coat Closet		W/D Hook-ups	X	Tennis Ct.		Gated		Trash	
Walk-In Closet	X	Parking: Carport, Garage		Basketball	X	Courtesy Patrol			
Fireplace				Volleyball	X	Security Camera			
Patio/Balcony						Elevator			

Remarks: Management was unresponsive is providing affordable unit pricing, turnover and waitlist information.

**RENT COMP. NO. 11 (See Location on Exhibit 5-1) FAMILY - LIHTC**

<b>NAME</b>	<b>The Ridge Apartments</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	8151 Civic Center Drive	<b>TOTAL UNITS</b>	204
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Excellent
<b>MANAGER</b>	Murah	<b>YEAR BUILT</b>	2012
<b>TELEPHONE</b>	916-681-7401	<b>BLDG. STYLE</b>	2 story

Distance From Site: 3.87 miles



BR/BA	# UNITS	RENT		SQ. FT.	RENT/SF	VACANT
		50%	60%			
1BR—1BA	60	\$784	\$941	678	\$1.16-\$1.38	0
2BR—2BA	84	\$941	\$1,129	963	\$0.98-\$1.17	0
3BR—2BA	60	\$1,086	\$1,304	1,239	\$0.88-\$1.05	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (E)	X
Ceiling Fan		Garbage Disposal	X	Gym	X	Business Cntr	X	TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	
Storage Closet		Washer/Dryer		Playground	X			Sewer	
Coat Closet	X	W/D Hook-ups	X	Tennis Ct.		Gated		Trash	
Walk-In Closet	X	Parking: Carport/Garage	x	Basketball		Courtesy Patrol	X		
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X			Elevator					

Remarks: They do not have a waitlist. Turnover is reported as low.

**RENT COMP. NO. 12 (See Location on Exhibit 5-1) FAMILY - LIHTC**

<b>NAME</b>	<b>Terracina Park Meadows</b>	<b>DATE</b>	April 1, 2020
<b>ADDRESS</b>	8875 Lewis Stein Road	<b>TOTAL UNITS</b>	144
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Very Good
<b>MANAGER</b>	Queeny	<b>YEAR BUILT</b>	2003
<b>TELEPHONE</b>	916-681-7401	<b>BLDG. STYLE</b>	2 story

Distance From Site: 4.19 miles



BR/BA	# UNITS	RENT			SQ. FT.	RENT/SF			VACANT
		50%	60%	MKT		50%	60%	MKT	
1BR—1BA	24	\$784	\$941	--	700	\$1.12	\$1.34	--	0
2BR—2BA	96	\$941	\$1,129	\$1,350	885-1,127	\$1.06	\$0.83	\$1.20	0
3BR—2BA	24	\$1,086	\$1,304	\$1,450	1,135-1,145	\$0.96	\$1.14	\$1.27	0

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.		On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool		Laundry Rm.	X	Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	
Storage Closet	X	Washer/Dryer		Playground				Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated		Trash	
Walk-In Closet	X	Parking: Carport		Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

Remarks: The waitlist is reported as 6 months – 1 year in length. Turnover is reported as ~6-8 years in length.

**RENT COMP. NO. 13 (See Location on Exhibit 5-1) FAMILY – LIHTC**

<b>NAME</b>	<b>Terracina at Elk Grove</b>	<b>DATE</b>	August 24, 2018
<b>ADDRESS</b>	9440 W. Stockton Boulevard	<b>TOTAL UNITS</b>	124
<b>CITY</b>	Elk Grove, CA	<b>CONDITION</b>	Very Good
<b>MANAGER</b>	Britney	<b>YEAR BUILT</b>	1991
<b>TELEPHONE</b>	916-684-9222	<b>BLDG. STYLE</b>	2 story

Distance From Site: 4.71 miles

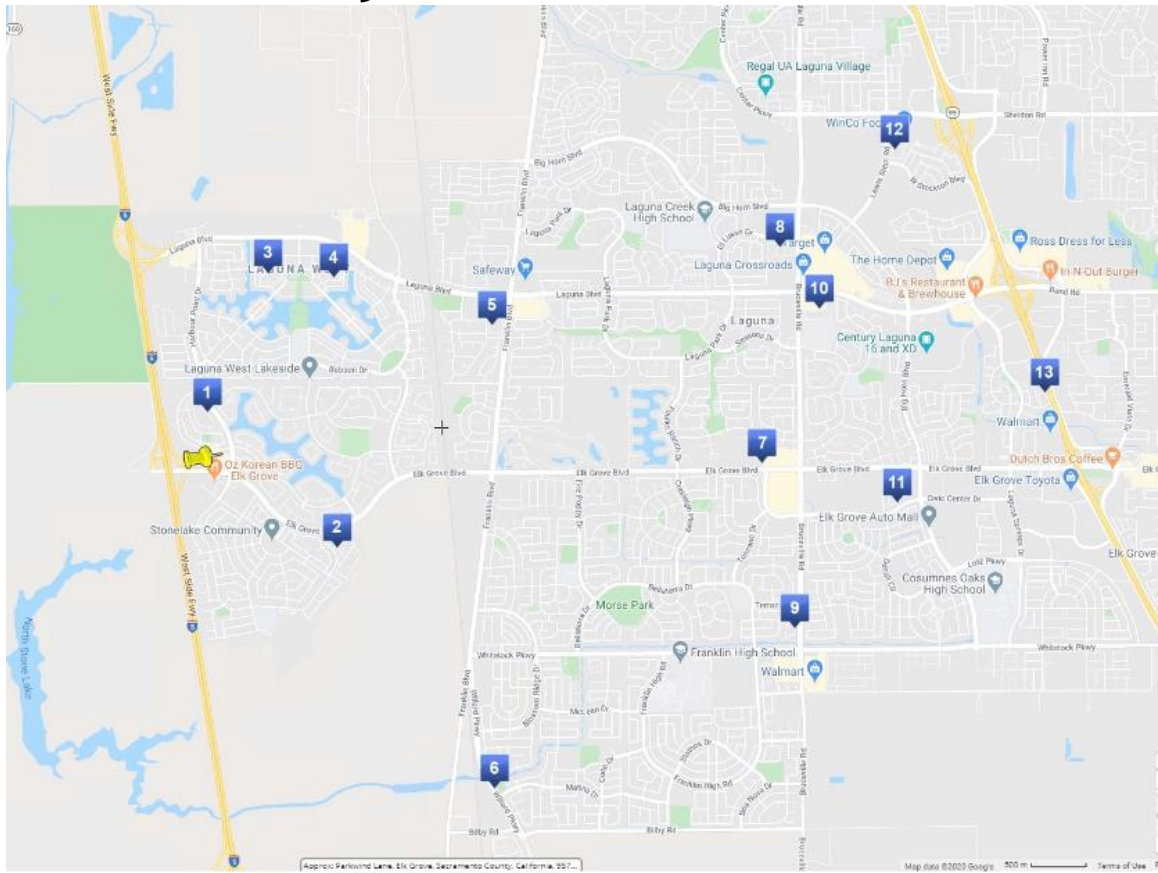


BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF	VACANT
1BR—1BA	26	\$820	598	\$1.37	0
2BR—1BA	72	\$981	729	\$1.35	0
3BR—2BA	62	\$1,129	986	\$1.15	0

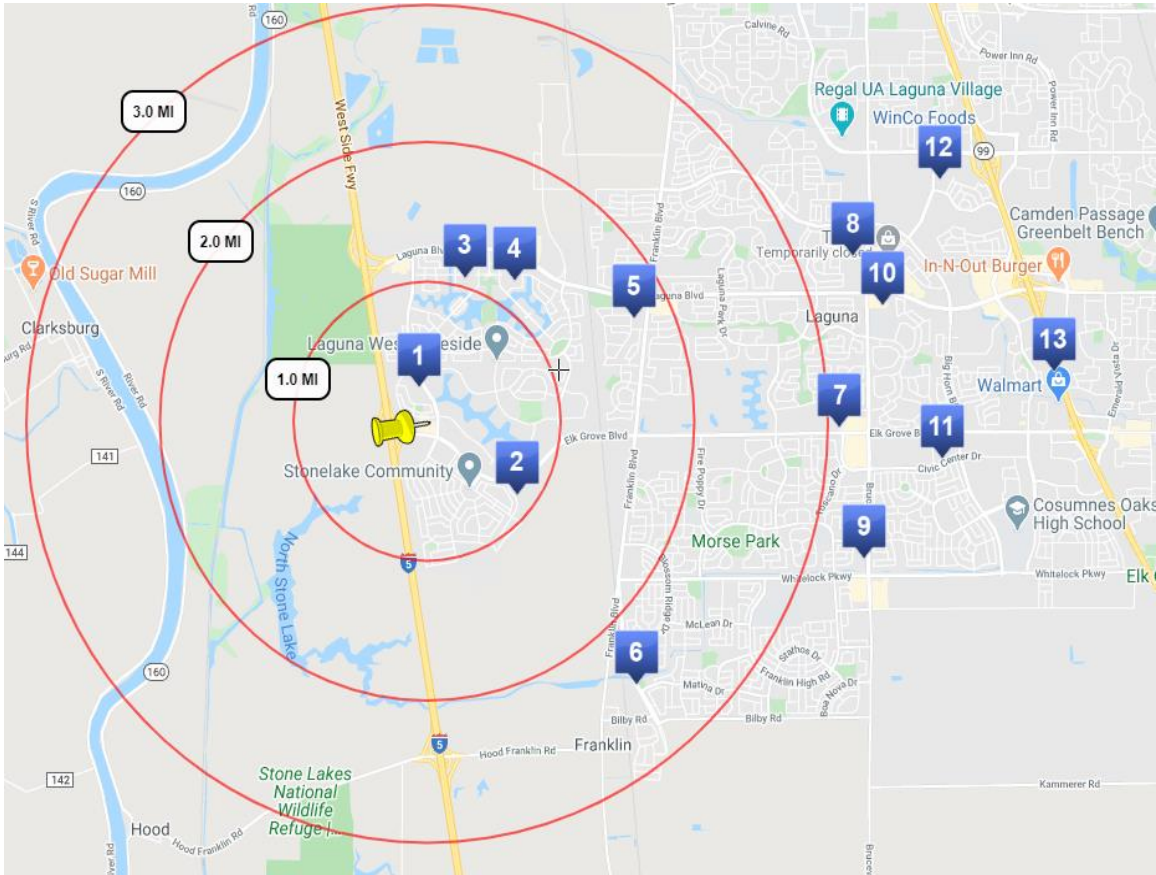
UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (E/G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (E/G)	X
Ceiling Fan		Garbage Disposal	X	Gym		Business Cntr	X	TV (C/S)	X
Skylight		Microwave	X	Picnic Area	X	Car Wash Area		Water	
Storage Closet		Washer/Dryer		Playground	X			Sewer	
Coat Closet	X	W/D Hook-ups		Tennis Ct.		Gated		Trash	
Walk-In Closet		Parking: Carport	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony						Elevator			

Remarks: They do use a waitlist, which is currently closed. Turnover is unknown.

### EXHIBIT 5-1 – LOCATION OF SURVEYED UNITS



### EXHIBIT 5-2 – LOCATION OF SURVEYED UNITS WITHIN A ONE, TWO, AND THREE MILE RADIUS





## **WORKS CITED**

### **DATA COLLECTION**

Data were collected from the following sources:

1. 2000 and 2010 U.S. Census
2. City of Elk Grove / Sacramento County
3. U.S. Bureau of Labor Statistics - Economic Analysis and Information Center
4. U.S. Bureau of Justice Services: Office of Justice Programs
5. 2019 ESRI
6. California Employment Development Department
7. California Department of Finance
8. U.S. Department of Housing and Urban Development
9. California Tax Credit Allocation Committee



# FAMILY

West Elk Grove Market Area  
Area: 40.71 square miles

Prepared by Esri

Summary	Census 2010		2019		2024	
Population	182,065		201,967		211,001	
Households	55,294		61,181		63,795	
Families	43,289		47,474		49,423	
Average Household Size	3.26		3.26		3.27	
Owner Occupied Housing Units	35,262		39,014		40,992	
Renter Occupied Housing Units	20,032		22,167		22,803	
Median Age	31.2		32.7		33.5	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.88%		0.67%			
Households	0.84%		0.62%			
Families	0.81%		0.62%			
Owner HHs	0.99%		0.79%			
Median Household Income	3.04%		2.99%			
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			5,016	8.2%	4,288	6.7%
\$15,000 - \$24,999			4,140	6.8%	3,474	5.4%
\$25,000 - \$34,999			4,582	7.5%	4,031	6.3%
\$35,000 - \$49,999			7,384	12.1%	6,592	10.3%
\$50,000 - \$74,999			11,002	18.0%	10,496	16.5%
\$75,000 - \$99,999			8,735	14.3%	9,228	14.5%
\$100,000 - \$149,999			11,166	18.3%	13,057	20.5%
\$150,000 - \$199,999			4,982	8.1%	6,992	11.0%
\$200,000+			4,173	6.8%	5,637	8.8%
Median Household Income			\$70,283		\$81,629	
Average Household Income			\$91,098		\$106,649	
Per Capita Income			\$27,257		\$31,785	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,203	8.4%	15,723	7.8%	16,673	7.9%
5 - 9	15,393	8.5%	15,578	7.7%	16,136	7.6%
10 - 14	16,092	8.8%	15,437	7.6%	15,971	7.6%
15 - 19	16,053	8.8%	14,074	7.0%	14,217	6.7%
20 - 24	12,862	7.1%	13,997	6.9%	12,351	5.9%
25 - 34	24,939	13.7%	33,544	16.6%	36,033	17.1%
35 - 44	25,983	14.3%	26,409	13.1%	31,091	14.7%
45 - 54	24,618	13.5%	23,892	11.8%	22,423	10.6%
55 - 64	16,079	8.8%	21,462	10.6%	20,746	9.8%
65 - 74	8,613	4.7%	13,415	6.6%	15,210	7.2%
75 - 84	4,618	2.5%	6,145	3.0%	7,562	3.6%
85+	1,611	0.9%	2,292	1.1%	2,589	1.2%

Source: American Community Survey (ACS), Esri, U.S. Census



# FAMILY

West Elk Grove Market Area  
Area: 40.71 square miles

Prepared by Esri

Average Household Size	3.26	
<b>Family Households by Size</b>		
Total	43,290	100.0%
2 People	11,415	26.4%
3 People	9,650	22.3%
4 People	10,180	23.5%
5 People	6,007	13.9%
6 People	3,066	7.1%
7+ People	2,972	6.9%
Average Family Size	3.67	
<b>Nonfamily Households by Size</b>		
Total	12,006	100.0%
1 Person	9,310	77.5%
2 People	2,031	16.9%
3 People	373	3.1%
4 People	182	1.5%
5 People	56	0.5%
6 People	19	0.2%
7+ People	35	0.3%
Average Nonfamily Size	1.31	
<b>Population by Relationship and Household Type</b>		
Total	182,065	100.0%
In Households	180,144	98.9%
In Family Households	164,428	90.3%
Householder	43,075	23.7%
Spouse	28,983	15.9%
Child	71,702	39.4%
Other relative	15,323	8.4%
Nonrelative	5,345	2.9%
In Nonfamily Households	15,716	8.6%
In Group Quarters	1,921	1.1%
Institutionalized Population	1,018	0.6%
Noninstitutionalized Population	904	0.5%



# FAMILY

West Elk Grove Market Area  
Area: 40.71 square miles

Prepared by Esri

## WORKERS AGE 16+ YEARS BY PLACE OF WORK

Total	79,747	100.0%	2,137	
Worked in state and in county of residence	65,887	82.6%	1,960	
Worked in state and outside county of residence	13,473	16.9%	895	
Worked outside state of residence	388	0.5%	135	

## WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK

Total	79,747	100.0%	2,137	
Drove alone	59,816	75.0%	1,868	
Carpooled	11,038	13.8%	863	
Public transportation (excluding taxicab)	2,350	2.9%	352	
Bus or trolley bus	1,658	2.1%	302	
Streetcar or trolley car	214	0.3%	103	
Subway or elevated	167	0.2%	82	
Railroad	311	0.4%	133	
Ferryboat	0	0.0%	0	
Taxicab	28	0.0%	34	
Motorcycle	148	0.2%	86	
Bicycle	268	0.3%	126	
Walked	719	0.9%	200	
Other means	930	1.2%	232	
Worked at home	4,450	5.6%	527	

## WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK

Total	75,297	100.0%	2,095	
Less than 5 minutes	873	1.2%	215	
5 to 9 minutes	4,327	5.7%	524	
10 to 14 minutes	7,006	9.3%	621	
15 to 19 minutes	10,024	13.3%	805	
20 to 24 minutes	11,453	15.2%	800	
25 to 29 minutes	5,589	7.4%	556	
30 to 34 minutes	13,578	18.0%	867	
35 to 39 minutes	2,837	3.8%	386	
40 to 44 minutes	4,244	5.6%	490	
45 to 59 minutes	8,678	11.5%	690	
60 to 89 minutes	3,847	5.1%	428	
90 or more minutes	2,841	3.8%	389	

Average Travel Time to Work (in minutes)	N/A	N/A
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2019 Labor Force by Industry (Esri)	
2019 Civilian Population Age 16+ in Labor Force (Esri)	94,623
2019 Employed Civilian Population Age 16+ (Esri)	88,129
2019 Industry: Agriculture/Forestry/Fishing/Hunting (Esri)	693
2019 Industry: Mining/Quarrying/Oil & Gas Extraction (Esri)	22
2019 Industry: Construction (Esri)	4,284
2019 Industry: Manufacturing (Esri)	4,356
2019 Industry: Wholesale Trade (Esri)	1,876
2019 Industry: Retail Trade (Esri)	9,157
2019 Industry: Transportation/Warehousing (Esri)	5,710
2019 Industry: Utilities (Esri)	914
2019 Industry: Information (Esri)	1,905
2019 Industry: Finance/Insurance (Esri)	3,804
2019 Industry: Real Estate/Rental/Leasing (Esri)	1,580
2019 Industry: Professional/Scientific/Tech Services (Esri)	4,478
2019 Industry: Management of Companies/Enterprises (Esri)	39
2019 Industry: Admin/Support/Waste Management Services (Esri)	3,463
2019 Industry: Educational Services (Esri)	7,414
2019 Industry: Health Care/Social Assistance (Esri)	14,672
2019 Industry: Arts/Entertainment/Recreation (Esri)	1,851
2019 Industry: Accommodation/Food Services (Esri)	5,806
2019 Industry: Other Services (excl Public Administration) (Esri)	4,181
2019 Industry: Public Administration (Esri)	11,923



# FAMILY

Elk Grove City, CA  
 Elk Grove City, CA (0622020)  
 Geography: Place

Prepared by Esri

Summary	Census 2010	2019	2024
Population	152,821	169,527	176,500
Households	47,873	52,791	54,866
Families	38,539	42,006	43,555
Average Household Size	3.18	3.18	3.18
Owner Occupied Housing Units	35,693	39,323	41,041
Renter Occupied Housing Units	12,180	13,467	13,826
Median Age	34.3	35.4	35.7

Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.81%	0.67%	
Households	0.77%	0.62%	
Families	0.73%	0.62%	
Owner HHs	0.86%	0.79%	
Median Household Income	2.51%	2.99%	

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	2,616	5.0%	2,310	4.2%
\$15,000 - \$24,999	2,380	4.5%	1,989	3.6%
\$25,000 - \$34,999	2,477	4.7%	2,098	3.8%
\$35,000 - \$49,999	4,189	7.9%	3,509	6.4%
\$50,000 - \$74,999	8,739	16.6%	7,781	14.2%
\$75,000 - \$99,999	7,708	14.6%	7,484	13.6%
\$100,000 - \$149,999	12,485	23.7%	13,563	24.7%
\$150,000 - \$199,999	6,463	12.2%	8,557	15.6%
\$200,000+	5,733	10.9%	7,575	13.8%

Median Household Income	\$93,140	\$105,406
Average Household Income	\$114,181	\$132,142
Per Capita Income	\$35,169	\$40,549

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,051	7.2%	11,263	6.6%	12,120	6.9%
5 - 9	12,617	8.3%	12,032	7.1%	12,323	7.0%
10 - 14	13,817	9.0%	12,800	7.6%	12,641	7.2%
15 - 19	13,078	8.6%	11,638	6.9%	11,233	6.4%
20 - 24	8,617	5.6%	10,190	6.0%	8,678	4.9%
25 - 34	18,629	12.2%	25,755	15.2%	29,211	16.6%
35 - 44	24,005	15.7%	23,260	13.7%	27,095	15.4%
45 - 54	23,280	15.2%	22,750	13.4%	20,392	11.6%
55 - 64	14,993	9.8%	20,279	12.0%	19,563	11.1%
65 - 74	7,370	4.8%	12,126	7.2%	14,022	7.9%
75 - 84	3,923	2.6%	5,387	3.2%	6,850	3.9%
85+	1,441	0.9%	2,048	1.2%	2,372	1.3%

Source: American Community Survey (ACS), Esri, U.S. Census



# FAMILY

Elk Grove City, CA  
Elk Grove City, CA (0622020)  
Geography: Place

Prepared by Esri

Average Household Size	3.18	
<b>Family Households by Size</b>		
Total	38,539	100.0%
2 People	10,917	28.3%
3 People	8,752	22.7%
4 People	9,741	25.3%
5 People	5,101	13.2%
6 People	2,363	6.1%
7+ People	1,665	4.3%
Average Family Size	3.54	
<b>Nonfamily Households by Size</b>		
Total	9,334	100.0%
1 Person	7,248	77.7%
2 People	1,620	17.4%
3 People	285	3.1%
4 People	111	1.2%
5 People	38	0.4%
6 People	15	0.2%
7+ People	17	0.2%
Average Nonfamily Size	1.31	
<b>Population by Relationship and Household Type</b>		
Total	152,821	100.0%
In Households	152,152	99.6%
In Family Households	139,946	91.6%
Householder	38,539	25.2%
Spouse	29,301	19.2%
Child	57,985	37.9%
Other relative	10,461	6.8%
Nonrelative	3,660	2.4%
In Nonfamily Households	12,206	8.0%
In Group Quarters	669	0.4%
Institutionalized Population	209	0.1%
Noninstitutionalized Population	460	0.3%



WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	74,157	100.0%	1,357	
Worked in state and in county of residence	62,022	83.6%	1,323	
Worked in state and outside county of residence	11,697	15.8%	693	
Worked outside state of residence	438	0.6%	145	

WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	74,157	100.0%	1,357	
Drove alone	57,904	78.1%	1,421	
Carpooled	9,010	12.1%	812	
Public transportation (excluding taxicab)	1,605	2.2%	274	
Bus or trolley bus	1,325	1.8%	246	
Streetcar or trolley car	10	0.0%	15	
Subway or elevated	101	0.1%	71	
Railroad	169	0.2%	94	
Ferryboat	0	0.0%	29	
Taxicab	30	0.0%	36	
Motorcycle	157	0.2%	76	
Bicycle	126	0.2%	57	
Walked	424	0.6%	152	
Other means	562	0.8%	155	
Worked at home	4,339	5.9%	405	

WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	69,818	100.0%	1,442	
Less than 5 minutes	1,125	1.6%	252	
5 to 9 minutes	4,417	6.3%	547	
10 to 14 minutes	6,685	9.6%	538	
15 to 19 minutes	7,574	10.8%	771	
20 to 24 minutes	9,135	13.1%	800	
25 to 29 minutes	5,636	8.1%	498	
30 to 34 minutes	12,866	18.4%	846	
35 to 39 minutes	3,009	4.3%	358	
40 to 44 minutes	4,332	6.2%	514	
45 to 59 minutes	8,626	12.4%	672	
60 to 89 minutes	3,659	5.2%	356	
90 or more minutes	2,754	3.9%	352	
Average Travel Time to Work (in minutes)	31.1		1.1	





2019 Labor Force by Industry (Esri)	
2019 Civilian Population Age 16+ in Labor Force (Esri)	84,441
2019 Employed Civilian Population Age 16+ (Esri)	79,962
2019 Industry: Agriculture/Forestry/Fishing/Hunting (Esri)	619
2019 Industry: Mining/Quarrying/Oil & Gas Extraction (Esri)	28
2019 Industry: Construction (Esri)	3,378
2019 Industry: Manufacturing (Esri)	4,136
2019 Industry: Wholesale Trade (Esri)	1,623
2019 Industry: Retail Trade (Esri)	7,459
2019 Industry: Transportation/Warehousing (Esri)	4,002
2019 Industry: Utilities (Esri)	1,069
2019 Industry: Information (Esri)	2,152
2019 Industry: Finance/Insurance (Esri)	3,866
2019 Industry: Real Estate/Rental/Leasing (Esri)	1,646
2019 Industry: Professional/Scientific/Tech Services (Esri)	5,369
2019 Industry: Management of Companies/Enterprises (Esri)	43
2019 Industry: Admin/Support/Waste Management Services (Esri)	2,130
2019 Industry: Educational Services (Esri)	7,784
2019 Industry: Health Care/Social Assistance (Esri)	13,013
2019 Industry: Arts/Entertainment/Recreation (Esri)	1,936
2019 Industry: Accommodation/Food Services (Esri)	4,107
2019 Industry: Other Services (excl Public Administration) (Esri)	3,729
2019 Industry: Public Administration (Esri)	11,873



# FAMILY

Sacramento County, CA  
 Sacramento County, CA (06067)  
 Geography: County

Prepared by Esri

Summary	Census 2010		2019		2024	
Population	1,418,788		1,540,552		1,606,573	
Households	513,945		551,104		571,782	
Families	338,982		363,218		376,764	
Average Household Size	2.71		2.75		2.77	
Owner Occupied Housing Units	295,482		314,999		329,486	
Renter Occupied Housing Units	218,463		236,105		242,296	
Median Age	34.8		36.0		36.5	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.84%		0.67%			
Households	0.74%		0.62%			
Families	0.74%		0.62%			
Owner HHs	0.90%		0.79%			
Median Household Income	3.38%		2.99%			
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			53,087	9.6%	45,359	7.9%
\$15,000 - \$24,999			43,043	7.8%	35,966	6.3%
\$25,000 - \$34,999			45,446	8.2%	40,120	7.0%
\$35,000 - \$49,999			68,220	12.4%	62,348	10.9%
\$50,000 - \$74,999			96,801	17.6%	95,614	16.7%
\$75,000 - \$99,999			71,968	13.1%	77,324	13.5%
\$100,000 - \$149,999			92,572	16.8%	109,059	19.1%
\$150,000 - \$199,999			41,191	7.5%	55,299	9.7%
\$200,000+			38,776	7.0%	50,693	8.9%
Median Household Income			\$64,857		\$76,592	
Average Household Income			\$89,065		\$103,671	
Per Capita Income			\$32,018		\$37,047	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	101,063	7.1%	102,138	6.6%	107,842	6.7%
5 - 9	98,112	6.9%	101,431	6.6%	104,646	6.5%
10 - 14	99,820	7.0%	100,857	6.5%	104,581	6.5%
15 - 19	105,680	7.4%	95,314	6.2%	97,918	6.1%
20 - 24	101,908	7.2%	103,689	6.7%	98,470	6.1%
25 - 34	206,646	14.6%	245,119	15.9%	252,966	15.7%
35 - 44	190,835	13.5%	200,733	13.0%	227,227	14.1%
45 - 54	200,536	14.1%	185,258	12.0%	180,721	11.2%
55 - 64	155,637	11.0%	185,906	12.1%	177,850	11.1%
65 - 74	83,295	5.9%	130,158	8.4%	146,788	9.1%
75 - 84	52,193	3.7%	61,999	4.0%	78,186	4.9%
85+	23,063	1.6%	27,950	1.8%	29,378	1.8%

Source: American Community Survey (ACS), Esri, U.S. Census



# FAMILY

Sacramento County, CA  
Sacramento County, CA (06067)  
Geography: County

Prepared by Esri

Average Household Size	2.71	
<b>Family Households by Size</b>		
Total	338,982	100.0%
2 People	122,759	36.2%
3 People	78,235	23.1%
4 People	69,109	20.4%
5 People	36,430	10.7%
6 People	17,118	5.0%
7+ People	15,331	4.5%
Average Family Size	3.31	
<b>Nonfamily Households by Size</b>		
Total	174,963	100.0%
1 Person	133,426	76.3%
2 People	33,328	19.0%
3 People	5,239	3.0%
4 People	1,923	1.1%
5 People	601	0.3%
6 People	252	0.1%
7+ People	194	0.1%
Average Nonfamily Size	1.31	
<b>Population by Relationship and Household Type</b>		
Total	1,418,788	100.0%
In Households	1,395,001	98.3%
In Family Households	1,165,433	82.1%
Householder	338,982	23.9%
Spouse	231,820	16.3%
Child	466,541	32.9%
Other relative	85,218	6.0%
Nonrelative	42,872	3.0%
In Nonfamily Households	229,568	16.2%
In Group Quarters	23,787	1.7%
Institutionalized Population	15,337	1.1%
Noninstitutionalized Population	8,450	0.6%



# FAMILY

Sacramento County, CA  
 Sacramento County, CA (06067)  
 Geography: County

Prepared by Esri

WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	650,426	100.0%	3,788	
Worked in state and in county of residence	524,948	80.7%	4,022	
Worked in state and outside county of residence	122,782	18.9%	2,272	
Worked outside state of residence	2,696	0.4%	340	

WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	650,426	100.0%	3,788	
Drove alone	501,224	77.1%	4,088	
Carpooled	67,967	10.4%	1,908	
Public transportation (excluding taxicab)	17,640	2.7%	1,022	
Bus or trolley bus	11,798	1.8%	752	
Streetcar or trolley car	1,798	0.3%	321	
Subway or elevated	2,104	0.3%	326	
Railroad	1,899	0.3%	287	
Ferryboat	41	0.0%	34	
Taxicab	472	0.1%	156	
Motorcycle	2,151	0.3%	331	
Bicycle	6,967	1.1%	538	
Walked	12,315	1.9%	860	
Other means	5,881	0.9%	620	
Worked at home	35,809	5.5%	1,316	

WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	614,617	100.0%	3,961	
Less than 5 minutes	10,449	1.7%	793	
5 to 9 minutes	44,246	7.2%	1,496	
10 to 14 minutes	77,066	12.5%	2,167	
15 to 19 minutes	95,061	15.5%	2,267	
20 to 24 minutes	106,763	17.4%	2,511	
25 to 29 minutes	46,426	7.6%	1,334	
30 to 34 minutes	104,139	16.9%	2,453	
35 to 39 minutes	17,920	2.9%	955	
40 to 44 minutes	23,961	3.9%	1,098	
45 to 59 minutes	44,470	7.2%	1,520	
60 to 89 minutes	24,036	3.9%	1,025	
90 or more minutes	20,080	3.3%	1,069	
Average Travel Time to Work (in minutes)	26.9		0.3	



2019 Labor Force by Industry (Esri)	
2019 Civilian Population Age 16+ in Labor Force (Esri)	764,813
2019 Employed Civilian Population Age 16+ (Esri)	716,501
2019 Industry: Agriculture/Forestry/Fishing/Hunting (Esri)	5,146
2019 Industry: Mining/Quarrying/Oil & Gas Extraction (Esri)	222
2019 Industry: Construction (Esri)	51,247
2019 Industry: Manufacturing (Esri)	37,755
2019 Industry: Wholesale Trade (Esri)	15,894
2019 Industry: Retail Trade (Esri)	72,238
2019 Industry: Transportation/Warehousing (Esri)	36,938
2019 Industry: Utilities (Esri)	6,860
2019 Industry: Information (Esri)	13,732
2019 Industry: Finance/Insurance (Esri)	35,969
2019 Industry: Real Estate/Rental/Leasing (Esri)	16,188
2019 Industry: Professional/Scientific/Tech Services (Esri)	50,479
2019 Industry: Management of Companies/Enterprises (Esri)	477
2019 Industry: Admin/Support/Waste Management Services (Esri)	31,783
2019 Industry: Educational Services (Esri)	58,807
2019 Industry: Health Care/Social Assistance (Esri)	103,323
2019 Industry: Arts/Entertainment/Recreation (Esri)	16,142
2019 Industry: Accommodation/Food Services (Esri)	49,387
2019 Industry: Other Services (excl Public Administration) (Esri)	37,509
2019 Industry: Public Administration (Esri)	76,405

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. 04/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
<b>Sacramento City and County</b>		Row House/ Town house/ Duplex					<b>5/1/2019</b>
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	18	22	24	27	29	31
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	16	19	23	27	31	35
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Cooking	a. Natural Gas	3	3	5	7	9	10
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	5	6	9	11	14	16
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		24	28	39	50	61	72
Air Conditioning		8	9	15	22	28	35
Water Heating	a. Natural Gas	9	10	14	19	23	27
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	15	17	22	26	31	36
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Water		36	36	38	40	42	45
Sewer		43	43	43	43	43	43
Trash Collection		35	35	35	35	35	35
Range/Microwave		11	11	11	11	11	11
Refrigerator		12	12	12	12	12	12
Other -- specify		20	20	20	20	20	20

**Actual Family Allowances** To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	\$

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. 04/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Sacramento City and County		Apartment/Walk up					5/1/2019
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	13	15	17	19	22	24
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	11	13	16	19	22	26
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Cooking	a. Natural Gas	3	3	5	7	9	10
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	5	6	9	11	14	16
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		19	22	31	39	48	57
Air Conditioning		8	9	13	16	20	23
Water Heating	a. Natural Gas	7	8	11	14	19	22
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	12	14	17	21	25	29
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Water		36	36	38	40	42	45
Sewer		36	36	36	36	36	36
Trash Collection		35	35	35	35	35	35
Range/Microwave		11	11	11	11	11	11
Refrigerator		12	12	12	12	12	12
Other -- specify		20	20	20	20	20	20

**Actual Family Allowances** To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	\$

# Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB Approval No. 2577-0169  
(exp. 04/30/2018)

See Public Reporting Statement and Instructions on back

Locality		Unit Type					Date (mm/dd/yyyy)
Sacramento City and County		Detached House					5/1/2019
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	19	23	26	29	33	35
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	22	26	30	34	37	41
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Cooking	a. Natural Gas	3	3	5	7	9	10
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	5	6	9	11	14	16
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Other Electric		28	33	45	58	71	83
Air Conditioning		6	7	16	25	34	42
Water Heating	a. Natural Gas	9	10	14	19	23	27
	b. Bottle Gas	N/A	N/A	N/A	N/A	N/A	N/A
	c. Oil / Electric	15	17	22	26	31	36
	d. Coal / Other	N/A	N/A	N/A	N/A	N/A	N/A
Water		36	36	38	40	42	45
Sewer		43	43	43	43	43	43
Trash Collection		35	35	35	35	35	35
Range/Microwave		11	11	11	11	11	11
Refrigerator		12	12	12	12	12	12
Other -- specify		20	20	20	20	20	20

**Actual Family Allowances** To be used by the family to compute allowance.

Complete below for the actual unit rented.

Name of Family

Address of Unit

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
<b>Total</b>	\$



Public reporting burden for this collection of information is estimated to average 1.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. \_\_\_\$VVXUDQFHV\_\_\_  
RI\_FRQILGHQWLDOLWY\_DUH\_QRW\_SURYLGHG\_XQGHU\_WKLV\_FROOHFWLRQ\_\_\_

**Privacy Act Statement.** The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of family name and address is mandatory. The information is used to establish a utility allowance schedule for all utilities and other services used to determine the family's monthly housing assistance payment and family share. HUD will use this information to ensure that the costs are reasonable. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of Housing Assistance Payment contract.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to establish a utility allowance schedule for all utilities and other services used to determine the family's monthly housing assistance payment and rental payment. HUD will use this information to ensure that the costs are reasonable.

## Instructions for Form HUD-52667, Allowances For Tenant Furnished Utilities and Other Services

Form HUD -52667 shall be completed by a HA for each different type of unit as explained below. Each form shall be reproduced by the HA and given to families with their Certificate or Voucher or subsequently in connection with any revisions. The form will provide the family, while shopping for a unit, with the amount of the allowances for various types of units for rent. With these allowances the family can compare gross rents and fair market rents. Form HUD-52667 shall also be used by the HA to record the actual allowance for each family.

**Level of Allowance:** Utilities and other services are included in gross rent, and when they are not furnished by the owner, an allowance must be provided to the family. Allowances must be adequate for all utilities and services not provided by the owner that were included in the fair market rent. The utility allowance schedule is based **on the typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality.** In developing the schedule, the HA must use normal patterns of consumption for the community as a whole and current utility rates. Allowances must not be based on energy consumption or costs above average or below average income families. The objective shall be to establish allowances based on actual rates and average consumption estimates and should allow the majority of participating families an allowance that is adequate to cover expected average utility costs and other services over a 12-month period.

### Determining Allowances:

- a. In general, HAs shall use to the extent possible local sources of information on the cost of utilities and services. The following local sources should be contacted:
  - (1) Electric utility suppliers.
  - (2) Natural gas utility suppliers.
  - (3) Water and sewer suppliers.
  - (4) Fuel oil and bottle gas suppliers.
  - (5) Public service commissions.
  - (6) Real estate and property management firms.
  - (7) State and local agencies.
  - (8) Appliance sales or leasing firms.

- b. Recently adopted utility allowance schedules from neighboring HAs with essentially the same type of housing stock should also be examined. In most cases fuel or utilities rates normally will not vary appreciably in neighboring communities and where data is not available in small communities' allowances for larger nearby communities may be used. Where local sources are inadequate, the HA may consult the national average consumption data provided in Table 1 and make appropriate adjustments to reflect local conditions.
- c. The HA must establish separate heating and cooling allowances for the various types of existing housing in the locality with the same number of bedrooms. Depending on local housing stock, utility allowances must be established for the following unit types: detached houses, duplexes, row or townhouses, garden and high rise apartments and manufactured homes. In addition to establishing different heating and cooling allowances for various types of structures, attention should be given to different allowances for water depending on whether families will have responsibilities for lawn care.
- d. The data to be solicited from the local sources shown above should be as close as possible in form and detail to the format of form HUD -52667. If possible, all consumption data should be obtained for each unit size and type. If data is available only for an average unit size (2.5 bedrooms), multiply the utilities costs for the average unit by the following factors:

<u>Size of Unit</u>	<u>Factor</u>
0-BR	0.5
1-BR	0.7
2-BR	0.9
3-BR	1.1
4-BR	1.4
5-BR	1.6

Example: Natural gas heating cost for average sized unit is \$18.00 per month. The allowance for a 4-bedroom unit will be  $1.4 \times \$18.00 = \$25.00$  (rounded to nearest dollar).

**Air Conditioning:** Allowances for air conditioning must be established only for communities where the majority of units in the market provide centrally air conditioned units or appropriate wiring for tenant installed A/C units.

**Ranges and Refrigerators:** Allowances for ranges and refrigerators must be based on the lesser of the cost of leasing or installment purchasing of suitable equipment.

**Utility Rate Schedules:** The cost of gas and electricity varies according to amounts consumed as shown on the appropriate rate schedules. It is not possible to compute exactly the cost of electricity for any given function without knowing the total electrical usage for a unit. However, because neither the HA or the families know beforehand just what will be the combination of utilities for any unit rented, it will be necessary to approximate the allowances for each function (e.g., heating cooking, etc.) as follows:

For electricity the rates used for lighting, refrigeration and appliances (Table 1, Item I), should be from the top of the rate schedule or the higher unit costs. Allowances for electric cooking, water heating and space heating should be computed from the middle or lower steps in the rate schedules.

Similarly, allowances for gas used for water heating and cooking should be computed using rates from the top of the rate schedule and for heating from the lower steps.

**Supporting Documentation:** The HA shall maintain with the form HUD-52667 copies of all supporting documentation used in determining the allowances and any revisions. For instance, letters from local utility companies shall be attached plus any worksheets used by the HA in computing allowances. The material should contain, if possible, the quantities of the utilities that are the basis of the dollar allowances (e.g., kilowatt hours per unit. A copy of the utility allowance schedule must be sent to the HUD Field Office.

**Table 1**

**Average Allowances For Tenant Purchased Utilities**

Note: The consumption amounts listed below are inexact averages and must be used with caution when establishing allowances for actual projects.

	<u>Monthly Consumption</u>	
	<u>Units</u>	<u>2 1/2-BR (a)</u>
<b>I. Electricity</b>		
a. Lighting and Refrigeration	KWH	250-400 (b)
b. Cooking	KWH	110
c. Domestic Hot Water	KWH	340 (c)
d. Space Heating	KWH	680 (d)
e. Air Conditioning	KWH	180 (e)
<b>II. Natural Gas And Bottle Gas</b>		
a. Cooking	Therms	8
b. Domestic Hot Water	Therms	21 (c)
c. Space Heating	Therms	48 (d)
<b>III. Fuel Oil</b>		
a. Domestic Hot Water	Gals	17 (c)
b. Space Heating	Gals	40 (d)
<b>IV. Water</b>		
a. Domestic Use	Gals	8,000
b. Lawn	Gals	2,000

- (a) Estimated average consumption for a hypothetical 2 1/2 bedroom dwelling unit. All consumptions listed must be adjusted for the size of the dwelling unit. Factors shown under Determining Allowances, subparagraph d, may be used for making the adjustment.
- (b) Consumptions will vary considerably depending on electrical appliances used. Upper limit should be sufficient to provide 85 kilowatt hours for a clothes dryer and 50 kilowatt hours for a frost free refrigerator.
- (c) The temperature of local water supply varies by geographic area and will have considerable impact on energy used to heat domestic water. This estimate is for Northern Central geographic areas where the average city water temperature is approximately 50° F.
- (d) Consumptions are for housing insulated for the heating system installed. Normally a building designed for electric space heating is better insulated than one designed for gas or oil space heating equipment. Climatic conditions assumed to be 4,000 heating degree days and 0° F outside design temperature. Consumption must be adjusted for the normal heating degree days and the outside design temperature in the given geographic area.
- (e) Consumption estimated for 1,000 degree days cooling. Actual consumption will depend on many variables.

**Note:** The consumption amounts listed above are inexact averages and must be used with caution when establishing allowances for actual projects.



**Market Study Index**

Market Analysts must provide a checklist referencing all components of their market study. This checklist is intended to assist readers on the location and content of issues relevant to the evaluation and analysis of market studies. The page number of each component referenced is noted in the right column. In cases where the item is not relevant, the author has indicated "N/A" or not applicable. Where a conflict with or variation from client standards or client requirements exist, the author has indicated a "V" (variation) with a comment explaining the conflict. More detailed notations or explanations are also acceptable.

		<b>Page Number(s)</b>
<b>Executive Summary</b>		
1.	Precise statement of key conclusions	E-3
2.	Market strengths and weaknesses impacting project	E-3
3.	Recommendations and/or modification to project discussion	E-3
4.	Discussion of subject property's impact on existing housing	E-3
5.	Absorption projection with issues impacting performance	E-3
6.	Discussion of risks or other mitigating circumstances impacting project	E-3
<b>Project Description</b>		
7.	Number of bedrooms and baths proposed, income limitation, proposed rents and utility allowances	1-1
8.	Utilities (and utility sources) included in rent	1-1
9.	Occupancy type and target population description	1-1
10.	Project design description	1-1
11.	Description of service amenities	1-7
12.	Date of construction/preliminary completion	1-1
13.	If rehabilitation or demolition of occupied housing, existing unit breakdown and rents	N/A
14.	Reference of status or date of architectural plans and name of architect	1-1
15.	Copy of floor plans and elevations	N/A
<b>Delineation of Market Area</b>		
16.	Primary Market Area and Secondary Market Area description	2-4
17.	Scaled for distance map of the suggested market area	2-4
18.	Site amenities description and map	1-8
19.	Description of site characteristics	1-2
20.	Photographs of site and neighborhood	1-3
21.	Visibility and accessibility evaluation	1-2
22.	Crime statistics	2-3
<b>Market Area Economy</b>		
23.	Employment by industry	3-12
24.	Major employers	3-14
25.	Historical unemployment rate	3-13
26.	Five-year employment growth	3-13

27.	Employment Trends	3-13
28.	Typical wages by occupation	3-15
29.	Discussion of commuting patterns of area workers	3-14
<b>Population, Household and Income Trends</b>		
30.	Population and household estimates and projections	3-1
31.	Households by tenure	3-7
32.	Distribution of income	3-7
<b>Demand Estimate</b>		
33.	Evaluation of proposed rent levels	4-1
34.	Existing household demand	4-1
35.	New household demand	4-1
36.	Commuter demand	4-1
37.	Calculation and analysis of Capture Rate	4-4
38.	Calculation and analysis of Penetration Rate	4-6
39.	Identification of risks	4-6
40.	Conclusion of Demand analysis	4-1
<b>Absorption Rate</b>		
41.	Definition and Justification	4-7
42.	Estimated time to reach occupancy and percentage of units	4-7
<b>Competitive Rental Market</b>		
43.	Derivation of achievable market rent and Market Advantage	5-6
44.	Derivation of achievable Restricted Rent	5-6
45.	List and contact information of all considered properties	5-17 to 5-32
46.	Profiles and narrative of comparable properties	5-17 to 5-32
47.	Map of comparable properties	5-33
48.	Comparable property photos	5-17 to 5-32
49.	Comparison of subject property to comparable properties	5-5
50.	Existing rental housing evaluation	5-1
51.	Rent comparability matrices	5-7 to 5-13
52.	Market Vacancy Rates	5-2
53.	Availability of Housing Choice Vouchers	5-1
54.	Identification of waiting lists	5-15
55.	Explanation of adjustments	5-4
56.	Description of overall rental market including share of market-rate and affordable properties	5-1
57.	List of existing a LIHTC properties	5-15
58.	Discussion of future changes in housing stock including homeownership	5-1
59.	Tax credit and other planned or under construction rental communities in market area	5-14
<b>Other Requirements</b>		
60.	Market Study Index	ATT4
61.	Date of field work / preparation date of report	CERT
62.	Resume	ATT5
63.	Utility allowance schedule	ATT3
64.	Floor plans and elevations	NA
65.	Demographic reports used	ATT2
66.	Bibliographical list of the data sources used	ATT1



**STEFANIE WILLIAMS**  
**Assistant Division Manager**

**EDUCATION**

B.A., Communications Studies  
Emphasis; Interpersonal Communications  
California State University, Sacramento, 2002

**AFFILIATIONS**

National Council of Affordable Housing Market Analysis  
Nonprofit Housing Association of Northern California  
Southern California Association of Nonprofit Housing  
California Council for Affordable Housing

**ASSISTANT DIVISION MANAGER**

*Laurin Associates (2000 – Present)*

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Ms. Williams is the project manager for all of Laurin Associates market feasibility studies, completing over 60 studies a year. She is a certified market analyst through her participation in the National Council of Affordable Housing Market Analysts and has extensive experience with the specific requirements of the various funding agencies, including California Department of Housing and Community Development, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee, CalHFA, USDA, and HUD. Additionally, Ms. Williams has substantial experience writing and administering CDBG grant applications, and preparing housing conditions studies and income surveys.

**EXPERIENCE**

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Ms. Williams' recent experience includes Contract Management for market study projects including budget, staff management, and work load management. Ms. Williams has conducted market feasibility research and prepared reports for affordable housing projects throughout California and Arizona. Additionally, she prepares preliminary demand analyses, rent surveys and studies for market rate rental housing.

**PROFESSIONAL DEVELOPMENT**

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National Council of Affordable Housing Market Analysts Conferences  
HCD Grant Administration and Application Workshops  
Nonprofit Housing Association of Northern California Conferences  
Southern California Association of Nonprofit Housing Conferences  
California Council for Affordable Housing Conferences  
Housing California Conferences  
California Coalition for Rural Housing Conferences



# Laurin Associates Team

The following is a brief biography for each of the Laurin Associates Division's current staff members. The Laurin Associates Division is proud to have maintained the same key management staff over the years. Division Manager, Jayne Raab, has been with Laurin Associates for over eight years and Assistant Division Manager Stefanie Williams has been with Laurin Associates for more than sixteen years.

## **Jayne Raab – Division Manager**

**2008 – Present**

As Division Manager, Ms. Raab oversees the staff of project managers and associates in the daily management of projects. Ms. Raab has over 20 years of affordable housing experience. From 1990 – 1997, Ms. Raab was the Development Manager at the California Tax Credit Allocation Committee, working closely with the affordable housing community to ensure approval of developments that were feasible and that met the policy goals of TCAC. Since joining Laurin Associates she has provided project oversight for all of Laurin's services. Ms. Raab is responsible for writing relocation plans and managing all of Laurin's relocation projects. Ms. Raab has a Master of Business Administration from the University of California, Davis.

## **Stefanie Williams – Assistant Division Manager**

**2000 – Present**

Ms. Williams is the project manager for all of Laurin Associates market feasibility studies, completing over 60 studies a year. She is a certified market analyst through her participation in the National Council of Housing Market Analysts and has extensive experience with the specific requirements of the various funding agencies, including HCD, CTCAC, CDLAC, CalHFA, USDA, and HUD. Ms. Williams has a Bachelor of Arts degree in Communications Studies from California State University, Sacramento.

## **Denise Williams – Project Manager**

**2004 – Present**

Ms. Williams is the Project Manager for all of Laurin Associates' labor compliance monitoring for both State and Federal Davis Bacon prevailing wage requirements. Projects include public works, commercial, and residential developments with construction schedules ranging from two months to two years. Ms. Williams provides project oversight from the pre-construction conference to project completion and the Final Report. Additionally, she assists with the preparation of market studies and residential relocation services.

## **Rachel Pyle – Housing & Community Development Specialist**

**2017 – Present**

Ms. Pyle joined the Laurin Associates Division of Raney in January 2017. Ms. Pyle will be assisting with the preparation of market studies, prevailing wage labor compliance monitoring, relocation services, and annual HOME compliance monitoring. Ms. Pyle has a Bachelor of Arts Degree in International Relations from the University of California, Davis, with minors in Communication and Spanish.

## **Lilly Vosheva – Housing & Community Development Specialist**

**2017 – Present**

Ms. Vosheva joined the Laurin Associates Division of Raney in October 2017 as a Housing & Community Development Specialist. Ms. Vosheva assists with the preparation and completion of labor compliance projects. Ms. Vosheva also assists with the completion of Laurin's Annual HOME Monitoring contracts and is very familiar with HOME requirements.

## **Alexandra Rodriguez – Housing & Community Development Specialist**

**2019 – Present**

Ms. Rodriguez joined the Laurin Associates Division of Raney in January 2019 as a Housing & Community Development Specialist. Ms. Rodriguez assists with the preparation of market feasibility

studies and temporary and permanent residential relocation projects across California. Ms. Rodriguez also assists with the completion of Laurin's Annual HOME Monitoring contracts and is very familiar with HOME requirements. Ms. Rodriguez holds a Bachelor of Science in Sustainability with a Minor in Urban Planning from Arizona State University.

## **GLOSSARY OF TERMS:**

**Absorption Period** ~ the actual or expected period required from the time a property is initially offered for purchase or use by its eventual users all portions have been sold or stabilized occupancy has been achieved. Although marketing may begin before the completion of construction, most forecasters consider the absorption period to begin after the completion of construction.

**Absorption Rate** ~ the average number of units rented each month during the Absorption Period.

**Acceptable Rent Burden** ~ the rent-to-income ratio used to qualify tenants for both income restricted and non-income restricted rents. The Acceptable Rent Burden varies depending on the requirements of funding sources, government funding sources, target markets and local conditions.

**Affordable Housing** ~ housing that costs an owner or renter no more than 30 percent (for rental units), to 35 percent (for owner occupied units) of his or her income.

**Amenity** ~ non-monetary tangible or intangible benefits offered to a tenant, typically on-site recreational facilities or planned programs, services and activities.

**Annual Demand** ~ the total estimated demand present in the market on any one year for the type of units proposed.

**Area Median Income** ~ 100% of the gross median family income for a specific Metropolitan Statistical Area, county or non-metropolitan area established annually by HUD.

**Assisted Housing** ~ housing where the monthly costs of the tenants are subsidized by federal or other programs.

**Attached Housing** ~ two or more dwelling units connected with party walls (e.g. townhomes or flats).

**Basic Rent** ~ the minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA – RD Section 515 Program, the HUD Section 236 Program and HUD Section 223(d)(3) Below Market Interest Rate Program. The basic rent is calculated on the rent required to operate the property, maintain debt services on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the Property.



**Below Market Interest Rate Program** ~ program targeted to renters with income not exceeding 80% of area median income by limiting rents based on BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates on one percent or three percent.

**Capture Rate** ~the percentage of income qualified renter households necessary for a proposed property to capture to achieve stabilized occupancy. Calculated by dividing the total number of units at the property by the total number of income eligible renter households in the market (less existing tax credit units in the market).

**Census Tract** ~ a small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.

**Comparable Project** ~ a project that is representative of the rental housing choices in the subject's target market and that is similar in construction, size, amenities or age.

**Competitive Project** ~ a project that is comparable to the subject and that competes at nearly the same rent levels.

**Contract Rent** ~ the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease.

**Demand** ~ an estimate of the total number of market participants that have both the desire and the ability to obtain the product and / or services offered.

**Detached Housing** ~ a freestanding dwelling unit, typically single-family, situated on its own lot.

**Elderly** ~ the age typically regarded as "elderly" is subject to numerous definitions, ie: USDA – 62yrs.; HUD - 65yrs.; LIHTC – 55yrs.

**Extremely low income** ~ household income below 30 percent of the local area median, as defined by HUD.

**Fair Market Rent** ~ HUD's estimate of market rent for an apartment in the conventional marketplace.

**Feasibility Analysis** ~ an analysis undertaken to investigate whether a project will fulfill the objectives of the investor.

**Garden Apartments** ~ apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.

**Gross Rent** ~ the monthly rental cost to a tenant, inclusive of all utilities costs necessary for habitability of the apartment.

**High-rise** ~ a tall building, usually having more than ten stories in apartment buildings.

**Household** ~ a household includes all the people who occupy a housing unit as their usual place of residence.

**Housing Choice Voucher** ~ federal rent subsidy program which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenants contribution of 30% of adjusted income.

**Housing Finance Agency** ~ state or local agencies responsible for financing housing and administering assisted housing programs.

**HUD Section 8 Program** ~ program administered by HUD and targeted to low and very low income families who pay the higher of either 30 percent of their adjusted income or 10 percent of their gross income rent. Many HUD Section 8 apartments are reserved for the elderly, and a small portion are specially designed for the mobility impaired.

**HUD Section 202 Program** ~federal program which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of Area Median Income. The Program is limited to housing owned by 501(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501 (C) (3) nonprofit organization.

**HUD Section 811 Program** ~ federal program which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501 ( c) (3) nonprofit organization or by limited partnership where the sole general partner is a 501 ( c) (3) nonprofit organization.

**HUD Section 236 Program** ~ federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% of area median income who pay rent equal to the greater of Basic Rent or 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.

**Income Band** ~ the range of household income from the minimum necessary for affordability to the maximum income a household may earn based upon the restrictions imposed by the market and/or housing program.

**Income Limits**~ Maximum income by county or metropolitan statistical area (MSA), adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income limits for federal, state, and local rental housing programs typically are established at 30%, 50%, 60%, or 80% of AMI.

**Independent Living** ~ individual apartments or homes for elderly residents, offering no special services.

**Low income** ~ as applied to most housing programs, household income below 80 percent of the local area median income, as defined by HUD.

**Low rise** ~ a building with one to three stories.

**Market Area** ~ the geographic or locational delineation of the market for a specific category or real estate. i.e., the area in which alternative, similar properties effectively compete with the subject property in the minds of probable, potential purchasers and users.

**Market Rent** ~ the rental income that a property / apartment unit would most probably command in the open market; indicated by the current rents paid and asked for at comparable properties / apartment units as of the date of the market study.

**Market Study** ~ a macroeconomic analysis that examines the general market condition of supply, demand, and pricing, or the demographics of demand for a specific area or property type. A market study may also include analyses of construction and absorption trends.

**Metropolitan Statistical Area** ~ a geographical entity defined by the federal Office of Management and Budget for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualifications of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting a certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.

**Mid-rise** ~ a building with four to ten stories.

**Migration** ~ the movement of households from one location or market area to another.

**Mixed Income Property** ~ an apartment property containing both tax credit units and unrestricted units. Or a Section 42 property containing both public housing and / or deeply skewed AMI units and LIHTC units.

**Mobility** ~ the ease with which people move from one location to another

**Moderate Income** ~ persons or households with gross family income between 80 and 120 percent of area median income adjusted for household size.

**Multifamily** ~ structures that contain more than five housing units.

**Net Rent** ~ gross rent less utilities costs necessary for habitability of the apartment that are not paid by the landlord and therefore not included in contract rent.

**Penetration Rate** ~ proportion of age and income qualified households, likely to have an interest in subject property. Typically applies to secondary market area or to secondary target group

**Pent-up Demand** ~ demand characterizing a market in which there is a scarcity of supply and vacancy rates are below typical levels.

**Primary Market Area** ~ the most likely geographical area from which a property would draw its support.

**Public Housing** ~ rental projects that are owned and managed by state and local government agencies and made available to low-and middle income tenants at 30% of their adjusted gross income reduced rates.

**Restricted Rent** ~ the maximum allowable rent under the restrictions of a specific housing program or subsidy.

**Rural Development (RD) Program** ~ Federal program which provides low interest loans to finance housing which serves low and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent, or the basic rent, whichever is higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.

**Saturation**~ The point at which there is no longer demand to support additional units.

**Secondary Market Area** ~ the portion of a market area that supplies additional support to a project beyond that provided by the primary trade area.

**Senior Housing** ~ specifically designated for and restricted to, persons who are age eligible which typically reflects the requirements of the restricted program governing the housing 55+, 62+, 65+.

**Single-Family Housing** ~ a dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share a heating facilities or other essential building facilities with any other dwelling.

**Special Needs Population** ~ specific market niche which is typically not catered to in a conventional apartment property. This population should exhibit certain criteria which can be well-defined and are reasonable quantifiable, in order, for example, to asses the need and demand from this source.

**Target Income Band** ~ the estimated income band from which the subject property will likely draw.

**Tenure** ~ the distinction between owner-occupied and renter-occupied housing units.

**Turnover** ~ the percentage of units that becomes vacant due to evictions, move-outs, or other causes over a one-year period.

**Unrestricted Units** ~ those units at a mixed-income property that are not subject to any income or rent restrictions.

**Very low income** ~ household income below 50 percent of the local area median, as defined by HUD.

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### 3. De-Concentrating Poverty and Expanding Housing Opportunities

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#### A. Census Tract

96.22

#### B. Is the Census Tract in a HUD-designated Enterprise Zone, Economic Community or Renewal Community?

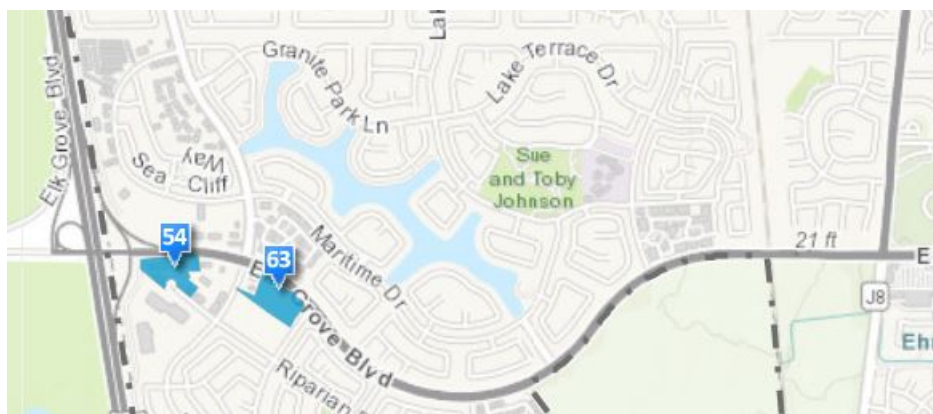
No.

Sometimes housing policy, program guidelines and regulations contribute to the continuation of segregation and poverty concentration. The California Tax Credit Committee created a task force to create a tool that could allow the industry to tap into data that shows it is possible to encourage access to opportunity by providing incentives to developers who are located in a high or highest resource area. This census tract is located in a Highest Resource area. More will be discussed on the incentives available in the Rating Section of this response.

#### C. Is this Census Tract undergoing significant revitalization?

Elk Grove was incorporate in July 2000. Predominately a rural farming community, the City has yet to be deemed “built out”. Therefore, there has been no redevelopment activities in the City or areas designated as blighted in need of development.

#### D. Investment in the Area



<sup>54</sup>California North State University Medical Center

<sup>63</sup>Elk Grove Independent Senior Housing

Two major developments are being developed at this time and located within the same Census Tract and within .50 miles from the project site. While both projects are privately funded, both will significantly contribute to the influx of private investment in the immediate neighborhood.

The California North State University Medical Center encompasses 25-acres of property developed with a mix of commercial and office uses, as well as the existing university campus. The proposed project includes a new teaching hospital, several parking structures with ground floor commercial space, a medical office building and a student dormitory. The project is currently in plan review with the City of Elk Grove.

The Elk Grove Independent Senior Housing is a 205-unit senior housing development for market-rate seniors. The project is currently in plan review with the City of Elk Grove.

## E. Market Rate Development

According to the TCAC database there is one project, The Gardens at Quail Run, currently being planned or proposed in the West Elk Grove Primary Market Area. Once completed The Gardens at Quail Run will have 12 one-bedroom, 60 two-bedroom, and 24 three-bedroom units. Given the zero vacancy rate at other income restricted complexes, and the presence of waiting lists, the proposed complex will have a positive impact on the Market Area.



According to the Elk Grove City Planning website, the following market rate (or unrestricted) developments are in the census tract or very close to the census tract:

- Elk Grove Independent Senior Housing – consisting of 48 memory care units, 107 assisted living units and 50 independent senior housing rentals. These units will not impact the proposed development because our proposed development is family rental housing.
- Monterey Village – 14 single family homes for sale by KB Homes and Tim Lewis Communities. These units will not impact the proposed development because our development is a rental community.
- **Homeownership Rate**  
**70.8%**  
of total occupied housing units
  - Toscano Apartments – 206 market rate apartments approved to begin construction. Rental prices are not yet released or made public but the units will be market rate. These units will not impact our proposed development due to unmet rental demand in the community.
- Laguna Main Street Apartments – 150 market rate apartments to begin construction. Rental prices are not yet released or made public but the units will be market rate. These units will not impact our proposed development due to unmet rental demand in the community.

Not every renter strives or can afford to become a homeowner. The statistic ratio between number of housing units available and % of homeownership units shows an imbalance in product choices for renters. The presence of new construction units that are available for market rate rents will have a positive impact on the poverty rate because less households will be housing cost burdened.<sup>i</sup>

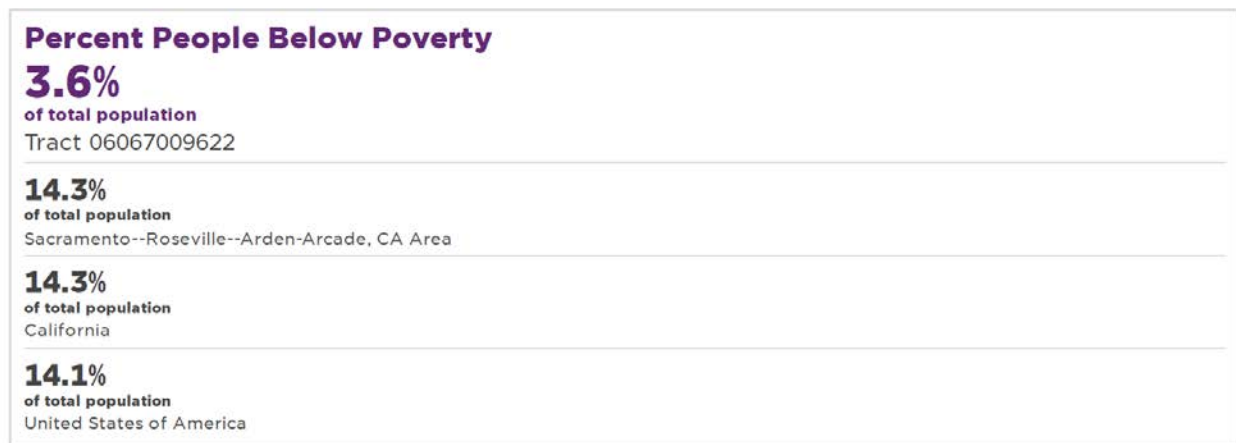
## F. Poverty Rate

The poverty rate for Census Tract 96.22 is 3.6%. This most compelling piece of data for this community is derived from the Opportunity 360 Community Dashboard report which shows this is a census tract of opportunity.<sup>ii</sup>

### Percent of People in Poverty

This measure is an estimate of people living below the national poverty level. It is a measure of material hardship and deprivation, and is often used to determine eligibility in social safety programs. Census tracts with over 40% of residents living below the poverty line are considered to be areas of *concentrated poverty*.

*A high poverty rate has a negative effect on a census tract's overall Economic Security Index score.*

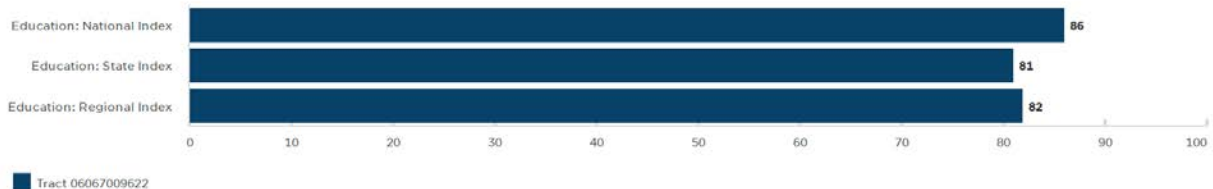


Sources: US Census ACS 2014-2018 5-year Estimates; Table: B17021

## G. Educational, Economic and Transportation Advancement

The weakest link in the Census Tract 96.22 is **transportation** opportunities. The community of Elk Grove is considered a Commute Community and is largely dependent upon private modes of transportation. The City of Elk Grove has a number of high priority transportation projects

### Education in Context



Sources: Enterprise Community Partners 2020. The national, regional, and state percentile scores above reflect how the selected tract compares to all other tracts in the corresponding geography - the country, region, and state. A score of 50 means the tract is in the 50th percentile for the corresponding geography. A score of 100 is the highest score possible on this measure, and a score of 0 is the lowest.



that is in early stages of planning and implementation. However, it is clear without a significant increase in revenue and users to support multimodal transit opportunities, the progress will be slow.

One of the strongest indicators of opportunity is **education**. The census tract is ranked 86 out of 100 on the national index. The index is composed of three factors that goes into the scores: a.) percentage of high school diploma or higher in the census tract; b.) percentage of some college or bachelor’s degree or higher in the census tract; and c.) percentage of some graduate work or higher in the census tract.

Serving the City of Elk Grove and surrounding communities since 1959, the Elk Grove Unified School District (EGUSD) is a top performing school district recognized throughout California and the nation. EGUSD mirrors the diversity of California, with more than 80 languages and dialects spoken throughout the district. The district is currently the largest school district in Northern California and the fifth largest in the state – with nearly 62,000 students.

EGUSD offers a variety of educational programs, including preschool, kindergarten through twelfth grade, adult education and special education. Students to reside at the Subject would be zoned to attend Stone Lake Elementary School, Toby Johnson Middle School, and Franklin High School, which are located between 0.92 miles and 3.05 miles from the Subject.

**Major Employers**

The following charts identifies the major employers in Elk Grove and Sacramento County.

City of Elk Grove, CA Major Employers - 2016		
Employer	Industry	# Employees
Elk Grove Unified School District	Education/Government	3,313
Apple, Inc.	Technology	3,199
California Correctional Health Care Services	Healthcare	1,500
Dignity Health	Healthcare	1,133
Raley's	Grocery	799
Wal-Mart Stores, Inc.	Retail	680
Cardinal Health, Inc.	Healthcare	430
Autozone, Inc. (including ALLDATA)	Automotive	412
Kaiser Foundation Health Plan, Inc.	Healthcare	387
City of Elk Grove	Government	370

**Economic opportunity** is where you can pay your bills and plan your future! This census tract is located where the median income is high (\$89,698), the unemployment rate is low (5.3%), the poverty rate is low (3.6%) and the HUD Labor Market Engagement Index is high (71 out of 100). In summary, the Economic Security index is 79 out of 100. The presence of major employers in the community is the best first start of showing meaning opportunity. The City of Elk Grove also incentivizes businesses to locate in the community to bring many more opportunities without relying upon long commutes in single passenger vehicles.



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<sup>i</sup> Opportunity360 – Community Dashboard powered by Community Enterprise Partners dated April 2020, page 25.  
<sup>ii</sup> Opportunity360 – Community Dashboard powered by Community Enterprise Partners dated April 2020, page 67.

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#### 4. Site Inspection

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The site is vacant and has never been developed. If requested, we can provide environmental Phase I reports and a soils report to show the land is suitable for multifamily development, construction and habitation.

**SITE PHOTOGRAPHS**

Across Site --South



From Site toward – North



Along Site – East



Along Site – West



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## Resident Services

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It is anticipated that Eden Housing Resident Services, Inc. (“EHRSI”) will contract directly with the ownership entity and subcontract the resident service delivery program with an active resident service provider in the immediate area. EHRSI is an affiliate of Eden Housing, Inc., the project Sponsor and co-developer of Elk Grove Apartments.



April 27, 2020

**EDEN HOUSING RESIDENT SERVICES, INC.  
MEMORANDUM OF UNDERSTANDING**

22645 Grand Street  
Hayward, CA 94541

510.582.1460 Phone  
510.582.6523 Fax

This Memorandum of Understanding is entered into between Elk Grove Apartments (the “Project”) and Eden Housing Resident Services, Inc. (“EHRSI”). EHRSI provides a wide range of programming across Eden’s portfolio of properties. As our mission states, Eden Housing, Inc. and EHRSI are committed to building and maintaining high-quality, well-managed, service-enhanced affordable housing communities that meet the needs of lower income families, seniors and persons with disabilities.

Elk Grove Apartments will create an opportunity for low-income families and individuals to live in a safe and positive environment where they will be able to socialize with peers, develop friendships, and receive support services in areas of need. An important goal of the project is to provide a supportive environment that will allow residents to be part of a healthy and safe community through education, social connection, and positive recreational activities for all residents.

In addition to the work of on-site services staff (either provided directly or subcontracted with a third party organization), we also depend on collaborations with local organizations. By working together, we are able to provide more programs that meet the unique needs of our resident populations. Not only has this proven to be an effective way to support our residents, but it also allows us to better address the diversity of our residents. Rather than re-create a program, we are able to develop beneficial working relationships with local programs and focus our attention where there are gaps in services.

EHRSI anticipates contracting with or will directly provide and coordinate social services for residents at Elk Grove Apartments at no cost to the tenants. Staff will be on site and/or will collaborate with outside organizations to provide programming on site or at off-site facilities for our residents. Our Services Department seeks to be a resource for all residents who search for solutions to problems that affect the quality of their lives and living environment. The Services Department assists residents one-on-one and in group settings to create supportive programming which encourages community building and self-reliance. All services are free of charge to residents. These programs include:

- Individualized one-on-one support - designed specifically to meet the needs of our residents
- Information and referral to services such as health services, transportation, nutrition services and educational and social activities
- Partnerships with local community organizations to provide educational workshops on topics such as health and wellness, safety and security, financial education, transportation and benefits/entitlement programs. Programs vary based on the resident population and their unique needs
- Casual 'socials' on site to help reduce feelings of isolation
- Regular monthly events (such as dance classes, art classes, ESL classes, cultural activities etc.)
- Regular communication regarding management compliance issues and/or other pertinent information through newsletters and flyers
- Working with residents to encourage and plan activities to build a sense of community, both on site as well as within the larger surrounding community.

Services Coordination will be offered to residents at Elk Grove Apartments and will include a Resident Services Coordinator on-site to provide residents with access to valuable resources in their communities as well as one-on-one support to address individual needs.

All residents of Elk Grove Apartments are invited to participate in these voluntary services – but under no circumstances is participation in such services a requirement to maintain occupancy.



The services contract will be established initially for one-year and will renew in one-year increments up to five (5) years. The delivery of services to residents will begin no sooner than six-months after completion of construction.



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Andre Madeira  
Senior Vice President, Real Estate  
Development



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Anna Gwyn Simpson  
Vice President of Resident Services



**LIFE SKILLS TRAINING AND EDUCATIONAL PROGRAMS, INC.**  
**( LifeSTEPS )**

501(c)(3) Nonprofit Provider of Social Services and Affordable Housing

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April 28, 2020

Anna Gwyn Simpson,  
Vice President of Resident Services  
Eden Housing Resident Services, Inc.  
22645 Grand Street  
Hayward, CA 94541

**Re: Memorandum of Understanding Regarding Provision of Social Services  
Elk Grove Apartments – Sacramento, CA – 73 Family Units including  
33 PBV Units and 1 Manager Unit**

To Whom It May Concern:

The purpose of this Memorandum of Understanding is to demonstrate the commitment of **Life Skills Training and Educational Programs, Inc.** (“LifeSTEPS”) to provide high quality social services that are designed to generate positive changes in the lives of tenants residing in the above-referenced Affordable Housing Property (“Property”).

**LifeSTEPS has been providing social services since 1996** to low-income families and seniors living in affordable housing properties. The Property Owner will contract with LifeSTEPS to undertake the development, implementation, and administration of supportive social services for the residents of the Property, and LifeSTEPS will provide social services based on the following terms and conditions:

A. LifeSTEPS shall act as the Social Service Provider for the Property Owner. The Property Owner shall make an agreement with LifeSTEPS that shall confer onto LifeSTEPS sufficient control over the administration of Social Services to ensure effective delivery of Social Programs to the residents at the Property. These Social Programs shall be designed to strengthen the residents of the property, with a focus on life skills training, education and supportive services that meet the needs of the residents of the Property. Services are designed to generate positive changes in the lives of residents.

B. The **terms of the Agreement** between the Parties shall be as follows:

1. Initially, for a period of one-year, renewable in one-year increments, up to five (5) years.
2. All Social Services shall be **provided to the residents at the housing site, on a regular, ongoing basis.**
3. All services and/or classes will be **provided to the tenants at no charge.**
4. For Supportive Services rendered, LifeSTEPS shall receive an estimated **annual fee of \$94,000** paid in monthly installments of \$7,833.33, with an annual three percent (3%) increase.

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**Life Skills Training and Educational Programs, Inc.**


3247 Ramos Circle, Sacramento, California 95827

Phone: 916 965 0110 Fax: 916 965 0102

5. The Property Owner shall provide to LifeSTEPS accommodations to provide on-site services, including physical space; furniture, including a locking file cabinet; computers with Internet connection and standard software; a phone line; printer; copy machine; supplies; and equipment.
- C. LifeSTEPS shall **provide Supportive Services** to the residents of the Property. These Service Programs will be designed to meet the specific needs of all residents and will meet or exceed the Home for Good Standards.
1. Supportive Services, provided by our Director of Social Services (“DSS”), will include, but are not limited to: providing case management to PBV unit residents including development and implementation of individualized service plans as necessary, as well as providing specialized educational classes which will include green education, budgeting and money management; life skills training; and employment and job training skills; housing outplacement services; transportation counseling; benefits assistance; peer advocacy groups; and medication management. The DSS will provide linkages through community partners to physical health care, mental health care, substance use treatment, legal assistance; child care; domestic violence counseling; safety planning; eviction prevention counseling and advocacy; and access to basic needs such as food and clothing. All residents will be offered adult educational classes (minimum of 84 hours per year); After School Programming for School Age Children (minimum of 150 hours per year); Health and Wellness Services and programs (minimum of 100 hours per year); Program and Activities Development and Coordination; General Case Management and Crisis Intervention; Information and Referral services; and Mediation services. Supportive service **provision shall be no less than two thousand and eighty (2,080) hours per year (1.00 FTE)**.

See our website for further details at [www.lifestepsusa.org](http://www.lifestepsusa.org). Services are determined based upon the assessment of specific resident needs. Should you have any questions or require additional information, please call us.

**LifeSTEPS - Life Skills Training and Educational Programs, Inc.**

By:   
\_\_\_\_\_  
Craig A. Gillett, JD, MFT, President

**Approved and Accepted:**

**Eden Housing Resident Services, Inc.**

By:   
\_\_\_\_\_  
Anna Gwyn Simpson,  
Vice President of Resident Services  
Electronically signed: 5/1/2020 dlb

Eden Elk Grove, Comm. Ltr., 04/20

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**Life Skills Training and Educational Programs, Inc.**

3247 Ramos Circle, Sacramento, California 95827  
Phone: 916 965 0110 Fax: 916 965 0102



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/18/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Arthur J. Gallagher & Co. Insurance Brokers of CA. 595 Market Street, Suite 2100 San Francisco CA 94105  License#: 0726293 EDENHOU-02	<b>CONTACT NAME:</b> Mike Blach <b>PHONE (A/C No. Ext):</b> 415-536-4011 <b>E-MAIL ADDRESS:</b> Mike_Blach@ajg.com	<b>FAX (A/C, No):</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b> Eden Housing Inc 22645 Grand Street Hayward, CA 94541	<b>INSURER A :</b> Allied World Assurance Company Ltd		
	<b>INSURER B :</b> Philadelphia Indemnity Insurance Company		18058
	<b>INSURER C :</b> Endurance American Specialty Ins Co		41718
	<b>INSURER D :</b> Everest National Insurance Company		10120
	<b>INSURER E :</b>		
<b>INSURER F :</b>			

**COVERAGES**

CERTIFICATE NUMBER: 474529350

REVISION NUMBER:

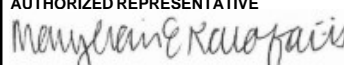
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Deductible - NIL GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		PHPK2217792	12/31/2020	12/31/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	<input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		PHPK2217792	12/31/2020	12/31/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			03093725 ELD30002478200	12/31/2020 12/31/2020	12/31/2021 12/31/2021	EACH OCCURRENCE \$ 15,000,000 AGGREGATE \$ 15,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	CA10001726211	1/8/2021	1/8/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 3 acres of vacant lot at 0000 Harbor Point Dr & 0000 Maritime Dr., Elk Grove, CA  
 Named Insured includes: Maritime Apartments Investors LP

**CERTIFICATE HOLDER****CANCELLATION**

Evidence of Coverage	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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<b>Prepared For:</b>	Eden Housing
<b>Prepared By:</b>	California Housing Partnership Corporation
<b>Version:</b>	4.1 - 9% PSH
<b>Revised:</b>	3/12/2021
<b>Filename:</b>	Elk Grove 4.1 - 9%.xlsm

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**SOURCES OF FUNDS - PERMANENT**

	AMOUNT	TOTAL INTEREST COST	OID INTEREST RATE	AMORT (Yr)	COMMENTS
Perm Loan - A Tranche	2,722,000	4.500%		40.0	Total Permanent Debt: 2,722,000
City of Elk Grove loan	3,000,000	3.000%	1.788%	55.0	Term - 15 (yrs.) - 10 yr LIBOR - 1.520% Spread - 225 bps
Accrued Deferred Interest - City of Elk	85,412				Per Unit: 60,000
Deferred Developer Fee	534,085	0.000%	0.000%		
Capital Contributions					
General Partner (Developer Fee)	0				
GP Capital - [INSERT]	0				Synd Costs 117,000
GP Capital - [INSERT]	0				Net Equity for TCAC 24,482,920
GP Capital - [INSERT]	0				
GP Capital - [INSERT]	0				
Limited Partners	24,599,920				Fed LIHTC: \$0.890 State LIHTC: \$0.80
<b>TOTAL SOURCES</b>	<b>30,941,417</b>				
Surplus/(Shortfall)	0				

PERMANENT LOAN INTEREST RATE	TRANCHE A	TRANCHE B	INVESTOR EQUITY STACK	OTHER ASSUMPTIONS
Base Rate	3.770%	3.770%		
Cushion	0.730%	0.730%	LIHTC Equity (Federal+Sta	24,599,920
MIP	0.000%	0.000%	Historic Tax Credit	0
GNMA/Servicing	0.000%	0.000%	Investment Tax Credit (Sol	0
Issuer	0.000%	0.000%	0 Issuer min/y	
Trustee	0.000%	0.000%	0 per annum	
Rating	0.000%	0.000%	0 per annum	
Remarketing	0.000%	0.000%	0 per annum	
Rebate Analyst	0.000%	0.000%	0 per annum	
<b>Total</b>	<b>4.500%</b>	<b>4.500%</b>	<b>Subtotal LP Equity</b>	<b>24,599,920</b>
			CA Certificated Credit Sale	0
			<b>Total Investor Equity</b>	<b>24,599,920</b>
				Current AFR: 1.10%
				AFR Month: 2/1/21
				AFR Cushion: 0.00%
				<b>Total U/W AFR: 1.10%</b>

**SOURCES OF FUNDS - CONSTRUCTION**

	AMOUNT	INTEREST RATE	TERM (Mos.)	COMMENTS
Tax-exempt Construction Loan	23,311,307	3.600%	26	
City of Elk Grove loan	3,000,000	3.000%	26	Assumes 100% available during construction
Accrued Deferred Interest - City of Elk	85,412			
Donated Land	0			
Costs Deferred Until Conversion	1,550,621			See page 2 - right column
Income from Operations	0			
Deferred Developer Fee	534,085			
Capital Contributions				
General Partner (Developer Fee)	0			LP Equity - Construction Period
GP Capital - [INSERT]	0			LP Equity used for constructic
GP Capital - [INSERT]	0			LP Equity used for bond colla
GP Capital - [INSERT]	0			<b>Total Equity During Constr</b>
GP Capital - [INSERT]	0			2,459,992
Limited Partners*	2,459,992			10.00%
				0.00%
				10.00%
				Syndication Costs 117,000
				Net Equity for TCAC 2,342,992
				Less Costs Deferred to Conve 28,481,424
<b>TOTAL SOURCES</b>	<b>30,941,417</b>			
Surplus/(Shortfall)	0			
Sources Less Deferred To Conversion:	29,390,796			

CONSTRUCTION LOAN INTEREST RATE	CONSTRUCTION LOAN VALUATION	TAX-EXEMPT BOND DATA
Index Type: LIBOR	Restricted NOI	50% Test (see Page 7): N/A
Current Index: 0.50%	OAR	Issuer Inducement: TBD
Spread: 1.60%	FMV per NOI	CDLAC Allocation: TBD
Base Interest Rate (not including cushi	2.10%	Percent of CDLAC Allocatior
Cushion - Total	1.50%	0.00%
<b>Interest Rate (All-In)</b>	<b>3.60%</b>	Const-only portion: 20,589,307
	Total Value	
	28,124,559	
	LTV: 85.00%	
	Max. Const. Loan Amount	CDLAC Limit
	23,905,875	N/A
	Commitment Amount	TBD

Uses of Funds

Version: 4.1 - 9% PSH

	Res Cost:		100.00%		COST ALLOCATIONS						LIHTC ELIGIBLE BASIS		OTHER BASIS & COST ALLOCATION		
	Res Sq Foot:		100.00%												
	TOTAL	Per Unit	Residential	Total Non-Residential	Depreciable			Expensed	Amortized	Constr./Rehab	Acquisition	Deferred to Completion or Perm Conv.	Land/Basis for 50% Test	ITC Tax Credit Basis (Solar PV)	
<b>ACQUISITION COSTS</b>															
Total Purchase Price - Real Estate: 2,000,000															
Land - Elk Grove	2,000,000	40,000	2,000,000	0	2,000,000	0	0	0	0	0	0	2,000,000	0	0	
Title/Recording/Escrow - Acquisition	8,600	172	8,600	0	8,600	0	0	0	0	0	0	8,600	0	0	
Legal - Acquisition	23,000	460	23,000	0	23,000	0	0	0	0	0	0	23,000	0	0	
Land Holding Costs	28,220	564	28,220	0	28,220	0	0	0	0	0	0	28,220	0	0	
Off-site Improvements	722,880	14,458	722,880	0	0	722,880	0	0	0	722,880	0	0	0	0	
<b>HARD COSTS</b>															
<b>Total Construction Contract: 19,120,130</b>															
<b>NEW CONSTRUCTION</b>															
Hard Costs-Unit Construction	13,822,900	276,458	13,822,900	0	13,822,900	0	0	0	13,822,900	0	0	#####	0	0	
Site Improvements/Landscape	2,061,900	41,238	2,061,900	0	2,061,900	0	0	0	2,061,900	0	0	2,061,900	0	0	
GC - General Conditions	953,100	19,062	953,100	0	953,100	0	0	0	953,100	0	0	953,100	0	0	
GC - Overhead & Profit	786,750	15,735	786,750	0	786,750	0	0	0	786,750	0	0	786,750	0	0	
GC - Insurance	296,050	5,921	296,050	0	296,050	0	0	0	296,050	0	0	296,050	0	0	
Contingency - Design & Estimating	476,550	9,531	476,550	0	476,550	0	0	0	476,550	0	0	476,550	0	0	
Contingency - Owner's Construction	956,007	19,120	956,007	0	956,007	0	0	0	956,007	0	0	956,007	0	0	
<b>REHAB</b>															
<b>SOFT COSTS</b>															
Architecture - Design	1,125,000	22,500	1,125,000	0	1,125,000	0	0	0	1,125,000	0	0	1,125,000	0	0	
Design/Engineering - MEP	194,375	3,888	194,375	0	194,375	0	0	0	194,375	0	0	194,375	0	0	
Special Inspections/Testing	140,000	2,800	140,000	0	140,000	0	0	0	140,000	0	0	140,000	0	0	
Owner's Rep / Construction Supervision	151,000	3,020	151,000	0	151,000	0	0	0	151,000	0	0	151,000	0	0	
Local Permits/Fees	1,440,000	28,800	1,440,000	0	1,440,000	0	0	0	1,440,000	0	0	1,440,000	0	0	
Real Estate Taxes During Const	139,488	2,790	139,488	0	139,488	0	0	0	139,488	0	0	139,488	0	0	
Insurance During Const	400,000	8,000	400,000	0	400,000	0	0	0	400,000	0	0	400,000	0	0	
Appraisal	9,600	192	9,600	0	9,600	0	0	0	9,600	0	0	9,600	0	0	
Market/Rent Comp Study	5,500	110	5,500	0	5,500	0	0	5,500	0	0	0	0	0	0	
Soft lender legal/fees	200,000	4,000	200,000	0	200,000	0	0	0	200,000	0	0	200,000	0	0	
Soft Cost Contingency	411,496	8,230	411,496	0	411,496	0	0	0	411,496	0	0	411,496	0	0	
Predev. Loan Interest/Fees	189,790	3,796	189,790	0	0	0	189,790	0	0	0	0	0	0	0	
Construction Loan Interest	1,314,758	26,295	1,314,758	0	755,286	0	559,471	0	755,286	0	0	755,286	0	0	
Title/Recording/Escrow - Construction	30,000	600	30,000	0	30,000	0	0	0	30,000	0	0	30,000	0	0	
Title/Recording/Escrow - Permanent	15,000	300	15,000	0	0	0	0	15,000	0	0	15,000	0	0	0	
Legal (Owner): Construction Closing	40,000	800	40,000	0	40,000	0	0	0	40,000	0	0	40,000	0	0	
Permanent Closing	20,000	400	20,000	0	0	0	0	20,000	0	0	20,000	0	0	0	
Organization of Ptnshp	6,000	120	6,000	0	0	0	0	6,000	0	0	6,000	0	0	0	
Syndication - GP	56,000	1,120	56,000	0	56,000	0	0	0	56,000	0	0	56,000	0	0	
Syndication Consulting	35,000	700	35,000	0	35,000	0	0	0	35,000	0	2,500	35,000	0	0	
Audit/Cost Certification	20,000	400	20,000	0	0	0	0	20,000	0	0	0	0	0	0	
TCAC Application/Res/Monitoring Fee	122,500	2,450	122,500	0	0	0	0	122,500	0	0	20,500	0	0	0	
Start-up /Lease-up Expenses	88,000	1,760	88,000	0	0	0	0	88,000	0	0	0	0	0	0	
Capitalized Operating Reserve (6 mos.)	309,901	6,198	309,901	0	309,901	0	0	0	0	0	309,901	0	0	0	
Developer Fee	1,934,085	38,682	1,934,085	0	1,934,085	0	0	0	1,934,085	0	1,100,000	1,934,085	0	0	
<b>COSTS OF ISSUANCE/FINANCING FEES</b>															
Construction Lender Origination Fee	174,835	3,497	174,835	0	0	0	0	174,835	0	0	0	0	0	0	
Construction Lender Expenses	20,000	400	20,000	0	0	0	0	20,000	0	0	0	0	0	0	
Construction Lender Counsel	45,000	900	45,000	0	0	0	0	45,000	0	0	0	0	0	0	
Permanent Lender Expenses	20,500	410	20,500	0	0	0	0	20,500	0	0	20,500	0	0	0	
Permanent Lender Counsel	35,000	700	35,000	0	0	0	0	35,000	0	0	35,000	0	0	0	
Permanent Loan Origination Fee	27,220	544	27,220	0	0	0	0	27,220	0	0	27,220	0	0	0	
Subtotal - Financing/Costs of Issuance	322,555	6,451	322,555	0	0	0	0	322,555	0	0	0	0	0	0	
<b>TOTAL DEVELOPMENT COSTS</b>	<b>30,941,416</b>	<b>618,828</b>	<b>30,941,416</b>	<b>0</b>	<b>2,460,721</b>	<b>27,095,352</b>	<b>0</b>	<b>893,788</b>	<b>491,555</b>	<b>27,095,352</b>	<b>0</b>	<b>1,550,621</b>	<b>28,432,292</b>	<b>0</b>	
TDC Per Unit	618,828		100.00%												
TDC Net of accrued interest:	30,856,005														
TDC TCAC	30,824,416		30,824,416												

<b>Developer Fee Calculation</b>	<b>Version: 4.1 - 9% PSH</b>
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<b>MAXIMUM DEVELOPER FEE CALCULATION</b>			
	<b>CONST.</b>	<b>ACQ.</b>	<b>TOTAL</b>
Fee per Base TCAC Formula	3,774,190	0	3,774,190
<i>Percent of Total</i>	<i>100.00%</i>	<i>0.00%</i>	<i>100.00%</i>
Max. Allowable Fee per TCAC (prorated)	1,934,085	0	1,934,085
<i>Less: Development Consulting</i>	<i>0</i>		<i>0</i>
<b>Net Allowable</b>	<b>1,934,085</b>	<b>0</b>	<b>1,934,085</b>
<i>Less: Owner Reduction</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Net Allowable</b>	<b>1,934,085</b>	<b>0</b>	<b>1,934,085</b>
Maximum Base Developer Fee per TCAC			1,934,085
Maximum Developer Fee per HCD			N/A
Maximum Developer Fee per Local			N/A
Maximum Developer Fee per Owner			N/A
Maximum Developer Fee at Max Cash Fee			N/A
Most Restrictive Maximum Developer Fee:			<b>1,934,085</b>
Maximum Cash Fee per TCAC <i>(Lesser of Calc. or Reservation Amount)</i>			1,934,085
Maximum Cash Fee per HCD			N/A
Maximum Cash Fee per Local			N/A
Maximum Cash Fee per Owner			1,400,000
Most Restrictive Maximum Cash Fee:			<b>1,400,000</b>

<b>9% CASH DEVELOPER FEE CALCULATION</b>			
Project Type:	New Construction	<u>New Construction Cost Factor Calc</u>	
TCAC Base Cash Fee:	2,200,000	% of TBL:	112.09%
Adjusted Max Cash Fee:	1,934,085	Cost Factor (2-TBL)	87.91%
		Base * Cost Factor:	1,934,085

<b>ACTUAL DEVELOPER FEE PAYMENT SCHEDULE</b>			
	<u>Amount</u>	<u>% of Cash Fee</u>	<u>% of Total Fee</u>
Construction Close	300,000	21.43%	15.51%
Completion	-	0.00%	0.00%
Conversion	950,000	67.86%	49.12%
Final LP Pay-in 1	150,000	10.71%	7.76%
Final LP Pay-in 2	-	0.00%	0.00%
<b>Total: Cash Fee</b>	<b>1,400,000</b>		
Plus: Deferred Developer Fee	534,085		27.61%
Plus: GP Capital	0		0.00%
<b>Total Developer Fee</b>	<b>1,934,085</b>		

**Unit Mix & Rental Income** Version: 4.1 - 9% PSH

<b>AVERAGE AFFORDABILITY FOR LIHTC UNITS (% of Median)</b>	<b>39.80%</b>
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<b>9% TCAC INCOME TARGETING POINTS:</b>	<b>50.00</b>
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<b>RENT LIMITS AS OF YEAR:</b>	<b>2020</b>
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UTILITY ALLOWANCE	0BR	1BR	2BR	3BR	4BR	5BR
Elk Grove	43	50	69	85	50	-
0	-	-	-	-	-	-
0	-	-	-	-	-	-
-	-	-	-	-	-	-

**RESIDENTIAL INCOME**

LIHTC - Tier 1		Elk Grove		TCAC	30% AMI		% of Units: 67.35%		Section 8 SUBSIDIZED					
Unit Type	Number	Unit Floor Area	Actual Rent TCAC AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	# of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
1BR	33	500	30.0%	486	436	436	14,388	172,656	33	1,257	821	27,086	325,037	497,693
<b>TOTAL</b>	<b>33</b>						<b>14,388</b>	<b>172,656</b>	<b>33</b>			<b>27,086</b>	<b>325,037</b>	<b>497,693</b>

All 30% AMI units are PSH units

LIHTC - Tier 2		Elk Grove		TCAC	60% AMI		% of Units: 0.00%		NOT 0					
Unit Type	Number	Unit Floor Area	Actual Rent TCAC AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	# of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
1BR	16	500	60.0%	972	922	922	14,752	177,024	0	0	0	0	0	177,024
<b>TOTAL</b>	<b>16</b>						<b>14,752</b>	<b>177,024</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>177,024</b>

Staff Units - Site 1		Elk Grove		TCAC	60% AMI		% of Units: 0.00%		NOT 0					
Unit Type	Number	Unit Floor Area	Actual Rent TCAC AMI %	Per Unit Monthly Gross Rent	Per Unit Regulatory Net Rent	Per Unit Actual Net Rent	Total Monthly Net Rent	Total Annual Net Rent	# of Subsidized Units	Per Unit Net Subsidy Rents	Per Unit Subsidy Increment	Total Monthly Subsidy	Total Annual Subsidy	Total Annual Income
2BR	1	800	0.0%	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>1</b>						<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>

TOTAL RESIDENTIAL INCOME															
	Number	Total Monthly Net Rent	Total Annual Net Rent	Monthly Section 8 Income	Annual Section 8 Income	Monthly NA Income	Annual NA Income	Monthly Test C Income	Annual Test C Income	Monthly Test D Income	Annual Test D Income	Grand Total Income	Total Floor Area		
LIHTC	49	29,140	349,680	27,086	325,037	0	0	0	0	0	0	674,717	24,500		
Non-LIHTC	0	0	0	0	0	0	0	0	0	0	0	0	0		
Staff Units	1	0	0	0	0	0	0	0	0	0	0	0	800		
<b>TOTAL</b>	<b>50</b>	<b>29,140</b>	<b>349,680</b>	<b>27,086</b>	<b>325,037</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>674,717</b>	<b>25,300</b>		

MISCELLANEOUS INCOME			
	Per Unit Per Month	Monthly Total	Annual Total
Laundry / Vending	14.40	720	8,640
Other	0.00	0	0
Parking	0.00	0	0
<b>TOTAL</b>	<b>14.40</b>	<b>720</b>	<b>8,640</b>

SUBSIDIZED UNIT MIX SUMMARY						
Unit Type	Units With	Units With	Units With	Units With	Units	Total
0BR	0	0	0	0	0	0
1BR	33	0	0	0	0	49
2BR	0	0	0	0	1	1
3BR	0	0	0	0	0	0
4BR	0	0	0	0	0	0
5BR	0	0	0	0	0	0
<b>TOTAL</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>50</b>

TOTAL ALL TYPES					
Unit Type	Elk Grove	Test 2	Test 3	0	0
0BR	0	0	0	0	0
1BR	49	0	0	0	0
2BR	1	0	0	0	0
3BR	0	0	0	0	0
4BR	0	0	0	0	0
5BR	0	0	0	0	0
<b>TOTAL</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



**Calculation of Tax Credits** Version: 4.1 - 9% PSH

	FEDERAL			CALIFORNIA		
	ACQUISITION	CONST/ REHAB	TOTAL	ACQUISITION	CONST/ REHAB	TOTAL
TOTAL ELIGIBLE COSTS	0	27,095,352	27,095,352	0	27,095,352	27,095,352
Less:						
50% Energy Investment Tax Credit (Res. Portion)	0	0	0	0	0	0
Historic Tax Credit (Res. Portion)		0	0		0	0
Non-Eligible Federal Financing	0	0	0	0	0	0
Non-Eligible Grants	0	0	0	0	0	0
Soft Loan Basis Deduction	0	0	0	0	0	0
Voluntary Reduction for Tie-Breaker	0	(5,727,830)	-5,727,830	0	0	0
ELIGIBLE BASIS	0	21,367,521	21,367,521	0	27,095,352	27,095,352
Threshold Basis Limit			24,173,492			
TBL: Exclude GP Cap/DDF for 4%/State			0			
REQUESTED UNADJUSTED ELIGIBLE BASIS (For Tiebreaker)	0	21,367,521	21,367,521	0	24,173,492	24,173,492
HIGH COST ADJUSTMENT (Y or N)	Y	100.0%	130.0%	100.0%	100.0%	
	DDA 2021					
ADJUSTED ELIGIBLE BASIS	0	27,777,778	27,777,778	0	24,173,492	24,173,492
APPLICABLE FRACTION*	100.0%	100.0%		100.0%	100.0%	
QUALIFIED CREDIT BASIS	0	27,777,778	27,777,778	0	24,173,492	24,173,492
CREDIT RATE (TCAC UNDERWRITING)	State - Total Federal Annual/Yr 1-3 State Year 4 - State	9.00%	9.00%	13.00% 9.00% 3.00%	30.00% 9.00% 3.00%	
MAX. POTENTIAL FEDERAL CREDIT (No Vol Basic Reduct/Actual Rate)	Credit Rates	9.00%	9.00%			
Potential Credit		0	3,170,156			
Credit Rate Locked?	YES					
Jan-21						
MAX. CREDIT AMOUNT PER TCAC UNDERWRITING	Federal Annual/Yr 1 State Yr 2 State Yr 3 State Yr 4 State Total	0	2,500,000	2,500,000	0 2,438,582 498,818 0 0 2,937,400	2,438,582 498,818 0 0 2,937,400
MAX PER GEOGRAPHIC REGION - BLENDED (x 125%)						#VALUE!
MAX PER PROJECT ALLOCATION (9% ONLY)						2,500,000
ACTUAL TCAC CREDIT RESERVATION	Federal Annual/Total State	N/A	N/A	N/A	0	2,937,400
MAXIMUM ALLOWABLE CREDITS (Lesser of above)	Federal Annual/Total State	0	2,500,000	2,500,000		2,937,400
MAXIMUM ALLOWABLE - TEN YEAR TOTAL			25,000,000			2,937,400

TOTAL STATE + FEDERAL LIHTC AMOUNTS - 10 YEARS			
Total Federal + State	27,937,400	Blended Credit Request:	2,793,740
General Partner Share	0.00%	Est. 125% Target for Capital:	N/A
Limited Partner Share	100.00%	Credit Request Under / (Over) Geographic Regio	N/A

FIRST YEAR CREDIT CALCULATION (Federal)							
Actual Basis Method?	Y	Acquisition	Rehab/NC	"A" Bldgs: Acq	Rehab/NC	"B" Bldgs: Acq	Rehab/NC
Maximum Potential Federal Credit w/ Actual Basis-Annual		0	3,170,156	0	4,852,280	0	0
Wgt Avg Lease-up (from Page 7)				41.7%	41.7%	0.0%	0.0%
Maximum Potential Prorated Credit w/ Actual Basis		0		0	2,021,783	0	0
TCAC Credit Reservation-Annual		0	2,500,000	0	3,826,531	0	0
<b>First Year Credit (Lesser of Above)</b>				<b>0</b>	<b>2,021,783</b>	<b>0</b>	<b>0</b>

ENERGY INVESTMENT TAX CREDIT (Solar PV)	
Total PV Hard Costs	0
Related Soft Costs (Eng, Interst,	-
Related Developer Fee	-
Total Depreciable Basis	-
less: Grants/Rebates	-
Tax-Exempt Portion	0.01%
less: Tax-Exempt Portion	-
Net Basis for Business Tax Credit	-
Credit Percentage	0.0%
<b>Total Credit</b>	<b>0</b>
<b>Residential Portion of Credit</b>	<b>0</b>

*APPLICABLE FRACTION				
	Number of Units	Fraction	Total Sq Ft	Fraction
LIHTC	49	100.0000%	24,500	100.0000%
Non-LIHTC	0	0.0000%	0	0.0000%
<b>TOTAL</b>	<b>49</b>	<b>100.0000%</b>	<b>24,500</b>	<b>100.0000%</b>
<b>Applicable Fraction</b>		<b>100.0000%</b>		
<i>(Lesser of Low Income Units or Sq Ft %)</i>				

<b>Base Year Income &amp; Expense</b>	Version: 4.1 - 9% PSH
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<b>INCOME</b>		
Scheduled Gross Income - Residential		349,680
Scheduled Gross Income - Commercial		0
Total Gross Subsidy Income - Section 8		325,037
Total Gross Subsidy Income - NA		0
Total Gross Subsidy Income - Test C		0
Total Gross Subsidy Income - Test D		0
Misc. Income		8,640
MHSA Operating Subsidy		0
Vacancy Loss - Residential	5.0%	(17,916)
Vacancy Loss - Section 8	5.0%	(16,252)
Vacancy Loss - NA	5.0%	0
Vacancy Loss - Test C	5.0%	0
Vacancy Loss - Test D	5.0%	0
Vacancy Loss - Commercial	20.0%	0
<b>EFFECTIVE GROSS INCOME</b>		<b>649,189</b>
<b>EXPENSES - RESIDENTIAL</b>		
<b>Administrative</b>		
Advertising	0	
Legal	0	
Accounting/Audit	0	
Security	0	
Other: Misc. Admin	350,000	
<b>Total Administrative</b>		<b>350,000</b>
<b>Management Fee</b>		<b>0</b>
<b>Utilities</b>		
Fuel	0	
Gas	0	
Electricity	0	
Water/Sewer	0	
Resident Utility Reimbursement	0	
<b>Total Utilities</b>		<b>0</b>
<b>Payroll/Payroll Taxes</b>		
On-Site Manager/Office Admin	0	
Maintenance Payroll	0	
Manager Unit Expense/(Credit)	0	
Payroll Taxes/Benefits	0	
<b>Total Payroll/Payroll Taxes</b>		<b>0</b>
<b>Insurance</b>		<b>0</b>
<b>Maintenance</b>		
Painting	0	
Repairs	0	
Trash Removal	0	
Exterminating	0	
Grounds	0	
Elevator	0	
Fire Protection	0	
<b>Total Maintenance</b>		<b>0</b>
<b>Other</b>		
Special Assessments	0	
Misc. Tax/License	0	
SPONSOR OPEX INFLATOR TO COMPLETION	0	
<b>Total Other</b>		<b>0</b>
<b>Resident Services</b>		
Tenant Services (PBV units)	75,000	
Tenant Services (non-PBV units)	0	
Services expenses	0	
<b>Total Resident Services</b>		<b>75,000</b>
<b>Replacement Reserve</b>		<b>20,000</b>
<b>Real Estate Taxes</b>		<b>27,957</b>
<b>TOTAL EXPENSES - RESIDENTIAL</b>		<b>472,957</b>
<i>Per Unit Per Annum (incl. Reserves)</i>	9,459	
<i>Per Unit Per Annum (w/o taxes/res/svc)</i>	7,000	
<i>TCAC Minimum (w/o taxes/res/svc)</i>	5,000	
<b>TOTAL EXPENSES - COMMERCIAL</b>		<b>0</b>
<b>NET AVAILABLE INCOME</b>		<b>176,232</b>
Less: Mandatory Annual HCD Payment (Grossed Up for DSCR Factor)	1.20	0
Less: Ground Lease - Minimum Payment		0
Less: Local Compliance Fee		0
<b>ADJUSTED NET AVAILABLE INCOME: TOTAL</b>		<b>176,232</b>
<b>ADJUSTED NET OF COMMERCIAL:</b>		<b>176,232</b>
<b>ADJUSTED NET AVAILABLE INCOME: NET OF OP SUBSIDY</b>		<b>(132,553)</b>
Debt Service Coverage Ratio		1.20
<b>AVAILABLE FOR DEBT SERVICE (NET OF OP SUBSIDY)</b>		<b>(110,461)</b>
<b>AVAILABLE FOR DEBT SERVICE (OP SUBSIDY OVERHANG)</b>		<b>257,321</b>
<b>NET AVAILABLE INCOME AFTER SENIOR DEBT SERVICE</b>		<b>29,372</b>
<b>NET AVAILABLE COMMERCIAL ONLY INCOME</b>		<b>0</b>

<b>Mortgage Calculation/Bond Ratios</b>	<b>Version: 4.1 - 9% PSH</b>
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<b>TRANCHE A</b>				
Uses baseline year NOI; includes annual fees				
Financing Type: Perm Loan - A Tranche				
	Underwriting Constraint	Maximum Loan Amount		
Debt Service Coverage	1.20	2,722,274	Rate:	4.500%
Lender Commitment		NA	Term (mths):	480
			NOI for DS:	<u>176,232</u>
<b>MAXIMUM MORTGAGE</b>		<b>2,722,274</b>	Max PMT @ DSCR:	146,860
			Annual Fees:	<u>0</u>
			Annual DS Payment:	146,860

INTEREST RATE STACK	TRANCHE A	TRANCHE B	221(D)(4)	SELECTED
Base Rate	3.7700%	3.7700%	4.2500%	3.7700%
Cushion	0.7300%	0.7300%	0.7500%	0.7300%
TOTAL	4.5000%	4.5000%	5.6500%	4.5000%
DCR	1.20	1.15	1.15	1.2

LOAN AMOUNT COMPARISON	SELECTED
TRANCHE A	2,722,274

<b>Calculation of Net Syndication Proceeds</b>	<b>Version: 4.1 - 9% PSH</b>
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			<u>As of Closing</u>
Total Federal Credit (10 yr) & State Credit		27,937,400	0
<i>Total Federal Credit</i>	25,000,000		0
<i>Total State Credit</i>	2,937,400		0
Gross Proceeds (Total)		24,599,920	0
<i>Gross Proceeds - Federal Credit</i>	22,250,000		0
<i>Gross Proceeds - State Credit</i>	2,349,920		0
Gross Proceeds (net of Energy/Historic Credit Proceeds)		24,599,920	0
Less: LP Syndication Costs			
Attorney	62,000		
Accountant	20,000		
Consulting	35,000		
Other:			
Total Syndication Costs		117,000	0
Total Syndication Costs/Gross Proceeds		0.00 % (Syndication Load)	0.00000%
<b>Net Proceeds</b>		<b>24,482,920</b>	<b>0</b>
<b>Net Proceeds/Total Fed and State Credit</b>		<b>0.876349 tax credit price</b>	<b>0.00000</b>
<b>Gross Proceeds (Total)/Total Fed and State Credit</b>		<b>0.880537 tax credit price</b>	<b>0.00000</b>
<b>Gross Proceeds - Federal/State Disaggregated</b>			
Federal		0.890000 tax credit price	1.00000
State		0.800000 tax credit price	0.70000
<b>Net Proceeds - Federal/State Disaggregated</b>			
Federal		0.885767 tax credit price	0.00000
State		0.796195 tax credit price	0.00000
<b>Total Equity</b>			
Gross Proceeds from LIHTC	24,599,920		
Gross Proceeds from Energy Credit	0		
Gross Proceeds from Historic Credit	0		

**TCAC Calculations & Scoring** Version: 4.1 - 9% PSH

THRESHOLD BASIS LIMIT						
County:		Sacramento				
9% or 4% credits:		9%				
Year:		2021				
Base Limits for Geographic Region			Threshold Basis Limit for This Project			
Unit Type	9%	4%	Unit Type	# Units	Per Unit Basis Limit	Total
0 BR	278,397	278,397	0 BR	0	278,397	0
1 BR	320,989	320,989	1 BR	49	320,989	15,728,461
2 BR	387,200	387,200	2 BR	1	387,200	387,200
3 BR	495,616	495,616	3 BR	0	495,616	0
4 BR	552,147	552,147	4 BR	0	552,147	0
5 BR	552,147	552,147	5 BR	0	552,147	0
			50			16,115,661
<b>Energy/Resource Efficiency Boosts</b>			<b>Additional Basis Adjustments</b>			
Renewables (50% tot./90% area)	0%		Boost for Prevailing Wage		20.0%	
Renewables (75% CA/90% area)	2%		Boost for Project Labor Agreement		0.0%	
Title 24 + 15%	4%		Boost for Parking beneath Units		0.0%	
Post-rehab improvement > 80%	0%		Boost for Childcare		0.0%	
Greywater landscaping	1%		Boost for 100% Special Needs		0.0%	
Community gardens > 60 s.f.	1%		Boost for elevator service		10.0%	
Natural flooring kitchens	0%		<b>Subtotal Boost (Max 39%)</b>		<b>30.0%</b>	4,834,698
Natural flooring common area	2%		Boost for Energy / Resource Efficiency		10.0%	1,611,566
EPA Indoor Air Plus Program met	2%		Toxic/Seismic Abatement Costs		0.0%	0
			Local Development Impact Fees			0
			High Opportunity Area		10%	1,611,566
<b>Subtotal Efficiency (Max 10%)</b>	<b>10%</b>		BONDS: Boost for units <= 50% AMI (excl. CA credit projec		0.0%	0
			BONDS: Boost for units <= 35% AMI (excl. CA credit projec		0.0%	0
			<b>Total Threshold Basis Limit</b>			<b>24,173,492</b>
			Potential Eligible Basis			27,095,352
			Eligible Basis Surplus / Deficit			-2,921,860

TCAC HIGH COST TEST			
	Federal Credit	CA State Credit	HCD 2017 UMR
Total Eligible Basis	27,095,352	27,095,352	27,095,352
Total Adjusted TBL	24,173,492	24,173,492	24,173,492
<b>Percentage of ATBL</b>	<b>112.09%</b>	<b>112.09%</b>	<b>112.09%</b>
Amount Over/(Under) 130% Limit (160% Limit for HCD)	(4,330,187)	(4,330,187)	(11,582,235)

TCAC POINTS						
<b>Lowest Income Points</b>						
Rural Project?	N					
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30% - 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr units)	Points Earned		
0	20	0.00	0	0		
33	30	67.35	35	50		
33						
<b>Total Lowest Income Points (No Cap)</b>				<b>50</b>		
<b>Total Lowest Income Actual Points</b>				<b>50</b>		
<b>Lowest Income Bonus Points</b>					<i>Total @ 30% AMI Required for Points: 5</i>	
Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)	10% by Unit Type	Minimum Units Required at / below 30% AMI	
1 BR	49	33	0.6735	5.0000	5.0000	Pass
SRO	0	0	0.0000	0.0000	0.0000	Pass
<b>Total</b>	<b>49</b>	<b>33</b>				
<b>Total Lowest Income Bonus Points</b>					<b>2</b>	

TCAC TIEBREAKER	
<b>Leveraged Soft Resources</b>	
Committed Eligible Public Soft Funds	3,000,000 <i>Net of Accrued Interest</i>
Value of Donated Land / Fee Waiver	0
Value of Committed Rental Subsidy Leveraging	2,651,602
Less: Non Project-Specific Offsite Work	0
Less: Purchase Price in Excess of Appraisal	0
Residential Percentage of TDC	100.00%
Subtotal Residential Eligible Public Funds	5,651,602
* Percentage Large Project Boost	100.00%
Adjusted Residential Eligible Public Funds	5,651,602
Residential Total Costs of Development	30,824,416 <i>Net of Accrued Interest</i>
<b>Ratio of Leveraged Soft Resources / TDC</b>	<b>18.33%</b>
<b>Requested Unadjusted Eligible Basis</b>	
Requested Unadjusted Eligible Basis	21,367,521
Residential Total Costs of Development	30,824,416 <i>Net of Accrued Interest</i>
Ratio of Basis/TDC	69.32%
<b>Inverse of Ratio Divided by 2</b>	<b>15.34%</b>
<b>Base Tiebreaker Score</b>	<b>33.67%</b>
<i>High Opportunity Boost</i>	<u>20.00%</u>
<b>Total Tiebreaker Score</b>	<b>53.67%</b>

CAPITALIZED OPERATING SUBSIDY VALUE								
AMI levels used for TCAC underwriting:		Non-SN		SN				
		40%		30%				
<b>SUBSIDY #1: Section 8</b>								
UNIT TYPE	# OF NON-SN SUBSID. UNITS	40% TCAC RENTS	# OF SUBSIDIZED SN UNITS	30% TCAC RENTS	SUBSIDIZED RENTS	PER UNIT INCREMENTAL 40% RENT	PER UNIT INCREMENTAL 30% RENT	TOTAL INCREMENTAL MONTHLY RENT
1BR	0	648	33	486	1,307	659	821	27,086
TOTAL ANNUAL RENT								325,037
(less) VACANCY							5.00%	(16,252)
<b>NET TOTAL RENT</b>								<b>308,785</b>
<b>CAPITALIZED VALUE</b>								
Term (TCAC assumption)				15				
Interest Rate (TCAC assumption)				6.00%				
DCR (TCAC assumption)				1.15				
<b>Capitalized Value, Subsidy #1</b>				<b>2,651,602</b>				
<b>CAPITALIZED VALUE OF RENTAL SUBSIDY FOR TCAC TIEBREAKER</b>				<b>2,651,602</b>				

Version: 4.1 - 9% PSH

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$349,680	\$358,422	\$367,383	\$376,567	\$385,981	\$395,631	\$405,522	\$415,660	\$426,051	\$436,702	\$447,620	\$458,810	\$470,281	\$482,038	\$494,089
Less Vacancy	5.00%	-17,484	-17,921	-18,369	-18,828	-19,299	-19,782	-20,276	-20,783	-21,303	-21,835	-22,381	-22,941	-23,514	-24,102	-24,704
Rental Subsidy	1.025	325,037	\$333,163	\$341,492	\$350,029	\$358,780	\$367,749	\$376,943	\$386,367	\$396,026	\$405,926	\$416,075	\$426,476	\$437,138	\$448,067	\$459,268
Less Vacancy	5.00%	-16,252	-16,658	-17,075	-17,501	-17,939	-18,387	-18,847	-19,318	-19,801	-20,296	-20,804	-21,324	-21,857	-22,403	-22,963
Miscellaneous Income	1.025	8,640	\$8,856	\$9,077	\$9,304	\$9,537	\$9,775	\$10,020	\$10,270	\$10,527	\$10,790	\$11,060	\$11,336	\$11,620	\$11,910	\$12,208
Less Vacancy	5.00%	-432	-443	-454	-465	-477	-489	-501	-514	-526	-540	-553	-567	-581	-596	-610
<b>Total Revenue</b>		<b>\$649,189</b>	<b>\$665,419</b>	<b>\$682,054</b>	<b>\$699,106</b>	<b>\$716,583</b>	<b>\$734,498</b>	<b>\$752,860</b>	<b>\$771,682</b>	<b>\$790,974</b>	<b>\$810,748</b>	<b>\$831,017</b>	<b>\$851,792</b>	<b>\$873,087</b>	<b>\$894,914</b>	<b>\$917,287</b>
<b>EXPENSES</b>																
Operating Expenses:	1.035															
Administrative		\$350,000	\$362,250	\$374,929	\$388,051	\$401,633	\$415,690	\$430,239	\$445,298	\$460,883	\$477,014	\$493,710	\$510,989	\$528,874	\$547,385	\$566,543
<b>Total Operating Expenses</b>		<b>\$350,000</b>	<b>\$362,250</b>	<b>\$374,929</b>	<b>\$388,051</b>	<b>\$401,633</b>	<b>\$415,690</b>	<b>\$430,239</b>	<b>\$445,298</b>	<b>\$460,883</b>	<b>\$477,014</b>	<b>\$493,710</b>	<b>\$510,989</b>	<b>\$528,874</b>	<b>\$547,385</b>	<b>\$566,543</b>
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	75,000	77,625	80,342	83,154	86,064	89,076	92,194	95,421	98,761	102,217	105,795	109,498	113,330	117,297	121,402
Replacement Reserve		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Real Estate Taxes	1.020	27,957	28,516	29,086	29,668	30,262	30,867	31,484	32,114	32,756	33,411	34,079	34,761	35,456	36,165	36,889
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total Expenses</b>		<b>\$472,957</b>	<b>\$488,391</b>	<b>\$504,357</b>	<b>\$520,873</b>	<b>\$537,959</b>	<b>\$555,633</b>	<b>\$573,918</b>	<b>\$592,832</b>	<b>\$612,400</b>	<b>\$632,643</b>	<b>\$653,584</b>	<b>\$675,248</b>	<b>\$697,660</b>	<b>\$720,847</b>	<b>\$744,834</b>
<b>Cash Flow Prior to Debt Service</b>		<b>\$176,232</b>	<b>\$177,028</b>	<b>\$177,697</b>	<b>\$178,232</b>	<b>\$178,624</b>	<b>\$178,864</b>	<b>\$178,943</b>	<b>\$178,849</b>	<b>\$178,574</b>	<b>\$178,105</b>	<b>\$177,433</b>	<b>\$176,544</b>	<b>\$175,427</b>	<b>\$174,067</b>	<b>\$172,453</b>
<b>MUST PAY DEBT SERVICE</b>																
Mandatory Annual HCD Payment		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL SERIES A DEBT SERVICE</b>		<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>	<b>146,845</b>
<b>Total Debt Service</b>		<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>	<b>\$146,845</b>
<b>Cash Flow After Debt Service</b>		<b>\$29,387</b>	<b>\$30,182</b>	<b>\$30,852</b>	<b>\$31,387</b>	<b>\$31,779</b>	<b>\$32,019</b>	<b>\$32,097</b>	<b>\$32,004</b>	<b>\$31,729</b>	<b>\$31,260</b>	<b>\$30,588</b>	<b>\$29,699</b>	<b>\$28,581</b>	<b>\$27,222</b>	<b>\$25,608</b>
Percent of Gross Revenue		4.30%	4.31%	4.30%	4.27%	4.21%	4.14%	4.05%	3.94%	3.81%	3.66%	3.50%	3.31%	3.11%	2.89%	2.65%
25% Debt Service Test		20.01%	20.55%	21.01%	21.37%	21.64%	21.80%	21.86%	21.79%	21.61%	21.29%	20.83%	20.22%	19.46%	18.54%	17.44%
Debt Coverage Ratio		1.200	1.206	1.210	1.214	1.216	1.218	1.219	1.218	1.216	1.213	1.208	1.202	1.195	1.185	1.174

**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MARITIME AND HARBOUR POINT DRIVES  
ELK GROVE, CALIFORNIA**



**Prepared for:**  
Eden Housing, Inc.  
22645 Grand Street  
Hayward, California



**Prepared by:**  
Adanta, Inc.  
1801 Oak Street  
Suite 100  
Napa, CA 94559

[www.Adanta-Inc.com](http://www.Adanta-Inc.com)


April 16, 2019  
B1907-1

**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Maritime and Harbour Point Drives  
Elk Grove, California

Project: B1907-1  
Date: April 16, 2019

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



---

Nicholas A. Patz  
Project Manager



A d a n t a

1801 Oak Street  
Suite 100  
Napa, California 94559  
Tel. (707) 709-8894



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## 1.0 EXECUTIVE SUMMARY

At the request of Eden Housing, Adanta, Inc. (Adanta) conducted a Phase I Environmental Site Assessment (ESA) for , Maritime and Harbour Point Drives, Elk Grove, Sacramento County, California (“Property”). Please refer to Figure 1 - Property Location Map.

This Phase I ESA was conducted according to the guidelines of the U.S. EPA's All Appropriate Inquiry (AAI) rule and ASTM E1527-13 guidelines. On August 15, 2013, the United States Environmental Protection Agency (US EPA) issued a direct final rule adopting ASTM E1527-13 as an environmental standard that parties may use to satisfy “all appropriate inquiry” obligations toward the innocent landowner defense under CERCLA.

The research for this Phase I ESA included a Property and adjacent sites survey, interviews with informed persons, reviews of public records, an environmental database search report, review of previous reports (when obtained), and collection and review of current photographs.

This report has been prepared under the supervision of an individual who meets the U.S. EPA's requirements for an Environmental Professional (*refer to Appendix B - Professional Qualifications*).

## 1.1 PHASE I ESA FINDINGS SUMMARY

### **Property and Surrounding Area**

The Property encompasses approximately 3.06 acres of vacant and undeveloped land area (refer to Figure 2 - Property Map). Indications of environmental concern were not noted during the Property survey or during the assessment activities conducted for this Phase I ESA. From data reviewed, the Property has not been historically developed.

Adanta did not observe indications on sites adjacent to the Property or in the near vicinity that had obvious indications of environmental concern for the Property. Sites found on the environmental database listed within designated distances from the Property are not thought to have an adverse effect on the environmental conditions of the Property.

### **Regulatory Review and Previous Reports**

Information regarding previous or current environmental concerns at the Property was not found during Adanta’s review of regulatory documents for this Phase I ESA. Further, Adanta was not provided and did not find environmental reports addressing Property conditions.

### **Hazardous Substances and Storage Tanks**

Evidence of past or present use of hazardous materials and petroleum products, including tanks, drums, clarifiers, pits, vent pipes, fill pipes, surface staining, or PCB-containing devices was not observed during the Property survey.

### **Asbestos and Lead-Based Paint**

Suspect asbestos-containing materials (ACM) or lead based paint were not specifically noted during the Property survey. Buildings are not present on the Property and have not been present in the past.

### **Environmental Database Report**

The Property was found on the environmental database report of regulatory-listed sites within designated distances from the Property that was acquired for this Phase I ESA. The Property was found in the environmental database report under a listing referred to as CIWQS (California Integrated Water Quality System) project. This listing is not one that would suggest an environmental concern.

Sites listed on the database in the near vicinity to the Property are not expected to have an adverse effect on the environmental integrity of the Property.

## Vapor Intrusion

Adanta reviewed reasonably ascertainable environmental information for the Property and neighboring sites. It does not appear likely, based upon reviewed information, that the Property would experience intrusion of vapor into the breathing zone due to onsite or offsite environmental conditions.

## User Supplied Information

Adanta supplied a questionnaire to Eden Housing asking for specialized knowledge concerning the Property. Jim Rendler filled out the questionnaire on behalf of Eden Housing. Mr. Rendler is a Principal with For the Future Housing, Inc., which is partnering with Eden Housing on this project. It is our understanding that the price of the Property is not discounted due to known or suspect environmental conditions. In addition, it is our understanding that there are not current or known contingent environmental litigation issues, or intended environmental regulatory action concerning the Property. The questionnaire can be found in Appendix E of this report.

## 1.2 CONCLUSIONS AND OPINIONS

“We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527 of Maritime and Harbour Point Drives, Elk Grove, California, the *Property*. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this *report*. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *property*.”

### Historical Recognized Environmental Conditions (HRECs)

ASTM E1527-13 defines Historical RECs 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*”

HRECs were not found during the research for this Phase I ESA.

### Currently Existing Known or Suspect Recognized Environmental Conditions (RECs)

ASTM E1527-13 define a Recognized Environmental Concern (REC) 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.*”

RECs were not found during the research for this Phase I ESA.

### Controlled RECs (CRECs)

ASTM E1527-13 defines a Controlled REC as “*a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA 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 (e.g., property use restrictions, AULs, institutional controls, or engineering controls).*”

CRECs were not found during the research for this Phase I ESA.

### De Minimis Conditions

ASTM E1527-13 defines a de minimis condition as environmental 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.*”

Environmental conditions were not noted on the Property that appear to fit de minimis conditions.

**Data Gaps**

Adanta did not note significant gaps in the data found for this assessment that would be thought to change the recommendations of this Phase I ESA.

**Deviations from AAI/ASTM E1527-13 Standard**

This report complies with ASTM E1527-13 and AAI standards.

**1.3 RECOMMENDATIONS**

Based upon the information accumulated in the assessment activities of this report, Adanta concludes that further investigation into environmental conditions at the Property is not necessary at this time.

## 2.0 PROPERTY AND SURROUNDING AREA DESCRIPTIONS

Nick Patz of Adanta, conducted a walking survey of the Property on April 3, 2019. Mr. Patz, is an environmental professional as described in ASTM E1527- 13 guidelines. His resume can be found in Appendix A. Mr. Patz was not accompanied during the Property survey. The surrounding area was observed from the boundaries of the Property and during a drive by survey of the area. On the day of the Property survey the weather was cool and cloudy. The day previous to the Property survey was raining, which left the surface very soft with numerous water puddles located throughout.

### 2.1 PROPERTY DESCRIPTION

During a walking survey, the Property was observed for evidence of hazardous substances that may have an effect on the environmental quality of the Property and adjacent sites. Adanta observed the Property for evidence of aboveground and underground storage tanks, surface staining, hazardous materials containers, ponds, pits, and other indications of potential environmental concern from toxic substances and petroleum substances. If conditions were observed that indicated potential environmental concerns, Adanta marked their relative locations on a map drawn in the field (refer to Figure 2 - Property Map).

The Property is located at the southwest corner of the intersection of Maritime Drive and Harbour Point Drive in Elk Grove, Sacramento County, California, and has been assigned its Assessor's Parcel Numbers 119-1920-017 and 119-1920-018 by Sacramento County assessor's office.

The Property is configured in an approximate "L" shape and encompasses a total of approximately 3.06 acres of land. APN 119-1920-117 is 1.82 acres in the western portion of the Property, and APN 119-1920-118 is 1.24 acres in the eastern portion. The Property is undeveloped land, that is covered by a thin layer of crushed rock and a consistent tall layer of weeds. During the Property survey there was standing water in several locations and the ground was very soft.

The Property is currently vacant undeveloped land (refer to Photographs 1 - 14, located in the Attachment - Property Photographs). Obvious indications of environmental concern were not observed during the Property Survey.

#### **Hazardous Materials and Storage Vessels**

During the Property Survey, Adanta did not observe hazardous materials.

#### **Heating and Cooling Sources**

The source of heating and cooling energy is from natural gas and electricity piped to the Property from PG&E. Other current or historical sources of heating and cooling energy such as fuel storage tanks were not noted during the Property survey or during the assessment activities of this Phase I ESA

#### **Potable Water**

Potable water is provided to the Property by the City of Elk Grove. Potable water wells were not observed at the Property, nor was evidence of other water wells or monitoring wells found during the assessment activities of this Phase I ESA.

#### **Asbestos and Lead-Based Paint**

Asbestos-containing materials (ACM) or lead-based point (LBP) were not noted during the Property survey.

#### **Environmental Liens**

Environmental liens were not found for the Property. Adanta reviewed the State of California Department of Toxic Substances Control website of deed-restricted sites; however, the Property was not listed on the database.

## **2.2 SURROUNDING AREA DESCRIPTION**

The Property is bordered by Maritime Drive on the north and Harbour Point Drive on the east. Beyond Harbour Point Drive is a residential area. A hotel borders the Property on the west. The Property is in an “L” shape, outside the L is a car smog test building. Adjacent to the smog center is a car wash and Arco gasoline service station. Across Maritime Drive is a residential area. There is a man-made lake about 700 feet northeast of the Property. Indications of environmental concern were not noted in the area surrounding the Property.

### 3.0 INTERVIEWS AND HISTORICAL REVIEW

Adanta compiled information concerning the current and historical environmental conditions at the Property by accessing and reviewing readily available records and conducting interviews with informed persons. Historical data can be found in Appendix C.

#### 3.1 INTERVIEWS AND REGULATORY CONTACTS

As part of the Phase I ESA, Adanta contacted the following individuals and/or agencies to find if adverse environmental conditions exist on the Property currently or in the past.

- Adanta interviewed a representative of the user of this Phase I ESA. Mr. Jim Rendler stated that the Property has not been discounted for any environmental reason. In addition, as far as he knows there are no current litigation issue or regulatory directives for the Property, nor is he aware that any are in process. Mr. Rendler was also queried for information regarding past uses of the Property and the use, storage, or disposal of hazardous materials on the Property.
- The Property is undeveloped land and thus did not have tenants to interview for this report.
- Adanta contacted the City of Elk Grove Building Department with a request to review files for the Property. Building permits were not found for the Property. It did not appear that an address had been assigned to the Property.
- Adanta contacted the Sacramento County Assessor's Office with a request to review files for the Property. The agency provided an assessor's parcel map of the Property and basic tax information.
- Adanta reviewed the State of California Regional Water Quality Control Board Geotracker online database to review files for the Property and adjacent sites. After review of the database information, the Property was not listed in the database and sites of environmental concern are not within distances that would be likely to have an impact on the environmental integrity of the Property.
- Adanta reviewed the State of California Department of Toxic Substances Control Envirostor online database to review files for the Property and adjacent sites. After review of the database information, the Property was not listed in the database and sites of environmental concern are not within distances that would be likely to have an impact on the environmental integrity of the Property.
- Adanta contacted the Sacramento County Environmental Health Department with a request to review files for the Property. According to the agency, information for the Property located at the southwest corner of Maritime and Harbour Point Drives was not found.

#### 3.2 CHRONOLOGY OF PROPERTY AND SURROUNDING SITES USES

The following historical Property use summary was compiled using the historical data gathered during the various activities of this assessment as referenced in Section 3.5.

**1937-1971** Based upon review of numerous historical aerial photographs, Adanta noted that the Property and surrounding area were vacant undeveloped land.

**1974** Review of an historical area photograph found that Interstate 5 was under construction, as was a freeway exit in the approximate location of Elk Grove Boulevard. The remainder of the area was undeveloped.

- 1977-1987** During review of aerial photographs it was noted that though the roadways seemed to have been completed, other development had not occurred in the area.
- 1993** Adanta reviewed an historical aerial photograph and found that Harbour Point Drive was under construction. Several roads in the vicinity were also being constructed. A man-made lake was being excavated northeast of the Property.
- 1998** Based upon review of an historical aerial photograph, it was noted that grading had taken place in much of the area surrounding the Property. However, the Property and surrounding area was still undeveloped land.
- 1999** Adanta reviewed an historical aerial photograph and noted that Maritime Road was under construction to the north of the Property.
- 2002** Based upon review of an historical aerial photograph, the construction of Maritime Drive had been completed. The Property and adjacent sites remained undeveloped.
- 2005** During review of an aerial photograph it was observed that the hotel adjacent to the west of the Property had been constructed. The automotive smog center adjacent to the south of the Property had been constructed as had the gasoline services station adjacent to that site.
- 2007-2018** In review of aerial photographs it was noted that the Property and surrounding area were substantially similar to that noted on the 2005 aerial photograph.



## 4.0 FILE REVIEWS, REPORTS, AND DATA SOURCES

Adanta accumulated reasonably accessible information concerning known sources of data with regard to environmental conditions at the Property and the general area. This data search included obtaining a third-party environmental database report, review of environmental reports found in regulatory files or provided by the client, and the sources of data we used in accumulating the necessary information to complete this Phase I ESA.

### 4.1 ENVIRONMENTAL DATABASE REPORT

GeoSearch, Inc. was subcontracted to provide an environmental database for the Property and surrounding area. The database comprises a list of sites within designated distances of the Property that are listed by regulatory agencies. The distances of sites from the Property on the database are designated in ASTM E1527-13. Most sites have limited descriptions of the reason for the regulatory listing. Environmental Records Search also provided a map of locations of these sites, which can be found in Appendix D - Environmental Database Report.

The Property was found in the environmental database report under a listing referred to as CIWQS (California Integrated Water Quality System) project. This listing is not one that would suggest an environmental concern.

Sites adjacent to the Property were not found in the environmental database. In addition, sites in the near vicinity of the Property found on the database are not thought to be of environmental concern to the Property based on their type of listing or their location from the Property relative to groundwater flow direction.

Adanta did not find information in the environmental database that would suggest sites in the near vicinity of the Property have impacted the environmental integrity of the Property.

### 4.2 FILE REVIEWS AND ENVIRONMENTAL REPORTS

Files reviewed at local regulatory agencies are summarized in Section 3.1, and copies of available readily accessible documents can be found in Appendix C - Regulatory Data and Other Reports. Not all regulatory documents are readily available to be included in this Phase I ESA.

Other reports concerning the environmental condition of the Property were not provided to Adanta for preparation of this Phase I ESA, nor were they found during research activities.

### 4.3 SOURCES OF DATA

Adanta contacted regulatory agencies and other potentially knowledgeable persons and information sources concerning the Property. Copies of maps, permits, and other documents, if available, are in Appendix C - Regulatory Data and Other Reports.

The following are the information sources contacted or accumulated by Adanta for completion of this Phase I ESA report:

#### Information Sources

- Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – ASTM E1527-13
- US EPA General Guidelines on All Appropriate Inquiry (AAI)
- City of Elk Grove Building Department
- Sacramento County Environmental Health Department
- Sacramento County Assessor's Office
- State of California Water Quality Control Board
- Personal interview with Jim Rendler

- User Questionnaire by Jim Rendler
- Envirosite Environmental Database Report
- State of California, Water Resources Control Board, Geotracker online database
- State of California, Department of Toxic Substances Control, Envirostor online database
- United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle, 1953 and 1978,
- USGS 15-minute Topographic Quadrangle Map, 1915
- USDA Natural Resources Conservation Service, Soil Survey of Sacramento County, California
- Sanborn Fire Insurance Maps are not available for the area of the Property.
- Aerial Photographs and Satellite Images, dated 1937, 1952, 1956, 1961, 1966, 1967, 1970, 1971, 1974, 1977, 1981, 1982, 1984, 1985, 1987, 1993 1998, 1999, 2002, 2005, 2009, 1010, 2012, and 2014
- Combined Report Harbour Point Drive
- Combined Report, Maritime Drive
- Title Report

### **User Supplied Information**

Adanta supplied a questionnaire to Eden Housing asking for specialized knowledge concerning the Property. Jim Rendler of FTF Housing filled out the questionnaire on behalf of Eden Housing. This questionnaire can be found in Appendix E. It is our understanding that the price of the Property is not discounted due to known or suspect environmental conditions. In addition, it is our understanding that there are not current or known contingent environmental litigation issues, or intended environmental regulatory action concerning the Property.

Eden Housing provided Adanta, information on how to access the Property as well as the User Questionnaire. In addition, they gave us access to title reports and ownership information, as well as plans for future development.

## 5.0 PHYSICAL SETTING

Information sources were reviewed that would be thought to reveal the geographic situation of the Property that might suggest how surface and subsurface flows occur at the Property and in its general area. This information could help establish if the Property may have affected the environmental conditions of surrounding sites, or if surrounding sites may have affected the environmental condition of the Property.

### 5.1 SURFACE DESCRIPTION

#### Topography

The Property lies at an elevation of approximately 12 feet above mean sea level (AMSL) and is in a relatively flat portion of Elk Grove. The area of the Property has a slight slope to the west toward the Sacramento River (USGS California 7.5-minute Quadrangle, Topographic Map).

#### Nearest Surface Water

Based upon observation of a USGS 7.5-minute topographic map, the nearest surface water to the Property appears to be a man-made feature referred to as Stone Lake, which is about 500 feet north of the Property.

### 5.2 SOIL AND GROUNDWATER

#### Soil Description

Near surface soil is clay to a least five feet in depth.

#### Groundwater Description

Groundwater is expected to be encountered at approximately 80 feet below ground surface, and likely flows to the west. The City of Elk Grove pumps groundwater for city use from below 200 feet

#### First Aquifer Use

The local use of the first aquifer in the area of the Property is unknown

## **6.0 LIMITATIONS**

This Phase I Environmental Site Assessment (ESA) was conducted according to industry standards and guidelines established under ASTM E1527-13 and the US EPA's All Appropriate Inquiry rule.

This assessment cannot fully eliminate the possibility that the Property has environmental impairments. Even with today's technology, no amount of assessment can certify that the Property is completely free of environmental concern. It is possible undocumented or concealed conditions of the Property could exist beyond what was found during this ESA. This report does not cover any Property conditions beyond the date the Property survey was conducted.

Physical setting information provided in this report is for drawing conclusions, by Adanta, within the context and timing of this report only. This information is preliminary and should not be used for any subsequent purposes.

Much of the information, upon which the conclusions and recommendations of this Phase I ESA are based, comes from data provided by others. Adanta is not responsible for the accuracy or completeness of this information. Inaccurate data, or information that was not found or made available to Adanta, may result in a modification of the stated conclusions and recommendations.

Any estimates of the scope of recommendations are based only on the information found during this assessment. Actual scope may vary upon refining data during proposal preparation, with changes in economic conditions, or as additional information becomes available.

### **6.1 ALL APPROPRIATE INQUIRY NOTICE**

Since November 1, 2006, the US EPA has required individuals conduct "All Appropriate Inquiry" (AAI: Final Rule 40 CFR Part 312 or the equivalent ASTM E1527-13) to qualify as an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The US EPA had declared that ASTM E1527-13 is sufficient for All Appropriate Inquiry.

The scope of work performed for the preparation of this report meets the AAI and the ASTM E1527-13 standard.

### **6.2 REPORT USE**

This report was prepared for the sole use and benefit of Eden Housing and their lender and partners in this transaction. This report is not a legal opinion and does not offer warranties or guarantees.

# PHOTOGRAPHS



Photograph 1 – West boundary of Property. Holiday Inn Express is on left side of photo.



Photograph 2 - Looking east along southern boundary.



Photograph 3 - Note standing water in center of photo.



Photograph 4 – Looking east.



Photograph 5 – Markout for Underground Services Alert.



Photograph 6 – From parking lot of smog center.





Photograph 7 – Looking north from parking lot of smog center.



Photograph 8 – Looking west along Property boundary.



Photograph 9 – Looking west with water utility in foreground.



Photograph 10 – Looking west with utility boxes in foreground and on right of photo.



Photograph 11 - Looking south.



Photograph 12 – Looking south in central portion of Property.

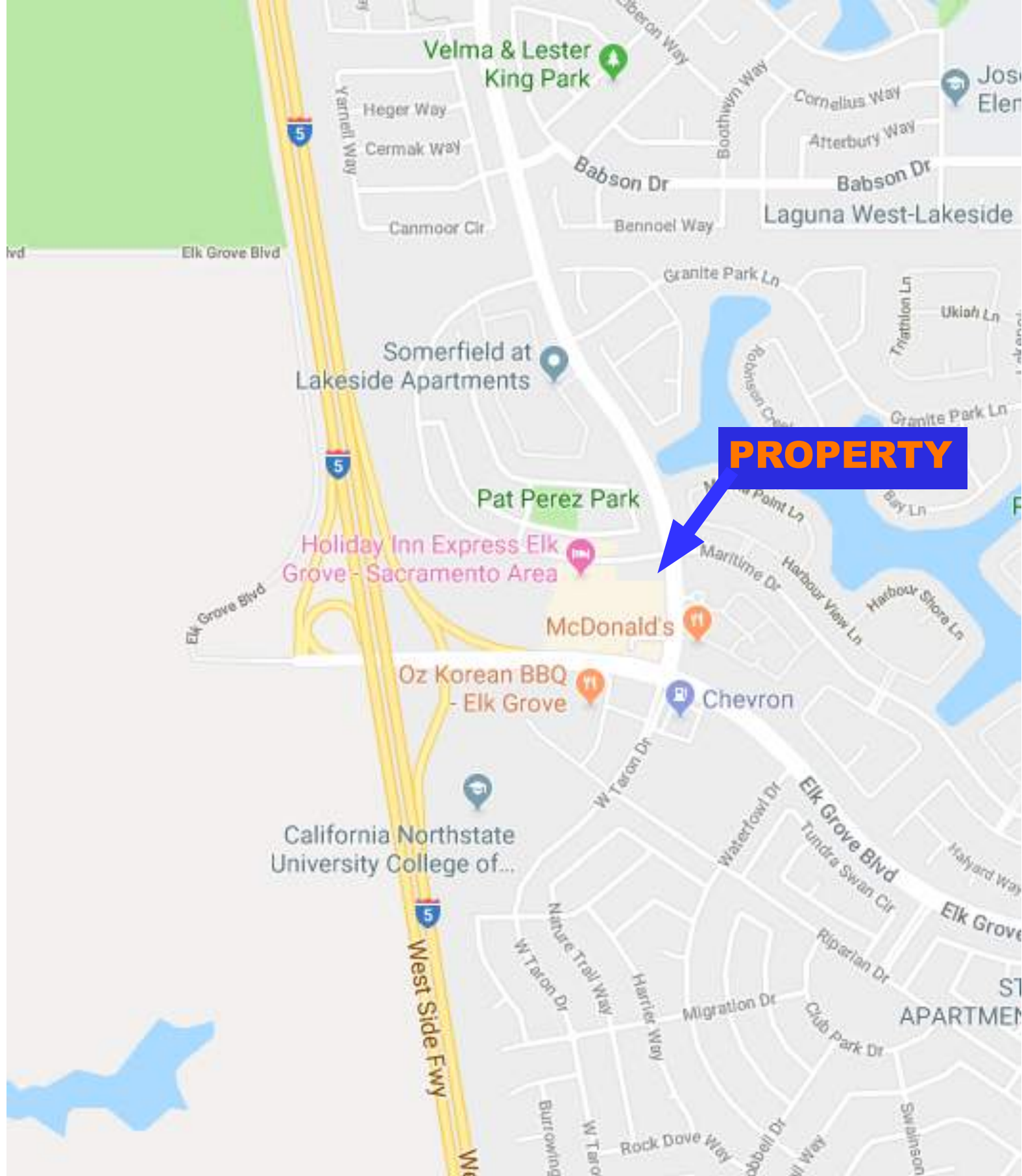


Photograph 13 – Minimal debris, and crushed rock surface.



Photograph 14 – Looking southwest across ponded water in western portion of Property.

## FIGURES



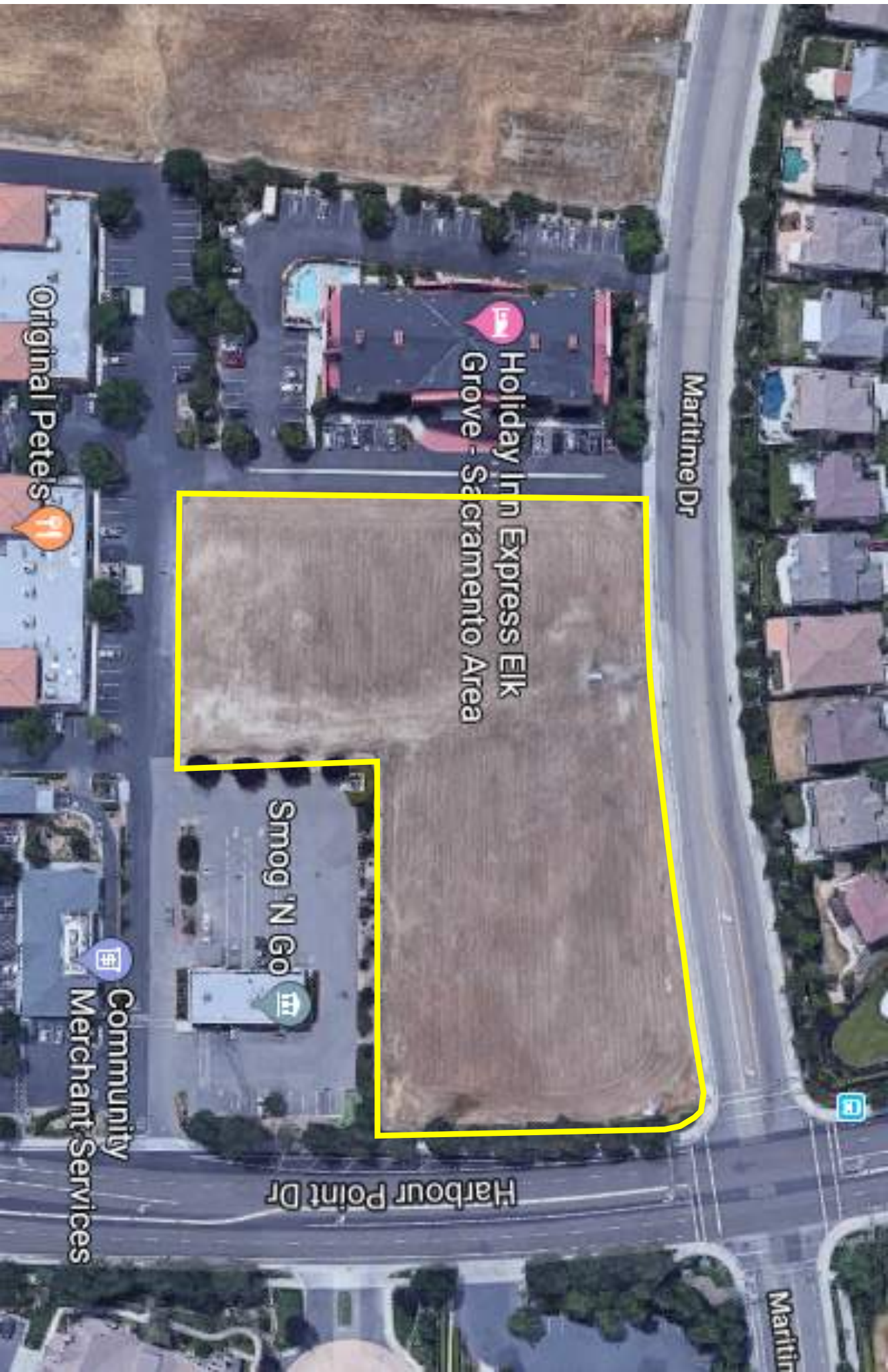
Source: Google Maps



Montecito Apartments  
37250 Sequoia Road  
Fremont, California

## PROPERTY LOCATION MAP

FIGURE  
**1**



Source: Google Maps



Maritime Drive and Harbour  
Point Drive  
Elk Grove, California

## PROPERTY MAP

2

FIGURE

# **APPENDIX A QUALIFICATIONS**



## **Nicholas A. Patz, Qualifications**

---

Nicholas. Patz is a Program Manager at Adanta and has over 30 years of experience conducting and managing environmental and waste management projects at Adanta, Inc., Ceres Associates, Kleinfelder, Inc. D.A. Evans, Inc. and Fugro, Inc. He has conducted geotechnical studies for mass grading of large complex residential and commercial developments and managed the precise geologic mapping necessary at nuclear generating stations. Mr. Patz has participated in terrain analyses and hydrogeologic studies for the U.S. Department of Defense. He has conducted and managed potentially responsible party searches and thousands of Phase I, II, and III Environmental Site Assessments (ESAs). Mr. Patz has managed and participated in groundwater assessments for potability, chemical characterization, and solid waste assessment tests, he has been engaged in risk assessments, remedial investigations and feasibility studies, remedial action, environmental impact studies and landfill sighting and monitoring studies.

Mr. Patz has provided program management for many large projects that have included numerous professional disciplines such as engineering, waste management, environmental science, geology, health science, chemists, and geotechnical engineering professionals.

Mr. Patz has instituted programs for concept integrated waste management programs to establish zero-waste initiatives for local governments, hotel chains, and industrial developments using a variety of available options from the simple such as composting to innovative waste to energy systems. Best waste handling practices, innovative and precise waste stream analysis as well as storage and disposal plans are incorporated into each project in different ways because each project has its own unique set of circumstances and challenges under which it operates.

In addition to the above Mr. Patz provides expert witness services for environmental and waste management litigation issues.

### ***Education***

B.A. Geography, California State University, Fullerton  
Graduate Studies, Geography, Arizona State University

### ***Registration***

California Registered Environmental Assessor #00066 (discontinued)  
Nevada Certified Environmental Manager #01274

### ***Special Training***

Brownfields Project Management, CCLR  
40-hour OSHA Health & Safety Training and 8-hour updates  
Hazardous Materials Management, University of California, Irvine

**APPENDIX B**  
**HISTORICAL DOCUMENTATION**



# Historical Aerial Photo Report | 2019

Order Number: 29012

Report Generated: 04/16/2019

Project Name:

Project Number: B1907-1

Elk Grove

Maritime Drive and Harbour Point Drive

Elk Grove, California 95758

---

2 Corporate Dr

Suite 450

Shelton, CT 06484

Toll Free: 866-211-2028

[www.envirositecorp.com](http://www.envirositecorp.com)

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. EnviroSite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

## **ENVIROSITE SEARCHED SOURCES**

### **SUBJECT PROPERTY:**

Elk Grove  
Maritime Drive and Harbour Point Drive  
Elk Grove, California 95758

<b><u>YEAR:</u></b>	<b><u>SCALE:</u></b>	<b><u>SOURCE:</u></b>
1937	1" = 500'	U.S.D.A
1952	1" = 1,000'	U.S.D.A
1956	1" = 1,000'	U.S.G.S
1961	1" = 1,000'	U.S.D.A
1966	1" = 500'	U.S.G.S
1967	1" = 500'	U.S.G.S
1970	1" = 1,000'	U.S.G.S
1971	1" = 500'	U.S.D.A
1974	1" = 1,000'	U.S.G.S
1977	1" = 1,000'	U.S.G.S
1981	1" = 500'	U.S.D.A
1982	1" = 1,500'	U.S.G.S
1984	1" = 1,000'	U.S.G.S
1985	1" = 1,000'	U.S.G.S
1987	1" = 1,000'	NAPP
1993	1" = 500'	DOQ
1998	1" = 1,000'	NAPP
1999	1" = 500'	DOQ
2002	1" = 500'	U.S.G.S
2005	1" = 500'	NAIP
2009	1" = 500'	NAIP
2010	1" = 500'	NAIP
2012	1" = 500'	NAIP
2014	1" = 500'	NAIP
2016	1" = 500'	NAIP

### **Disclaimer - Copyright and Trademark Notice**

All information contained in this report are based on data available from various public, government and other sources and are based upon the best data available from those sources. The information available in this report may be available from other sources and is not exclusive or the exclusive property of EnviroSite Corporation.

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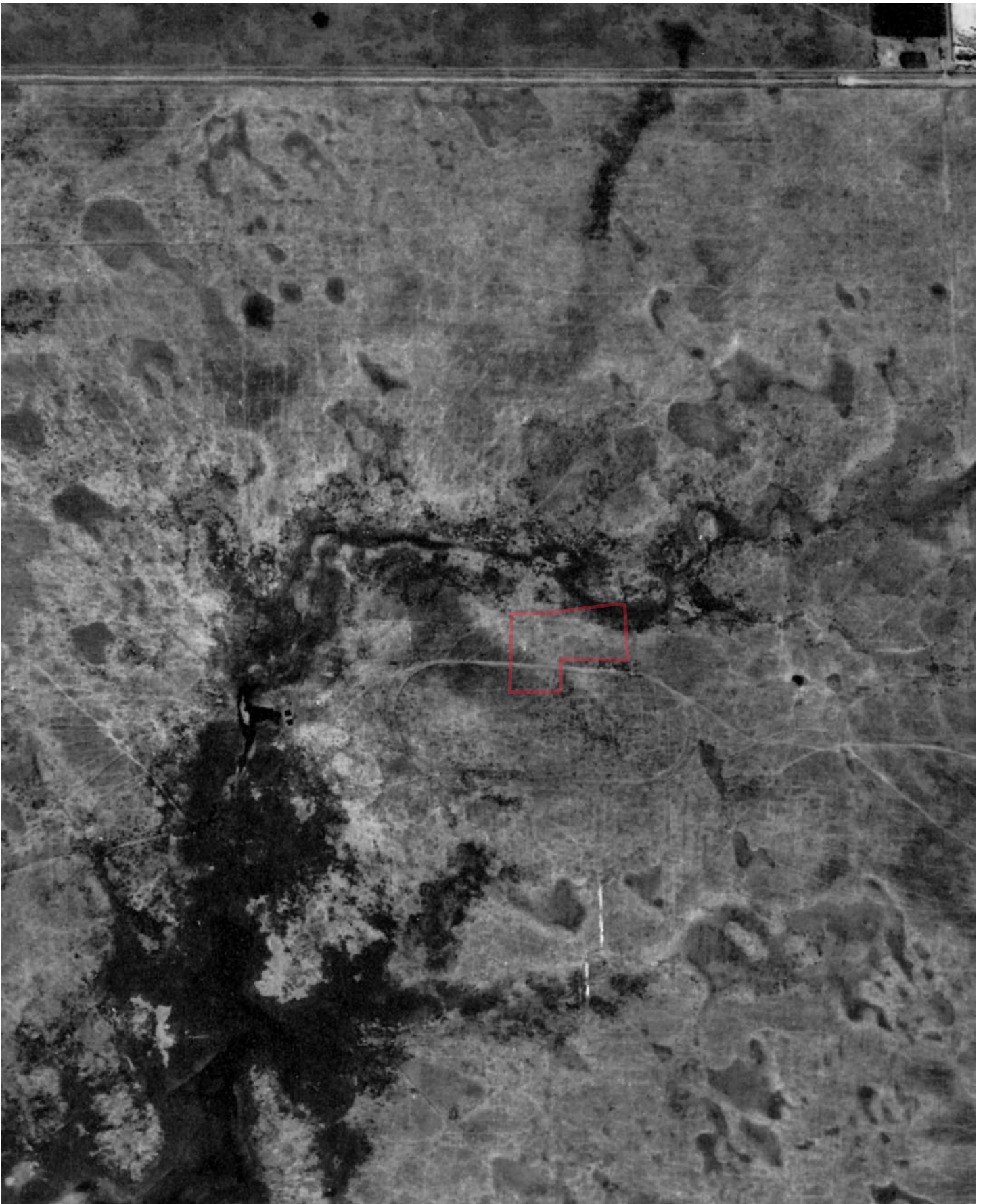
Purchaser of the report accepts the report "As Is". The report is intended only to provide information only and should not be considered as providing any legal advice, prediction, forecast, or fact as to the environmental risk for any specific property. Reports are proprietary to EnviroSite, and contain copyrighted material and trademarks of EnviroSite. All other trademarks used herein are the property of their respective owners. All rights of EnviroSite as to the Reports are reserved.

**FLIGHT YEAR:**  
1937


**Subject Cannot be Centered**



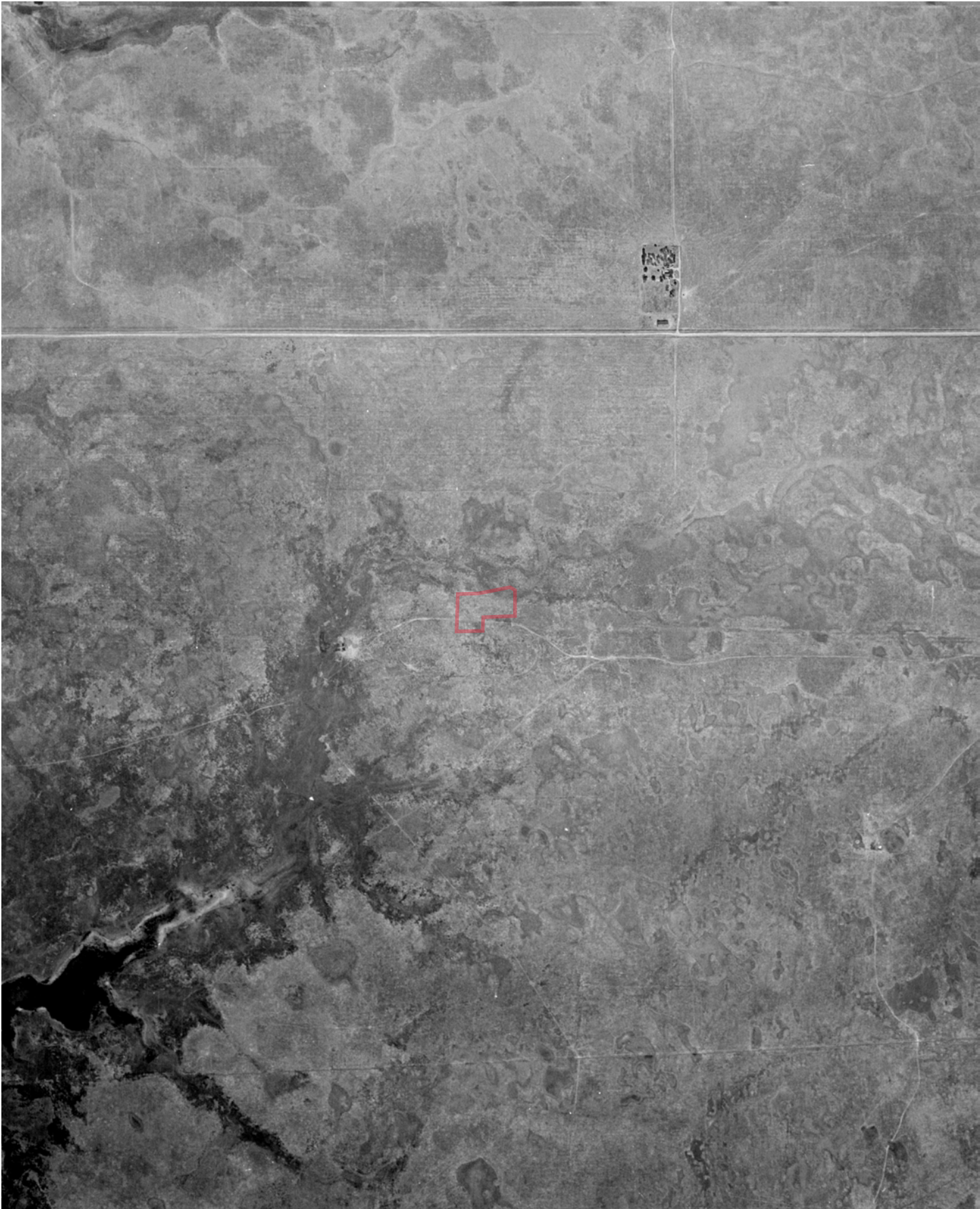
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1" = 500'




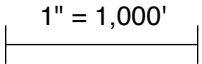
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1952

N  
W  E  
S

**Scale:** |-----|  
1" = 1,000'


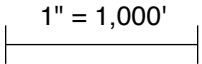


**FLIGHT YEAR:**  
1956

 **Scale:**  1" = 1,000'




**FLIGHT YEAR:**  
1961

 **Scale:**  1" = 1,000'

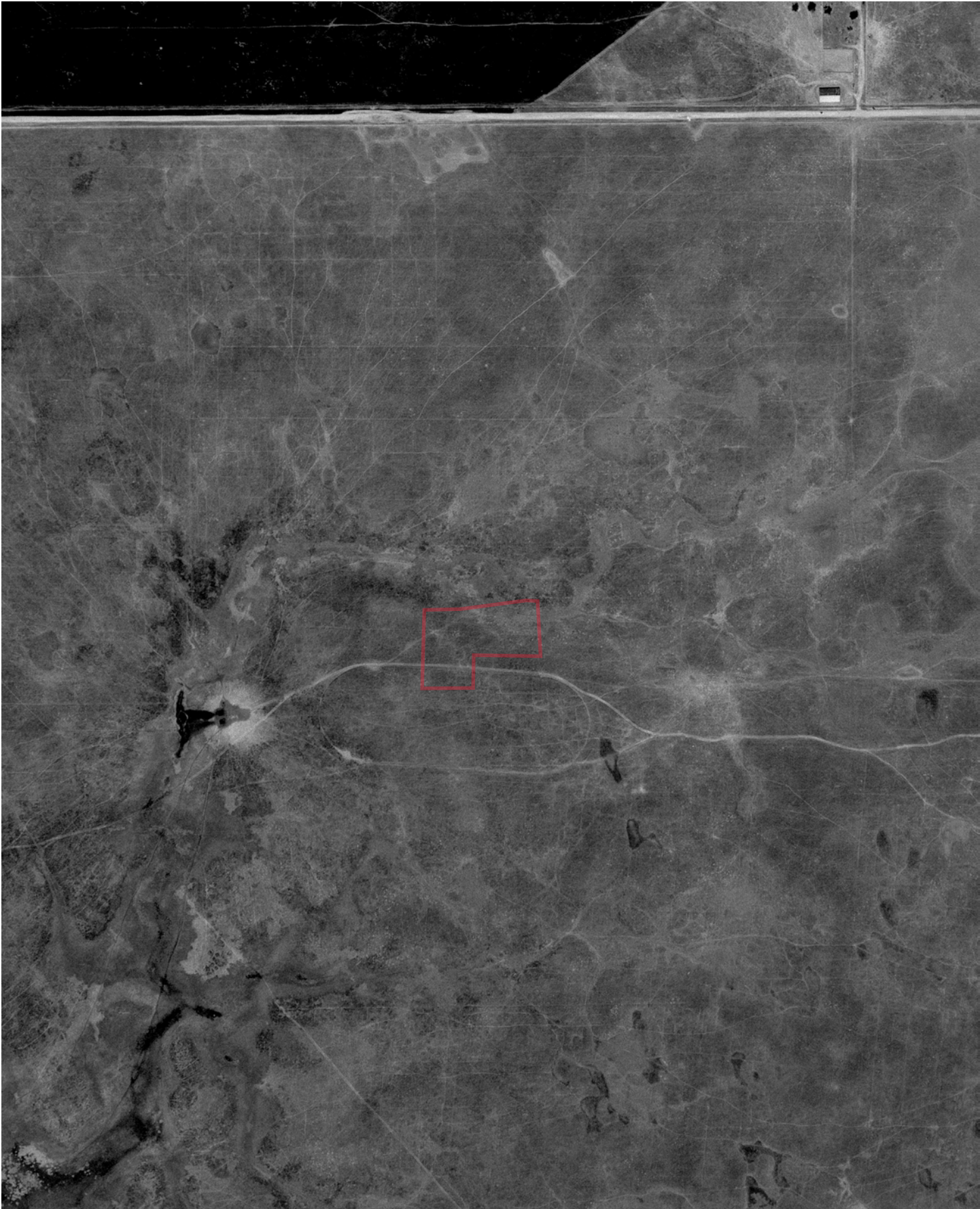




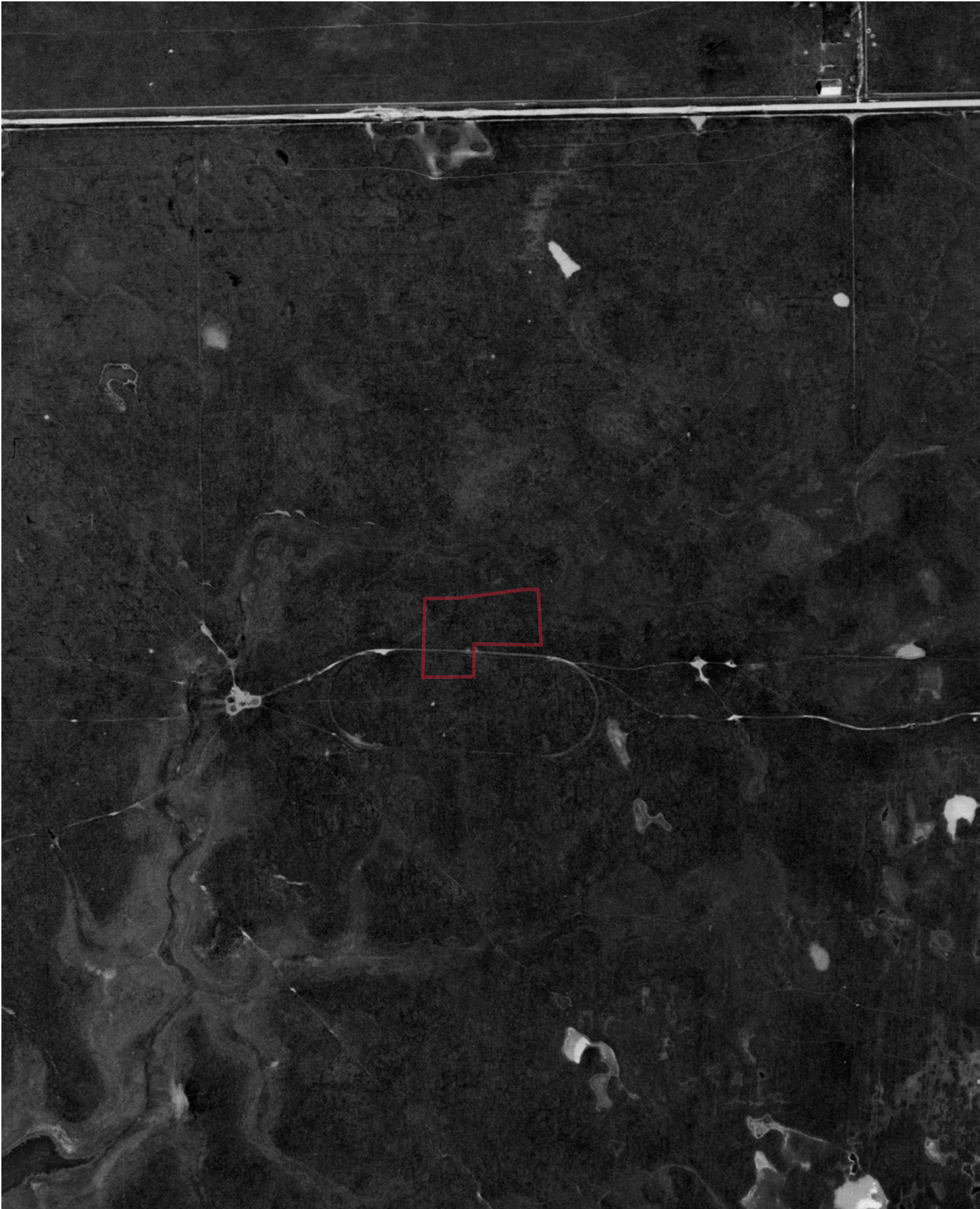
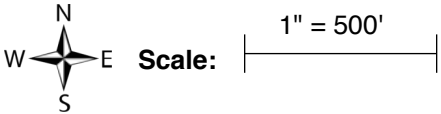
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1966

N  
W  E  
S


**Scale:** |-----| 1" = 500'



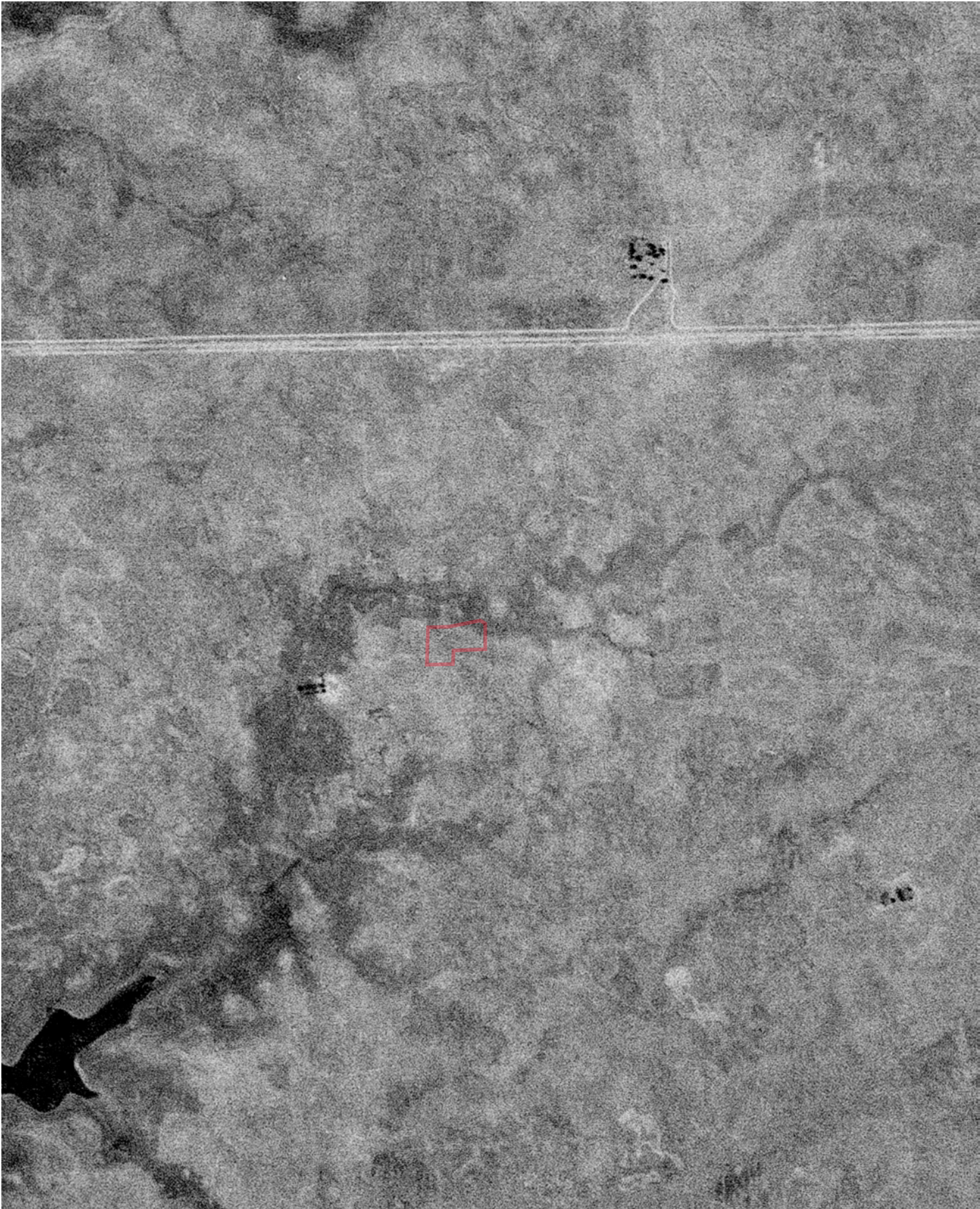
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1967




**FLIGHT YEAR:**  
1970

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S

**Scale:** |-----| 1" = 1,000'




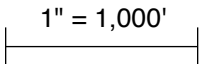
**FLIGHT YEAR:**  
1971

N  
W  E  
S

**Scale:** |-----|  
1" = 500'


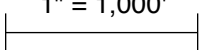


**FLIGHT YEAR:**  
1974

 **Scale:**  1" = 1,000'


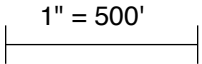


**FLIGHT YEAR:**  
1977

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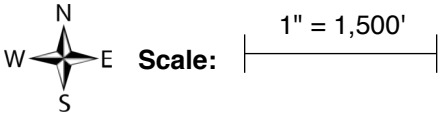


**FLIGHT YEAR:**  
1981

 **Scale:**  1" = 500'




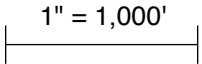
**FLIGHT YEAR:**  
1982

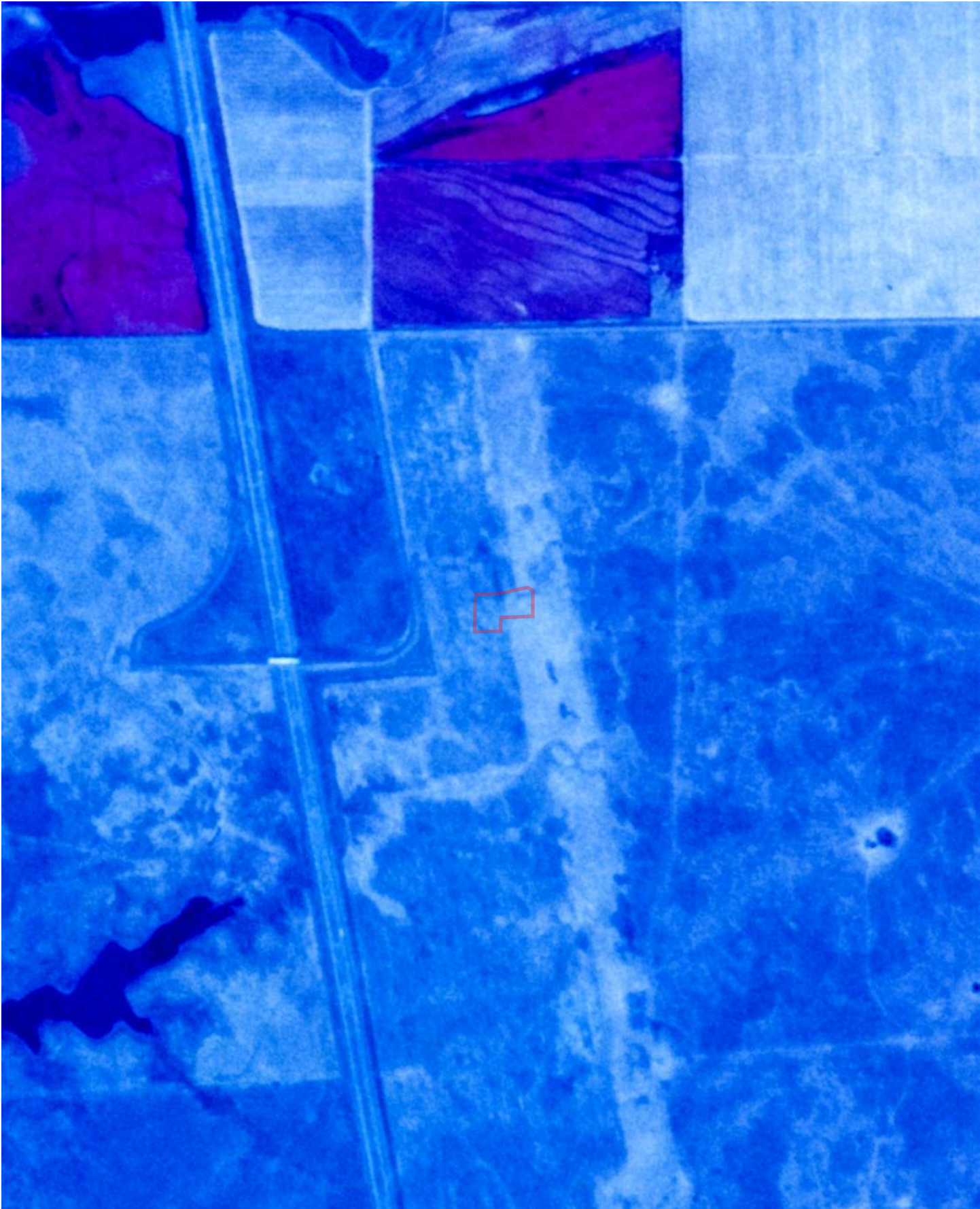
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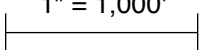


**FLIGHT YEAR:**  
1984

W  E **Scale:**  1" = 1,000'


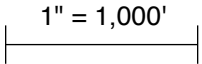


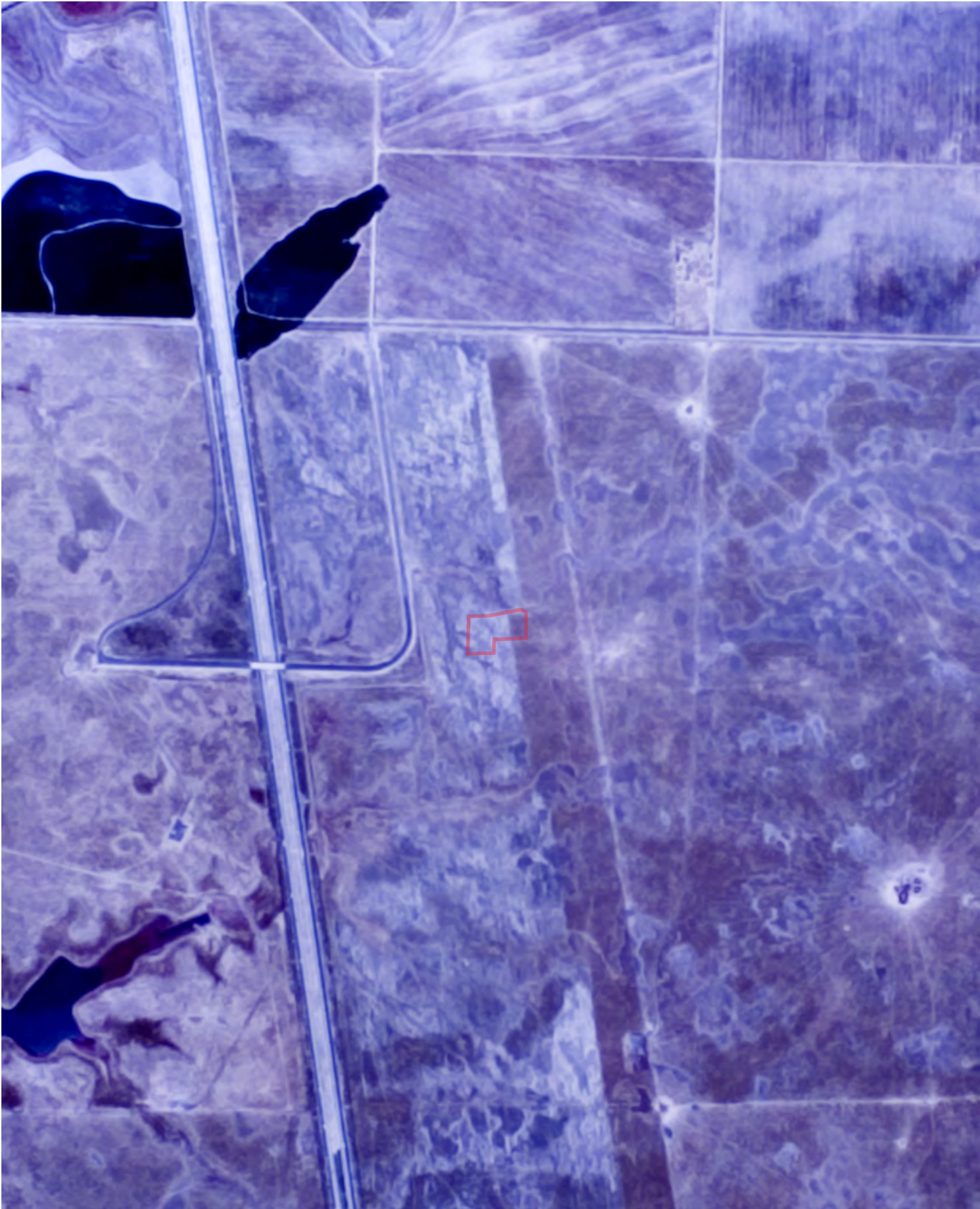
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1985

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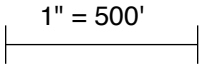


**FLIGHT YEAR:**  
1987

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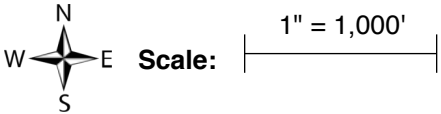


**FLIGHT YEAR:**  
1993

 **Scale:**  1" = 500'



**FLIGHT YEAR:**  
1998

Scale:  1" = 1,000'



**FLIGHT YEAR:**  
1999

N  
W E S  
**Scale:** 1" = 500'

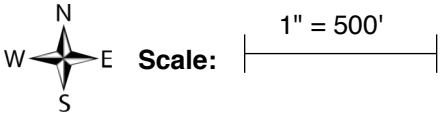


**FLIGHT YEAR:**  
2002

N  
W E S  
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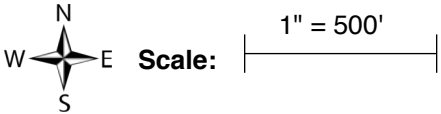


**FLIGHT YEAR:**  
2005

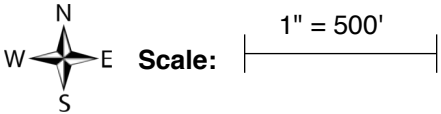





**FLIGHT YEAR:**  
2009



**FLIGHT YEAR:**  
2010



**FLIGHT YEAR:**  
2012

N  
W  E  
S

**Scale:** |-----| 1" = 500'




**FLIGHT YEAR:**  
2014

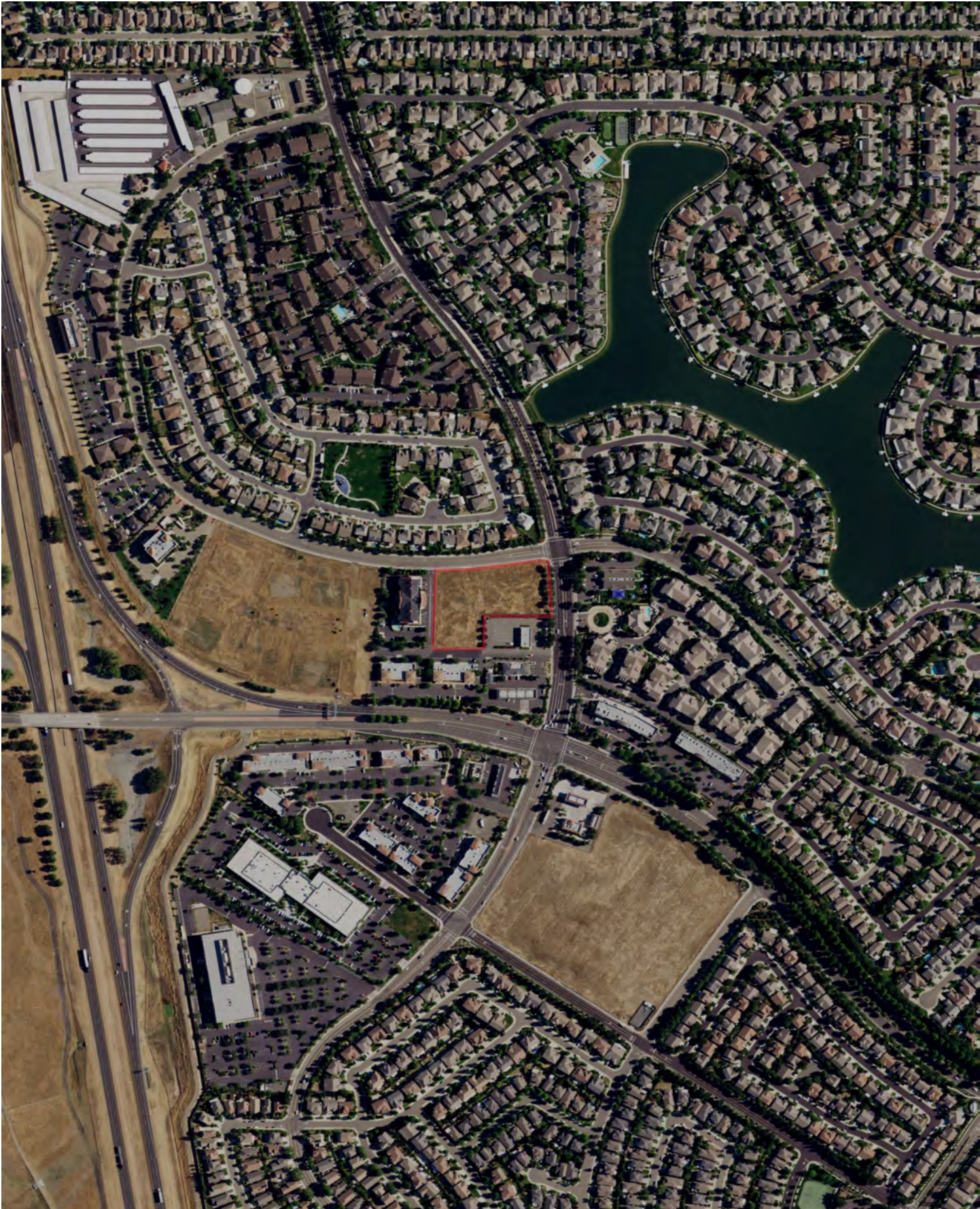
N  
W E S  
**Scale:** 1" = 500'



**FLIGHT YEAR:**  
2016

N  
W  E  
S

**Scale:** |-----| 1" = 500'



**APPENDIX C**  
**REGULATORY DATA AND OTHER REPORTS**



*First American*

Property Address:

**Maritime Dr  
Elk Grove, CA 95758**



First American

myFirstAm® Property Profile

Maritime Dr, Elk Grove, CA 95758

Property Information	
<b>Owner(s):</b>	Dhir Capital Inc
<b>Mailing Address:</b>	2845 35th St, Sacramento, CA 95817
<b>Owner Phone:</b>	Unknown
<b>Property Address:</b>	Maritime Dr, Elk Grove, CA 95758
<b>Vesting Type:</b>	N/A
<b>Alt. APN:</b>	
<b>County:</b>	Sacramento
<b>APN:</b>	119-1920-017-0000
<b>Map Coord:</b>	
<b>Census Tract:</b>	
<b>Lot#:</b>	
<b>Block:</b>	
<b>Subdivision:</b>	
<b>Tract:</b>	
<b>Legal:</b>	Por Pcls 2, 4 & 5 Pm 157-10 Des As Beg At The Ne Cor Of Pcl 1, Sd Pm; Th S00%43'19"W 337.68 Ft; Th E 213.35 Ft; Th N00%43'19"E 350.66 Ft To The Sl'y R/W Ln Of Maritime Dr; Th Alg Sd R/W Curve To The Rt, Rad Of 1,630 Ft, 214.06 Ft To The Pob Contg 1.82 Ac

Property Characteristics			
<b>Use:</b>	Commercial Acreage	<b>Year Built / Eff. :</b>	/
<b>Sq. Ft. :</b>			
<b>Zoning:</b>	RD-25	<b>Lot Size Ac / Sq Ft:</b>	1.82 / 79279
<b># of Units:</b>			

Sale and Loan Information		
<b>Sale / Rec Date:</b>	<b>*\$/Sq. Ft.:</b>	<b>2nd Mtg.:</b>
<b>Sale Price:</b>	<b>1st Loan:</b>	<b>Prior Sale Amt:</b>
<b>Doc No.:</b>	<b>Loan Type:</b>	<b>Prior Sale Date:</b>
<b>Doc Type:</b>	<b>Transfer Date:</b>	<b>Prior Doc No.:</b>
<b>Seller:</b>	<b>Lender:</b>	<b>Prior Doc Type:</b>

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
<b>Imp Value:</b>	<b>Exemption Type:</b>
<b>Land Value:</b> \$377,145	<b>Tax Year / Area:</b> 2018 / 7-107
<b>Total Value:</b> \$377,145	<b>Tax Value:</b>
<b>Total Tax Amt:</b> \$16,420.26	<b>Improved:</b>





First American

myFirstAm® Transaction History

Maritime Dr, Elk Grove, CA 95758

Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

**History Record # 1 : SALE/TRANSFER**

<b>Buyer:</b>	Dhir Capital Inc	<b>Seller:</b>	Samara Tarsem S
<b>Transaction Date:</b>	08/10/2015	<b>Sale Price:</b>	\$362,500
<b>Recording Date:</b>	08/10/2015	<b>Sale Price Type:</b>	Full Value
<b>Recorded Doc #:</b>	150810-001003	<b>Title Company:</b>	Placer Title Co.
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 2 : SALE/TRANSFER**

<b>Buyer:</b>	Samara Baveljit S & B K Trust	<b>Seller:</b>	Samara Baveljit S & Bobby K
<b>Transaction Date:</b>	10/20/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	11/23/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	1123-0595	<b>Title Company:</b>	Attorney Only
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 3 : SALE/TRANSFER**

<b>Buyer:</b>	Samara,Baveljit S & Bobby K	<b>Seller:</b>	Samara Bobby K
<b>Transaction Date:</b>	10/20/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	11/23/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	1123-0594	<b>Title Company:</b>	Attorney Only
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

Continued on next page...

**History Record # 4 : SALE/TRANSFER**

<b>Buyer:</b>	Samara,Bobby K	<b>Seller:</b>	Samara Baveljit S
<b>Transaction Date:</b>	09/08/2009	<b>Sale Price:</b>	
<b>Recording Date:</b>	09/08/2009	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0908-1217	<b>Title Company:</b>	First American Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 5 : FINANCE**

<b>Mortgage Recording Date:</b>	06/17/2009	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0617-1069	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Guaranty Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$150,000,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Guaranty & Properties Llc-2	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 6 : SALE/TRANSFER**

<b>Buyer:</b>	Guaranty & Properties 2 Llc	<b>Seller:</b>	Chicago Title Co
<b>Transaction Date:</b>	04/01/2009	<b>Sale Price:</b>	\$1,378,360
<b>Recording Date:</b>	04/15/2009	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0415-0532	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 7 : FORECLOSURE**

<b>Recording Date:</b>	03/11/2009	
<b>Recorded Doc #:</b>	90311 655	
<b>Document Type:</b>	Notice of Sale	<b>Vesting Type:</b>

Continued on next page...

**History Record # 8 : FORECLOSURE**

<b>Recording Date:</b>	11/21/2008	
<b>Recorded Doc #:</b>	81121 197	
<b>Document Type:</b>	Notice of Default	<b>Vesting Type:</b>

**History Record # 9 : FORECLOSURE**

<b>Recording Date:</b>	11/06/2008	
<b>Recorded Doc #:</b>	81106 221	
<b>Document Type:</b>	Notice of Default	<b>Vesting Type:</b>

**History Record # 10 : FINANCE**

<b>Mortgage Recording Date:</b>	08/01/2008	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	0801-1408	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Guaranty Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$1,350,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Maritime Plaza li Llc	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 11 : SALE/TRANSFER**

<b>Buyer:</b>	Maritime Plaza li Llc	<b>Seller:</b>	Kobra Properties
<b>Transaction Date:</b>	01/18/2007	<b>Sale Price:</b>	
<b>Recording Date:</b>	01/31/2007	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0131-2084	<b>Title Company:</b>	Placer Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

Continued on next page...

**FINANCE**

<b>Mortgage Recording Date:</b>	01/31/2007	<b>Mortgage Transfer Type:</b>	Construction
<b>Mortgage Document #:</b>	0131-2085	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Guaranty Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$1,350,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Maritime Plaza li Llc	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

**History Record # 12 : FORECLOSURE**

<b>Recording Date:</b>	03/30/2005	
<b>Recorded Doc #:</b>	50330 2520	
<b>Document Type:</b>	Notice of Default	<b>Vesting Type:</b>

**History Record # 13 : FINANCE**

<b>Mortgage Recording Date:</b>	12/30/2004	<b>Mortgage Transfer Type:</b>	Refinance
<b>Mortgage Document #:</b>	1230-2730	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Us Bank Na	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$822,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Kobra Properties	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	

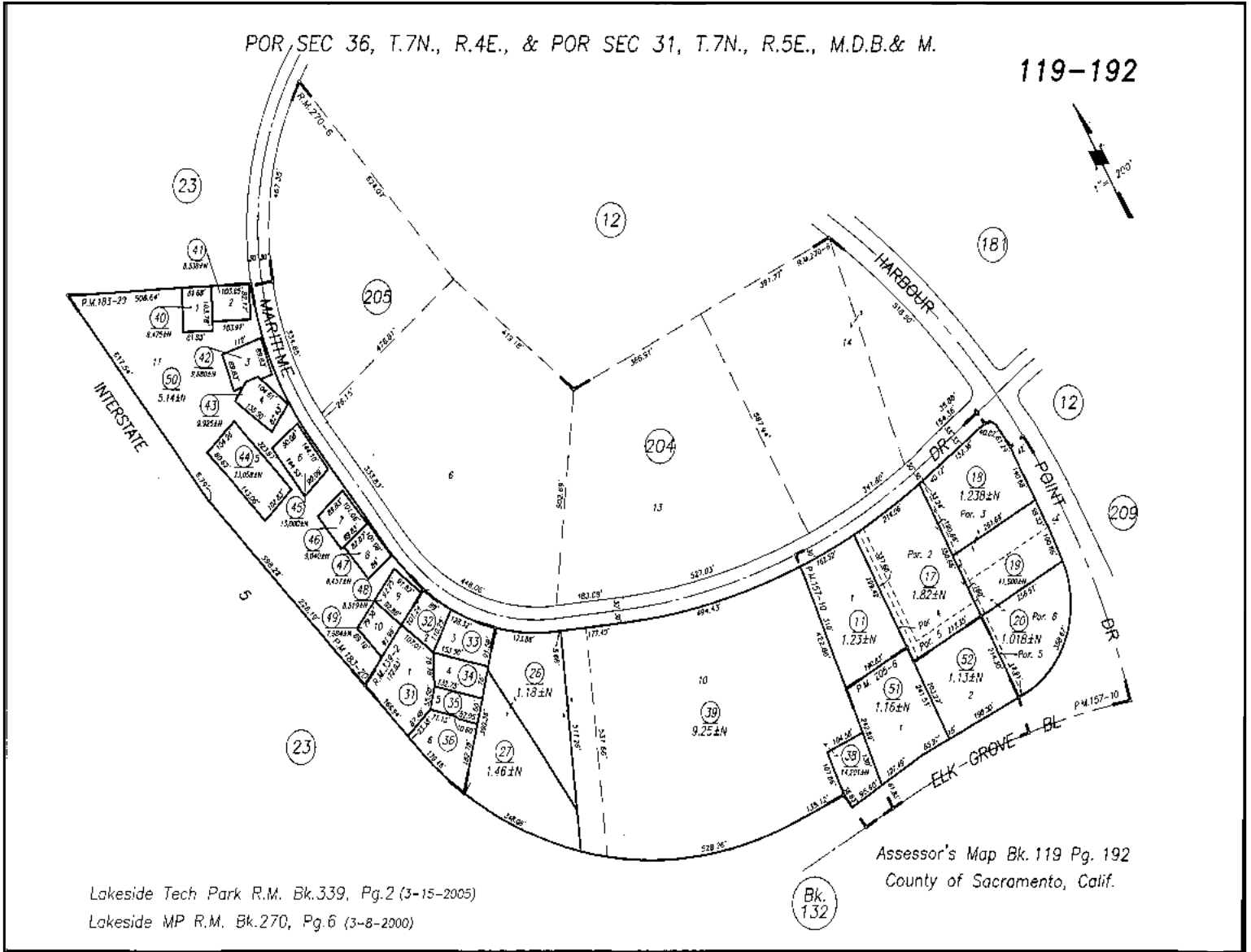
**History Record # 14 : SALE/TRANSFER**

<b>Buyer:</b>	Kobra Properties	<b>Seller:</b>	Sierra Calvine Llc
<b>Transaction Date:</b>		<b>Sale Price:</b>	
<b>Recording Date:</b>	04/20/2004	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0420-2040	<b>Title Company:</b>	Placer Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

Continued on next page...

**FINANCE**

<b>Mortgage Recording Date:</b> 04/20/2004	<b>Mortgage Transfer Type:</b> Resale
<b>Mortgage Document #:</b> 0420-2041	<b>Mortgage Rate Type:</b> Fix
<b>Lender:</b> Sierra Calvine Llc	<b>Mortgage Term:</b>
<b>Document Type:</b> Trust Deed/Mortgage	<b>Vesting Type:</b> N/A
<b>Loan Amount:</b> \$852,687	<b>Mortgage Rate:</b>
<b>Borrower 1:</b> Kobra Properties	<b>Borrower 2:</b>
<b>Borrower 3:</b>	<b>Borrower 4:</b>



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*my*FirstAm® Combined Report

Harbour Point Dr, Elk Grove, CA 95758

---

Property Address:

**Harbour Point Dr  
Elk Grove, CA 95758**



Property Information	
<b>Owner(s):</b>	Dhir Capital Incorporated
<b>Mailing Address:</b>	2845 35th St, Sacramento, CA 95817
<b>Owner Phone:</b>	Unknown
<b>Property Address:</b>	Harbour Point Dr, Elk Grove, CA 95758
<b>Vesting Type:</b>	N/A
<b>Alt. APN:</b>	
<b>County:</b>	Sacramento
<b>APN:</b>	119-1920-018-0000
<b>Map Coord:</b>	
<b>Census Tract:</b>	
<b>Lot#:</b>	
<b>Block:</b>	
<b>Subdivision:</b>	
<b>Tract:</b>	
<b>Legal:</b>	Por Pcls 2 & 3 Pm 157-10 Des As Beg At A Pt Loc N00%43'19"E 59.33 Ft Fr The Se Cor Of Sd Pcl 3; Th Fr Sd Pob E 261.69 Ft; Th N00%43'19"E 190.66 Ft; Th N82%10'31"E 33.24 Ft; Th N85%19'47"E 40.12 Ft; Th N80%50'33"E 152.36 Ft; Th Curve To The Rt Rad Of 25 Ft, Cent Ang Of 91%43'13" Arc Dist Of 40.02 Ft; Th Curve To The Rt, Rad Of 1,958 Ft, Cent Ang Of 01%47'36" Arc Dist Of 61.29 Ft; Th S00%43'19"W 140.68 Ft To The Pob Contg 1.238 Ac

Property Characteristics			
<b>Use:</b>	Commercial Acreage	<b>Year Built / Eff. :</b>	/
<b>Sq. Ft. :</b>			
<b>Zoning:</b>	RD-25	<b>Lot Size Ac / Sq Ft:</b>	1.24 / 54014
<b># of Units:</b>			

Sale and Loan Information			
<b>Sale / Rec Date:</b>	08/28/2009 / 09/08/2009	<b>*\$/Sq. Ft.:</b>	
<b>2nd Mtg.:</b>			
<b>Sale Price:</b>	\$600,000	<b>1st Loan:</b>	
<b>Prior Sale Amt:</b>			
<b>Doc No.:</b>	0908-1216	<b>Loan Type:</b>	
<b>Prior Sale Date:</b>			
<b>Doc Type:</b>	Quitclaim	<b>Transfer Date:</b>	09/08/2009
<b>Prior Doc No.:</b>			
<b>Seller:</b>	Guaranty & Properties 2 Llc	<b>Lender:</b>	
<b>Prior Doc Type:</b>			

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
<b>Imp Value:</b>	<b>Exemption Type:</b>
<b>Land Value:</b> \$377,145	<b>Tax Year / Area:</b> 2018 / 7-107
<b>Total Value:</b> \$377,145	<b>Tax Value:</b>
<b>Total Tax Amt:</b> \$12,448.74	<b>Improved:</b>





First American

myFirstAm® Transaction History

Harbour Point Dr, Elk Grove, CA 95758

Transaction History provides records for the past ten years. To request additional information, please contact your local Sales Representative, Customer Service Department, or for an additional fee you may [click here](#).

**History Record # 1 : SALE/TRANSFER**

<b>Buyer:</b>	Samara Baveljit S & B K Trust	<b>Seller:</b>	Samara Baveljit S & Bobby K
<b>Transaction Date:</b>	10/20/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	11/23/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	1123-0595	<b>Title Company:</b>	Attorney Only
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 2 : SALE/TRANSFER**

<b>Buyer:</b>	Samara,Baveljit S & Bobby K	<b>Seller:</b>	Samara Bobby K
<b>Transaction Date:</b>	10/20/2011	<b>Sale Price:</b>	
<b>Recording Date:</b>	11/23/2011	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	1123-0594	<b>Title Company:</b>	Attorney Only
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 3 : SALE/TRANSFER**

<b>Buyer:</b>	Samara,Bobby K	<b>Seller:</b>	Samara Baveljit S
<b>Transaction Date:</b>	09/08/2009	<b>Sale Price:</b>	
<b>Recording Date:</b>	09/08/2009	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0908-1217	<b>Title Company:</b>	First American Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

Continued on next page...

**History Record # 4 : SALE/TRANSFER**

<b>Buyer:</b>	Samara,Tarsem S	<b>Seller:</b>	Guaranty & Properties 2 Llc
<b>Transaction Date:</b>	08/28/2009	<b>Sale Price:</b>	\$600,000
<b>Recording Date:</b>	09/08/2009	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0908-1216	<b>Title Company:</b>	First American Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 5 : SALE/TRANSFER**

<b>Buyer:</b>	Guaranty & Properties 2 Llc	<b>Seller:</b>	Chicago Title Co
<b>Transaction Date:</b>	04/01/2009	<b>Sale Price:</b>	\$1,378,360
<b>Recording Date:</b>	04/15/2009	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0415-0532	<b>Title Company:</b>	
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**History Record # 6 : FORECLOSURE**

<b>Recording Date:</b>	03/11/2009		
<b>Recorded Doc #:</b>	90311 655		
<b>Document Type:</b>	Notice of Sale	<b>Vesting Type:</b>	

**History Record # 7 : FORECLOSURE**

<b>Recording Date:</b>	11/21/2008		
<b>Recorded Doc #:</b>	81121 197		
<b>Document Type:</b>	Notice of Default	<b>Vesting Type:</b>	

**History Record # 8 : FORECLOSURE**

<b>Recording Date:</b>	11/06/2008		
<b>Recorded Doc #:</b>	81106 221		
<b>Document Type:</b>	Notice of Default	<b>Vesting Type:</b>	

Continued on next page...

**History Record # 9 : SALE/TRANSFER**

<b>Buyer:</b>	Maritime Plaza li Llc	<b>Seller:</b>	Kobra Properties
<b>Transaction Date:</b>	01/18/2007	<b>Sale Price:</b>	
<b>Recording Date:</b>	01/31/2007	<b>Sale Price Type:</b>	
<b>Recorded Doc #:</b>	0131-2084	<b>Title Company:</b>	Placer Title
<b>Document Type:</b>	Deed Transfer	<b>Vesting Type:</b>	N/A

**FINANCE**

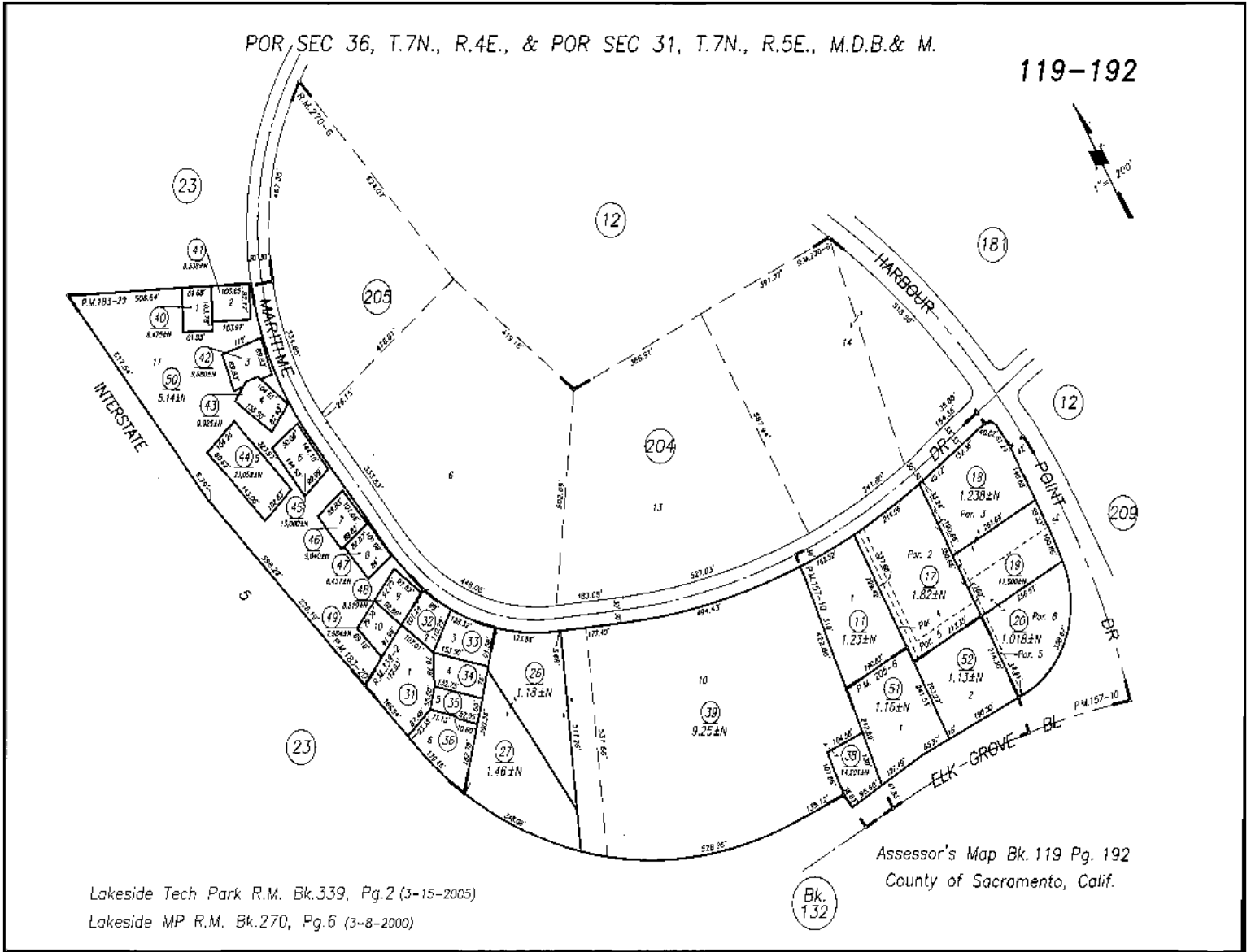
<b>Mortgage Recording Date:</b>	01/31/2007	<b>Mortgage Transfer Type:</b>	Construction
<b>Mortgage Document #:</b>	0131-2085	<b>Mortgage Rate Type:</b>	Fix
<b>Lender:</b>	Guaranty Bank	<b>Mortgage Term:</b>	
<b>Document Type</b>	Trust Deed/Mortgage	<b>Vesting Type:</b>	N/A
<b>Loan Amount:</b>	\$1,350,000	<b>Mortgage Rate:</b>	
<b>Borrower 1:</b>	Maritime Plaza li Llc	<b>Borrower 2:</b>	
<b>Borrower 3:</b>		<b>Borrower 4:</b>	



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Harbour Point Dr, Elk Grove, CA 95758



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**APPENDIX D**  
**ENVIRONMENTAL DATABASE REPORT**



## Government Records Report | 2019

Order Number: 29012

Report Generated: 04/15/2019

Project Name:

Project Number: B1907-1

Elk Grove  
Maritime Drive and Harbour Point Drive  
Elk Grove, California 95758

---

2 Corporate Drive  
Suite 450  
Shelton, CT 06484  
Toll Free: 866-211-2028  
[www.envirositecorp.com](http://www.envirositecorp.com)

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<u>Executive Summary by Database</u> .....	<u>3</u>
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<u>Area Map</u> .....	<u>13</u>
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Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-13 Environmental Site Assessments standard.

**SUBJECT PROPERTY INFORMATION:**

**ADDRESS:**

Elk Grove  
Maritime Drive and Harbour Point Drive  
Elk Grove, California 95758

**COORDINATES:**

Latitude (North):	38.410059 - 38°24'36.2"
Longitude (West):	-121.478065 - -121°28'41"
Universal Transverse Mercator:	Zone 10N
UTM X (Meters):	632877.92
UTM Y (Meters):	4252410.11

**ELEVATION:**

Elevation:	17.280 ft. above sea level
------------	----------------------------

**USGS TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:**

Subject Property Map: 38121-D4 Florin, CA  
Most Recent Revision: 2018



<u>MAP ID</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>DATABASE(S)</u>	<u>RELATIVE ELEVATION</u>	<u>DIRECTION / DISTANCE</u>
<b>1</b>	MARITIME PLAZA ELK GROVE MARTIM...	MARITIME DRIVE & HARBOUR...	CIWQS - CA		SP
<b>A2</b>	LAKESIDE AM/PM	9590 HARBOUR POINT DR	ECHO, FRS, HAZNET - CA, RCRA_NONGEN	Lower	SE / 0.037 mi.
<b>A3</b>	LAKESIDE AM/PM #82356	9590 HARBOUR POINT DR	FID UST - CA, FRS, HAZMAT_Sacramento Coun...	Lower	SE / 0.037 mi.
<b>A4</b>	LAKESIDEAM/PM #82356	9590 HARBOUR POINT DR	HAZMAT_Sacramento County - CA	Lower	SE / 0.037 mi.
<b>5</b>	GOODWILL ELK GROVE XPRESS	2475 ELK GROVE BLVD STE 1...	ECHO, FRS, RCRA_NONGEN	Lower	SSW / 0.052 mi.
<b>6</b>	MILLER PARK	2701 HARBOR VIEW DR	FRS, LUST REG 5 - CA	Lower	ENE / 0.110 mi.
<b>B7</b>	STONELAKE SHELL	9616 W TARON DR	CIWQS - CA, FID UST - CA, FRS, HAZMAT_Sacr...	Higher	SSE / 0.112 mi.
<b>C8</b>	HAN'S CLEANERS	2745 ELK GROVE BLVD STE 2...	FRS, HAZMAT_Sacramento County - CA	Lower	SE / 0.117 mi.
<b>B9</b>	TARON SHELL	9616 W TARON DR	ECHO, FRS, HAZNET - CA, RCRA_NONGEN	Higher	SSE / 0.118 mi.
<b>B10</b>	CHEVRON STATION #210285	9615 W TARON DR	FID UST - CA, FRS, HAZMAT_Sacramento Coun...	Higher	S / 0.131 mi.
<b>B11</b>	CHEVRON 210285	9615 W TARON DR	HAZNET - CA	Higher	S / 0.131 mi.
<b>B12</b>	CHEVRON 210285	9615 W TARON DR	ECHO, FRS, RCRA_LOG	Higher	S / 0.131 mi.
<b>C13</b>	CITY OF ELK GROVE	2800 ELK GROVE BLVD	HAZNET - CA	Lower	SE / 0.163 mi.
<b>D14</b>	FRONTIER CITIZENS TELECOM STONE...	2619 RIPARIAN DR	HAZMAT_Sacramento County - CA	Lower	SSW / 0.183 mi.
<b>D15</b>	FRONTIER CITIZENS TELECOM STONE...	2619 RIPARIAN DR	FRS, HAZMAT_Sacramento County - CA	Lower	SSW / 0.183 mi.
<b>D16</b>	FRONTIER CITIZENS TELECOM STONE...	2619 RIPARIAN DR	HAZMAT_Sacramento County - CA	Lower	SSW / 0.183 mi.
<b>D17</b>	ALL DATA/AUTOZONE	9650 W TARON DR	FRS, HAZMAT_Sacramento County - CA	Lower	S / 0.211 mi.
<b>D18</b>	MSA: RIPARIAN WELL (W-56)	RIPARIAN DR	FRS, HAZMAT_Sacramento County - CA	Lower	S / 0.212 mi.
<b>19</b>	N/A	38.3278719992934, -121.49...	FEDLAND	N/R	NW / 0.546 mi.

**SUBJECT PROPERTY SEARCH RESULTS:**

The subject property was identified in the following records. For more information on this property, see Map Findings section on page 25.

<u>SITE</u>	<u>DATABASE(S)</u>	<u>EPA ID</u>
MARITIME PLAZA ELK GROVE MARITIME DRIVE MARITIME DRIVE & HARBOUR POINT DRIVE ELK GROVE, CA 95758	CIWQS - CA	N/R

**SEARCH RESULTS:**

**FEDERAL RCRA GENERATORS LIST**

RCRA\_LQG: Resource Conservation and Recovery Act listing of licensed large quantity generators **1 SITE FOUND WITHIN .25 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
B12	CHEVRON 210285 - ID: CAR000163030	9615 W TARON DR Status: No Violation/Inspections	S / 0.131 mi. Date: N/A	66

RCRA\_NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators **3 SITES FOUND WITHIN .25 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
B9	TARON SHELL - ID: CAL000300691	9616 W TARON DR Status: No Violation/Inspections	SSE / 0.118 mi. Date: N/A	48

**LOWER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
A2	LAKESIDE AM/PM - ID: CAL000290203	9590 HARBOUR POINT DR Status: No Violation/Inspections	SE / 0.037 mi. Date: N/A	25
5	GOODWILL ELK GROVE XPRESS - ID: CAL000434150	2475 ELK GROVE BLVD STE 140 Status: No Violation/Inspections	SSW / 0.052 mi. Date: N/A	38

**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS**

FID UST - CA: The State Water Resource Control Board's Facility Inventory Database underground storage tank locations listing **3 SITES FOUND WITHIN .25 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
B7	STONELAKE SHELL	9616 W TARON DR	SSE / 0.112 mi.	45
B10	CHEVRON STATION #210285	9615 W TARON DR	S / 0.131 mi.	54

**LOWER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
A3	LAKESIDE AM/PM #82356	9590 HARBOUR POINT DR	SE / 0.037 mi.	35

UST - CA: Listing of active underground storage tank facilities **3 SITES FOUND WITHIN .25 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
B7	STONELAKE SHELL	9616 W TARON DR	SSE / 0.112 mi.	45
B10	CHEVRON STATION #210285	9615 W TARON DR	S / 0.131 mi.	54

**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)**

UST - CA: Listing of active underground storage tank facilities **3 SITES FOUND WITHIN .25 MILE**

**LOWER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
A3	LAKESIDE AM/PM #82356	9590 HARBOUR POINT DR	SE / 0.037 mi.	35

**STATE AND TRIBAL LEAKING STORAGE TANK LISTS**

LUST REG 5 - CA: Leaking underground storage tanks in Region 5: Modoc Shasta Lassen Plumas Butte Glen Colusa Lake Sutter Yuba Sierra Nevada Placer Yolo Napa (Northeast) Solano (West) Sacramento El Dorado Amador Calaveras San Joaquin Contra Costa (East) Stanislaus Toulumne Merced Mariposa Madera Kings Fresno Tulare Kern (Very small portions of San Benito and SanLuis Obispo) counties **1 SITE FOUND WITHIN .5 MILE**

**LOWER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
6	MILLER PARK - ID: T0606700153	2701 HARBOR VIEW DR Status: Completed - Case Closed	ENE / 0.110 mi. Date: 05/23/1988	42

**OTHER ASCERTAINABLE RECORDS**

FEDLAND: Federal land locations **1 SITE FOUND WITHIN 1 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
19	N/A	38.3278719992934, -121.490854999059	NW / 0.546 mi.	75

HAZNET - CA: Listing of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters **4 SITES FOUND WITHIN .25 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
B9	TARON SHELL	9616 W TARON DR	SSE / 0.118 mi.	48
B11	CHEVRON 210285	9615 W TARON DR	S / 0.131 mi.	56

**LOWER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
A2	LAKESIDE AM/PM	9590 HARBOUR POINT DR	SE / 0.037 mi.	25
C13	CITY OF ELK GROVE	2800 ELK GROVE BLVD	SE / 0.163 mi.	71

HAZMAT\_SACRAMENTO COUNTY - CA: Sacramento county hazardous material facilities listing **10 SITES FOUND WITHIN .25 MILE**

**EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
B7	STONELAKE SHELL	9616 W TARON DR	SSE / 0.112 mi.	45
B10	CHEVRON STATION #210285	9615 W TARON DR	S / 0.131 mi.	54

**LOWER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
A3	LAKESIDE AM/PM #82356	9590 HARBOUR POINT DR	SE / 0.037 mi.	35
A4	LAKESIDEAM/PM #82356	9590 HARBOUR POINT DR	SE / 0.037 mi.	37
C8	HAN'S CLEANERS	2745 ELK GROVE BLVD STE 290	SE / 0.117 mi.	47
D14	FRONTIER CITIZENS TELECOM STONE C	2619 RIPARIAN DR	SSW / 0.183 mi.	71
D15	FRONTIER CITIZENS TELECOM STONE CREEK CEV	2619 RIPARIAN DR	SSW / 0.183 mi.	72
D16	FRONTIER CITIZENS TELECOM STONE CREK CEV	2619 RIPARIAN DR	SSW / 0.183 mi.	73

**OTHER ASCERTAINABLE RECORDS (cont.)**

HAZMAT\_SACRAMENTO COUNTY - CA: Sacramento county hazardous material facilities listing **10 SITES FOUND WITHIN .25 MILE**

**LOWER ELEVATION (cont.)**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
D17	ALL DATA/AUTOZONE	9650 W TARON DR	S / 0.211 mi.	74
D18	MSA: RIPARIAN WELL (W-56)	RIPARIAN DR	S / 0.212 mi.	75

Following sites were unable to be mapped.

<u>SITE NAME:</u>	<u>ADDRESS, CITY, ZIP:</u>	<u>DATABASE(S):</u>
1X RIVER WEST DEVELOPMENT	DWIGHT RD 1/2 MILE WE..., ELK GROVE 95758	HIST HAZNET - CA
BOARDWALK AT LAKESIDE	SE OF MARITIME DR AND..., ELK GROVE 95758	CIWQS - CA
D53 LAGUNA WEST STORMDRAIN PUMP	9250 HARBOUR POINT DR, ELK GROVE 95758	HAZMAT_Sacramento County - CA
FEDEX GROUND	SB HIGHWAY 5 EXIT 508, ELK GROVE 95758	HAZNET - CA
FRONTIER CITIZENS TELECOM MARITIME	2730 MARITIME DR, ELK GROVE 95758	HAZMAT_Sacramento County - CA
FRONTIER CITIZENS TELECOM MARITIME ...	2730 MARITIME DR, ELK GROVE 95758	FRS, HAZMAT_Sacramento County - CA
GENOX TRANSPORTATION INC	NB I-5 AT LAGUNA BLVD, ELK GROVE 95758	ECHO, FRS, RCRA_NONGEN
HARBOUR POINT DRIVE IMPROVEMENT P...	HARBOUR POINT DRIVE L..., ELK GROVE 95758	CIWQS - CA
LAKESIDE CONDOMINIUMS	VICINITY OF HARBOUR POINT ..., ELK GROVE	CIWQS - CA
MARITIME DRIVE OFFICES PHASE 2 3	MARITIME DRIVE, ELK GROVE 95758	CIWQS - CA
MARITIME EST	MARITIME DR BW INTERS..., ELK GROVE 95758	CIWQS - CA
MARITIME OFFICE PLAZA PHASE ONE	WEST SIDE OF MARITIME DR A..., ELK GROVE	CIWQS - CA
MSA: BIG HORN SOUTH WELL (W50)	ELK GROVE BL/BIG HORN BLVD, ELK GROVE	HAZMAT_Sacramento County - CA
TEOCAL TRANSPORT	S/B I-5 BEFORE LAGUN..., ELK GROVE 95758	HAZNET - CA

**DATABASE(S) WITH NO MAPPED SITES:**

**FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST**

ARCHIVED RCRA TSDF	Archived Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities
RCRA_TSDF	Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities

**FEDERAL CERCLIS LIST**

CERCLIS NFRAP	Comprehensive Environmental Response Compensation and Liability Act No Further Remedial Action Planned
CERCLIS-HIST	Comprehensive Environmental Response Compensation and Liability Act Federal Facility sites
FEDERAL FACILITY	Federal Facility sites
SEMS_8R_ACTIVE SITES	Sites on SEMS Active Site Inventory
SEMS_8R_ARCHIVED SITES	Sites on SEMS Archived Site Inventory

**FEDERAL RCRA CORRACTS FACILITIES LIST**

CORRACTS	Hazardous Waste Corrective Action
HIST CORRACTS 2	Historical Hazardous Waste Corrective Action

**FEDERAL DELISTED NPL SITE LIST**

DELISTED NPL	Delisted National Priority List
DELISTED PROPOSED NPL	Delisted proposed National Priority List
SEMS_DELETED NPL	Sites Deleted from National Priorities List

**FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS**

EPA LF MOP	EPA Landfill Methane Outreach Project Database
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**FEDERAL ERNS LIST**

ERNS	Emergency Response Notification System
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**FEDERAL RCRA GENERATORS LIST**

HIST RCRA_CESQG	Historical Resource Conservation and Recovery Act_Conditionally Exempt Small Quantity Generators
HIST RCRA_LQG	Historical Resource Conservation and Recovery Act_ Large Quantity Generators
HIST RCRA_NONGEN	Historical Resource Conservation and Recovery Act_Non Generators
HIST RCRA_SQG	Historical Resource Conservation and Recovery Act_Small Quantity Generators
RCRA_CESQG	Resource Conservation and Recovery Act_Conditionally Exempt Small Quantity Generators
RCRA_SQG	Resource Conservation and Recovery Act_Small Quantity Generators

**FEDERAL NPL SITE LIST**

NPL	National Priority List
NPL EPA R1 GIS	GIS for EPA Region 1 NPL
NPL EPA R3 GIS	GIS for EPA Region 3 NPL
NPL EPA R6 GIS	GIS for EPA Region 6 NPL
NPL EPA R8 GIS	GIS for EPA Region 8 NPL
NPL EPA R9 GIS	GIS for EPA Region 9 NPL
PART NPL	Part National Priority List
PROPOSED NPL	Proposed National Priority List
SEMS_FINAL NPL	Sites included on the Final National Priorities List
SEMS_PROPOSED NPL	Sites Proposed to be Added to the National Priorities List

**FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES**

RCRA IC_EC	RCRA sites with Institutional and Engineering Controls
FED E C	Engineering Controls
FED I C	Institutional Controls

**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS**

FEMA UST	FEMA Underground Storage Tanks
INDIAN UST R1	Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN UST R10	Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN UST R2	Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN UST R4	Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN UST R5	Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN UST R6	Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN UST R7	Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN UST R8	Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN UST R9	Underground Storage Tanks on Indian Land in EPA Region 9
AST - CA	Aboveground storage tanks
AST_ORANGE COUNTY - CA	Orange County Aboveground Storage Tanks
AST_PLACER COUNTY - CA	Placer County Aboveground Storage Tanks
HIST AST - CA	Historical Aboveground Storage Tanks
HIST UST - CA	Historical Underground Storage Tanks
HIST UST_EL SEGUNDO CITY - CA	Historical City of El Segundo Underground Storage Tanks
TANKS_CONTRA COSTA COUNTY - CA	Contra Costa County Aboveground Storage Tanks
UST_ORANGE COUNTY - CA	Orange County Underground Storage Tanks
UST_PLACER COUNTY - CA	Placer County Underground Storage Tanks
AST_KERN COUNTY - CA	Kern County Aboveground Storage Tanks Facilites
AST_YOLO COUNTY - CA	Yolo County Above Ground Storage Tanks
CLOSED UST_VENTURA COUNTY - CA	Ventura County Closed Underground Storage Tanks
HIST UST_KERN COUNTY - CA	Historical Kern County Underground Storage Tanks
HIST UST_SUTTER COUNTY - CA	Historical Sutter County Underground Storage Tank List
UST_ALAMEDA COUNTY - CA	Alameda County Underground Storage Tanks
UST_CITY OF LONG BEACH - CA	City of Long Beach Underground Storage Tanks
UST_CITY OF TORRANCE - CA	City of Torrance Underground Storage Tanks
UST_EL SEGUNDO CITY - CA	City of El Segundo Underground Storage Tanks
UST_KERN COUNTY - CA	Kern County Underground Storage Tanks
UST_MARIN COUNTY - CA	Marin County Underground Storage Tanks

**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)**

UST_MENDOCINO COUNTY - CA	Mendocino County Underground Storage Tanks
UST_NAPA COUNTY - CA	Underground storage tank sites located in Napa county.
UST_RIVERSIDE COUNTY - CA	Riverside County Underground Storage Tanks
UST_SAN FRANCISCO COUNTY - CA	San Francisco County Underground Storage Tanks
UST_SAN JOAQUIN COUNTY - CA	San Joaquin County Underground Storage Tanks
UST_SOLANO COUNTY - CA	Solano County Underground Storage Tanks
UST_SUTTER COUNTY - CA	Sutter County Underground Storage Tanks
UST_YOLO COUNTY - CA	Yolo County Underground Storage Tanks

**STATE AND TRIBAL LEAKING STORAGE TANK LISTS**

INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN LUST R2	Leaking Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land in EPA Region 9
HIST SLIC REG 5 - CA	Historical Spills Leaks Investigation & Cleanup Program
LUST ORANGE COUNTY - CA	Orange County Leaking Underground Storage Tanks
LUST REG 1 - CA	Region 1 Leaking Underground Storage Tanks
LUST REG 2 - CA	Region 2 Leaking Underground Storage Tanks
LUST REG 3 - CA	Region 3 Leaking Underground Storage Tanks
LUST REG 4 - CA	Region 4 Leaking Underground Storage Tanks
LUST REG 6 - CA	Region 6 Leaking Underground Storage Tanks
LUST REG 7 - CA	Region 7 Leaking Underground Storage Tanks
LUST REG 8 - CA	Region 8 Leaking Underground Storage Tanks
LUST REG 9 - CA	Region 9 Leaking Underground Storage Tanks
LUST_SUTTER COUNTY - CA	Sutter County Leaking Underground Storage Tanks
SLIC REG 1 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 2 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 3 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 4 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 5 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 6 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 7 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 8 - CA	Spills Leaks Investigation & Cleanup Program
SLIC REG 9 - CA	Spills Leaks Investigation & Cleanup Program
HIST LUST_SONOMA COUNTY - CA	Historical Sonoma County Leaking Underground Storage Tanks
LUFT_ALAMEDA COUNTY - CA	Alameda County Leaking Underground Fuel Tanks
LUST_HAZMAT_YOLO COUNTY - CA	Yolo County Leaking Underground Storage tanks
LUST_KERN COUNTY - CA	Kern County leaking underground tank sites
LUST_RIVERSIDE COUNTY - CA	Riverside County Leaking Underground Storage Tanks
LUST_SAN FRANCISCO COUNTY - CA	listing of leaking underground storage tanks
LUST_SAN MATEO COUNTY - CA	San Mateo County Leaking Underground Storage Tanks
LUST_SOLANO COUNTY - CA	Solano County Leaking Underground Storage Tanks
LUST_SONOMA COUNTY - CA	Sonoma County Leaking Underground Storage Tanks
LUST_VENTURA COUNTY - CA	Ventura County Leaking Underground Storage Tanks
SLIC_ALAMEDA COUNTY - CA	Alameda County Spills Leaks Investigation & Cleanup

**STATE AND TRIBAL BROWNFIELD SITES**

TRIBAL BROWNFIELDS	Tribal Brownfields
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**STATE- AND TRIBAL - EQUIVALENT CERCLIS**

ENVIROSTOR - CA	EnviroStor Database
HIST TOXIC PITS - CA	Historical Toxic Pits Cleanup Act
OIL & GAS CLEANUP - CA	SWRCB Oil & Gas Cleanup Sites
SWRCB CLEANUP - CA	SWRCB Cleanup Program

**STATE- AND TRIBAL - EQUIVALENT CERCLIS (cont.)**

SWRCB NON\_CASE - CA SWRCB Non-Case Sites  
 TOXIC PITS - CA Toxic Pits Cleanup Act

**STATE- AND TRIBAL - EQUIVALENT NPL**

HIST RESPONSE - CA Historical State Response Sites  
 RESPONSE - CA State Response Sites

**STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS**

HIST SWF/LF - CA Historical Solid Waste Information System  
 SWF/LF - CA Solid Waste Information System

**STATE AND TRIBAL VOLUNTARY CLEANUP SITES**

VCP - CA Voluntary Cleanup Program sites

**STATE RCRA GENERATORS LIST**

HWG\_YOLO COUNTY - CA State Hazardous Waste Generators

**LOCAL BROWNFIELD LISTS**

BROWNFIELDS-ACRES EPA ACRES Brownfields  
 FED BROWNFIELDS Federal Brownfields

**LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES**

FED CDL DOJ Clandestine Drug Labs  
 US HIST CDL Historical Clandestine Drug Labs  
 CDL - CA Meth and Clandestine Drug Labs  
 CS\_PLACER COUNTY - CA Placer County Cleanup Sites  
 SCH - CA School Property Evaluation Program  
 CALARP\_KERN COUNTY - CA HazMat Chemical Facility List  
 CASE LIST\_SAN DIEGO COUNTY - CA San Diego County Environmental Case List  
 CORRECTIVE ACTION\_RIVERSIDE COUNTY - CA Riverside County Corrective Action Sites  
 CA  
 CS\_NAPA COUNTY - CA Contaminated Sites  
 SITE LIST\_CONTRA COSTA COUNTY - CA Contra Costa County Sites List  
 TOXIC SITE\_SACRAMENTO COUNTY - CA Sacramento County Toxic Site Cleanup list

**LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES**

HIST INDIAN ODI R8 Historical Open Dump Inventory  
 INDIAN ODI R8 Open Dump Inventory  
 ODI Open Dump Inventory  
 TRIBAL ODI Indian Open Dump Inventory Sites  
 HAULERS - CA Tire Haulers  
 HIST HAULERS - CA Historical Tire Haulers  
 SWRCY - CA Recyclers  
 LF\_LOS ANGELES COUNTY - CA City of Los Angeles Landfills  
 LF\_SAN DIEGO COUNTY - CA San Diego County Landfills  
 SWF\_LOS ANGELES COUNTY - CA Los Angeles County solid waste facilities

**RECORDS OF EMERGENCY RELEASE REPORTS**

HMIRS (DOT) Hazardous Materials Information Reporting Systems  
 CHMIRS - CA California Hazardous Material Incident Report System  
 HIST CHMIRS - CA California Hazardous Material Incident Report System  
 INDUSTRIAL CLEANUP\_ORANGE COUNTY - CA Petroleum and non-petroleum industrial spills  
 SML\_LOS ANGELES COUNTY - CA Los Angeles County Emergency Response session spills

**LOCAL LAND RECORDS**

LIENS 2 CERCLA Lien Information  
 DEED - CA Deeds  
 HIST LIENS - CA Historical Liens  
 LIENS - CA Liens

**OTHER ASCERTAINABLE RECORDS**

AFS	Air Facility Systems
BRS	Biennial Reporting Systems
CDC HAZDAT	Hazardous Substance Release and Health Effects Information
COAL ASH DOE	Coal Ash: Department of Energy
COAL ASH EPA	Coal Ash: Environmental Protection Agency
COAL GAS	Coal Gas Plants
CONSENT (DECREES)	Superfund Consent Decree
DEBRIS R5 LF	Disaster Debris Landfill Data
DEBRIS R5 SWRCY	Disaster Debris Recovery Data
DOD	Department of Defense
DOT OPS	Department of Transportation Office of Pipeline Safety
ECHO	EPA Enforcement and Compliance History Online
ENOI	Electronic Notice of Intent
EPA FUELS	EPA Fuels Registration, Reporting, and Compliance List
EPA OSC	EPA On-Site Coordinator
EPA WATCH	EPA Watch List
FA HWF	Financial Assurance for Hazardous Waste Facilities
FRS	Facility Index Systems
FTTS	FIFRA/TSCA Tracking System
FTTS INSP	FIFRA/TSCA Tracking System: Inspections
FUDS	Formerly Used Defense Sites
HIST AFS	Historical Air Facility Systems
HIST AFS 2	Historical Air Facility Systems
HIST DOD	Department of Defense historical sites
HIST LEAD_SMELTER	Historical Lead Smelter Sites
HIST MLTS	Historical Material Licensing Tracking Systems
HIST PCB TRANS	Historical Polychlorinated Biphenyl (PCB) Facilities
HIST PCS ENF	Historical Enforced Permit Compliance Facilities
HIST PCS FACILITY	Historical Permit Compliance Facilities
HIST SSTS	Historical Section 7 Tracking Systems
HWC DOCKET	Hazardous Waste Compliance Docket
ICIS	Integrated Compliance Information System
INACTIVE PCS	Inactive Permit Compliance Facilities
INDIAN RESERVATION	Indian Reservations
LEAD_SMELTER	Lead Smelter Sites
LUCIS	Land Use Control Information Systems
LUCIS 2	Land Use Control Information Systems 2
MINES	Mines
MLTS	Material Licensing Tracking Systems
NPL AOC	Areas related to NPL remediation sites
NPL LIENS	National Priority List Liens
OSHA	Occupational Safety & Health Administration
PADS	PCB Activity Database Systems
PCB TRANSFORMER	Polychlorinated Biphenyl (PCB) Waste
PCS ENF	Enforced Permit Compliance Facilities
PCS FACILITY	Permit Compliance Facilities
RAATS	RCRA Administrative Action Tracking Systems
RADINFO	Radiation Information Systems
RMP	Risk Management Plans
ROD	Record of Decision
SCRD DRYCLEANERS	SCRD Drycleaners
SEMS_SMELTER	Sites on SEMS Potential Smelter Activity
SSTS	Section 7 Tracking Systems
STORMWATER	Storm Water Permits
TOSCA-PLANT	Toxic Substance Control Act: Plants
TRIS	Toxic Release Inventory Systems
UMTRA	Uranium Mill Tailing Sites
VAPOR	EPA Vapor Intrusion



**OTHER ASCERTAINABLE RECORDS (cont.)**

CORRECTIVE ACTIONS_2020	Wastes - Hazardous Waste - Corrective Action
AOC_SAN GABRIEL VALLEY - CA	San Gabriel Valley Superfund
BOND EXPENDITURE PLAN - CA	Bond Expenditure Plan
CIWQS 2 - CA	California Integrated Water Quality System
CORTESE - CA	The Hazardous Waste and Substances Sites List
CUPA_PLACER COUNTY - CA	CUPA County Certified Unified Program Agency
DAYCARE - CA	Daycares
DRYCLEANERS - CA	Drycleaners
EMI - CA	Emissions Inventory Data
FA - CA	Financial Assurance
FA 2 - CA	Financial Assurance for Solid Waste Facilities
HAZWASTE_ORANGE COUNTY - CA	Orange County hazardous waste facilities
HIGH FIRE - CA	Fire Hazard Severity Zones
HIST CORTESE - CA	The Historical Hazardous Waste and Substances Sites List
HIST HAZNET - CA	Historical Hazardous Waste Manifests
HIST HWP - CA	Historical EnviroStor Permitted Facilities
HIST HWT - CA	Hazardous Waste Transporters
HIST LDS - CA	Historical Land Disposal Sites
HIST MCS - CA	Historical Military Cleanup Sites
HIST NFA - CA	Historical No Further Action Sites
HIST NFE - CA	Historical Unconfirmed contaminated properties
HWM COMMERCIAL FACILITIES - CA	Hazardous Waste Management Commercial Facilities
HWP - CA	EnviroStor Permitted Facilities
HWT - CA	Hazardous Waste Transporters
LDS - CA	Land Disposal Sites
MCS - CA	Military Cleanup Sites
MWMP - CA	Medical Waste Management Program
MWMP 2 - CA	Medical Waste Management Program
NFA - CA	No Further Action Sites
NFE - CA	Unconfirmed contaminated properties
NPDES - CA	National Pollutant Discharge Elimination System
PERCHLORATE 2 - CA	Perchlorate contaminated sites
PROPOSITION 65 - CA	Proposition 65 Records
RFR - CA	Regulated Facility Report
SWAT - CA	SWAT Reports Summary Data
WDS - CA	Waste Discharge System
WILDLANDS - CA	Preserves List
WIP - CA	Well Investigation Program
BP HW OUT_VENTURA COUNTY - CA	Ventura County Business Plan Hazardous Waste Producers and Operating Underground Tanks
BUSINESS INVENTORY_SAN MATEO COUNTY - CA	San Mateo County List of Underground Storage Tanks, Hazardous Materials, Business Plans, and Hazardous Waste Generators
CUPA_BUTTE COUNTY - CA	Butte County Certified Unified Program Agency
CUPA_FRESNO COUNTY - CA	Fresno County Certified Unified Program Agency
DRYCLEANERS_AMADOR COUNTY - CA	Amador County Drycleaners
DRYCLEANERS_ANTELOPE VALLEY - CA	Antelope Valley Drycleaners
DRYCLEANERS_BAY AREA - CA	Bay Area Drycleaners
DRYCLEANERS_BUTTE COUNTY - CA	Butte County Drycleaners
DRYCLEANERS_CALAVERAS COUNTY - CA	Calaveras County Drycleaners
DRYCLEANERS_COLUSA COUNTY - CA	Colusa County Drycleaners
DRYCLEANERS_EASTERN KERN COUNTY - CA	Eastern Kern County Drycleaners
DRYCLEANERS_EL DORADO COUNTY - CA	El Dorado County Drycleaners
DRYCLEANERS_FEATHER RIVER - CA	Feather River Drycleaners
DRYCLEANERS_GLENN COUNTY - CA	Glenn County Drycleaners
DRYCLEANERS_GREAT BASIN UNIFIED - CA	Great Basin Unified Drycleaners
DRYCLEANERS_IMPERIAL COUNTY - CA	Imperial County Drycleaners
DRYCLEANERS_LAKE COUNTY - CA	Lake County Drycleaners
DRYCLEANERS_LASSEN COUNTY - CA	Lassen County Drycleaners

**OTHER ASCERTAINABLE RECORDS (cont.)**

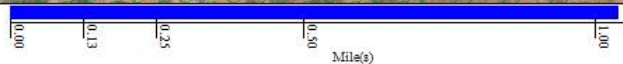
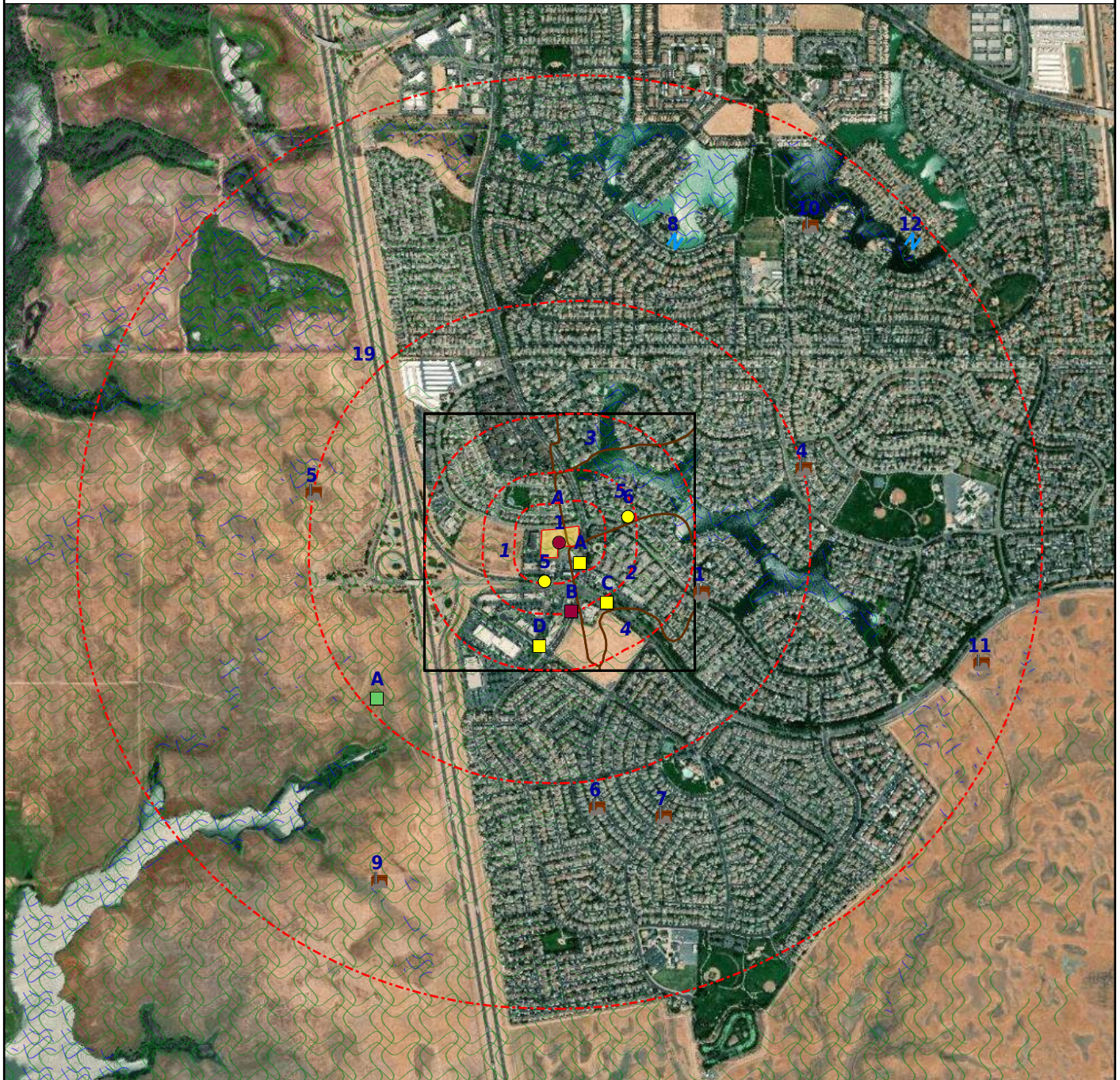
DRYCLEANERS_MENDOCINO COUNTY - CA	Mendocino County Drycleaners
DRYCLEANERS_MOJAVE DESERT - CA	Mojave Desert Drycleaners
DRYCLEANERS_MONTEREY BAY - CA	Monterey Bay Drycleaners
DRYCLEANERS_NORTH COAST UNIFIED - CA	North Coast Unified Drycleaners
DRYCLEANERS_NORTHERN SIERRA - CA	Northern Sierra Drycleaners
DRYCLEANERS_NORTHERN SONOMA COUNTY - CA	Northern Sonoma County Drycleaners
DRYCLEANERS_PLACER COUNTY - CA	Placer County Drycleaners
DRYCLEANERS_SACRAMENTO COUNTY - CA	Sacramento County Drycleaners
DRYCLEANERS_SAN DIEGO COUNTY - CA	San Diego County Drycleaners
DRYCLEANERS_SAN JOAQUIN VALLEY - CA	San Joaquin Valley Drycleaners
DRYCLEANERS_SAN LUIS OBISPO - CA	San Luis Obispo Drycleaners
DRYCLEANERS_SANTA BARBARA COUNTY - CA	Santa Barbara Drycleaners
DRYCLEANERS_SHASTA COUNTY - CA	Shasta County Drycleaner
DRYCLEANERS_SISKIYOU COUNTY - CA	Siskiyou County Drycleaners
DRYCLEANERS_SOUTH COAST - CA	South Coast Drycleaners
DRYCLEANERS_TEHAMA COUNTY - CA	Tehama County Drycleaners
DRYCLEANERS_TUOLUMNE COUNTY - CA	Tuolumne County Drycleaners
DRYCLEANERS_VENTURA COUNTY - CA	Ventura County Drycleaners
DRYCLEANERS_YOLO-SOLANO COUNTIES - CA	Yolo and Solano Counties Drycleaners
GCC_SANTA CLARA VALLEY - CA	Santa Clara Valley Groundwater Contamination Cleanups
HAZMAT_INCIDENT_CONTRA COSTA COUNTY - CA	Contra Costa County Hazardous Materials Incident list
HAZMAT_CITY OF SAN JOSE - CA	City of San Jose Hazardous Material Facilities
HAZMAT_SAN BERNARDINO COUNTY - CA	San Bernardino County Hazardous Material Permits
HAZMAT_SAN DIEGO COUNTY - CA	Hazardous Materials Management Division Database
HAZMAT_SANTA CLARA COUNTY - CA	Santa Clara County Hazardous Material Facilities
HIST_HMS_LOS ANGELES COUNTY - CA	Historical Los Angeles County Street Number List
HMS_LOS ANGELES COUNTY - CA	Los Angeles County Street Number List
LOP_SANTA CLARA COUNTY - CA	Santa Clara County Local Oversight Program
SITES_INVENTORY_VENTURA COUNTY - CA	Ventura County Inventory of Closed Illegal Abandoned and Inactive Sites
VCCP_VENTURA COUNTY - CA	Ventura County County Cleanup Program

**OTHER**

SEISMIC - CA	Seismic Hazards Zonation Program
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SUBJECT NAME: Elk Grove  
 ADDRESS: Maritime Drive and Harbour Point Drive, Elk G...  
 LAT/LONG: 38.410059 / -121.478065

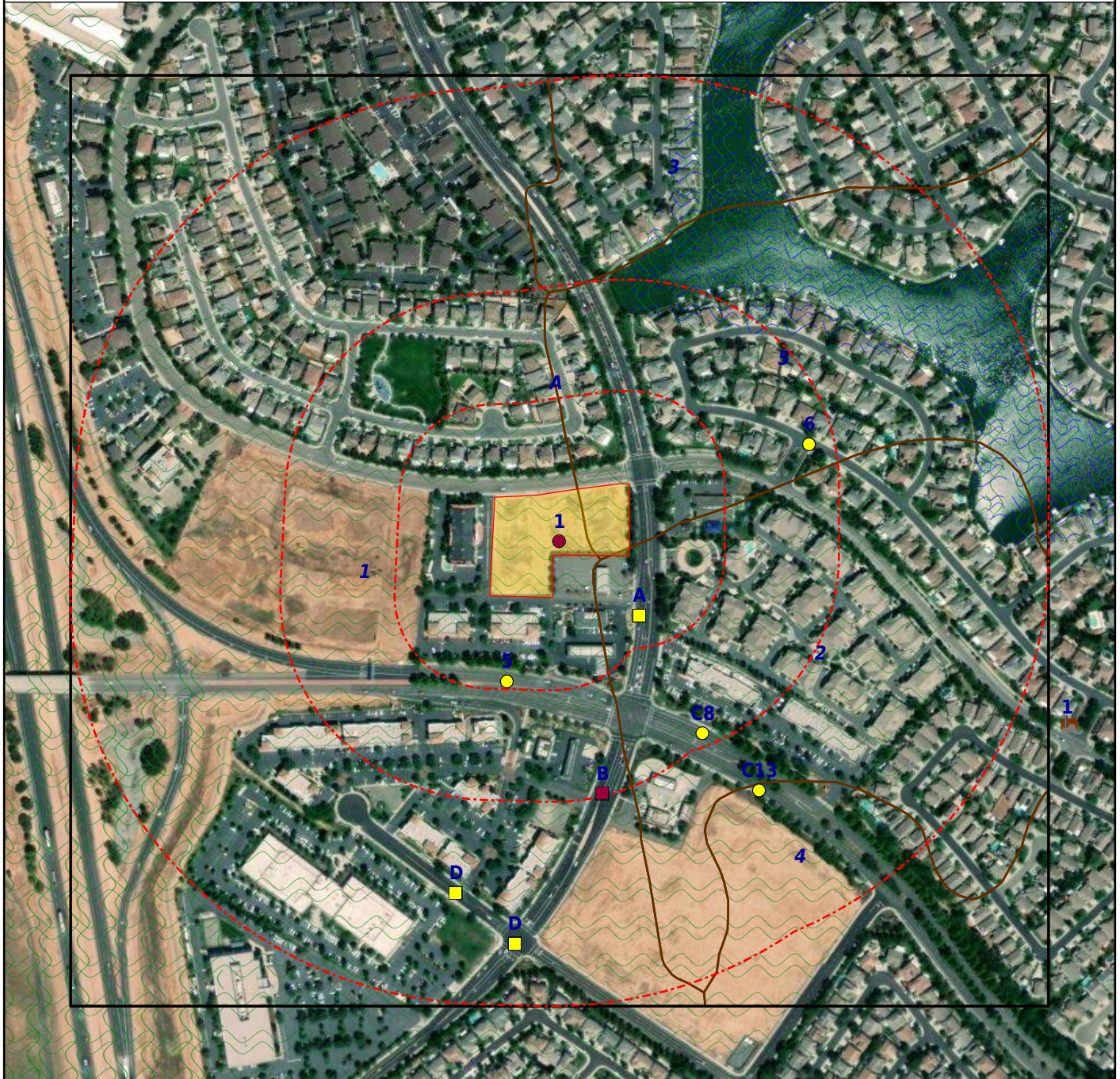
PREPARED FOR: Adanta Inc  
 ORDER #: 29012  
 REPORT DATE: April 15, 2019



- |  |   |  |   |
|--|---|--|---|
| <ul style="list-style-type: none"> <li>✦ Subject Property</li> <li>✦ CDC HAZDAT (No Data)</li> <li>✦ Federal Lands</li> <li>✦ Historical DOD (No Data)</li> <li>✦ Seismic (No Data)</li> </ul> | <ul style="list-style-type: none"> <li>● Equal/Higher Elevation</li> <li>■ Department of Defense (No Data)</li> <li>■ FEMA FloodZone 100</li> <li>▲ Indian Reservation (No Data)</li> </ul> | <ul style="list-style-type: none"> <li>● Lower Elevation</li> <li>⊘ DFIRM Floodzone 100</li> <li>⊘ FEMA FloodZone 500 (No Data)</li> <li>⊘ National Priority List (No Data)</li> </ul> | <ul style="list-style-type: none"> <li>✖ Area Of Concern (No Data)</li> <li>⊘ DFIRM Floodzone 500 (No Data)</li> <li>▲ Fire Hazard Zone (No Data)</li> <li>■ NWI</li> </ul> |
|--|---|--|---|

SUBJECT NAME: Elk Grove  
 ADDRESS: Maritime Drive and Harbour Point Drive, Elk G...  
 LAT/LONG: 38.410059 / -121.478065

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|--|---|--|---|
| <ul style="list-style-type: none"> <li>✦ Subject Property</li> <li>✦ CDC HAZDAT (No Data)</li> <li>✦ Federal Lands</li> <li>✦ Historical DOD (No Data)</li> <li>✦ Seismic (No Data)</li> </ul> | <ul style="list-style-type: none"> <li>● Equal/Higher Elevation</li> <li>■ Department of Defense (No Data)</li> <li>■ FEMA FloodZone 100</li> <li>▲ Indian Reservation (No Data)</li> </ul> | <ul style="list-style-type: none"> <li>● Lower Elevation</li> <li>⊘ DFIRM Floodzone 100</li> <li>⊘ FEMA FloodZone 500 (No Data)</li> <li>⊘ National Priority List (No Data)</li> </ul> | <ul style="list-style-type: none"> <li>✘ Area Of Concern (No Data)</li> <li>⊘ DFIRM Floodzone 500 (No Data)</li> <li>▲ Fire Hazard Zone (No Data)</li> <li>■ NWI</li> </ul> |
|--|---|--|---|

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST**

ARCHIVED RCRA TSD		0.500	0	0	0	--	--	0
RCRA_TSD		0.500	0	0	0	--	--	0

**FEDERAL CERCLIS LIST**

CERCLIS NFRAP		0.500	0	0	0	--	--	0
CERCLIS-HIST		0.500	0	0	0	--	--	0
FEDERAL FACILITY		1.000	0	0	0	0	--	0
SEMS_8R_ACTIVE SITES		0.500	0	0	0	--	--	0
SEMS_8R_ARCHIVED SITES		0.500	0	0	0	--	--	0

**FEDERAL RCRA CORRACTS FACILITIES LIST**

CORRACTS		1.000	0	0	0	0	--	0
HIST CORRACTS 2		1.000	0	0	0	0	--	0

**FEDERAL DELISTED NPL SITE LIST**

DELISTED NPL		1.000	0	0	0	0	--	0
DELISTED PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_DELETED NPL		1.000	0	0	0	0	--	0

**FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS**

EPA LF MOP		0.500	0	0	0	--	--	0
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**FEDERAL ERNS LIST**

ERNS		SP	0	--	--	--	--	0
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**FEDERAL RCRA GENERATORS LIST**

HIST RCRA_CESQG		0.250	0	0	--	--	--	0
HIST RCRA_LQG		0.250	0	0	--	--	--	0
HIST RCRA_NONGEN		0.250	0	0	--	--	--	0
HIST RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_CESQG		0.250	0	0	--	--	--	0
RCRA_LQG		0.250	0	1	--	--	--	1
RCRA_NONGEN		0.250	3	0	--	--	--	3
RCRA_SQG		0.250	0	0	--	--	--	0

**FEDERAL NPL SITE LIST**

NPL		1.000	0	0	0	0	--	0
NPL EPA R1 GIS		1.000	0	0	0	0	--	0
NPL EPA R3 GIS		1.000	0	0	0	0	--	0
NPL EPA R6 GIS		1.000	0	0	0	0	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**FEDERAL NPL SITE LIST (cont.)**

NPL EPA R8 GIS		1.000	0	0	0	0	--	0
NPL EPA R9 GIS		1.000	0	0	0	0	--	0
PART NPL		1.000	0	0	0	0	--	0
PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_FINAL NPL		1.000	0	0	0	0	--	0
SEMS_PROPOSED NPL		1.000	0	0	0	0	--	0

**FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES**

RCRA IC_EC		0.250	0	0	--	--	--	0
FED E C		0.500	0	0	0	--	--	0
FED I C		0.500	0	0	0	--	--	0

**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS**

FEMA UST		0.250	0	0	--	--	--	0
INDIAN UST R1		0.250	0	0	--	--	--	0
INDIAN UST R10		0.250	0	0	--	--	--	0
INDIAN UST R2		0.250	0	0	--	--	--	0
INDIAN UST R4		0.250	0	0	--	--	--	0
INDIAN UST R5		0.250	0	0	--	--	--	0
INDIAN UST R6		0.250	0	0	--	--	--	0
INDIAN UST R7		0.250	0	0	--	--	--	0
INDIAN UST R8		0.250	0	0	--	--	--	0
INDIAN UST R9		0.250	0	0	--	--	--	0
AST - CA		0.250	0	0	--	--	--	0
AST_ORANGE COUNTY - CA		0.250	0	0	--	--	--	0
AST_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
FID UST - CA		0.250	2	1	--	--	--	3
HIST AST - CA		0.250	0	0	--	--	--	0
HIST UST - CA		0.250	0	0	--	--	--	0
HIST UST_EL SEGUNDO CITY - CA		0.250	0	0	--	--	--	0
TANKS_CONTRA COSTA COUNTY - CA		0.250	0	0	--	--	--	0
UST - CA		0.250	2	1	--	--	--	3
UST_ORANGE COUNTY - CA		0.250	0	0	--	--	--	0
UST_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
AST_KERN COUNTY - CA		0.250	0	0	--	--	--	0
AST_YOLO COUNTY - CA		0.250	0	0	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)**

CLOSED UST_VENTURA COUNTY - CA		0.250	0	0	--	--	--	0
HIST UST_KERN COUNTY - CA		0.250	0	0	--	--	--	0
HIST UST_SUTTER COUNTY - CA		0.250	0	0	--	--	--	0
UST_ALAMEDA COUNTY - CA		0.250	0	0	--	--	--	0
UST_CITY OF LONG BEACH - CA		0.250	0	0	--	--	--	0
UST_CITY OF TORRANCE - CA		0.250	0	0	--	--	--	0
UST_EL SEGUNDO CITY - CA		0.250	0	0	--	--	--	0
UST_KERN COUNTY - CA		0.250	0	0	--	--	--	0
UST_MARIN COUNTY - CA		0.250	0	0	--	--	--	0
UST_MENDOCINO COUNTY - CA		0.250	0	0	--	--	--	0
UST_NAPA COUNTY - CA		0.250	0	0	--	--	--	0
UST_RIVERSIDE COUNTY - CA		0.250	0	0	--	--	--	0
UST_SAN FRANCISCO COUNTY - CA		0.250	0	0	--	--	--	0
UST_SAN JOAQUIN COUNTY - CA		0.250	0	0	--	--	--	0
UST_SOLANO COUNTY - CA		0.250	0	0	--	--	--	0
UST_SUTTER COUNTY - CA		0.250	0	0	--	--	--	0
UST_YOLO COUNTY - CA		0.250	0	0	--	--	--	0

**STATE AND TRIBAL LEAKING STORAGE TANK LISTS**

INDIAN LUST R1		0.500	0	0	0	--	--	0
INDIAN LUST R10		0.500	0	0	0	--	--	0
INDIAN LUST R2		0.500	0	0	0	--	--	0
INDIAN LUST R4		0.500	0	0	0	--	--	0
INDIAN LUST R5		0.500	0	0	0	--	--	0
INDIAN LUST R6		0.500	0	0	0	--	--	0
INDIAN LUST R7		0.500	0	0	0	--	--	0
INDIAN LUST R8		0.500	0	0	0	--	--	0
INDIAN LUST R9		0.500	0	0	0	--	--	0
HIST SLIC REG 5 - CA		0.500	0	0	0	--	--	0
LUST ORANGE COUNTY - CA		0.500	0	0	0	--	--	0
LUST REG 1 - CA		0.500	0	0	0	--	--	0
LUST REG 2 - CA		0.500	0	0	0	--	--	0
LUST REG 3 - CA		0.500	0	0	0	--	--	0
LUST REG 4 - CA		0.500	0	0	0	--	--	0
LUST REG 5 - CA		0.500	1	0	0	--	--	1
LUST REG 6 - CA		0.500	0	0	0	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**STATE AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)**

LUST REG 7 - CA		0.500	0	0	0	--	--	0
LUST REG 8 - CA		0.500	0	0	0	--	--	0
LUST REG 9 - CA		0.500	0	0	0	--	--	0
LUST_SUTTER COUNTY - CA		0.500	0	0	0	--	--	0
SLIC REG 1 - CA		0.500	0	0	0	--	--	0
SLIC REG 2 - CA		0.500	0	0	0	--	--	0
SLIC REG 3 - CA		0.500	0	0	0	--	--	0
SLIC REG 4 - CA		0.500	0	0	0	--	--	0
SLIC REG 5 - CA		0.500	0	0	0	--	--	0
SLIC REG 6 - CA		0.500	0	0	0	--	--	0
SLIC REG 7 - CA		0.500	0	0	0	--	--	0
SLIC REG 8 - CA		0.500	0	0	0	--	--	0
SLIC REG 9 - CA		0.500	0	0	0	--	--	0
HIST LUST_SONOMA COUNTY - CA		0.500	0	0	0	--	--	0
LUFT_ALAMEDA COUNTY - CA		0.500	0	0	0	--	--	0
LUST_HAZMAT_YOLO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_KERN COUNTY - CA		0.500	0	0	0	--	--	0
LUST_RIVERSIDE COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SAN FRANCISCO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SAN MATEO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SOLANO COUNTY - CA		0.500	0	0	0	--	--	0
LUST_SONOMA COUNTY - CA		0.500	0	0	0	--	--	0
LUST_VENTURA COUNTY - CA		0.500	0	0	0	--	--	0
SLIC_ALAMEDA COUNTY - CA		0.500	0	0	0	--	--	0

**STATE AND TRIBAL BROWNFIELD SITES**

TRIBAL BROWNFIELDS		0.500	0	0	0	--	--	0
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**STATE- AND TRIBAL - EQUIVALENT CERCLIS**

ENVIROSTOR - CA		1.000	0	0	0	0	--	0
HIST TOXIC PITS - CA		1.000	0	0	0	0	--	0
OIL & GAS CLEANUP - CA		0.500	0	0	0	--	--	0
SWRCB CLEANUP - CA		0.500	0	0	0	--	--	0
SWRCB NON_CASE - CA		0.500	0	0	0	--	--	0
TOXIC PITS - CA		1.000	0	0	0	0	--	0



<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**STATE- AND TRIBAL - EQUIVALENT NPL**

HIST RESPONSE - CA		1.000	0	0	0	0	--	0
RESPONSE - CA		1.000	0	0	0	0	--	0

**STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS**

HIST SWF/LF - CA		0.500	0	0	0	--	--	0
SWF/LF - CA		0.500	0	0	0	--	--	0

**STATE AND TRIBAL VOLUNTARY CLEANUP SITES**

VCP - CA		0.500	0	0	0	--	--	0
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**STATE RCRA GENERATORS LIST**

HWG_YOLO COUNTY - CA		0.250	0	0	--	--	--	0
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**LOCAL BROWNFIELD LISTS**

BROWNFIELDS-ACRES		0.500	0	0	0	--	--	0
FED BROWNFIELDS		0.500	0	0	0	--	--	0

**LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES**

FED CDL		SP	0	--	--	--	--	0
US HIST CDL		SP	0	--	--	--	--	0
CDL - CA		SP	0	--	--	--	--	0
CS_PLACER COUNTY - CA		1.000	0	0	0	0	--	0
SCH - CA		0.250	0	0	--	--	--	0
CALARP_KERN COUNTY - CA		0.250	0	0	--	--	--	0
CASE LIST_SAN DIEGO COUNTY - CA		0.500	0	0	0	--	--	0
CORRECTIVE ACTION_RIVERSIDE COUNTY - CA		1.000	0	0	0	0	--	0
CS_NAPA COUNTY - CA		0.500	0	0	0	--	--	0
SITE LIST_CONTRA COSTA COUNTY - CA		0.250	0	0	--	--	--	0
TOXIC SITE_SACRAMENTO COUNTY - CA		1.000	0	0	0	0	--	0

**LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES**

HIST INDIAN ODI R8		0.500	0	0	0	--	--	0
INDIAN ODI R8		0.500	0	0	0	--	--	0
ODI		0.500	0	0	0	--	--	0
TRIBAL ODI		0.500	0	0	0	--	--	0
HAULERS - CA		0.500	0	0	0	--	--	0
HIST HAULERS - CA		0.500	0	0	0	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES (cont.)**

SWRCY - CA		0.500	0	0	0	--	--	0
LF_LOS ANGELES COUNTY - CA		0.500	0	0	0	--	--	0
LF_SAN DIEGO COUNTY - CA		0.500	0	0	0	--	--	0
SWF_LOS ANGELES COUNTY - CA		0.500	0	0	0	--	--	0

**RECORDS OF EMERGENCY RELEASE REPORTS**

HMIRS (DOT)		SP	0	--	--	--	--	0
CHMIRS - CA		SP	0	--	--	--	--	0
HIST CHMIRS - CA		SP	0	--	--	--	--	0
INDUSTRIAL CLEANUP_ORANGE COUNTY - CA		0.125	0	--	--	--	--	0
SML_LOS ANGELES COUNTY - CA		0.125	0	--	--	--	--	0

**LOCAL LAND RECORDS**

LIENS 2		SP	0	--	--	--	--	0
DEED - CA		0.500	0	0	0	--	--	0
HIST LIENS - CA		SP	0	--	--	--	--	0
LIENS - CA		SP	0	--	--	--	--	0

**OTHER ASCERTAINABLE RECORDS**

AFS		SP	0	--	--	--	--	0
BRS		SP	0	--	--	--	--	0
CDC HAZDAT		1.000	0	0	0	0	--	0
COAL ASH DOE		0.500	0	0	0	--	--	0
COAL ASH EPA		0.500	0	0	0	--	--	0
COAL GAS		1.000	0	0	0	0	--	0
CONSENT (DECREEES)		1.000	0	0	0	0	--	0
DEBRIS R5 LF		0.500	0	0	0	--	--	0
DEBRIS R5 SWRCY		0.500	0	0	0	--	--	0
DOD		1.000	0	0	0	0	--	0
DOT OPS		SP	0	--	--	--	--	0
ECHO		SP	0	--	--	--	--	0
ENOI		SP	0	--	--	--	--	0
EPA FUELS		SP	0	--	--	--	--	0
EPA OSC		0.125	0	--	--	--	--	0
EPA WATCH		SP	0	--	--	--	--	0
FA HWF		SP	0	--	--	--	--	0
FEDLAND		1.000	0	0	0	1	--	1

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
<b>OTHER ASCERTAINABLE RECORDS (cont.)</b>								
FRS		SP	0	--	--	--	--	0
FTTS		SP	0	--	--	--	--	0
FTTS INSP		SP	0	--	--	--	--	0
FUDS		1.000	0	0	0	0	--	0
HIST AFS		SP	0	--	--	--	--	0
HIST AFS 2		SP	0	--	--	--	--	0
HIST DOD		1.000	0	0	0	0	--	0
HIST LEAD_SMELTER		SP	0	--	--	--	--	0
HIST MLTS		SP	0	--	--	--	--	0
HIST PCB TRANS		SP	0	--	--	--	--	0
HIST PCS ENF		SP	0	--	--	--	--	0
HIST PCS FACILITY		SP	0	--	--	--	--	0
HIST SSTS		SP	0	--	--	--	--	0
HWC DOCKET		SP	0	--	--	--	--	0
ICIS		SP	0	--	--	--	--	0
INACTIVE PCS		SP	0	--	--	--	--	0
INDIAN RESERVATION		1.000	0	0	0	0	--	0
LEAD_SMELTER		SP	0	--	--	--	--	0
LUCIS		0.500	0	0	0	--	--	0
LUCIS 2		0.500	0	0	0	--	--	0
MINES		0.250	0	0	--	--	--	0
MLTS		SP	0	--	--	--	--	0
NPL AOC		1.000	0	0	0	0	--	0
NPL LIENS		SP	0	--	--	--	--	0
OSHA		SP	0	--	--	--	--	0
PADS		SP	0	--	--	--	--	0
PCB TRANSFORMER		SP	0	--	--	--	--	0
PCS ENF		SP	0	--	--	--	--	0
PCS FACILITY		SP	0	--	--	--	--	0
RAATS		SP	0	--	--	--	--	0
RADINFO		SP	0	--	--	--	--	0
RMP		0.500	0	0	0	--	--	0
ROD		1.000	0	0	0	0	--	0
SCRD DRYCLEANERS		0.250	0	0	--	--	--	0
SEMS_SMELTER		SP	0	--	--	--	--	0
SSTS		SP	0	--	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
<b>OTHER ASCERTAINABLE RECORDS (cont.)</b>								
STORMWATER		SP	0	--	--	--	--	0
TOSCA-PLANT		SP	0	--	--	--	--	0
TRIS		SP	0	--	--	--	--	0
UMTRA		0.500	0	0	0	--	--	0
VAPOR		0.500	0	0	0	--	--	0
CORRECTIVE ACTIONS_2020		0.500	0	0	0	--	--	0
AOC_SAN GABRIEL VALLEY - CA		1.000	0	0	0	0	--	0
BOND EXPENDITURE PLAN - CA		1.000	0	0	0	0	--	0
CIWQS - CA	X	SP	--	--	--	--	--	1
CIWQS 2 - CA		SP	0	--	--	--	--	0
CORTESE - CA		0.500	0	0	0	--	--	0
CUPA_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
DAYCARE - CA		SP	0	--	--	--	--	0
DRYCLEANERS - CA		0.250	0	0	--	--	--	0
EMI - CA		SP	0	--	--	--	--	0
FA - CA		SP	0	--	--	--	--	0
FA 2 - CA		SP	0	--	--	--	--	0
HAZNET - CA		0.250	2	2	--	--	--	4
HAZWASTE_ORANGE COUNTY - CA		0.500	0	0	0	--	--	0
HIGH FIRE - CA		1.000	0	0	0	0	--	0
HIST CORTESE - CA		0.500	0	0	0	--	--	0
HIST HAZNET - CA		0.250	0	0	--	--	--	0
HIST HWP - CA		1.000	0	0	0	0	--	0
HIST HWT - CA		0.250	0	0	--	--	--	0
HIST LDS - CA		0.500	0	0	0	--	--	0
HIST MCS - CA		1.000	0	0	0	0	--	0
HIST NFA - CA		0.500	0	0	0	--	--	0
HIST NFE - CA		0.500	0	0	0	--	--	0
HWM COMMERCIAL FACILITIES - CA		0.250	0	0	--	--	--	0
HWP - CA		1.000	0	0	0	0	--	0
HWT - CA		0.250	0	0	--	--	--	0
LDS - CA		0.500	0	0	0	--	--	0
MCS - CA		1.000	0	0	0	0	--	0
MWMP - CA		0.250	0	0	--	--	--	0
MWMP 2 - CA		0.250	0	0	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**OTHER ASCERTAINABLE RECORDS (cont.)**

NFA - CA		0.500	0	0	0	--	--	0
NFE - CA		0.500	0	0	0	--	--	0
NPDES - CA		SP	0	--	--	--	--	0
PERCHLORATE 2 - CA		0.500	0	0	0	--	--	0
PROPOSITION 65 - CA		1.000	0	0	0	0	--	0
RFR - CA		SP	0	--	--	--	--	0
SWAT - CA		SP	0	--	--	--	--	0
WDS - CA		SP	0	--	--	--	--	0
WILDLANDS - CA		1.000	0	0	0	0	--	0
WIP - CA		0.250	0	0	--	--	--	0
BP HW OUT_VENTURA COUNTY - CA		0.250	0	0	--	--	--	0
BUSINESS INVENTORY_SAN MATEO COUNTY - CA		0.250	0	0	--	--	--	0
CUPA_BUTTE COUNTY - CA		0.250	0	0	--	--	--	0
CUPA_FRESNO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_AMADOR COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_ANTELOPE VALLEY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_BAY AREA - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_BUTTE COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_CALAVERAS COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_COLUSA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_EASTERN KERN COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_EL DORADO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_FEATHER RIVER - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_GLENN COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_GREAT BASIN UNIFIED - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_IMPERIAL COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_LAKE COUNTY - CA		0.250	0	0	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
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**OTHER ASCERTAINABLE RECORDS (cont.)**

DRYCLEANERS_LASSEN COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_MENDOCINO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_MOJAVE DESERT - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_MONTEREY BAY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_NORTH COAST UNIFIED - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_NORTHERN SIERRA - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_NORTHERN SONOMA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_PLACER COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SACRAMENTO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SAN DIEGO COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SAN JOAQUIN VALLEY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SAN LUIS OBISPO - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SANTA BARBARA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SHASTA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SISKIYOU COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_SOUTH COAST - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_TEHAMA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_TUOLUMNE COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_VENTURA COUNTY - CA		0.250	0	0	--	--	--	0
DRYCLEANERS_YOLO-SOLANO COUNTIES - CA		0.250	0	0	--	--	--	0
GCC_SANTA CLARA VALLEY - CA		0.500	0	0	0	--	--	0
HAZMAT INCIDENT_CONTRA COSTA COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_CITY OF SAN JOSE - CA		0.250	0	0	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u>&lt;1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>&gt;1</u>	<u>TOTAL MAPPED</u>
<b>OTHER ASCERTAINABLE RECORDS (cont.)</b>								
HAZMAT_SACRAMENTO COUNTY - CA		0.250	4	6	--	--	--	10
HAZMAT_SAN BERNARDINO COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_SAN DIEGO COUNTY - CA		0.250	0	0	--	--	--	0
HAZMAT_SANTA CLARA COUNTY - CA		0.250	0	0	--	--	--	0
HIST_HMS_LOS ANGELES COUNTY - CA		0.250	0	0	--	--	--	0
HMS_LOS ANGELES COUNTY - CA		0.250	0	0	--	--	--	0
LOP_SANTA CLARA COUNTY - CA		0.500	0	0	0	--	--	0
SITES INVENTORY_VENTURA COUNTY - CA		1.000	0	0	0	0	--	0
VCCP_VENTURA COUNTY - CA		0.500	0	0	0	--	--	0
<b>OTHER</b>								
SEISMIC - CA		1.000	0	0	0	0	--	0

Map Id: 1  
 Direction:  
 Distance:  
 Actual: Not Available  
 Elevation:  
 Relative:

**Site Name :** MARITIME PLAZA ELK GROVE MARITIME DRIVE  
 MARITIME DRIVE & HARBOUR POINT DRIVE  
 ELK GROVE, CA 95758  
**Database(s) :** [CIWQS - CA]

**Envirosite ID:** 19485891  
**EPA ID:** N/R

CIWQS - CA

Facility Name : Maritime Plaza Elk Grove Maritime Drive  
 Facility Address : Maritime Drive & Harbour Point Drive Elk Grove, CA, 95758  
 County : Sacramento

Site Details

Place ID : S608147  
 Agency Name : Kobra Property  
 Last Date in Agency List : 02/19/2019

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, HAZNET - CA, RCRA\_NONGEN]

**Envirosite ID:** 19052516  
**EPA ID:** CAL000290203

ECHO

Facility Name : LAKESIDE AM/PM  
 Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, CA 95758-3744  
 County : SACRAMENTO

Site Details

Last Inspection Date : N/R  
 Registry ID : N/R  
 FIPS Code : N/R  
 EPA Region : 09  
 Inspection Count : 0  
 Last Inspection Days : N/R  
 Informal Count : 0  
 Last Informal Action Date : N/R  
 Formal Action Count : 0  
 Last Formal Action Date : N/R  
 Total Penalties : 0  
 Penalty Count : N/R  
 Last Penalty Date : N/R  
 Last Penalty Amount : N/R  
 QTRS IN NC : 0  
 Programs IN SNC : 0  
 Current Compliance Status : No Violation  
 Three-Year Compliance Status :  
 Collection Method : Zip Code Centroid  
 Reference Point : N/R  
 Accuracy Meters : 10000  
 Derived Tribes : N/R



Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] (**cont.**)

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

ECHO (**cont.**)

Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICs :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Facility SIC Codes :	N/R
Facility NAICS Codes :	44719
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeake Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	38.428983
Longitude :	-121.433768
Last Date in Agency List :	12/17/2018

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

**ECHO (cont.)**

Facility Name : LAKESIDE AM/PM  
 Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, CA 95758  
 County : SACRAMENTO

**Site Details**

Last Inspection Date :	N/R
Registry ID :	110070457098
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation
Three-Year Compliance Status :	
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

**ECHO (cont.)**

Facility SIC Codes :	N/R
Facility NAICS Codes :	44719
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeake Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	38.428983
Longitude :	-121.433768
Last Date in Agency List :	02/25/2019

**FRS**

Facility Name :	LAKESIDE AM/PM
Facility Address :	9590 HARBOUR POINT DR, ELK GROVE, CA 95758-3744
County :	SACRAMENTO
Registry ID :	110070457098
FRS Facility URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Last Date in Agency List :	01/31/2019

**Source Description :**

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

Map Id: A2  
Direction: SE  
Distance: 0.037 mi.  
Actual: 195.845 ft.  
Elevation: 0.003 mi. / 15.732 ft.  
Relative: Lower

**Site Name :** LAKESIDE AM/PM  
9590 HARBOUR POINT DR  
ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, HAZNET - CA,  
RCRA\_NONGEN] (cont.)

**Envirosite ID:** 19052516  
**EPA ID:** CAL000290203

**FRS (cont.)**

FRS Environmental Interest  
Source and System ID : RCRAINFO - CAL000290203

**HAZNET - CA**

Facility Name : LAKESIDE AM/PM  
Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, CA 957583744  
County : Sacramento

**Site Details**

Year : 2016  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST SUITE 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2015  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST SUITE 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2014  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2013  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2012  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2011  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2009  
Contact Name : MARC STRAUCH  
Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
Contact Phone : 9162949752

Year : 2008  
Contact Name : MARC STRAUCH

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

HAZNET - CA **(cont.)**

Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
 Contact Phone : 9162949752

Year : 2007  
 Contact Name : MARC STRAUCH  
 Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
 Contact Phone : 9162949752

Year : 2006  
 Contact Name : MARC STRAUCH  
 Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
 Contact Phone : 9162949752

Year : 2005  
 Contact Name : MARC STRAUCH  
 Facility Mailing Address : 301 NATOMA ST APT 202, FOLSOM, CA 956302641  
 Contact Phone : 9162949752

Waste Generator Summary 2016

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.4

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Unspecified organic liquid mixture  
 Disposal Method : FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
 Tons : 0.374

Waste Generator Summary 2015

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] (**cont.**)

**Envirosite ID:** 19052516  
**EPA ID:** CAL000290203

HAZNET - CA (**cont.**)

Tons : 0.25

Waste Generator Summary 2014

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.1

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Unspecified organic liquid mixture  
 Disposal Method : FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE  
 Tons : 0.272

Waste Generator Summary 2013

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.2

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD044003556  
 TSDf Disposal County : Yolo  
 State Waste : Unspecified oil-containing waste

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.0834

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

HAZNET - CA **(cont.)**

Waste Generator Summary 2012

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAT080014079  
 TSDf Disposal County : Contra Costa  
 State Waste : Other organic solids  
 Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
 Tons : 0.1

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAT080014079  
 TSDf Disposal County : Contra Costa  
 State Waste : Unspecified organic liquid mixture  
 Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
 Tons : 0.187

Waste Generator Summary 2011

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAT080014079  
 TSDf Disposal County : Contra Costa  
 State Waste : Other organic solids  
 Disposal Method : Blank  
 Tons : N/R

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAT080014079  
 TSDf Disposal County : Contra Costa  
 State Waste : Unspecified organic liquid mixture  
 Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  
 Tons : 0.272

Waste Generator Summary 2009

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAT080014079  
 TSDf Disposal County : Contra Costa  
 State Waste : Other organic solids

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

HAZNET - CA **(cont.)**

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.125

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAT080014079  
 TSDf Disposal County : Contra Costa  
 State Waste : Unspecified organic liquid mixture

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.187

Waste Generator Summary 2008

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD980884183  
 TSDf Disposal County : Sacramento  
 State Waste : Unspecified organic liquid mixture

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.102

Waste Generator Summary 2007

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD980884183  
 TSDf Disposal County : Sacramento  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.075

Waste Generator Summary 2006

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD980884183  
 TSDf Disposal County : Sacramento  
 State Waste : Off-specification, aged or surplus organics  
 Disposal Method : Transfer station  
 Tons : 0.1815



Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19052516  
**EPA ID:** CAL000290203

HAZNET - CA **(cont.)**

Waste Generator Summary 2005

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD008252405  
 TSDf Disposal County : Los Angeles  
 State Waste : Other organic solids  
 Disposal Method : Recycler  
 Tons : 0.06

Generator EPA ID : CAL000290203  
 Generator County : Sacramento  
 TSDf EPA ID : CAD044003556  
 TSDf Disposal County : Yolo  
 State Waste : Unspecified oil-containing waste  
 Disposal Method : Transfer station  
 Tons : 1.1259

RCRA\_NONGEN

Facility Name : LAKESIDE AM/PM  
 Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, CA 95758  
 County : SACRAMENTO

Date Form Received by Agency : 01/11/2005  
 EPA ID : CAL000290203  
 Mailing Address : 301 NATOMA ST SUITE 202, FOLSOM, CA 95630-2641  
 Contact : MARC STRAUCH  
 Contact Address : 301 NATOMA ST SUITE 202, FOLSOM, CA 95630  
 Contact Country : N/R  
 Contact Telephone : 916-294-9752  
 Contact Email : MARC.S@STRAUCHCO.COM  
 EPA Region : 09  
 Land Type : Not Reported  
 Source Type : Implementer  
 Classification : Not a generator, verified  
 Description : Not a generator, verified

Owner/Operator Summary

Owner/Operator Name : MARC STRAUCH  
 Owner/Operator Address : 301 NATOMA ST SUITE 202, FOLSOM, CA 95630  
 Owner/Operator Country : N/R  
 Owner/Operator Telephone : 916-294-9752  
 Owner/Operator Email : N/R  
 Owner/Operator Fax : N/R  
 Legal Status : Other land type  
 Owner/Operator Type : Operator  
 Owner/Operator Start Date : N/R  
 Owner/Operator End Date : N/R

Owner/Operator Name : STRAUCH BROTHER INCORPORATION  
 Owner/Operator Address : 301 NATOMA ST SUITE 202, FOLSOM, CA 95630-2641

Map Id: A2  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] (**cont.**)

**Envirosite ID:** 19052516  
**EPA ID:** CAL000290203

RCRA\_NONGEN (**cont.**)

Owner/Operator Country : N/R  
 Owner/Operator Telephone : 916-294-9752  
 Owner/Operator Email : N/R  
 Owner/Operator Fax : N/R  
 Legal Status : Other land type  
 Owner/Operator Type : Owner  
 Owner/Operator Start Date : N/R  
 Owner/Operator End Date : N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste : N  
 Mixed Waste (Haz. and Radioactive) : N  
 Recycler of Hazardous Waste : N  
 Transporter of Hazardous Waste : Y  
 Treater, Storer or Disposer of HW : N  
 Underground Injection Activity : N  
 On-site Burner Exemption : N  
 Furnace Exemption : N  
 Used Oil Fuel Burner : N  
 Used Oil Processor : N  
 Used Oil Refiner : N  
 Used Oil Fuel Marketer to Burner : N  
 Used Oil Specification Marketer : N  
 Used Oil Transfer Facility : N  
 Used Oil Transporter : N

Notices of Violations Summary

Regulation Violated : N

Map Id: A3  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM #82356  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [FID UST - CA, FRS,  
 HAZMAT\_SACRAMENTO COUNTY - CA,  
 UST - CA]

**Envirosite ID:** 20956054  
**EPA ID:** N/R

FID UST - CA

Facility Name : LAKESIDE AM/PM #82356  
 Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, 95758  
 County : Sacramento

Map Id: A3  
 Direction: SE  
 Distance: 0.037 mi.  
 Actual: 195.845 ft.  
 Elevation: 0.003 mi. / 15.732 ft.  
 Relative: Lower

**Site Name :** LAKESIDE AM/PM #82356  
 9590 HARBOUR POINT DR  
 ELK GROVE, CA 95758

**Database(s) :** [FID UST - CA, FRS,  
 HAZMAT\_SACRAMENTO COUNTY - CA,  
 UST - CA] **(cont.)**

**EnviroSite ID:** 20956054  
**EPA ID:** N/R

FID UST - CA **(cont.)**

Site Details

Facility ID : FA0018020  
 CERSID : 10224892  
 Permitting Agency : Sacramento County Environmental Management Department  
 Latitude : 38.40918  
 Longitude : -121.47778  
 Last Date in Agency List : 02/17/2019

FRS

Facility Name : LAKESIDE AM/PM #82356  
 Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, CA 95758  
 County : SACRAMENTO

Registry ID : 110066198796  
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/31/2019

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest

Source and System ID : CA-ENVIROVIEW - 129502

HAZMAT\_Sacramento County - CA

Facility Name : LAKESIDE AM/PM #82356  
 Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, 95758

Site Details

BP : A = Active  
 WG : A = Active  
 UST : A = Active  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : 3

BP : Active  
 WG : Active  
 UST : Active  
 AST : N/R

Map Id: A3  
Direction: SE  
Distance: 0.037 mi.  
Actual: 195.845 ft.  
Elevation: 0.003 mi. / 15.732 ft.  
Relative: Lower

**Site Name :** LAKESIDE AM/PM #82356  
9590 HARBOUR POINT DR  
ELK GROVE, CA 95758  
**Database(s) :** [FID UST - CA, FRS,  
HAZMAT\_SACRAMENTO COUNTY - CA,  
UST - CA] **(cont.)**

**Envirosite ID:** 20956054  
**EPA ID:** N/R

HAZMAT\_Sacramento County - CA **(cont.)**

Tier : N/R  
CAL ARP : N/R  
Tanks (UST Only) : 3

UST - CA

Facility Name : LAKESIDE AM/PM #82356  
Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, 95758  
County : Sacramento

Site Details

Facility ID : FA0018020  
Permitting Agency : Sacramento County Environmental Management Department  
Latitude : 38.40918  
Longitude : -121.47778

Map Id: A4  
Direction: SE  
Distance: 0.037 mi.  
Actual: 195.845 ft.  
Elevation: 0.003 mi. / 15.732 ft.  
Relative: Lower

**Site Name :** LAKESIDEAM/PM #82356  
9590 HARBOUR POINT DR  
ELK GROVE, CA 95758  
**Database(s) :** [HAZMAT\_SACRAMENTO COUNTY - CA]

**Envirosite ID:** 413164510  
**EPA ID:** N/R

HAZMAT\_Sacramento County - CA

Facility Name : LAKESIDEAM/PM #82356  
Facility Address : 9590 HARBOUR POINT DR, ELK GROVE, 95758

Site Details

BP : A = Active  
WG : A = Active  
UST : A = Active  
AST : N/R  
Tier : N/R  
CAL ARP : N/R  
Tanks (UST Only) : 3

Map Id: 5  
 Direction: SSW  
 Distance: 0.052 mi.  
 Actual: 272.996 ft.  
 Elevation: 0.003 mi. / 16.572 ft.  
 Relative: Lower

**Site Name :** GOODWILL ELK GROVE XPRESS  
 2475 ELK GROVE BLVD STE 140  
 ELK GROVE, CA 95758

**Database(s) :** [ECHO, FRS, RCRA\_NONGEN]

**Envirosite ID:** 414537860  
**EPA ID:** CAL000434150

ECHO

Facility Name : GOODWILL ELK GROVE XPRESS  
 Facility Address : 2475 ELK GROVE BLVD STE 140, ELK GROVE, CA 95758  
 County : SACRAMENTO

Site Details

Last Inspection Date :	N/R
Registry ID :	110070487881
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation
Three-Year Compliance Status :	
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Facility SIC Codes :	N/R

Map Id: 5  
 Direction: SSW  
 Distance: 0.052 mi.  
 Actual: 272.996 ft.  
 Elevation: 0.003 mi. / 16.572 ft.  
 Relative: Lower

**Site Name :** GOODWILL ELK GROVE XPRESS  
 2475 ELK GROVE BLVD STE 140  
 ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, RCRA\_NONGEN] **(cont.)**

**Envirosite ID:** 414537860  
**EPA ID:** CAL000434150

**ECHO (cont.)**

Facility NAICS Codes : 522298  
 Facility Last Inspection EPA Date : N/R  
 Facility Last Inspection State Date : N/R  
 Facility Last Formal Act EPA Date : N/R  
 Facility Last Formal Act State Date : N/R  
 Facility Last Informal Act EPA Date : N/R  
 Facility Last Informal Act State Date: N/R  
 Facility Federal Agency : N/R  
 TRI Reporter : N/R  
 Facility Imp Water Flag : N/R  
 Current SNC Flag : N  
 Indian County Flag : N  
 Federal Flag : N/R  
 US Mexico Border Flag : N/R  
 Chesapeake Bay Flag : N/R  
 AIR Flag : N  
 NPDES Flag : N  
 SDWIS Flag : N  
 RCRA Flag : Y  
 TRI Flag : N  
 GHG Flag : N  
 Major Flag : N/R  
 Active Flag : Y  
 NAA Flag : N/R  
 Latitude : 38.428983  
 Longitude : -121.433768  
 Last Date in Agency List : 02/25/2019

Last Inspection Date : N/R  
 Registry ID : N/R  
 FIPS Code : N/R  
 EPA Region : 09  
 Inspection Count : 0  
 Last Inspection Days : N/R  
 Informal Count : 0  
 Last Informal Action Date : N/R  
 Formal Action Count : 0  
 Last Formal Action Date : N/R  
 Total Penalties : 0  
 Penalty Count : N/R  
 Last Penalty Date : N/R  
 Last Penalty Amount : N/R  
 QTRS IN NC : 0  
 Programs IN SNC : 0  
 Current Compliance Status : No Violation  
 Three-Year Compliance Status :  
 Collection Method : Zip Code Centroid  
 Reference Point : N/R  
 Accuracy Meters : 10000  
 Derived Tribes : N/R  
 Derived HUC : N/R  
 Derived WBD : N/R  
 Derived STCTY FIPS : N/R  
 Derived Zip : N/R  
 Derived CD113 : N/R  
 Derived CB2010 : N/R

Map Id: 5  
 Direction: SSW  
 Distance: 0.052 mi.  
 Actual: 272.996 ft.  
 Elevation: 0.003 mi. / 16.572 ft.  
 Relative: Lower

**Site Name :** GOODWILL ELK GROVE XPRESS  
 2475 ELK GROVE BLVD STE 140  
 ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 414537860  
**EPA ID:** CAL000434150

ECHO **(cont.)**

MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Facility SIC Codes :	N/R
Facility NAICS Codes :	522298
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	38.428983
Longitude :	-121.433768
Last Date in Agency List :	12/17/2018

FRS

Facility Name :	GOODWILL ELK GROVE XPRESS
Facility Address :	2475 ELK GROVE BLVD STE 140, ELK GROVE, CA 95758
County :	SACRAMENTO

Map Id: 5  
 Direction: SSW  
 Distance: 0.052 mi.  
 Actual: 272.996 ft.  
 Elevation: 0.003 mi. / 16.572 ft.  
 Relative: Lower

**Site Name :** GOODWILL ELK GROVE XPRESS  
 2475 ELK GROVE BLVD STE 140  
 ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 414537860  
**EPA ID:** CAL000434150

**FRS (cont.)**

Registry ID : 110070487881  
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/31/2019

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest  
 Source and System ID : RCRAINFO - CAL000434150

**RCRA\_NONGEN**

Facility Name : GOODWILL ELK GROVE XPRESS  
 Facility Address : 2475 ELK GROVE BLVD STE 140, ELK GROVE, CA 95758  
 County : SACRAMENTO

Date Form Received by Agency : 20180367  
 EPA ID : CAL000434150  
 Mailing Address : 8001 FOLSOM BLVD, SACRAMENTO, CA 95826  
 Contact : RUBEN AVINA  
 Contact Address : 8001 FOLSOM BLVD, SACRAMENTO, CA 95826  
 Contact Country : N/R  
 Contact Telephone : 916-395-9000  
 Contact Email : RUBENA@GOODWILLSAC.ORG  
 EPA Region : 09  
 Land Type : Not Reported  
 Source Type : Implementer  
 Classification : Not a generator, verified  
 Description : Not a generator, verified

**Owner/Operator Summary**

Owner/Operator Name : GOODWILL IND SAC VALLEY NORHTERN NV  
 Owner/Operator Address : 8001 FOLSOM BLVD, SACRAMENTO, CA 95826  
 Owner/Operator Country : N/R  
 Owner/Operator Telephone : 916-395-9000  
 Owner/Operator Email : N/R  
 Owner/Operator Fax : N/R  
 Legal Status : Other land type  
 Owner/Operator Type : Owner  
 Owner/Operator Start Date : N/R  
 Owner/Operator End Date : N/R



Map Id: 5  
Direction: SSW  
Distance: 0.052 mi.  
Actual: 272.996 ft.  
Elevation: 0.003 mi. / 16.572 ft.  
Relative: Lower

**Site Name :** GOODWILL ELK GROVE XPRESS  
2475 ELK GROVE BLVD STE 140  
ELK GROVE, CA 95758  
**Database(s) :** [ECHO, FRS, RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 414537860  
**EPA ID:** CAL000434150

## RCRA\_NONGEN (cont.)

Owner/Operator Name : RUBEN AVINA  
Owner/Operator Address : 8001 FOLSOM BLVD, SACRAMENTO, CA 95826  
Owner/Operator Country : N/R  
Owner/Operator Telephone : 916-395-9000  
Owner/Operator Email : N/R  
Owner/Operator Fax : N/R  
Legal Status : Other land type  
Owner/Operator Type : Operator  
Owner/Operator Start Date : N/R  
Owner/Operator End Date : N/R

## Handler Activities Summary

U.S. Importer of Hazardous Waste : N  
Mixed Waste (Haz. and Radioactive) : N  
Recycler of Hazardous Waste : N  
Transporter of Hazardous Waste : Y  
Treater, Storer or Disposer of HW : N  
Underground Injection Activity : N  
On-site Burner Exemption : N  
Furnace Exemption : N  
Used Oil Fuel Burner : N  
Used Oil Processor : N  
Used Oil Refiner : N  
Used Oil Fuel Marketer to Burner : N  
Used Oil Specification Marketer : N  
Used Oil Transfer Facility : N  
Used Oil Transporter : N

## Notices of Violations Summary

Regulation Violated : N

Map Id: 6  
Direction: ENE  
Distance: 0.110 mi.  
Actual: 582.914 ft.  
Elevation: 0.003 mi. / 14.636 ft.  
Relative: Lower

**Site Name :** MILLER PARK  
2701 HARBOR VIEW DR  
SACRAMENTO, CA 95831  
**Database(s) :** [FRS, LUST REG 5 - CA]

**EnviroSite ID:** 9809532  
**EPA ID:** N/R

## FRS

Facility Name : MILLER PARK  
Facility Address : 2701 HARBOR VIEW DR, SACRAMENTO, CA 95831  
County : SACRAMENTO

Registry ID : 110065624284  
FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
Last Date in Agency List : 01/31/2019

Map Id: 6  
 Direction: ENE  
 Distance: 0.110 mi.  
 Actual: 582.914 ft.  
 Elevation: 0.003 mi. / 14.636 ft.  
 Relative: Lower

**Site Name :** MILLER PARK  
 2701 HARBOR VIEW DR  
 SACRAMENTO, CA 95831  
**Database(s) :** [FRS, LUST REG 5 - CA] **(cont.)**

**EnviroSite ID:** 9809532  
**EPA ID:** N/R

**FRS (cont.)**

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest  
 Source and System ID :

CA-ENVIROVIEW - 230852

LUST REG 5 - CA

Facility Name : MILLER PARK  
 Facility Address : 2701 HARBOR VIEW DR, SACRAMENTO, CA 95831  
 County : Sacramento

Site Details

Status Date : 05/23/1988  
 Status : Completed - Case Closed  
 Begin Date : 11/25/1987  
 Global ID : T0606700153  
 Region : REGION 5  
 Site History : N/R  
 RB Case Number : 340206  
 Potential Media Affected : Soil  
 Potential Contaminants of Concern : Gasoline  
 Local Agency : N/R  
 Local Case Number : R091  
 Lead Agency : SACRAMENTO COUNTY LOP  
 File Location : N/R  
 CUF Case : NO  
 Caseworker : N/R  
 Case Type : LUST Cleanup Site  
 How Discovered : N/R  
 How Discovered Description : N/R  
 Stop Method : N/R  
 Stop Description : N/R  
 Calwater Watershed Name : Valley-American - Morrison Creek - Franklin (519.11)  
 DWR Groundwater Subbasin Name : Sacramento Valley - South American (5-021.65)  
 Disadvantaged Community : N/R  
 Latitude : 38.5680765  
 Longitude : -121.5172619  
 Agency URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/08/2019

Contacts Summary

Global ID : T0606700153  
 Contact Name : VERA FISCHER  
 Contact Type : Regional Board Caseworker  
 Organization Name : CENTRAL VALLEY RWQCB (REGION 5S)  
 Address : 11020 SUN CENTER DRIVE #200

Map Id: 6  
Direction: ENE  
Distance: 0.110 mi.  
Actual: 582.914 ft.  
Elevation: 0.003 mi. / 14.636 ft.  
Relative: Lower

**Site Name :** MILLER PARK  
2701 HARBOR VIEW DR  
SACRAMENTO, CA 95831  
**Database(s) :** [FRS, LUST REG 5 - CA] **(cont.)**

**EnviroSite ID:** 9809532  
**EPA ID:** N/R

LUST REG 5 - CA **(cont.)**

City : RANCHO CORDOVA  
Phone Number : N/R  
Email : vera.fischer@waterboards.ca.gov

Regulatory Activities

Date : 05/23/1988  
Global ID : T0606700153  
Action Type : RESPONSE  
Action : Other Report / Document

Date : 12/07/1987  
Global ID : T0606700153  
Action Type : Other  
Action : Leak Reported

Date : 11/25/1987  
Global ID : T0606700153  
Action Type : Other  
Action : Leak Discovery

Status History

Status Date : 05/23/1988  
Global ID : T0606700153  
Status : Completed - Case Closed

Status Date : 12/07/1987  
Global ID : T0606700153  
Status : Open - Site Assessment

Status Date : 11/25/1987  
Global ID : T0606700153  
Status : Open - Case Begin Date

Map Id: B7  
Direction: SSE  
Distance: 0.112 mi.  
Actual: 590.934 ft.  
Elevation: 0.003 mi. / 17.582 ft.  
Relative: Higher

<b>Site Name :</b> STONELAKE SHELL 9616 W TARON DR ELK GROVE, CA 95757
<b>Database(s) :</b> [CIWQS - CA, FID UST - CA, FRS, HAZMAT_SACRAMENTO COUNTY - CA, UST - CA]

**Envirosite ID:** 16384700  
**EPA ID:** N/R

## CIWQS - CA

Facility Name :	Stonlake Shell
Facility Address :	9616 W Taron Dr Elk Grove, CA,
County :	Sacramento

### Site Details

Place ID :	S262196
Agency Name :	Shell Oil Product US
Last Date in Agency List :	02/19/2019

## FID UST - CA

Facility Name :	Stonlake Shell
Facility Address :	9616 W Taron Dr, Elk Grove, 95757
County :	Sacramento

### Site Details

Facility ID :	FA0020251
CERSID :	10425070
Permitting Agency :	Sacramento County Environmental Management Department
Latitude :	38.40811
Longitude :	-121.47797
Last Date in Agency List :	02/17/2019

## FRS

Facility Name :	STONELAKE SHELL
Facility Address :	9616 W TARON DR, ELK GROVE, CA 95757
County :	SACRAMENTO

Registry ID :	110057106466
FRS Facility URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Last Date in Agency List :	01/31/2019

### Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Map Id: B7  
 Direction: SSE  
 Distance: 0.112 mi.  
 Actual: 590.934 ft.  
 Elevation: 0.003 mi. / 17.582 ft.  
 Relative: Higher

**Site Name :** STONELAKE SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95757

**Database(s) :** [CIWQS - CA, FID UST - CA, FRS,  
 HAZMAT\_SACRAMENTO COUNTY - CA,  
 UST - CA] **(cont.)**

**Envirosite ID:** 16384700  
**EPA ID:** N/R

**FRS (cont.)**

Source Description :

The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.

FRS Environmental Interest  
 Source and System ID :

CA-CERS - 10425070  
 CA-ENVIROVIEW - 71673

HAZMAT\_Sacramento County - CA

Facility Name : Stonelake Shell  
 Facility Address : 9616 W Taron Dr, Elk Grove, 95757

Site Details

BP : A = Active  
 WG : A = Active  
 UST : A = Active  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : 3

BP : Active  
 WG : Active  
 UST : Active  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : 3

UST - CA

Facility Name : Stonelake Shell  
 Facility Address : 9616 W Taron Dr, Elk Grove, 95757  
 County : Sacramento

Site Details

Facility ID : FA0020251  
 Permitting Agency : Sacramento County Environmental Management Department  
 Latitude : 38.40811  
 Longitude : -121.47797

Map Id: C8  
 Direction: SE  
 Distance: 0.117 mi.  
 Actual: 617.113 ft.  
 Elevation: 0.003 mi. / 15.856 ft.  
 Relative: Lower

**Site Name :** HAN'S CLEANERS  
 2745 ELK GROVE BLVD STE 290  
 ELK GROVE, CA 95758

**Database(s) :** [FRS, HAZMAT\_SACRAMENTO COUNTY - CA]

**EnviroSite ID:** 324685360  
**EPA ID:** N/R

**FRS**

Facility Name : HAN'S CLEANERS  
 Facility Address : 2745 ELK GROVE BLVD STE 290, ELK GROVE, CA 95758  
 County : SACRAMENTO

Registry ID : 110065915709  
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/31/2019

**Source Description :**

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest  
 Source and System ID : CA-ENVIROVIEW - 35254

**HAZMAT\_Sacramento County - CA**

Facility Name : HAN'S CLEANERS  
 Facility Address : 2745 ELK GROVE BLVD STE 290, ELK GROVE, 95758

**Site Details**

BP : A = Active  
 WG : A = Active  
 UST : N/R  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : N/R

BP : Active  
 WG : Active  
 UST : N/R  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : N/R

Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN]

**EnviroSite ID:** 19054028  
**EPA ID:** CAL000300691

ECHO

Facility Name : TARON SHELL  
 Facility Address : 9616 W TARON DR, ELK GROVE, CA 95821  
 County : SACRAMENTO

Site Details

Last Inspection Date :	N/R
Registry ID :	110070470267
FIPS Code :	N/R
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation
Three-Year Compliance Status :	
Collection Method :	Zip Code Centroid
Reference Point :	N/R
Accuracy Meters :	10000
Derived Tribes :	N/R
Derived HUC :	N/R
Derived WBD :	N/R
Derived STCTY FIPS :	N/R
Derived Zip :	N/R
Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>

Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] (**cont.**)

**EnviroSite ID:** 19054028  
**EPA ID:** CAL000300691

ECHO (**cont.**)

Facility SIC Codes : N/R  
 Facility NAICS Codes : 44719  
 Facility Last Inspection EPA Date : N/R  
 Facility Last Inspection State Date : N/R  
 Facility Last Formal Act EPA Date : N/R  
 Facility Last Formal Act State Date : N/R  
 Facility Last Informal Act EPA Date : N/R  
 Facility Last Informal Act State Date: N/R  
 Facility Federal Agency : N/R  
 TRI Reporter : N/R  
 Facility Imp Water Flag : N/R  
 Current SNC Flag : N  
 Indian County Flag : N  
 Federal Flag : N/R  
 US Mexico Border Flag : N/R  
 Chesapeake Bay Flag : N/R  
 AIR Flag : N  
 NPDES Flag : N  
 SDWIS Flag : N  
 RCRA Flag : Y  
 TRI Flag : N  
 GHG Flag : N  
 Major Flag : N/R  
 Active Flag : Y  
 NAA Flag : N/R  
 Latitude : 38.626912  
 Longitude : -121.38285  
 Last Date in Agency List : 02/25/2019

Last Inspection Date : N/R  
 Registry ID : N/R  
 FIPS Code : N/R  
 EPA Region : 09  
 Inspection Count : 0  
 Last Inspection Days : N/R  
 Informal Count : 0  
 Last Informal Action Date : N/R  
 Formal Action Count : 0  
 Last Formal Action Date : N/R  
 Total Penalties : 0  
 Penalty Count : N/R  
 Last Penalty Date : N/R  
 Last Penalty Amount : N/R  
 QTRS IN NC : 0  
 Programs IN SNC : 0  
 Current Compliance Status : No Violation  
 Three-Year Compliance Status :  
 Collection Method : Zip Code Centroid  
 Reference Point : N/R  
 Accuracy Meters : 10000  
 Derived Tribes : N/R  
 Derived HUC : N/R  
 Derived WBD : N/R  
 Derived STCTY FIPS : N/R  
 Derived Zip : N/R



Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**Envirosite ID:** 19054028  
**EPA ID:** CAL000300691

**ECHO (cont.)**

Derived CD113 :	N/R
Derived CB2010 :	N/R
MYRTK Universe :	NNN
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Facility SIC Codes :	N/R
Facility NAICS Codes :	44719
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R
Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N/R
Chesapeak Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	N/R
Latitude :	38.626912
Longitude :	-121.38285
Last Date in Agency List :	12/17/2018

**FRS**

Facility Name : TARON SHELL  
 Facility Address : 9616 W TARON DR, ELK GROVE, CA 95821

Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**EnviroSite ID:** 19054028  
**EPA ID:** CAL000300691

**FRS (cont.)**

County : SACRAMENTO

Registry ID : 110070470267  
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/31/2019

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

FRS Environmental Interest  
 Source and System ID : RCRAINFO - CAL000300691

HAZNET - CA

Facility Name : TARON SHELL  
 Facility Address : 9616 W TARON DR, ELK GROVE, CA 95821  
 County : Sacramento

Site Details

Year : 2015  
 Contact Name : MARIEANNE GOODING  
 Facility Mailing Address : 1111 EXPOSITION BLVD #600, SACRAMENTO, CA 958150000  
 Contact Phone : 9169721228

Year : 2013  
 Contact Name : MARIEANNE GOODING  
 Facility Mailing Address : 1111 EXPOSITION BLVD #600, SACRAMENTO, CA 958150000  
 Contact Phone : 9169721228

Year : 2009  
 Contact Name : MARIEANNE GOODING  
 Facility Mailing Address : 1111 EXPOSITION BLVD #600, SACRAMENTO, CA 958150000  
 Contact Phone : 9169721228

Year : 2008  
 Contact Name : MARIEANNE GOODING  
 Facility Mailing Address : 1111 EXPOSITION BLVD #600, SACRAMENTO, CA 958150000  
 Contact Phone : 9169721228

Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**Envirosite ID:** 19054028  
**EPA ID:** CAL000300691

HAZNET - CA **(cont.)**

Waste Generator Summary 2015

Generator EPA ID :	CAL000300691
Generator County :	Sacramento
TSDf EPA ID :	CAD982444481
TSDf Disposal County :	San Bernardino
State Waste :	Other organic solids
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.1

Waste Generator Summary 2013

Generator EPA ID :	CAL000300691
Generator County :	Sacramento
TSDf EPA ID :	CAD008252405
TSDf Disposal County :	Los Angeles
State Waste :	Other organic solids
Disposal Method :	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons :	0.1595

Generator EPA ID :	CAL000300691
Generator County :	Sacramento
TSDf EPA ID :	CAD982444481
TSDf Disposal County :	San Bernardino
State Waste :	Other organic solids
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.1

Waste Generator Summary 2009

Generator EPA ID :	CAL000300691
Generator County :	Sacramento
TSDf EPA ID :	CAD982444481
TSDf Disposal County :	San Bernardino
State Waste :	Other organic solids
Disposal Method :	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons :	0.125

Waste Generator Summary 2008

Generator EPA ID :	CAL000300691
Generator County :	Sacramento
TSDf EPA ID :	CAD982444481
TSDf Disposal County :	San Bernardino
State Waste :	Aqueous solution with total organic residues less than 10 percent

Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821  
**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**Envirosite ID:** 19054028  
**EPA ID:** CAL000300691

HAZNET - CA **(cont.)**

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.21

Generator EPA ID : CAL000300691  
 Generator County : Sacramento  
 TSDf EPA ID : CAD982444481  
 TSDf Disposal County : San Bernardino  
 State Waste : Other organic solids  
 Disposal Method : METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT  
 Tons : 0.1

RCRA\_NONGEN

Facility Name : TARON SHELL  
 Facility Address : 9616 W TARON DR, ELK GROVE, CA 95821  
 County : SACRAMENTO

Date Form Received by Agency : 20051132  
 EPA ID : CAL000300691  
 Mailing Address : 1111 EXPOSITION BLVD #600, SACRAMENTO, CA 95815-0000  
 Contact : MARIEANNE GOODING  
 Contact Address : 1111 EXPOSITION BLVD. BLDG.#600, SACRAMENTO, CA 95815  
 Contact Country : N/R  
 Contact Telephone : 916-972-1228  
 Contact Email : MARIEANNE@TOOLEYOIL.COM  
 EPA Region : 09  
 Land Type : Not Reported  
 Source Type : Implementer  
 Classification : Not a generator, verified  
 Description : Not a generator, verified

Owner/Operator Summary

Owner/Operator Name : MARIEANNE GOODING  
 Owner/Operator Address : 1111 EXPOSITION BLVD. BLDG.#600, SACRAMENTO, CA 95815  
 Owner/Operator Country : N/R  
 Owner/Operator Telephone : 916-972-1228  
 Owner/Operator Email : N/R  
 Owner/Operator Fax : N/R  
 Legal Status : Other land type  
 Owner/Operator Type : Operator  
 Owner/Operator Start Date : N/R  
 Owner/Operator End Date : N/R

Owner/Operator Name : TOOLEY OIL CO  
 Owner/Operator Address : 1111 EXPOSITION BLVD #600, SACRAMENTO, CA 95815-0000  
 Owner/Operator Country : N/R  
 Owner/Operator Telephone : 916-972-1228  
 Owner/Operator Email : N/R  
 Owner/Operator Fax : N/R

Map Id: B9  
 Direction: SSE  
 Distance: 0.118 mi.  
 Actual: 621.517 ft.  
 Elevation: 0.003 mi. / 18.035 ft.  
 Relative: Higher

**Site Name :** TARON SHELL  
 9616 W TARON DR  
 ELK GROVE, CA 95821

**Database(s) :** [ECHO, FRS, HAZNET - CA,  
 RCRA\_NONGEN] **(cont.)**

**Envirosite ID:** 19054028  
**EPA ID:** CAL000300691

RCRA\_NONGEN **(cont.)**

Legal Status :	Other land type
Owner/Operator Type :	Owner
Owner/Operator Start Date :	N/R
Owner/Operator End Date :	N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste :	N
Mixed Waste (Haz. and Radioactive) :	N
Recycler of Hazardous Waste :	N
Transporter of Hazardous Waste :	Y
Treater, Storer or Disposer of HW :	N
Underground Injection Activity :	N
On-site Burner Exemption :	N
Furnace Exemption :	N
Used Oil Fuel Burner :	N
Used Oil Processor :	N
Used Oil Refiner :	N
Used Oil Fuel Marketer to Burner :	N
Used Oil Specification Marketer :	N
Used Oil Transfer Facility :	N
Used Oil Transporter :	N

Notices of Violations Summary

Regulation Violated :	N
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Map Id: B10  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON STATION #210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757

**Database(s) :** [FID UST - CA, FRS,  
 HAZMAT\_SACRAMENTO COUNTY - CA,  
 UST - CA]

**Envirosite ID:** 16383507  
**EPA ID:** N/R

FID UST - CA

Facility Name :	CHEVRON STATION #210285
Facility Address :	9615 W TARON DR, ELK GROVE, 95757
County :	Sacramento

Site Details

Facility ID :	FA0019620
CERSID :	10225504
Permitting Agency :	Sacramento County Environmental Management Department
Latitude :	38.40776

Map Id: B10  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON STATION #210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757

**Database(s) :** [FID UST - CA, FRS,  
 HAZMAT\_SACRAMENTO COUNTY - CA,  
 UST - CA] **(cont.)**

**Envirosite ID:** 16383507  
**EPA ID:** N/R

FID UST - CA **(cont.)**

Longitude : -121.47698  
 Last Date in Agency List : 02/17/2019

FRS

Facility Name : CHEVRON STATION #210285  
 Facility Address : 9615 W TARON DR, ELK GROVE, CA 95757  
 County : SACRAMENTO

Registry ID : 110057093041  
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/20/2015

Source Description :

The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.

FRS Environmental Interest  
 Source and System ID : CA-CERS - 10225504

HAZMAT\_Sacramento County - CA

Facility Name : CHEVRON STATION #210285  
 Facility Address : 9615 W TARON DR, ELK GROVE, 95757

Site Details

BP : A = Active  
 WG : A = Active  
 UST : A = Active  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : 3

BP : Active  
 WG : Active  
 UST : Active  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : 3

Map Id: B10  
Direction: S  
Distance: 0.131 mi.  
Actual: 690.919 ft.  
Elevation: 0.004 mi. / 18.553 ft.  
Relative: Higher

**Site Name :** CHEVRON STATION #210285  
9615 W TARON DR  
ELK GROVE, CA 95757  
**Database(s) :** [FID UST - CA, FRS,  
HAZMAT\_SACRAMENTO COUNTY - CA,  
UST - CA] **(cont.)**

**Envirosite ID:** 16383507  
**EPA ID:** N/R

UST - CA

Facility Name : CHEVRON STATION #210285  
Facility Address : 9615 W TARON DR, ELK GROVE, 95757  
County : Sacramento

Site Details

Facility ID : FA0019620  
Permitting Agency : Sacramento County Environmental Management Department  
Latitude : 38.40776  
Longitude : -121.47698

Map Id: B11  
Direction: S  
Distance: 0.131 mi.  
Actual: 690.919 ft.  
Elevation: 0.004 mi. / 18.553 ft.  
Relative: Higher

**Site Name :** CHEVRON 210285  
9615 W TARON DR  
ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA]

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA

Facility Name : CHEVRON 210285  
Facility Address : 9615 W TARON DR, ELK GROVE, CA 957578196  
County : SACRAMENTO

Site Details

Year : 2017  
Contact Name : KWAME AWUKU  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2016  
Contact Name : KWAME AWUKU  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2015  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2014  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Map Id: B11  
Direction: S  
Distance: 0.131 mi.  
Actual: 690.919 ft.  
Elevation: 0.004 mi. / 18.553 ft.  
Relative: Higher

<b>Site Name :</b> CHEVRON 210285 9615 W TARON DR ELK GROVE, CA 95757
<b>Database(s) :</b> [HAZNET - CA] <b>(cont.)</b>

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

## HAZNET - CA **(cont.)**

Year : 2013  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2012  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2011  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2010  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2009  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2008  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

Year : 2007  
Contact Name : KATHY NORRIS-SLUSHER  
Facility Mailing Address : PO BOX 6004, SAN RAMON, CA 945830000  
Contact Phone : 8773866044

## Waste Generator Summary 2017

Generator EPA ID : CAR000163030  
Generator County : Sacramento  
TSDF EPA ID : CAD059494310  
TSDF Disposal County : Santa Clara  
State Waste : Aqueous solution with total organic residues less than 10 percent

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.155



Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.27

Waste Generator Summary 2016

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Aqueous solution with total organic residues less than 10 percent

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.03

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.1825

Waste Generator Summary 2015

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Aqueous solution with total organic residues less than 10 percent

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.07

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Other organic solids

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**EnviroSite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.1975

Waste Generator Summary 2014

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Aqueous solution with total organic residues less than 10 percent

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.08

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.1025

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : UTD981552177  
 TSDf Disposal County : Unknown  
 State Waste : Other organic solids  
 Disposal Method : INCINERATION--THERMAL DESTRUCTION OTHER THAN USE AS A FUEL  
 Tons : 0.0375

Waste Generator Summary 2013

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD059494310  
 TSDf Disposal County : Santa Clara  
 State Waste : Aqueous solution with total organic residues less than 10 percent

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.096

Generator EPA ID : CAR000163030  
 Generator County : Sacramento

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

TSDF EPA ID : CAD059494310  
 TSDF Disposal County : Santa Clara  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.13

Waste Generator Summary 2012

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDF EPA ID : CAD044429835  
 TSDF Disposal County : Los Angeles  
 State Waste : Blank or unknown

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : N/R

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDF EPA ID : CAD044429835  
 TSDF Disposal County : Los Angeles  
 State Waste : Unspecified oil-containing waste

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.1075

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDF EPA ID : CAD044429835  
 TSDF Disposal County : Los Angeles  
 State Waste : Unspecified organic liquid mixture

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.214

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDF EPA ID : CAD982444481  
 TSDF Disposal County : San Bernardino  
 State Waste : Aqueous solution with total organic residues less than 10 percent

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

Tons : 0.21

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD982444481  
 TSDf Disposal County : San Bernardino  
 State Waste : Latex waste  
 Disposal Method : OTHER TREATMENT  
 Tons : 0.02085

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD982444481  
 TSDf Disposal County : San Bernardino  
 State Waste : Other organic solids  
 Disposal Method : METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT  
 Tons : 0.04

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD982444481  
 TSDf Disposal County : San Bernardino  
 State Waste : Other organic solids  
 Disposal Method : OTHER TREATMENT  
 Tons : 0.0425

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD982444481  
 TSDf Disposal County : San Bernardino  
 State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.03

Waste Generator Summary 2011

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD044429835  
 TSDf Disposal County : Los Angeles  
 State Waste : Unspecified oil-containing waste  
 Disposal Method : Blank  
 Tons : 0.0325

Generator EPA ID : CAR000163030  
 Generator County : Sacramento  
 TSDf EPA ID : CAD044429835  
 TSDf Disposal County : Los Angeles

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

State Waste :	Unspecified oil-containing waste
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.065
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified organic liquid mixture
Disposal Method :	Blank
Tons :	0.051
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified organic liquid mixture
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.289
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD059494310
TSDf Disposal County :	Santa Clara
State Waste :	Aqueous solution with total organic residues less than 10 percent
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.042
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD982444481
TSDf Disposal County :	San Bernardino
State Waste :	Other organic solids
Disposal Method :	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons :	0.0175
Waste Generator Summary 2010	
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Blank or unknown

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	N/R
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified oil-containing waste
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.0625
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified organic liquid mixture
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.323
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD059494310
TSDf Disposal County :	Santa Clara
State Waste :	Aqueous solution with total organic residues less than 10 percent
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.1932
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD982444481
TSDf Disposal County :	San Bernardino
State Waste :	Other organic solids
Disposal Method :	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons :	0.055
Waste Generator Summary 2009	
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

**HAZNET - CA (cont.)**

State Waste :	Unspecified oil-containing waste
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.0475
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified organic liquid mixture
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.187
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD059494310
TSDf Disposal County :	Santa Clara
State Waste :	Aqueous solution with total organic residues less than 10 percent
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.0546

**Waste Generator Summary 2008**

Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified oil-containing waste
Disposal Method :	Blank
Tons :	N/R
Generator EPA ID :	CAR000163030
Generator County :	Sacramento
TSDf EPA ID :	CAD044429835
TSDf Disposal County :	Los Angeles
State Waste :	Unspecified oil-containing waste
Disposal Method :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
Tons :	0.0175
Generator EPA ID :	CAR000163030
Generator County :	Sacramento

Map Id: B11  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 690.919 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

HAZNET - CA **(cont.)**

TSDf EPA ID : TSDf Disposal County : State Waste : Disposal Method : Tons :	CAD044429835 Los Angeles Unspecified organic liquid mixture Blank 0.068
Generator EPA ID : Generator County : TSDf EPA ID : TSDf Disposal County : State Waste :	CAR000163030 Sacramento CAD044429835 Los Angeles Unspecified organic liquid mixture
Disposal Method :  Tons :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  0.068
Generator EPA ID : Generator County : TSDf EPA ID : TSDf Disposal County : State Waste :	CAR000163030 Sacramento CAD44429835 Unknown Unspecified organic liquid mixture
Disposal Method :  Tons :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  0.068
Generator EPA ID : Generator County : TSDf EPA ID : TSDf Disposal County : State Waste :	CAR000163030 Sacramento CAD982444481 San Bernardino Aqueous solution with total organic residues less than 10 percent
Disposal Method :  Tons :	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)  0.147
Generator EPA ID : Generator County : TSDf EPA ID : TSDf Disposal County : State Waste : Disposal Method : Tons :	CAR000163030 Sacramento CAD982444481 San Bernardino Other organic solids Blank N/R
Generator EPA ID : Generator County : TSDf EPA ID : TSDf Disposal County : State Waste :	CAR000163030 Sacramento CAD982444481 San Bernardino Other organic solids



# Map Findings

2019

Map Id: B11  
Direction: S  
Distance: 0.131 mi.  
Actual: 690.919 ft.  
Elevation: 0.004 mi. / 18.553 ft.  
Relative: Higher

**Site Name :** CHEVRON 210285  
9615 W TARON DR  
ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA] **(cont.)**

**Envirosite ID:** 19065250  
**EPA ID:** CAR000163030

## HAZNET - CA **(cont.)**

Disposal Method : METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT  
Tons : 0.0225

Generator EPA ID : CAR000163030  
Generator County : Sacramento  
TSDf EPA ID : CAD982444481  
TSDf Disposal County : San Bernardino  
State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO  
TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.075

### Waste Generator Summary 2007

Generator EPA ID : CAR000163030  
Generator County : Sacramento  
TSDf EPA ID : CAD982444481  
TSDf Disposal County : San Bernardino  
State Waste : Other organic solids  
Disposal Method : OTHER TREATMENT  
Tons : 0.0375

Generator EPA ID : CAR000163030  
Generator County : Sacramento  
TSDf EPA ID : CAD982444481  
TSDf Disposal County : San Bernardino  
State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO  
TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.1

Map Id: B12  
Direction: S  
Distance: 0.131 mi.  
Actual: 693.211 ft.  
Elevation: 0.004 mi. / 18.553 ft.  
Relative: Higher

**Site Name :** CHEVRON 210285  
9615 W TARON DR  
ELK GROVE, CA 95624  
**Database(s) :** [ECHO, FRS, RCRA\_LQG]

**Envirosite ID:** 414449107  
**EPA ID:** CAR000163030

## ECHO

Facility Name : CHEVRON 210285  
Facility Address : 9615 W TARON DR, ELK GROVE, CA 95624  
County : SACRAMENTO

Map Id: B12  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 693.211 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95624  
**Database(s) :** [ECHO, FRS, RCRA\_LQG] **(cont.)**

**Envirosite ID:** 414449107  
**EPA ID:** CAR000163030

**ECHO (cont.)**

Site Details

Last Inspection Date :	N/R
Registry ID :	110022434784
FIPS Code :	06067
EPA Region :	09
Inspection Count :	0
Last Inspection Days :	N/R
Informal Count :	0
Last Informal Action Date :	N/R
Formal Action Count :	0
Last Formal Action Date :	N/R
Total Penalties :	0
Penalty Count :	N/R
Last Penalty Date :	N/R
Last Penalty Amount :	N/R
QTRS IN NC :	0
Programs IN SNC :	0
Current Compliance Status :	No Violation
Three-Year Compliance Status :	
Collection Method :	ADDRESS MATCHING-HOUSE NUMBER
Reference Point :	CENTER OF A FACILITY OR STATION
Accuracy Meters :	30
Derived Tribes :	N/R
Derived HUC :	18020109
Derived WBD :	180400121002
Derived STCTY FIPS :	06067
Derived Zip :	95757
Derived CD113 :	07
Derived CB2010 :	060670096351001
MYRTK Universe :	NNY
NPDES IDs :	N/R
CWA Permit Types :	N/R
CWA Compliance Tracking :	N/R
CWA NAICS :	N/R
CWA SICS :	N/R
CWA Inspection Count :	N/R
CWA Last Inspection Days :	N/R
CWA Informal Count :	N/R
CWA Formal Action Count :	N/R
CWA Last Formal Action Date :	N/R
CWA Penalties :	N/R
CWA Last Penalty Date :	N/R
CWA Last Penalty Amount :	N/R
CWA Quarters IN NC :	N/R
CWA Current Compliance Status :	N/R
CWA Current SNC Flag :	N
CWA 13 Quarters Compliance Status :	N/R
CWA 13 Quarters Effluent Exceedances:	N/R
CWA Three-Year QNCR Codes :	N/R
DFR URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Facility SIC Codes :	N/R
Facility NAICS Codes :	44711
Facility Last Inspection EPA Date :	N/R
Facility Last Inspection State Date :	N/R
Facility Last Formal Act EPA Date :	N/R
Facility Last Formal Act State Date :	N/R
Facility Last Informal Act EPA Date :	N/R

Map Id: B12  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 693.211 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95624  
**Database(s) :** [ECHO, FRS, RCRA\_LQG] **(cont.)**

**EnviroSite ID:** 414449107  
**EPA ID:** CAR000163030

**ECHO (cont.)**

Facility Last Informal Act State Date:	N/R
Facility Federal Agency :	N/R
TRI Reporter :	N/R
Facility Imp Water Flag :	N/R
Current SNC Flag :	N
Indian County Flag :	N
Federal Flag :	N/R
US Mexico Border Flag :	N
Chesapeake Bay Flag :	N/R
AIR Flag :	N
NPDES Flag :	N
SDWIS Flag :	N
RCRA Flag :	Y
TRI Flag :	N
GHG Flag :	N
Major Flag :	N/R
Active Flag :	Y
NAA Flag :	Y
Latitude :	38.40772
Longitude :	-121.47765
Last Date in Agency List :	02/25/2019

**FRS**

Facility Name :	CHEVRON 210285
Facility Address :	9615 W TARON DR, ELK GROVE, CA 95624
County :	SACRAMENTO
Registry ID :	110022434784
FRS Facility URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Last Date in Agency List :	01/31/2019

**Source Description :**

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

**Source Description :**

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Map Id: B12  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 693.211 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95624  
**Database(s) :** [ECHO, FRS, RCRA\_LQG] (**cont.**)

**EnviroSite ID:** 414449107  
**EPA ID:** CAR000163030

**FRS (cont.)**

Source Description :

The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.

FRS Environmental Interest

Source and System ID : CA-CERS - 10225504  
 CA-ENVIROVIEW - 18385  
 RCRAINFO - CAR000163030

RCRA\_LQG

Facility Name : CHEVRON 210285  
 Facility Address : 9615 W TARON DR, ELK GROVE, CA 95624  
 County : SACRAMENTO

Date Form Received by Agency : 05/14/2005  
 EPA ID : CAR000163030  
 Mailing Address : PO BOX 6004, SAN RAMON, CA 94583  
 Contact : KATHY L NORRIS  
 Contact Address : PO BOX 6004, SAN RAMON, CA 94583  
 Contact Country : US  
 Contact Telephone : 925-842-5931  
 Contact Email : N/R  
 EPA Region : 09  
 Land Type : Private  
 Source Type : Notification  
 Classification : Large Quantity Generator

Description :

Handlers that generate 1,000 kg or more of hazardous waste during any calendar month; or generate more than 1 kg of acutely hazardous waste during any calendar month; or generate more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generate 1 kg or less of acutely hazardous waste during any calendar month, and accumulate more than 1 kg of acutely hazardous waste at any time; or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulated more than 100 kg of that material at any time.

Last Date in Agency List : 12/21/2018

Owner/Operator Summary

Owner/Operator Name : CHEVRON  
 Owner/Operator Address : PO BOX 6004, SAN RAMON, CA 94583  
 Owner/Operator Country : US  
 Owner/Operator Telephone : N/R  
 Owner/Operator Email : N/R

Map Id: B12  
 Direction: S  
 Distance: 0.131 mi.  
 Actual: 693.211 ft.  
 Elevation: 0.004 mi. / 18.553 ft.  
 Relative: Higher

**Site Name :** CHEVRON 210285  
 9615 W TARON DR  
 ELK GROVE, CA 95624  
**Database(s) :** [ECHO, FRS, RCRA\_LQG] **(cont.)**

**EnviroSite ID:** 414449107  
**EPA ID:** CAR000163030

RCRA\_LQG **(cont.)**

Owner/Operator Fax : N/R  
 Legal Status : Private  
 Owner/Operator Type : Owner  
 Owner/Operator Start Date : 20050252  
 Owner/Operator End Date : N/R

Owner/Operator Name : CHEVRON USA INC  
 Owner/Operator Address : N/R  
 Owner/Operator Country : US  
 Owner/Operator Telephone : N/R  
 Owner/Operator Email : N/R  
 Owner/Operator Fax : N/R  
 Legal Status : Private  
 Owner/Operator Type : Operator  
 Owner/Operator Start Date : 20050252  
 Owner/Operator End Date : N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste : N  
 Mixed Waste (Haz. and Radioactive) : N  
 Recycler of Hazardous Waste : N  
 Transporter of Hazardous Waste : N  
 Treater, Storer or Disposer of HW : N  
 Underground Injection Activity : N  
 On-site Burner Exemption : N  
 Furnace Exemption : N  
 Used Oil Fuel Burner : N  
 Used Oil Processor : N  
 Used Oil Refiner : N  
 Used Oil Fuel Marketer to Burner : N  
 Used Oil Specification Marketer : N  
 Used Oil Transfer Facility : N  
 Used Oil Transporter : N

Hazardous Waste Summary

Waste Code / Name : D018 - BENZENE

Notices of Violations Summary

Regulation Violated : N

Map Id: C13  
Direction: SE  
Distance: 0.163 mi.  
Actual: 859.510 ft.  
Elevation: 0.003 mi. / 15.551 ft.  
Relative: Lower

**Site Name :** CITY OF ELK GROVE  
2800 ELK GROVE BLVD  
ELK GROVE, CA 95757  
**Database(s) :** [HAZNET - CA]

**EnviroSite ID:** 321857334  
**EPA ID:** CAC002766563

HAZNET - CA

Facility Name : CITY OF ELK GROVE  
Facility Address : 2800 ELK GROVE BLVD, ELK GROVE, CA 95757  
County : SACRAMENTO

Site Details

Year : 2014  
Contact Name : JOHN R SCOTT  
Facility Mailing Address : 10250 IRON ROCK WAY, ELK GROVE, CA 95624  
Contact Phone : 9166873041

Waste Generator Summary 2014

Generator EPA ID : CAC002766563  
Generator County : Sacramento  
TSDf EPA ID : CAD044003556  
TSDf Disposal County : Yolo  
State Waste : Other organic solids

Disposal Method : STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)

Tons : 0.75

Map Id: D14  
Direction: SSW  
Distance: 0.183 mi.  
Actual: 963.612 ft.  
Elevation: 0.003 mi. / 14.905 ft.  
Relative: Lower

**Site Name :** FRONTIER CITIZENS TELECOM STONE C  
2619 RIPARIAN DR  
ELK GROVE, CA 95757  
**Database(s) :** [HAZMAT\_SACRAMENTO COUNTY - CA]

**EnviroSite ID:** 324686850  
**EPA ID:** N/R

HAZMAT\_Sacramento County - CA

Facility Name : FRONTIER CITIZENS TELECOM STONE C  
Facility Address : 2619 RIPARIAN DR, Elk Grove, 95757

Site Details

BP : A = Active  
WG : N/R  
UST : N/R  
AST : N/R  
Tier : N/R  
CAL ARP : N/R  
Tanks (UST Only) : N/R

Map Id: D14  
 Direction: SSW  
 Distance: 0.183 mi.  
 Actual: 963.612 ft.  
 Elevation: 0.003 mi. / 14.905 ft.  
 Relative: Lower

**Site Name :** FRONTIER CITIZENS TELECOM STONE C  
 2619 RIPARIAN DR  
 ELK GROVE, CA 95757

**Database(s) :** [HAZMAT\_SACRAMENTO COUNTY - CA]  
**(cont.)**

**EnviroSite ID:** 324686850  
**EPA ID:** N/R

HAZMAT\_Sacramento County - CA **(cont.)**

BP :	Active
WG :	N/R
UST :	N/R
AST :	N/R
Tier :	N/R
CAL ARP :	N/R
Tanks (UST Only) :	N/R

Map Id: D15  
 Direction: SSW  
 Distance: 0.183 mi.  
 Actual: 963.612 ft.  
 Elevation: 0.003 mi. / 14.905 ft.  
 Relative: Lower

**Site Name :** FRONTIER CITIZENS TELECOM STONE  
 CREEK CEV  
 2619 RIPARIAN DR  
 ELK GROVE, CA 95757

**Database(s) :** [FRS, HAZMAT\_SACRAMENTO COUNTY -  
 CA]

**EnviroSite ID:** 361855732  
**EPA ID:** N/R

FRS

Facility Name :	FRONTIER CITIZENS TELECOM STONE CREEK CEV
Facility Address :	2619 RIPARIAN DR, ELK GROVE, CA 95757
County :	SACRAMENTO

Registry ID :	110055843841
FRS Facility URL :	<a href="#">Click here for hyperlink provided by the agency.</a>
Last Date in Agency List :	01/31/2019

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

Source Description :

The California Environmental Reporting System (CERS) is a statewide web-based user and information exchange system to support over 140,000 regulated businesses and over 130 local agencies in electronically collecting and reporting significant hazardous materials, hazardous waste and compliance and enforcement data as mandated by California law. Under oversight by Cal/EPA, certified local governing agencies (Unified Program Agencies - UPAs) consolidate, coordinate and provide consistent regulatory activities for six state and federal environmental programs.

Map Id: D15  
Direction: SSW  
Distance: 0.183 mi.  
Actual: 963.612 ft.  
Elevation: 0.003 mi. / 14.905 ft.  
Relative: Lower

**Site Name :** FRONTIER CITIZENS TELECOM STONE CREEK CEV  
2619 RIPARIAN DR  
ELK GROVE, CA 95757  
**Database(s) :** [FRS, HAZMAT\_SACRAMENTO COUNTY - CA] **(cont.)**

**Envirosite ID:** 361855732  
**EPA ID:** N/R

**FRS (cont.)**

FRS Environmental Interest Source and System ID : CA-CERS - 10223812  
CA-ENVIROVIEW - 31958

HAZMAT\_Sacramento County - CA

Facility Name : FRONTIER CITIZENS TELECOM STONE CREEK CEV  
Facility Address : 2619 RIPARIAN DR, Elk Grove, 95757

Site Details

BP : I = Inactive  
WG : N/R  
UST : N/R  
AST : N/R  
Tier : N/R  
CAL ARP : N/R  
Tanks (UST Only) : N/R

Map Id: D16  
Direction: SSW  
Distance: 0.183 mi.  
Actual: 963.612 ft.  
Elevation: 0.003 mi. / 14.905 ft.  
Relative: Lower

**Site Name :** FRONTIER CITIZENS TELECOM STONE CREK CEV  
2619 RIPARIAN DR  
ELK GROVE, CA 95757  
**Database(s) :** [HAZMAT\_SACRAMENTO COUNTY - CA]

**Envirosite ID:** 401747550  
**EPA ID:** N/R

HAZMAT\_Sacramento County - CA

Facility Name : FRONTIER CITIZENS TELECOM STONE CREK CEV  
Facility Address : 2619 RIPARIAN DR, Elk Grove, 95757

Site Details

BP : I = Inactive  
WG : N/R  
UST : N/R  
AST : N/R  
Tier : N/R  
CAL ARP : N/R  
Tanks (UST Only) : N/R



Map Id: D17  
 Direction: S  
 Distance: 0.211 mi.  
 Actual: 1112.494 ft.  
 Elevation: 0.003 mi. / 14.521 ft.  
 Relative: Lower

**Site Name :** ALL DATA/AUTOZONE  
 9650 W TARON DR  
 ELK GROVE, CA 95757

**Database(s) :** [FRS, HAZMAT\_SACRAMENTO COUNTY - CA]

**Envirosite ID:** 20959959  
**EPA ID:** N/R

FRS

Facility Name : ALL DATA/AUTOZONE  
 Facility Address : 9650 W TARON DR, ELK GROVE, CA 95757  
 County : SACRAMENTO

Registry ID : 110066799584  
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
 Last Date in Agency List : 01/31/2019

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest  
 Source and System ID : CA-ENVIROVIEW - 4297

HAZMAT\_Sacramento County - CA

Facility Name : ALL DATA/AUTOZONE  
 Facility Address : 9650 W TARON DR, ELK GROVE, 95757

Site Details

BP : A = Active  
 WG : N/R  
 UST : N/R  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : N/R

BP : Active  
 WG : N/R  
 UST : N/R  
 AST : N/R  
 Tier : N/R  
 CAL ARP : N/R  
 Tanks (UST Only) : N/R

Map Id: D18  
Direction: S  
Distance: 0.212 mi.  
Actual: 1119.562 ft.  
Elevation: 0.003 mi. / 14.521 ft.  
Relative: Lower

**Site Name :** MSA: RIPARIAN WELL (W-56)  
RIPARIAN DR  
ELK GROVE, CA 95758  
**Database(s) :** [FRS, HAZMAT\_SACRAMENTO COUNTY - CA]

**EnviroSite ID:** 20958863  
**EPA ID:** N/R

FRS

Facility Name : MSA: RIPARIAN WELL (W-56)  
Facility Address : RIPARIAN DR, ELK GROVE, CA 95758  
County : SACRAMENTO

Registry ID : 110066741967  
FRS Facility URL : [Click here for hyperlink provided by the agency.](#)  
Last Date in Agency List : 01/31/2019

Source Description :

The California Environmental Protection Agency (CalEPA) has recently implemented a new data warehouse system (nSite). This data warehouse combines and merges facility and site information from five different systems managed within CalEPA. The five systems are: California Environmental Reporting System (CERS), EnviroStor, GeoTracker, California Integrated Water Quality System (CIWQS), and Toxic Release Inventory (TRI).

FRS Environmental Interest  
Source and System ID : CA-ENVIROVIEW - 50534

HAZMAT\_Sacramento County - CA

Facility Name : MSA: RIPARIAN WELL (W-56)  
Facility Address : RIPARIAN DR, ELK GROVE, 95758

Site Details

BP : Active  
WG : N/R  
UST : N/R  
AST : N/R  
Tier : N/R  
CAL ARP : N/R  
Tanks (UST Only) : N/R

Map Id: 19  
Direction: NW  
Distance: 0.546 mi.  
Actual: 2880.781 ft.  
Elevation: N/R  
Relative: N/R

**Site Name :** N/A  
38.3278719992934, -121.490854999059  
CA  
**Database(s) :** [FEDLAND]

**EnviroSite ID:** 415778798  
**EPA ID:** N/R

FEDLAND

Facility Name : N/A  
Facility Address : CA

Map Id: 19  
Direction: NW  
Distance: 0.546 mi.  
Actual: 2880.781 ft.  
Elevation: N/R  
Relative: N/R

<b>Site Name :</b>	N/A 38.3278719992934, -121.490854999059 CA
<b>Database(s) :</b>	[FEDLAND] <b>(cont.)</b>

**Envirosite ID:** 415778798  
**EPA ID:** N/R

## FEDLAND **(cont.)**

Internal Feature Number :	778
Primary Federal Land Type :	National Wildlife Refuge
Primary GNIS ID :	N/A
Primary Administering Agency :	FWS
Secondary Federal Land Type :	N/A
Secondary GNIS ID :	N/A
Secondary GNIS Name :	N/A
Secondary Administering Agency :	N/A
Tertiary Federal Land Type :	N/A
Tertiary GNIS ID :	N/A
Tertiary GNIS Name :	N/A
Tertiary Administering Agency :	N/A
Perimeter (in Miles) :	12.2372765025
Area :	2.77366272187
Link :	<a href="#">Click here for hyperlink provided by the agency.</a>

<u>ENVIROSITE ID</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CITY</u>	<u>ZIP</u>	<u>DATABASE(S)</u>
<u>411887027</u>	1X RIVER WEST DEVELOPMENT	DWIGHT RD 1/2 MILE WEST O...	ELK GROVE	95758	HIST HAZNET - CA
<u>19459741</u>	BOARDWALK AT LAKESIDE	SE OF MARITIME DR AND HAR...	ELK GROVE	95758	CIWQS - CA
<u>324685861</u>	D53 LAGUNA WEST STORMDRAI...	9250 HARBOUR POINT DR	ELK GROVE	95758	HAZMAT_Sacramento ...
<u>19116525</u>	FEDEX GROUND	SB HIGHWAY 5 EXIT 508	ELK GROVE	95758	HAZNET - CA
<u>324686315</u>	FRONTIER CITIZENS TELECOM...	2730 MARITIME DR	ELK GROVE	95758	HAZMAT_Sacramento ...
<u>361894050</u>	FRONTIER CITIZENS TELECOM...	2730 MARITIME DR	ELK GROVE	95758	FRS, HAZMAT_Sacrame...
<u>414490239</u>	GENOX TRANSPORTATION INC	NB I-5 AT LAGUNA BLVD	ELK GROVE	95758	ECHO, FRS, RCRA_NONGEN
<u>19485900</u>	HARBOUR POINT DRIVE IMPRO...	HARBOUR POINT DRIVE LAGUN...	ELK GROVE	95758	CIWQS - CA
<u>341140739</u>	LAKESIDE CONDOMINIUMS	VICINITY OF HARBOUR POINT ...	ELK GROVE		CIWQS - CA
<u>19484364</u>	MARITIME DRIVE OFFICES PH...	MARITIME DRIVE	ELK GROVE	95758	CIWQS - CA
<u>341141851</u>	MARITIME EST	MARITIME DR BW INTERSECTI...	ELK GROVE	95758	CIWQS - CA
<u>341141852</u>	MARITIME OFFICE PLAZA PHA...	WEST SIDE OF MARITIME DR ...	ELK GROVE		CIWQS - CA
<u>20954217</u>	MSA- BIG HORN SOUTH WELL ...	ELK GROVE BL/BIG HORN BLV...	ELK GROVE		HAZMAT_Sacramento ...
<u>321879973</u>	TEOCAL TRANSPORT	S/B I-5, BEFORE LAGUNA EX...	ELK GROVE	95758	HAZNET - CA

## FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

ARCHIVED RCRA TSD: Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities

Agency Version Date: 12/17/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 03/01/2019

RCRA\_TSD: Resource Conservation and Recovery Act hazardous waste transportation storage disposal and treatment facilities

Agency Version Date: 12/17/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 03/01/2019

## FEDERAL CERCLIS LIST

CERCLIS NFRAP: The CERCLIS sites with No Further Remedial Action Planned from the CERCLIS program database. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013.

Agency Version Date: 07/26/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 04/01/2019

CERCLIS-HIST: The CERCLIS program database contains information on the assessment and remediation of federal hazardous waste sites. The Environmental Protection Agency decommissioned the CERCLIS data in 2014. The last update was November 12, 2013.

Agency Version Date: 07/26/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 04/01/2019

FEDERAL FACILITY: Sites where Federal Facilities Restoration and Reuse Office (FFRRO) arranged cleanup for Base Closure and Property Transfer at Federal Facilities

Agency Version Date: 12/12/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8712  
Most Recent Contact: 04/01/2019

SEMS\_8R\_ACTIVE SITES: The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. NPL sites include latitude and longitude information. For non-NPL sites, a brief site status is provided.

Agency Version Date: 12/12/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

SEMS\_8R\_ARCHIVED SITES: The Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Agency Version Date: 12/13/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

## FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases

Agency Version Date: 12/17/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-1667  
Most Recent Contact: 03/01/2019

HIST CORRACTS 2: List of facilities where Resource Conservation and Recovery Act Corrective Action Program used to investigate and remediate hazardous releases that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-1667  
Most Recent Contact: 03/20/2019

## FEDERAL DELISTED NPL SITE LIST

DELISTED NPL: National Priority List of sites that were delisted and no longer require action

Agency Version Date: 12/07/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

DELISTED PROPOSED NPL: Sites that have been delisted from the proposed National Priority List

Agency Version Date: 12/07/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

SEMS\_DELETED NPL: All Deleted National Priority List Sties

Agency Version Date: 12/12/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

## FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

EPA LF MOP: Sites in the EPA Landfill Methane Outreach Program

Agency Version Date: 02/25/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/06/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 02/25/2019

## FEDERAL ERNS LIST

ERNS: Emergency Response Notification System records of reported spills

Agency Version Date: 01/23/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 06/12/2019

Agency: National Response Center United States Coast Guard  
Agency Contact: N/R  
Most Recent Contact: 04/03/2019

## FEDERAL RCRA GENERATORS LIST

HIST RCRA\_CESQG: List of Resource Conservation and Recovery Act licensed conditionally exempt small quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 03/20/2019

**FEDERAL RCRA GENERATORS LIST (cont.)**

HIST RCRA\_LQG: List of Resource Conservation and Recovery Act licensed large quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
 Agency Update Frequency: Annually  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/20/2019

HIST RCRA\_NONGEN: List of Resource Conservation and Recovery Act licensed non-generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
 Agency Update Frequency: Annually  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/20/2019

HIST RCRA\_SQG: List of Resource Conservation and Recovery Act licensed small quantity generators that are no longer in current agency list.

Agency Version Date: 10/12/2018  
 Agency Update Frequency: Annually  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/20/2019

RCRA\_CESQG: Resource Conservation and Recovery Act listing of licensed conditionally exempt small quantity generators

Agency Version Date: 12/17/2018  
 Agency Update Frequency: Varies  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/01/2019

RCRA\_LQG: Resource Conservation and Recovery Act listing of licensed large quantity generators

Agency Version Date: 12/17/2018  
 Agency Update Frequency: Quarterly  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/01/2019

RCRA\_NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators

Agency Version Date: 12/17/2018  
 Agency Update Frequency: Varies  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/01/2019

RCRA\_SQG: Resource Conservation and Recovery Act listing of licensed small quantity generators

Agency Version Date: 12/17/2018  
 Agency Update Frequency: Quarterly  
 Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 215-814-2469  
 Most Recent Contact: 03/01/2019

**FEDERAL NPL SITE LIST**

NPL: List of priority contaminated sites among identified releases or threatened releases of hazardous substances pollutants or contaminants nationally

Agency Version Date: 12/07/2018  
 Agency Update Frequency: Quarterly  
 Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 703-603-8867  
 Most Recent Contact: 04/01/2019

NPL EPA R1 GIS: Geospatial data for the Environmental Protection Agency Region 1 National Priority List subject to environmental regulation

Agency Version Date: 01/21/2019  
 Agency Update Frequency: Quarterly  
 Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
 Agency Contact: 202-566-2132  
 Most Recent Contact: 04/01/2019

## FEDERAL NPL SITE LIST (cont.)

NPL EPA R3 GIS: Geospatial data for the Environmental Protection Agency Region 3 National Priority List subject to environmental regulation

Agency Version Date: 01/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-2132  
Most Recent Contact: 04/01/2019

NPL EPA R6 GIS: Geospatial data for the Environmental Protection Agency Region 6 National Priority List subject to environmental regulation

Agency Version Date: 01/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-2132  
Most Recent Contact: 04/01/2019

NPL EPA R8 GIS: Geospatial data for the Environmental Protection Agency Region 8 National Priority List subject to environmental regulation

Agency Version Date: 01/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-2132  
Most Recent Contact: 04/01/2019

NPL EPA R9 GIS: Geospatial data for the Environmental Protection Agency Region 9 National Priority List subject to environmental regulation

Agency Version Date: 01/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-2132  
Most Recent Contact: 04/01/2019

PART NPL: Sites that are a part of a National Priority List site referred to as the parent site

Agency Version Date: 12/07/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

PROPOSED NPL: Sites that have been proposed for the National Priority List

Agency Version Date: 12/07/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

SEMS\_FINAL NPL: All Included National Priority List Sites

Agency Version Date: 12/12/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

SEMS\_PROPOSED NPL: All Proposed National Priority List Sites

Agency Version Date: 12/12/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

## FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

RCRA IC\_EC: Sites with institutional or engineering controls related to Resource Conservation and Recovery Act

Agency Version Date: 01/29/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/18/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 215-814-2469  
Most Recent Contact: 04/09/2019



## FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES (cont.)

Fed E C: Federal listing of remediation sites with engineering controls

Agency Version Date: 02/06/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/17/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 02/06/2019

Fed I C: Federal listing of remediation sites with institutional controls

Agency Version Date: 02/06/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/17/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 02/06/2019

## STATE AND TRIBAL REGISTERED STORAGE TANK LISTS

FEMA UST: FEMA underground storage tank listing

Agency Version Date: 12/17/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/05/2019

Agency: FEMA  
Agency Contact: 202-212-5283  
Most Recent Contact: 03/07/2019

INDIAN UST R1: Underground Storage Tanks on Indian Land in EPA Region 1

Agency Version Date: 04/13/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/28/2019

Agency: U.S. Environmental Protection Agency Region 1  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/19/2019

INDIAN UST R10: Underground Storage Tanks on Indian Land in EPA Region 10

Agency Version Date: 02/04/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/24/2019

Agency: U.S. Environmental Protection Agency Region 10  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/15/2019

INDIAN UST R2: Underground Storage Tanks on Indian Land in EPA Region 2

Agency Version Date: 12/07/2016  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/03/2019

Agency: U.S. Environmental Protection Agency Region 2  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/25/2019

INDIAN UST R4: Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 05/08/2018  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/24/2019

Agency: U.S. Environmental Protection Agency Region 4  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/15/2019

INDIAN UST R5: Underground Storage Tanks on Indian Land in EPA Region 5

Agency Version Date: 04/12/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/13/2019

Agency: U.S. Environmental Protection Agency Region 5  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/04/2019

INDIAN UST R6: Underground Storage Tanks on Indian Land in EPA Region 6

Agency Version Date: 04/01/2018  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 04/18/2019

Agency: U.S. Environmental Protection Agency Region 6  
Agency Contact: 855-246-3642  
Most Recent Contact: 02/07/2019

## STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

INDIAN UST R7: Underground Storage Tanks on Indian Land in EPA Region 7

Agency Version Date: 04/24/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/13/2019

Agency: U.S. Environmental Protection Agency Region 7  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/04/2019

INDIAN UST R8: Underground Storage Tanks on Indian Land in EPA Region 8

Agency Version Date: 10/16/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/27/2019

Agency: U.S. Environmental Protection Agency Region 8  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/18/2019

INDIAN UST R9: Underground Storage Tanks on Indian Land in EPA Region 9

Agency Version Date: 10/10/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/27/2019

Agency: U.S. Environmental Protection Agency Region 9  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/18/2019

AST - CA: Listing of tank facilities that are subject to the California Aboveground Petroleum Storage Act

Agency Version Date: 12/11/2018  
Agency Update Frequency: No update  
Planned Next Contact: 04/30/2019

Agency: California Environmental Protection Agency Unified Program Section  
Agency Contact: 916-327-5092  
Most Recent Contact: 02/19/2019

AST\_ORANGE COUNTY - CA: Orange county aboveground storage tanks

Agency Version Date: 02/07/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/18/2019

Agency: Orange County Health Care Agency  
Agency Contact: 714-433-6000  
Most Recent Contact: 02/07/2019

AST\_PLACER COUNTY - CA: Placer county aboveground storage tank sites

Agency Version Date: 01/16/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 07/03/2019

Agency: Placer County Environmental Health  
Agency Contact: 530-745-2350  
Most Recent Contact: 04/05/2019

FID UST - CA: The State Water Resource Control Board's Facility Inventory Database underground storage tank locations listing

Agency Version Date: 02/17/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/29/2019

Agency: California Environmental Protection Agency  
Agency Contact: 916-341-5791  
Most Recent Contact: 02/18/2019

HIST AST - CA: Historical listing of tank facilities that are subject to the California Aboveground Petroleum Storage Act

Agency Version Date: 05/15/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/30/2019

Agency: California Environmental Protection Agency Unified Program Section  
Agency Contact: 916-327-5092  
Most Recent Contact: 02/19/2019

HIST UST - CA: Historical UST listing

Agency Version Date: 05/25/2016  
Agency Update Frequency: Varies  
Planned Next Contact: 04/29/2019

Agency: State Water Resources Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 02/18/2019

**STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)**

HIST UST\_EL SEGUNDO CITY - CA: List of City of El Segundo Underground Storage Tanks that are no longer in current agency list.

Agency Version Date: 01/29/2018	Agency: City of El Segundo Fire Department
Agency Update Frequency: Annually	Agency Contact: 310-524-2242
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/07/2019

TANKS\_CONTRA COSTA COUNTY - CA: Listing of aboveground storage tanks in Contra Costa County

Agency Version Date: 01/30/2019	Agency: Contra Costa Health Services Department
Agency Update Frequency: Varies	Agency Contact: 925-335-3200
Planned Next Contact: 04/26/2019	Most Recent Contact: 01/30/2019

UST - CA: Listing of active underground storage tank facilities

Agency Version Date: 02/06/2019	Agency: CA Gov geotracker state water resources control board
Agency Update Frequency: Quarterly	Agency Contact: N/R
Planned Next Contact: 04/17/2019	Most Recent Contact: 02/06/2019

UST\_ORANGE COUNTY - CA: Orange county underground storage tanks

Agency Version Date: 02/05/2019	Agency: Orange County Health Care Agency
Agency Update Frequency: Quarterly	Agency Contact: 714-433-6000
Planned Next Contact: 04/16/2019	Most Recent Contact: 02/05/2019

UST\_PLACER COUNTY - CA: Placer county underground storage tank sites

Agency Version Date: 01/16/2019	Agency: Placer County Environmental Health
Agency Update Frequency: Semi Annually	Agency Contact: 530-745-2350
Planned Next Contact: 07/03/2019	Most Recent Contact: 04/05/2019

AST\_Kern County - CA: Kern County aboveground storage tank sites

Agency Version Date: 11/28/2018	Agency: Kern County Environment Health Division
Agency Update Frequency: Varies	Agency Contact: 661-862-8774
Planned Next Contact: 05/15/2019	Most Recent Contact: 02/19/2019

AST\_Yolo County - CA: Yolo county above ground storage tank sites listing

Agency Version Date: 01/24/2019	Agency: Yolo County Environmental Health
Agency Update Frequency: Annually	Agency Contact: 530-666-8646
Planned Next Contact: 06/13/2019	Most Recent Contact: 04/04/2019

CLOSED UST\_Ventura County - CA: Ventura County closed underground storage tank site listing

Agency Version Date: 12/26/2018	Agency: Environmental Health Division
Agency Update Frequency: Varies	Agency Contact: 805-654-2815
Planned Next Contact: 06/11/2019	Most Recent Contact: 04/02/2019

HIST UST\_Kern County - CA: List of Kern County underground storage tank records that is no longer in current agency list.

Agency Version Date: 11/28/2018	Agency: Kern County Environment Health Division
Agency Update Frequency: Annually	Agency Contact: 661-862-8774
Planned Next Contact: 05/15/2019	Most Recent Contact: 02/19/2019

HIST UST\_Sutter County - CA: List of Sutter County Underground Storage Tank records that are no longer in current agency list.

Agency Version Date: 10/22/2018	Agency: Sutter County Department of Agriculture
Agency Update Frequency: Annually	Agency Contact: 530-822-7400
Planned Next Contact: 06/28/2019	Most Recent Contact: 04/02/2019

## STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

UST\_Alameda County - CA: Alameda County Underground Storage Tank sites

Agency Version Date: 02/06/2019	Agency: CA Gov geotracker state water resources control board
Agency Update Frequency: Varies	Agency Contact: 916-341-5791
Planned Next Contact: 04/17/2019	Most Recent Contact: 02/06/2019

UST\_City of Long Beach - CA: City of Long Beach underground storage tank sites

Agency Version Date: 01/30/2019	Agency: City of Long Beach Fire Department
Agency Update Frequency: Quarterly	Agency Contact: 562-570-6782
Planned Next Contact: 04/24/2019	Most Recent Contact: 01/28/2019

UST\_City of Torrance - CA: City of Torrance underground storage tank sites

Agency Version Date: 10/23/2018	Agency: City of Torrance Fire Department
Agency Update Frequency: Semi Annually	Agency Contact: 310-618-2872
Planned Next Contact: 07/02/2019	Most Recent Contact: 04/04/2019

UST\_El Segundo City - CA: City of El Segundo Underground Storage Tanks

Agency Version Date: 01/29/2018	Agency: City of El Segundo Fire Department
Agency Update Frequency: Annually	Agency Contact: 310-524-2242
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/07/2019

UST\_Kern County - CA: Kern County underground storage tank sites

Agency Version Date: 11/28/2018	Agency: Kern County Environment Health Division
Agency Update Frequency: Varies	Agency Contact: 661-862-8774
Planned Next Contact: 05/15/2019	Most Recent Contact: 02/19/2019

UST\_Marin County - CA: Marin county underground storage tank sites

Agency Version Date: 08/14/2018	Agency: Marin County Department of Public Works
Agency Update Frequency: Semi Annually	Agency Contact: 415-473-5051
Planned Next Contact: 06/28/2019	Most Recent Contact: 04/02/2019

UST\_Mendocino County - CA: A listing of underground storage tank locations in Mendocino County

Agency Version Date: 02/06/2019	Agency: CA Gov geotracker state water resources control board
Agency Update Frequency: Varies	Agency Contact: 916-341-5791
Planned Next Contact: 04/17/2019	Most Recent Contact: 02/06/2019

UST\_Napa County - CA: Underground storage tank sites located in Napa county.

Agency Version Date: 02/06/2019	Agency: CA Gov geotracker state water resources control board
Agency Update Frequency: Varies	Agency Contact: 916-341-5791
Planned Next Contact: 04/17/2019	Most Recent Contact: 02/06/2019

UST\_Riverside County - CA: Riverside county underground storage tank sites

Agency Version Date: 02/06/2019	Agency: CA Gov geotracker state water resources control board
Agency Update Frequency: Quarterly	Agency Contact: N/R
Planned Next Contact: 04/17/2019	Most Recent Contact: 02/06/2019

UST\_San Francisco County - CA: San Francisco county Underground storage tank sites listing

Agency Version Date: 02/11/2019	Agency: San Francisco Department of Public Health
Agency Update Frequency: Quarterly	Agency Contact: 415-252-3908
Planned Next Contact: 05/07/2019	Most Recent Contact: 02/11/2019

## STATE AND TRIBAL REGISTERED STORAGE TANK LISTS (cont.)

UST\_San Joaquin County - CA: San Joaquin County Underground storage tank sites listing

Agency Version Date: 02/06/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 04/17/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 02/06/2019

UST\_Solano County - CA: Solano county underground storage tank listing

Agency Version Date: 02/06/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/17/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: N/R  
Most Recent Contact: 02/06/2019

UST\_Sutter County - CA: Sutter county underground storage tank listing

Agency Version Date: 01/11/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/28/2019

Agency: Sutter County Department of Agriculture  
Agency Contact: 530-822-7400  
Most Recent Contact: 04/02/2019

UST\_Yolo County - CA: Yolo county underground storage tank sites listing

Agency Version Date: 02/21/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 07/05/2019

Agency: Yolo County Environmental Health  
Agency Contact: 530-666-8646  
Most Recent Contact: 04/09/2019

## STATE AND TRIBAL LEAKING STORAGE TANK LISTS

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land in EPA Region 1

Agency Version Date: 10/03/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/28/2019

Agency: U.S. Environmental Protection Agency Region 1  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/19/2019

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land in EPA Region 10

Agency Version Date: 02/04/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/24/2019

Agency: U.S. Environmental Protection Agency Region 10  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/15/2019

INDIAN LUST R2: Leaking Underground Storage Tanks on Indian Land in EPA Region 2

Agency Version Date: 12/07/2016  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/03/2019

Agency: U.S. Environmental Protection Agency Region 2  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/25/2019

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land in EPA Region 4

Agency Version Date: 05/08/2018  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/24/2019

Agency: U.S. Environmental Protection Agency Region 4  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/15/2019

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land in EPA Region 5

Agency Version Date: 04/12/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/13/2019

Agency: U.S. Environmental Protection Agency Region 5  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/04/2019

**STATE AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)**

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land in EPA Region 6

Agency Version Date: 04/01/2018	Agency: U.S. Environmental Protection Agency Region 6
Agency Update Frequency: Quarterly	Agency Contact: 855-246-3642
Planned Next Contact: 06/17/2019	Most Recent Contact: 04/08/2019

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land in EPA Region 7

Agency Version Date: 04/24/2018	Agency: U.S. Environmental Protection Agency Region 7
Agency Update Frequency: Varies	Agency Contact: 855-246-3642
Planned Next Contact: 06/13/2019	Most Recent Contact: 04/04/2019

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land in EPA Region 8

Agency Version Date: 04/25/2018	Agency: U.S. Environmental Protection Agency Region 8
Agency Update Frequency: Quarterly	Agency Contact: 855-246-3642
Planned Next Contact: 06/14/2019	Most Recent Contact: 04/05/2019

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land in EPA Region 9

Agency Version Date: 10/10/2018	Agency: U.S. Environmental Protection Agency Region 9
Agency Update Frequency: Quarterly	Agency Contact: 855-246-3642
Planned Next Contact: 05/27/2019	Most Recent Contact: 03/18/2019

HIST SLIC REG 5 - CA: List of GeoTracker Site Cleanup Program (formerly known as SLIC) database listing in Region 5: Modoc Shasta Lassen Plumas Butte Glen Colusa Lake Sutter Yuba Sierra Nevada Placer Yolo Napa (Northeast) Solano (West) Sacramento El Dorado Amador Calaveras San Joaquin Contra Costa (East) Stanislaus Toulumne Merced Mariposa Madera Kings Fresno Tulare Kern (Very small portions of San Benito and SanLuis Obispo) counties that are no longer in current agency list

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/10/2019	Most Recent Contact: 03/12/2019

LUST ORANGE COUNTY - CA: Orange county leaking underground storage tanks

Agency Version Date: 02/04/2019	Agency: Orange County Health Care Agency
Agency Update Frequency: Quarterly	Agency Contact: 714-433-6000
Planned Next Contact: 06/03/2019	Most Recent Contact: 03/25/2019

LUST REG 1 - CA: Leaking underground storage tanks in Region 1: Del Norte Glenn Humboldt Lake Marin Mendocino Modoc Siskiyou Sonoma andTrinity counties.

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 2 - CA: Leaking underground storage tanks in Region 2: Alameda Contra Costa San Francisco Santa Clara (north of Morgan Hill) San Mateo Marin Sonoma Napa Solano counties

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 3 - CA: Leaking underground storage tanks in Region 3: Santa Clara (south of Morgan Hill) San Mateo (southern part) Santa Cruz SanBenito Monterey Kern (some parts) San Luis Obispo Santa Barbara Ventura(northern part) counties

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

**STATE AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)**

LUST REG 4 - CA: Leaking underground storage tanks in Region 4: Los Angeles Ventura counties (Small parts of Kern and Santa Barbara counties).

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 5 - CA: Leaking underground storage tanks in Region 5: Modoc Shasta Lassen Plumas Butte Glen Colusa Lake Sutter Yuba Sierra Nevada Placer Yolo Napa (Northeast) Solano (West) Sacramento El Dorado Amador Calaveras San Joaquin Contra Costa (East) Stanislaus Toulumne Merced Mariposa Madera Kings Fresno Tulare Kern (Very small portions of San Benito and SanLuis Obispo) counties

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 6 - CA: Leaking underground storage tanks in Region 6: Modoc (East) Lassen (East side and Eagle Lake) Sierra Nevada Placer El Dorado Alpine Mono Inyo Kern (East) San Bernardino Los Angeles (Northeast corner) counties

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 7 - CA: Leaking underground storage tanks in Region 7: Imperial San Bernardino Riverside and San Diego counties.

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 8 - CA: Leaking underground storage tanks in Region 8: Orange Riverside San Bernardino counties.

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST REG 9 - CA: Leaking underground storage tanks in Region 9: San Diego Imperial Riverside counties.

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

LUST\_SUTTER COUNTY - CA: Sutter County Leaking Underground Storage Tanks

Agency Version Date: 01/10/2019	Agency: CA Gov geotracker state water resources control board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 05/30/2019	Most Recent Contact: 03/21/2019

SLIC REG 1 - CA: List of Region 1 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

SLIC REG 2 - CA: List of Region 2 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019	Agency: California Regional Water Quality Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 06/05/2019	Most Recent Contact: 03/27/2019

## STATE AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

SLIC REG 3 - CA: List of Region 3 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SLIC REG 4 - CA: List of Region 4 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SLIC REG 5 - CA: List of Region 5 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SLIC REG 6 - CA: List of Region 6 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database that is no longer in current agency list.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SLIC REG 7 - CA: List of Region 7 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SLIC REG 8 - CA: List of Region 8 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SLIC REG 9 - CA: List of Region 9 sites from GeoTracker Site Cleanup Program (formerly known as SLIC) database that is no longer in current agency list.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

HIST LUST\_Sonoma County - CA: List of Sonoma County leaking underground storage tank sites that is no longer in current agency list.

Agency Version Date: 08/23/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 06/12/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/14/2019

LUFT\_Alameda County - CA: Listing of Alameda County leaking underground fuel tank sites

Agency Version Date: 11/19/2018  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/03/2019

Agency: Alameda County Environmental Health Services  
Agency Contact: 510-567-6721  
Most Recent Contact: 02/06/2019



## STATE AND TRIBAL LEAKING STORAGE TANK LISTS (cont.)

LUST\_HAZMAT\_Yolo County - CA: Yolo county leaking underground storage tank sites listing

Agency Version Date: 01/21/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 07/01/2019

Agency: Yolo County Environmental Health  
Agency Contact: 530-666-8646  
Most Recent Contact: 04/03/2019

LUST\_Kern County - CA: Kern County leaking underground tank sites

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control bo  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

LUST\_Riverside County - CA: Riverside county leaking underground storage tank sites

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

LUST\_San Francisco County - CA: A listing of leaking underground storage tank sites located in San Francisco county.

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

LUST\_San Mateo County - CA: San Mateo county leaking underground storage tank listing

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

LUST\_Solano County - CA: Solano county leaking underground storage tank listing

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

LUST\_Sonoma County - CA: Sonoma county leaking underground storage tank sites listing

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

LUST\_Ventura County - CA: Ventura County leaking underground storage tank site listing

Agency Version Date: 01/10/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/30/2019

Agency: CA Gov geotracker state water resources control board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/21/2019

SLIC\_Alameda County - CA: Listing of spills leaks investigation & cleanup sites

Agency Version Date: 01/16/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 07/10/2019

Agency: Alameda County Environmental Health Services  
Agency Contact: 510-567-6721  
Most Recent Contact: 04/12/2019

## STATE AND TRIBAL BROWNFIELD SITES

TRIBAL BROWNFIELDS: Tribal brownfield remediation site listing

Agency Version Date: 02/10/2014  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/21/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 02/25/2019

## STATE- AND TRIBAL - EQUIVALENT CERCLIS

ENVIROSTOR - CA: Department of Toxic Substances Controls

Agency Version Date: 02/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/02/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-327-1077  
Most Recent Contact: 02/21/2019

HIST TOXIC PITS - CA: Listing of Toxic Pit Cleanup Act sites that are no longer in current agency list.

Agency Version Date: 10/12/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/14/2019

Agency: State Water Resources Control Board  
Agency Contact: 916-341-5810  
Most Recent Contact: 03/18/2019

OIL & GAS CLEANUP - CA: List of SWRCB Oil & Gas Cleanup Sites from GeoTracker Site Cleanup Program database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SWRCB CLEANUP - CA: List of SWRCB Cleanups from Geotracker including CAF, Sampling Points, and Projects.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

SWRCB NON\_CASE - CA: List of SWRCB Non-Case sites from GeoTracker Site Cleanup Program database.

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: California Regional Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

TOXIC PITS - CA: Listing of Toxic Pit Cleanup Act sites

Agency Version Date: 03/19/2019  
Agency Update Frequency: No update  
Planned Next Contact: 06/14/2019

Agency: State Water Resources Control Board  
Agency Contact: 916-341-5810  
Most Recent Contact: 03/18/2019

## STATE- AND TRIBAL - EQUIVALENT NPL

HIST RESPONSE - CA: List of state response sites with confirmed releases and potential high risk that are no longer in current agency list.

Agency Version Date: 10/19/2017  
Agency Update Frequency: Annually  
Planned Next Contact: 05/02/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-327-1077  
Most Recent Contact: 02/21/2019

RESPONSE - CA: State response sites with confirmed releases and potential high risk

Agency Version Date: 02/21/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 05/02/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-327-1077  
Most Recent Contact: 02/21/2019

## STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

HIST SWF/LF - CA: List of Solid Waste Information System's solid waste facilities and landfills that is no longer in current agency list.

Agency Version Date: 10/01/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 04/29/2019

Agency: Department of Resources Recycling and Recovery  
Agency Contact: 916-341-6066  
Most Recent Contact: 03/06/2019

SWF/LF - CA: Solid Waste Information System's facility listing of solid waste facilities and landfills

Agency Version Date: 02/18/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/29/2019

Agency: Department of Resources Recycling and Recovery  
Agency Contact: 916-341-6066  
Most Recent Contact: 02/18/2019

## STATE AND TRIBAL VOLUNTARY CLEANUP SITES

VCP - CA: Voluntary Cleanup Program remediation sites listing

Agency Version Date: 02/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/02/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/21/2019

## STATE RCRA GENERATORS LIST

HWG\_Yolo County - CA: Listing of permitted hazardous waste generators

Agency Version Date: 01/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 07/01/2019

Agency: Yolo County Environmental Health  
Agency Contact: 530-666-8646  
Most Recent Contact: 04/03/2019

## LOCAL BROWNFIELD LISTS

BROWNFIELDS-ACRES: EPA Brownfields Assessment, Cleanup and Redevelopment Exchange System.

Agency Version Date: 02/14/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/25/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 02/14/2019

Fed Brownfields: Federal brownfield remediation sites

Agency Version Date: 01/15/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/04/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/26/2019

## LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES

FED CDL: The U.S. Department of Justice listing of clandestine drug lab locations

Agency Version Date: 03/18/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/27/2019

Agency: U.S. Department of Justice  
Agency Contact: 202-307-7610  
Most Recent Contact: 03/18/2019

US HIST CDL: The U.S. Department of Justice historical listing of clandestine drug lab locations

Agency Version Date: 03/18/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/27/2019

Agency: U.S. Department of Justice  
Agency Contact: 202-307-7610  
Most Recent Contact: 03/18/2019

## LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES (cont.)

CDL - CA: Listing of Meth and clandestine drug labs maintained by the Department of Toxic Substances Control

Agency Version Date: 10/12/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/19/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 03/21/2019

CS\_PLACER COUNTY - CA: Placer county cleanup sites listing

Agency Version Date: 01/16/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 07/03/2019

Agency: Placer County Environmental Health  
Agency Contact: 530-745-2350  
Most Recent Contact: 04/05/2019

SCH - CA: Listing of possible hazardous material contamination sites on existing school properties

Agency Version Date: 01/18/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/07/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 03/29/2019

CALARP\_Kern County - CA: Kern County hazardous material permitted facilities

Agency Version Date: 02/06/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/17/2019

Agency: County of Kern Public Health Services Department  
Agency Contact: 661-862-8740  
Most Recent Contact: 02/06/2019

CASE LIST\_San Diego County - CA: San Diego county listing of hazardous chemical releases

Agency Version Date: 03/15/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/05/2019

Agency: County of San Diego Department of Environmental Health  
Agency Contact: 619-338-2259  
Most Recent Contact: 03/27/2019

CORRECTIVE ACTION\_Riverside County - CA: Riverside county corrective action sites list

Agency Version Date: 11/15/2017  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/20/2019

Agency: Riverside County Environmental Health  
Agency Contact: 888-722-4234  
Most Recent Contact: 02/22/2019

CS\_Napa County - CA: Napa county listing of Contaminated sites

Agency Version Date: 01/22/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/11/2019

Agency: Napa County Department of Environmental Management  
Agency Contact: 707-253-4471  
Most Recent Contact: 04/02/2019

SITE LIST\_Contra Costa County - CA: Listing of underground tank hazardous waste generator and business plan sites in Contra Costa County

Agency Version Date: 01/30/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 04/26/2019

Agency: Contra Costa Health Services Department  
Agency Contact: 925-335-3200  
Most Recent Contact: 01/30/2019

TOXIC SITE\_Sacramento County - CA: Sacramento County listing of historical sites where unauthorized releases of potentially hazardous materials have occurred

Agency Version Date: 11/07/2018  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 04/16/2019

Agency: Sacramento County Environmental Management  
Agency Contact: 916-875-8550  
Most Recent Contact: 02/05/2019

## LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES

HIST INDIAN ODI R8: List of Region 8 Indian land open dump inventory sites maintained within the STARS program that is no longer in current agency list.

Agency Version Date: 11/12/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 06/21/2019

Agency: Indian Health Service  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/25/2019

INDIAN ODI R8: Region 8 Indian land open dump inventory sites maintained within the STARS program

Agency Version Date: 04/01/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: Indian Health Service  
Agency Contact: 855-246-3642  
Most Recent Contact: 04/01/2019

ODI: Open dump inventory sites

Agency Version Date: 10/03/2017  
Agency Update Frequency: No Update  
Planned Next Contact: 04/16/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 02/05/2019

TRIBAL ODI: Indian land open dump inventory for all regions

Agency Version Date: 02/07/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/18/2019

Agency: Indian Health Service  
Agency Contact: 301-443-3593  
Most Recent Contact: 02/07/2019

HAULERS - CA: Waste Tire Manifest Program Hauler Registration listing

Agency Version Date: 02/25/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/06/2019

Agency: California Department of Resources Recycling and Recovery (CalRecycle)  
Agency Contact: 916-341-6066  
Most Recent Contact: 02/25/2019

HIST HAULERS - CA: List of Waste Tire Manifest Program Hauler Registration that is no longer in current agency list.

Agency Version Date: 12/17/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 05/06/2019

Agency: California Department of Resources Recycling and Recovery (CalRecycle)  
Agency Contact: N/R  
Most Recent Contact: 02/25/2019

SWRCY - CA: Listing of facilities which perform recycled material processing activities

Agency Version Date: 02/04/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/15/2019

Agency: California Department of Resources Recycling and Recovery (CalRecycle)  
Agency Contact: 916-341-6066  
Most Recent Contact: 02/04/2019

LF\_Los Angeles County - CA: Listing of City of Los Angeles landfills

Agency Version Date: 01/22/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/11/2019

Agency: City of Los Angeles Sanitation Department of Public Works  
Agency Contact: 800-773-2489  
Most Recent Contact: 04/02/2019

LF\_San Diego County - CA: San Diego county landfill listing

Agency Version Date: 02/06/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 07/04/2019

Agency: County of San Diego Department of Environmental Health  
Agency Contact: 858-694-2801  
Most Recent Contact: 04/08/2019

## LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES (cont.)

SWF\_Los Angeles County - CA: Listing of Los Angeles County solid waste facilities

Agency Version Date: 02/07/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/18/2019

Agency: LA County Department of Public Works  
Agency Contact: 800-320-1771  
Most Recent Contact: 02/07/2019

## RECORDS OF EMERGENCY RELEASE REPORTS

HMIRS (DOT): Hazardous Material spills reported by the Department of Transportation

Agency Version Date: 02/20/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/01/2019

Agency: U.S. Department of Transportation  
Agency Contact: (202) 366-4996  
Most Recent Contact: 02/20/2019

CHMIRS - CA: California Hazardous Material Incident Reporting System's reported accidental hazardous material incidents releases or spills

Agency Version Date: 01/04/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/24/2019

Agency: California Emergency Management Agency  
Agency Contact: 916-845-8275  
Most Recent Contact: 03/15/2019

HIST CHMIRS - CA: California Hazardous Material Incident Reporting System's reported accidental hazardous material incidents releases or spills

Agency Version Date: 04/06/2017  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/03/2019

Agency: California Emergency Management Agency  
Agency Contact: 916-845-8275  
Most Recent Contact: 02/07/2019

INDUSTRIAL CLEANUP\_Orange County - CA: Petroleum and non-petroleum industrial spills

Agency Version Date: 02/04/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 04/18/2019

Agency: Orange County Health Care Agency  
Agency Contact: 714-433-6000  
Most Recent Contact: 02/07/2019

SML\_Los Angeles County - CA: Listing of all Emergency Response session spills

Agency Version Date: 07/12/2017  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/28/2019

Agency: Los Angeles Department of Public Health  
Agency Contact: 323-890-7808  
Most Recent Contact: 04/01/2019

## LOCAL LAND RECORDS

LIENS 2: Comprehensive Environmental Response Compensation and Liability Act sites with liens

Agency Version Date: 05/11/2017  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/21/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 800-424-9346  
Most Recent Contact: 02/25/2019

DEED - CA: The Department of Toxic Substances Control's listing of property locations with Deed restrictions

Agency Version Date: 01/18/2019  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 06/07/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/29/2019

HIST LIENS - CA: The Department of Toxic Substances Control's listing of property locations with environmental liens that is no longer in current agency list.

Agency Version Date: 12/04/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 04/22/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/12/2019

## LOCAL LAND RECORDS (cont.)

LIENS - CA: The Department of Toxic Substances Control's listing of property locations with environmental liens

Agency Version Date: 02/12/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/22/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/12/2019

## OTHER ASCERTAINABLE RECORDS

AFS: Air Facility Systems Quarterly Extract

Agency Version Date: 01/25/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/14/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 04/05/2019

BRS: Reporting of hazardous waste generation and management from large quantity generators

Agency Version Date: 12/17/2018  
Agency Update Frequency: Biennial  
Planned Next Contact: 05/10/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 03/01/2019

CDC HAZDAT: The Agency for Toxic Substances and Disease Registry's Hazardous Substance Release/Health Effects Database.

Agency Version Date: 07/26/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: Agency for Toxic Substances and Disease Registry  
Agency Contact: 770-488-6399  
Most Recent Contact: 04/01/2019

COAL ASH DOE: List of existing and planned generators with 1 megawatt or greater of combined capacity that are utilizing coal ash impoundments.

Agency Version Date: 02/21/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/02/2019

Agency: Department of Energy  
Agency Contact: (202) 586-8800  
Most Recent Contact: 02/21/2019

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

Agency Version Date: 07/31/2014  
Agency Update Frequency: Varies  
Planned Next Contact: 06/17/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 04/08/2019

COAL GAS: Manufactured Gas Plant locations

Agency Version Date: 01/02/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/20/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/22/2019

CONSENT (DECREES): Legal decisions regarding responsibility for Superfund locations

Agency Version Date: 01/21/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: Environmental Protection Agency  
Agency Contact: (800) 424-9346  
Most Recent Contact: 04/01/2019

DEBRIS R5 LF: US EPA Region 5 Disaster Debris Recovery Database is a list of public facilities for disaster construction and demolition materials, electronics, household hazardous waste, metals, tires, and vehicles in EPA Region 5.

Agency Version Date: 03/15/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/24/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/15/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

DEBRIS R5 SWRCY: US EPA Region 5 Disaster Debris Recovery Database is a list of public facilities for disaster construction and demolition materials, electronics, household hazardous waste, metals, tires, and vehicles in EPA Region 5.

Agency Version Date: 03/15/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/24/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 03/15/2019

DOD: Department of Defense sites

Agency Version Date: 01/21/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: Environmental Protection Agency  
Agency Contact: (800) 424-9346  
Most Recent Contact: 04/01/2019

DOT OPS: Incident Data Report

Agency Version Date: 02/04/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/24/2019

Agency: U.S. Department of Transportation  
Agency Contact: (202) 366-4996  
Most Recent Contact: 04/15/2019

ECHO: ECHO is EPA Enforcement and Compliance History Online website to search for facilities in your community to assess their compliance with environmental regulations related to CAA, CWA, RCRA, & SDWA.

Agency Version Date: 02/25/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/06/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 202-566-1667  
Most Recent Contact: 02/25/2019

ENOI: The Electronic Notice of Intent (eNOI) database contains construction sites and industrial facilities that submit permit requests to EPA for Construction General Permits (CGP) and Multi-Sector General Permits (MSGP).

Agency Version Date: 02/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/19/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 02/08/2019

EPA FUELS: List of companies and facilities registered to participate in EPA Fuel Programs under Title 40 CFR Part 80.

Agency Version Date: 01/25/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/14/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: (202) 564-2307  
Most Recent Contact: 04/05/2019

EPA OSC: Listing of oil spills and hazardous substance release sites requiring EPA On-Site Coordinators.

Agency Version Date: 02/20/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: (202) 564-2307  
Most Recent Contact: 02/20/2019

EPA WATCH: The EPA Watch List was used to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. EPA maintained the lists from 2011 - 2013.

Agency Version Date: 02/09/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/14/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: (202) 564-2307  
Most Recent Contact: 04/05/2019

FA HWF: Hazardous Waste Facilities with Financial Assurance

Agency Version Date: 03/12/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/21/2019

Agency: Environmental Protection Agency  
Agency Contact: (800) 424-9346  
Most Recent Contact: 03/12/2019



**OTHER ASCERTAINABLE RECORDS (cont.)**

FEDLAND: Federal land locations

Agency Version Date: 01/21/2019  
 Agency Update Frequency: Varies  
 Planned Next Contact: 06/10/2019

Agency: Environmental Protection Agency  
 Agency Contact: (800) 424-9346  
 Most Recent Contact: 04/01/2019

FRS: Facility Registry Systems

Agency Version Date: 01/31/2019  
 Agency Update Frequency: Varies  
 Planned Next Contact: 06/20/2019

Agency: Environmental Protection Agency  
 Agency Contact: (202) 566-1667  
 Most Recent Contact: 04/11/2019

FTTS: Tracking of administrative and enforcement activities related to FIFRA/TSCA

Agency Version Date: 04/16/2013  
 Agency Update Frequency: No Longer Maintained  
 Planned Next Contact: 06/13/2019

Agency: Environmental Protection Agency  
 Agency Contact: (202) 564-2280  
 Most Recent Contact: 03/15/2019

FTTS INSP: Tracking of inspections related to FIFRA/TSCA

Agency Version Date: 05/08/2017  
 Agency Update Frequency: No Longer Maintained  
 Planned Next Contact: 06/04/2019

Agency: Environmental Protection Agency  
 Agency Contact: (202) 564-2280  
 Most Recent Contact: 03/06/2019

FUDS: Defense sites that require cleanup

Agency Version Date: 09/30/2015  
 Agency Update Frequency: Varies  
 Planned Next Contact: 06/17/2019

Agency: US Army Corps of Engineering  
 Agency Contact: (202) 761-0011  
 Most Recent Contact: 04/08/2019

HIST AFS: List of Air Facility Systems Quarterly Extract that are no longer in current agency list.

Agency Version Date: 01/25/2019  
 Agency Update Frequency: Quarterly  
 Planned Next Contact: 06/14/2019

Agency: Environmental Protection Agency  
 Agency Contact: (202) 566-1667  
 Most Recent Contact: 04/05/2019

HIST AFS 2: List of Air Facility Systems Quarterly Extract that are no longer in current agency list.

Agency Version Date: 11/26/2018  
 Agency Update Frequency: Quarterly  
 Planned Next Contact: 06/27/2019

Agency: Environmental Protection Agency  
 Agency Contact: (202) 566-1667  
 Most Recent Contact: 03/29/2019

HIST DOD: Department of Defense historical sites

Agency Version Date: 08/17/2018  
 Agency Update Frequency: No Longer Maintained  
 Planned Next Contact: 06/26/2019

Agency: Environmental Protection Agency  
 Agency Contact: (800) 424-9346  
 Most Recent Contact: 03/28/2019

HIST LEAD\_SMELTER: List of former lead smelter sites that is no longer in current agency list.

Agency Version Date: 12/12/2018  
 Agency Update Frequency: Annually  
 Planned Next Contact: 07/05/2019

Agency: Environmental Protection Agency  
 Agency Contact: (202) 566-1667  
 Most Recent Contact: 04/09/2019

HIST MLTS: List of sites in possession/use of radioactive materials regulated by NRC that is no longer in current agency list.

Agency Version Date: 07/13/2016  
 Agency Update Frequency: Annually  
 Planned Next Contact: 06/20/2019

Agency: Nuclear Regulatory Commission  
 Agency Contact: (800) 397-4209  
 Most Recent Contact: 03/22/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

HIST PCB TRANS: List of PCB Disposal Facilities that are no longer in current agency list.

Agency Version Date: 01/18/2018	Agency: Environmental Protection Agency
Agency Update Frequency: No Update	Agency Contact: (703) 308-8404
Planned Next Contact: 07/09/2019	Most Recent Contact: 04/11/2019

HIST PCS ENF: List of permitted facilities to discharge wastewater (Federal equivalent to NPDES) that are no longer in current agency list.

Agency Version Date: 12/18/2018	Agency: Environmental Protection Agency
Agency Update Frequency: Annually	Agency Contact: (202) 564-6582
Planned Next Contact: 05/07/2019	Most Recent Contact: 02/26/2019

HIST PCS FACILITY: List of Permitted facilities to discharge wastewater (Federal equivalent to NPDES) that are no longer in current agency list.

Agency Version Date: 12/18/2018	Agency: Environmental Protection Agency
Agency Update Frequency: Annually	Agency Contact: (202) 564-6582
Planned Next Contact: 05/07/2019	Most Recent Contact: 02/26/2019

HIST SSTS: List of tracking of facilities who produce pesticides and their quantity that are no longer in current agency list.

Agency Version Date: 02/13/2019	Agency: Environmental Protection Agency
Agency Update Frequency: Annually	Agency Contact: (202) 566-1667
Planned Next Contact: 04/24/2019	Most Recent Contact: 03/07/2019

HWC DOCKET: Listing of Federal facilities which are managing or have managed hazardous waste; or have had a release of hazardous waste.

Agency Version Date: 11/16/2018	Agency: U.S. Environmental Protection Agency
Agency Update Frequency: Quarterly	Agency Contact: (202) 564-2307
Planned Next Contact: 06/14/2019	Most Recent Contact: 04/05/2019

ICIS: Comprised of all Federal Administrative and Judicial enforcement information [intended to replace PCS] by tracking enforcement and compliance information (also contains what used to be known as FFTS)

Agency Version Date: 12/18/2018	Agency: Environmental Protection Agency
Agency Update Frequency: Varies	Agency Contact: (202) 566-1667
Planned Next Contact: 05/07/2019	Most Recent Contact: 02/26/2019

INACTIVE PCS: Inactive Permitted facilities to discharge wastewater

Agency Version Date: 12/18/2018	Agency: Environmental Protection Agency
Agency Update Frequency: Varies	Agency Contact: (202) 564-6582
Planned Next Contact: 05/07/2019	Most Recent Contact: 02/26/2019

INDIAN RESERVATION: Indian Reservation sites

Agency Version Date: 03/12/2019	Agency: Environmental Protection Agency
Agency Update Frequency: Varies	Agency Contact: (800) 424-9346
Planned Next Contact: 05/21/2019	Most Recent Contact: 03/12/2019

LEAD\_SMELTER: Listing of former Lead Smelter Sites

Agency Version Date: 12/12/2018	Agency: Environmental Protection Agency
Agency Update Frequency: Varies	Agency Contact: (202) 566-1667
Planned Next Contact: 04/16/2019	Most Recent Contact: 02/05/2019

## **OTHER ASCERTAINABLE RECORDS (cont.)**

### LUCIS: Land Use Control Information Systems

Agency Version Date: 02/20/2019  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/20/2019

Agency: Department of the Navy: BRAC PMO  
Agency Contact: (619) 532-0900  
Most Recent Contact: 02/20/2019

### LUCIS 2: Land Use Control Information Systems

Agency Version Date: 01/17/2018  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 09/30/2019

Agency: Department of the Navy: BRAC PMO  
Agency Contact: (619) 532-0900  
Most Recent Contact: 10/02/2018

### MINES: Mines Master Index Files

Agency Version Date: 02/27/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/08/2019

Agency: Department of Labor  
Agency Contact: (202) 693-9400  
Most Recent Contact: 02/27/2019

### MLTS: Sites in possession/use of radioactive materials regulated by NRC

Agency Version Date: 01/28/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/20/2019

Agency: Nuclear Regulatory Commission  
Agency Contact: (800) 397-4209  
Most Recent Contact: 03/22/2019

### NPL AOC: Areas of Concern related to NPL remediation sites

Agency Version Date: 01/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: Environmental Protection Agency  
Agency Contact: N/R  
Most Recent Contact: 04/01/2019

### NPL LIENS: National Priority List of sites with Liens

Agency Version Date: 12/12/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

### OSHA: OSHA's listing of inspections violations and fatality information

Agency Version Date: 02/26/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/07/2019

Agency: Occupational Safety & Health Administration  
Agency Contact: 800-321-6742  
Most Recent Contact: 02/26/2019

### PADS: Listing of generators transporters commercial store/ brokers and disposers of PCB

Agency Version Date: 09/20/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/07/2019

Agency: Environmental Protection Agency  
Agency Contact: (703) 308-8404  
Most Recent Contact: 03/29/2019

### PCB TRANSFORMER: Disposal and Storage of Polychlorinated Biphenyl (PCB) Waste

Agency Version Date: 01/30/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/19/2019

Agency: Environmental Protection Agency  
Agency Contact: (703) 308-8404  
Most Recent Contact: 04/10/2019

### PCS ENF: Permitted facilities to discharge wastewater (Federal equivalent to NPDES)

Agency Version Date: 12/18/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 05/07/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 564-6582  
Most Recent Contact: 02/26/2019

## **OTHER ASCERTAINABLE RECORDS (cont.)**

PCS FACILITY: Permitted facilities to discharge wastewater (Federal equivalent to NPDES)

Agency Version Date: 12/18/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 05/07/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 564-6582  
Most Recent Contact: 02/26/2019

RAATS: Listing of major violators with enforcement actions issued under RCRA. Includes administrative and civil actions filed by the EPA. This dataset is no longer maintained.

Agency Version Date: 12/17/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 05/10/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 03/01/2019

RADINFO: EPA regulated facilities with radiation and radioactive materials

Agency Version Date: 03/14/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/23/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 03/14/2019

RMP: Facilities producing/handling/ process/ distribute/ store specific chemicals report plans required by the Clean Air Act

Agency Version Date: 03/15/2019  
Agency Update Frequency: Monthly  
Planned Next Contact: 06/05/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 564-2534  
Most Recent Contact: 03/07/2019

ROD: Permanent remedy at an NPL site

Agency Version Date: 01/21/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: Environmental Protection Agency  
Agency Contact: (800) 424-9346  
Most Recent Contact: 04/01/2019

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners

Agency Version Date: 02/07/2019  
Agency Update Frequency: No Update  
Planned Next Contact: 04/18/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 02/07/2019

SEMS\_SMELTER: This report includes sites that have smelting-related, or potentially smelting-related, indicators in the SEMS database. The report includes information on the site location as well as contaminants of concern.

Agency Version Date: 12/12/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 703-603-8867  
Most Recent Contact: 04/01/2019

SSTS: Tracking of facilities who produce pesticides and their quantity

Agency Version Date: 02/13/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 04/24/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 02/13/2019

STORMWATER: Permitted storm water sites

Agency Version Date: 12/18/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 05/07/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 02/26/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

TOSCA-PLANT: Plants controlled by the Toxic Substance Control Act

Agency Version Date: 02/13/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/24/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 02/13/2019

TRIS: Information regarding toxic chemicals that are being used/manufactured/ treated/ transported/released into the environment

Agency Version Date: 12/17/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 05/06/2019

Agency: Environmental Protection Agency  
Agency Contact: (202) 566-1667  
Most Recent Contact: 02/25/2019

UMTRA: Uranium Recovery Sites

Agency Version Date: 02/28/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/09/2019

Agency: United States Nuclear Regulatory Commission  
Agency Contact: (301) 415-8200  
Most Recent Contact: 02/28/2019

VAPOR: EPA Vapor Intrusion Database

Agency Version Date: 02/08/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/19/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 855-246-3642  
Most Recent Contact: 02/08/2019

Corrective Actions\_2020: The RCRA cleanup baseline includes facilities expected to need corrective action.

Agency Version Date: 12/21/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: N/R  
Most Recent Contact: 03/01/2019

AOC\_SAN GABRIEL VALLEY - CA: San Gabriel Valley Superfund sites

Agency Version Date: 01/21/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/10/2019

Agency: U.S. Environmental Protection Agency  
Agency Contact: 415-972-3181  
Most Recent Contact: 04/01/2019

BOND EXPENDITURE PLAN - CA: Hazardous Substance Cleanup Bond Act of 1984 Article 7.5 of Health and Safety Code 25385 listing of orphan sites

Agency Version Date: 02/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/02/2019

Agency: Department of Toxic Substance Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/21/2019

CIWQS - CA: California Integrated Water Quality System database facilities listing which includes owner information, violations, inspections, and other regulatory matters

Agency Version Date: 02/19/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/30/2019

Agency: CA State Water Resources Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 02/19/2019

CIWQS 2 - CA: California Integrated Water Quality System database facilities listing which includes owner information violations inspections and other regulatory matters

Agency Version Date: 03/19/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/14/2019

Agency: CA State Water Resources Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/18/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

CORTESE - CA: Compliance document used in providing information about the location of hazardous material release sites utilized by the state local agencies and developers

Agency Version Date: 02/19/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 04/30/2019

Agency: Department of Toxic Substance Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/19/2019

CUPA\_PLACER COUNTY - CA: Listing of the Placer County Certified Unified Program Agency's hazardous material program sites

Agency Version Date: 01/16/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 07/03/2019

Agency: Placer County Environmental Health  
Agency Contact: 530-745-2350  
Most Recent Contact: 04/05/2019

DAYCARE - CA: List of daycare locations

Agency Version Date: 12/30/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/23/2019

Agency: California Department of Social Services  
Agency Contact: 916-651-6040  
Most Recent Contact: 03/14/2019

DRYCLEANERS - CA: Listing of drycleaning facilities

Agency Version Date: 09/09/2014  
Agency Update Frequency: No Update  
Planned Next Contact: 05/22/2019

Agency: California EPA Air Resources Board  
Agency Contact: 916-324-3013  
Most Recent Contact: 02/26/2019

EMI - CA: An estimation of air pollution for a listing of air permitted facilities

Agency Version Date: 02/18/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 04/29/2019

Agency: California Air Resources Board  
Agency Contact: 916-327-6251  
Most Recent Contact: 02/18/2019

FA - CA: Listing of the Department of Toxic Substance Control's Financial Assurance report sites and facilities

Agency Version Date: 01/10/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/28/2019

Agency: Department of Toxic Substance Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 04/01/2019

FA 2 - CA: Financial Assurance Information for solid waste facilities

Agency Version Date: 01/07/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/19/2019

Agency: Department of Environment & Natural Resources  
Agency Contact: 916-341-6066  
Most Recent Contact: 03/21/2019

HAZNET - CA: Listing of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters

Agency Version Date: 10/10/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 05/08/2019

Agency: California Environmental Protection Agency  
Agency Contact: 916-341-5791  
Most Recent Contact: 02/27/2019

HAZWASTE\_ORANGE COUNTY - CA: Orange County hazardous waste facilities

Agency Version Date: 02/01/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 06/21/2019

Agency: Orange County Health Care Agency  
Agency Contact: 714-433-6000  
Most Recent Contact: 04/12/2019

**OTHER ASCERTAINABLE RECORDS (cont.)**

HIGH FIRE - CA: Fire hazard severity zones mapped as areas of significant fire hazards on the basis of fuels terrain weather and other factors

Agency Version Date: 02/12/2019	Agency: California Department of Forestry and Fire Protection
Agency Update Frequency: No update	Agency Contact: 916-445-4302
Planned Next Contact: 04/22/2019	Most Recent Contact: 02/12/2019

HIST CORTESE - CA: The historical compliance document used in providing information about the location of hazardous material release sites utilized by the state local agencies and developers

Agency Version Date: 01/28/2019	Agency: Department of Toxic Substance Control
Agency Update Frequency: Quarterly	Agency Contact: 916-322-2861
Planned Next Contact: 06/17/2019	Most Recent Contact: 04/08/2019

HIST HAZNET - CA: List of hazardous waste manifests from when hazardous waste is transported from generators to permitted recycling treatment storage or disposal facilities by registered hazardous waste transporters that are no longer in current agency list.

Agency Version Date: 10/10/2018	Agency: California Environmental Protection Agency
Agency Update Frequency: Annually	Agency Contact: 916-341-5791
Planned Next Contact: 05/08/2019	Most Recent Contact: 02/27/2019

HIST HWP - CA: List of the Department of Toxic Substance Control's hazardous waste transporters and corrective action that are no longer in current agency list.

Agency Version Date: 01/18/2019	Agency: Department of Toxic Substance Control
Agency Update Frequency: Annually	Agency Contact: 916-322-2861
Planned Next Contact: 07/01/2019	Most Recent Contact: 04/03/2019

HIST HWT - CA: Historical Listing of registered hazardous waste transporters

Agency Version Date: 04/02/2019	Agency: Department of Toxic Substance Control
Agency Update Frequency: Quarterly	Agency Contact: 916-322-2861
Planned Next Contact: 06/11/2019	Most Recent Contact: 04/02/2019

HIST LDS - CA: List of areas of land on or in which hazardous waste is placed or the largest area in which there is significant likelihood of mixing hazardous waste constituents in the same area that are no longer in current agency list.

Agency Version Date: 03/20/2018	Agency: State Water Quality Control Board
Agency Update Frequency: Annually	Agency Contact: 916-341-5791
Planned Next Contact: 05/14/2019	Most Recent Contact: 03/05/2019

HIST MCS - CA: List of the State Water Resources Control Boards investigation and remediation of water quality issues at military facilities that is no longer in current agency list.

Agency Version Date: 02/11/2019	Agency: State Water Resources Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5791
Planned Next Contact: 04/22/2019	Most Recent Contact: 02/11/2019

HIST NFA - CA: Historical No further action cleanup sites listing

Agency Version Date: 02/21/2019	Agency: Department of Toxic Substances Control
Agency Update Frequency: Quarterly	Agency Contact: 916-322-2861
Planned Next Contact: 05/02/2019	Most Recent Contact: 02/21/2019

HIST NFE - CA: List of Unconfirmed contaminated properties that are no longer in current agency list.

Agency Version Date: 02/20/2019	Agency: Department of Toxic Substances Control
Agency Update Frequency: Quarterly	Agency Contact: 916-322-2861
Planned Next Contact: 05/01/2019	Most Recent Contact: 02/20/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

HWM COMMERCIAL FACILITIES - CA: Listing of all commercial hazardous waste permitted off-site transfer recycling treatment storage and disposal facilities

Agency Version Date: 01/15/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 06/04/2019

Agency: Department of Toxic Substance Control  
Agency Contact: 916-322-5308  
Most Recent Contact: 03/26/2019

HWP - CA: Facility listing of the Department of Toxic Substance Control's hazardous waste transporters and corrective action

Agency Version Date: 01/18/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/07/2019

Agency: Department of Toxic Substance Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 03/29/2019

HWT - CA: Listing of registered hazardous waste transporters

Agency Version Date: 04/02/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/11/2019

Agency: Department of Toxic Substance Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 04/02/2019

LDS - CA: A listing of areas of land on or in which hazardous waste is placed or the largest area in which there is significant likelihood of mixing hazardous waste constituents in the same area

Agency Version Date: 03/05/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: State Water Quality Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

MCS - CA: The State Water Resources Control Board's investigation and remediation of water quality issues at military facilities.

Agency Version Date: 02/11/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/05/2019

Agency: State Water Resources Control Board  
Agency Contact: 916-341-5791  
Most Recent Contact: 03/27/2019

MWMP - CA: Listing of treatment and transfer stations that properly handle and dispose of medical waste that are permitted and inspected by the Medical Waste Management Program

Agency Version Date: 12/27/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 06/05/2019

Agency: California-Health Human Services Department of Public Health  
Agency Contact: 916-449-5661  
Most Recent Contact: 03/27/2019

MWMP 2 - CA: Listing of facilities that generate permitted medical waste and are inspected by the Medical Waste Management Program

Agency Version Date: 12/27/2018  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/14/2019

Agency: California-Health Human Services Department of Public Health  
Agency Contact: 916-449-5661  
Most Recent Contact: 03/18/2019

NFA - CA: No further action cleanup sites listing

Agency Version Date: 02/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/02/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/21/2019

NFE - CA: Unconfirmed contaminated properties listing

Agency Version Date: 02/20/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/01/2019

Agency: Department of Toxic Substances Control  
Agency Contact: 916-322-2861  
Most Recent Contact: 02/20/2019



**OTHER ASCERTAINABLE RECORDS (cont.)**

NPDES - CA: A listing of National Pollutant Discharge Elimination System permits including stormwater

Agency Version Date: 02/07/2019	Agency: State Water Resources Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5810
Planned Next Contact: 04/18/2019	Most Recent Contact: 02/07/2019

PERCHLORATE 2 - CA: Listing of contaminated sites where the primary known chemical is perchlorate

Agency Version Date: 02/20/2019	Agency: Department of Toxic Substances Control
Agency Update Frequency: Quarterly	Agency Contact: 916-322-2861
Planned Next Contact: 05/01/2019	Most Recent Contact: 02/20/2019

PROPOSITION 65 - CA: Listing of Proposition 65 enforcement reporting notice sites in accordance with "The Safe Drinking Water and Toxic Enforcement Act of 1986"

Agency Version Date: 02/07/2019	Agency: State of California Department of Justice Office of the Attorney General
Agency Update Frequency: No update	Agency Contact: 510-873-6321
Planned Next Contact: 04/18/2019	Most Recent Contact: 02/07/2019

RFR - CA: State Water Resources Control Board Regulated Facility Report database listing which includes program agency type and their permit status

Agency Version Date: 02/11/2019	Agency: CA State Water Resources Control Board
Agency Update Frequency: Varies	Agency Contact: 916-341-5810
Planned Next Contact: 04/22/2019	Most Recent Contact: 02/11/2019

SWAT - CA: The SWAT Reports Summary Data and the Waste Management Unit Database were published by State Water Resources Control Board staff and the Regional Water Quality Control Boards for tracking and inventory of waste management units.

Agency Version Date: 08/28/2015	Agency: Department of Ecology
Agency Update Frequency: No Longer Maintained	Agency Contact: 916-322-2861
Planned Next Contact: 05/03/2019	Most Recent Contact: 02/07/2019

WDS - CA: Listing of waste discharge system reporting facilities

Agency Version Date: 01/10/2019	Agency: State Water Resources Control Board
Agency Update Frequency: Quarterly	Agency Contact: 916-341-5810
Planned Next Contact: 05/30/2019	Most Recent Contact: 03/21/2019

WILDLANDS - CA: The Wildlands Conservancy listing of preserves in California

Agency Version Date: 11/27/2018	Agency: The Wildlands Conservancy
Agency Update Frequency: Varies	Agency Contact: 909-797-8507
Planned Next Contact: 06/24/2019	Most Recent Contact: 04/15/2019

WIP - CA: Listing of Well Investigation Program cases in the San Gabriel and San Fernando Valley area

Agency Version Date: 07/01/2009	Agency: Los Angeles Water Quality Control Board
Agency Update Frequency: Varies	Agency Contact: 916-341-5810
Planned Next Contact: 04/22/2019	Most Recent Contact: 01/24/2019

BP HW OUT\_Ventura County - CA: Ventura County Business Plan Hazardous Waste Producers and Operating Underground Tanks

Agency Version Date: 01/29/2019	Agency: Ventura County Environmental Health Division
Agency Update Frequency: Quarterly	Agency Contact: 805-654-2815
Planned Next Contact: 06/21/2019	Most Recent Contact: 04/12/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

BUSINESS INVENTORY\_San Mateo County - CA: San Mateo County listing of underground storage tanks, hazardous materials, business plans, and hazardous waste generators

Agency Version Date: 03/05/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 05/17/2019

Agency: San Mateo County Environmental Health Services Division  
Agency Contact: 650-372-6200  
Most Recent Contact: 03/08/2019

CUPA\_Butte County - CA: Listing of the Butte County Certified Unified Program Agency`s hazardous material program sites

Agency Version Date: 03/19/2018  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 05/07/2019

Agency: Butte County Environmental Health  
Agency Contact: 530.538.7281  
Most Recent Contact: 02/11/2019

CUPA\_Fresno County - CA: Listing of the Fresno County Certified Unified Program Agency's hazardous material program sites

Agency Version Date: 01/08/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 07/01/2019

Agency: Fresno County Department of Public Health  
Agency Contact: 559-600-3271  
Most Recent Contact: 04/03/2019

DRYCLEANERS\_Amador County - CA: Listing of drycleaning facilities in Amador County

Agency Version Date: 11/02/2016  
Agency Update Frequency: Varies  
Planned Next Contact: 05/17/2019

Agency: Amador County APCD  
Agency Contact: (209) 223-6439  
Most Recent Contact: 02/21/2019

DRYCLEANERS\_Antelope Valley - CA: Listing of drycleaning facilities in Antelope Valley

Agency Version Date: 02/04/2019  
Agency Update Frequency: Varies  
Planned Next Contact: 05/01/2019

Agency: Antelope Valley AQMD  
Agency Contact: 661-723-8070  
Most Recent Contact: 02/04/2019

DRYCLEANERS\_Bay Area - CA: Listing of drycleaning facilities in Bay Area

Agency Version Date: 02/21/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 05/20/2019

Agency: Bay Area AQMD  
Agency Contact: 415-749-4784  
Most Recent Contact: 02/21/2019

DRYCLEANERS\_Butte County - CA: Listing of drycleaning facilities in Butte County

Agency Version Date: 02/28/2018  
Agency Update Frequency: Semi Annually  
Planned Next Contact: 07/03/2019

Agency: Butte County AQMD  
Agency Contact: 530-332-9400 ext. 107  
Most Recent Contact: 04/05/2019

DRYCLEANERS\_Calaveras County - CA: Listing of drycleaning facilities in Calaveras County

Agency Version Date: 11/19/2015  
Agency Update Frequency: Varies  
Planned Next Contact: 06/28/2019

Agency: Calaveras County APCD  
Agency Contact: 209-754-6504  
Most Recent Contact: 04/01/2019

DRYCLEANERS\_Colusa County - CA: Listing of drycleaning facilities in Colusa County

Agency Version Date: 09/08/2014  
Agency Update Frequency: Quarterly  
Planned Next Contact: 07/03/2019

Agency: Colusa County APCD  
Agency Contact: 530-458-0590  
Most Recent Contact: 04/05/2019

DRYCLEANERS\_Eastern Kern County - CA: Listing of drycleaning facilities in Eastern Kern County

Agency Version Date: 08/21/2018  
Agency Update Frequency: Varies  
Planned Next Contact: 07/02/2019

Agency: Eastern Kern County APCD  
Agency Contact: 661-862-5250  
Most Recent Contact: 04/04/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

DRYCLEANERS\_El Dorado County - CA: Listing of drycleaning facilities in El Dorado County

Agency Version Date: 03/18/2016	Agency: El Dorado County AQMD
Agency Update Frequency: Varies	Agency Contact: 530-621-7503
Planned Next Contact: 07/02/2019	Most Recent Contact: 04/04/2019

DRYCLEANERS\_Feather River - CA: Listing of drycleaning facilities in Feather River

Agency Version Date: 04/13/2018	Agency: Feather River AQMD
Agency Update Frequency: Varies	Agency Contact: 530-634-7659 ext. 205
Planned Next Contact: 05/21/2019	Most Recent Contact: 02/25/2019

DRYCLEANERS\_Glenn County - CA: Listing of drycleaning facilities in Glenn County

Agency Version Date: 10/29/2012	Agency: Glenn County APCD
Agency Update Frequency: Varies	Agency Contact: 530-934-6500
Planned Next Contact: 05/01/2019	Most Recent Contact: 02/04/2019

DRYCLEANERS\_Great Basin Unified - CA: Listing of drycleaning facilities in the Great Basin Unified region

Agency Version Date: 09/09/2014	Agency: Great Basin Unified APCD
Agency Update Frequency: Varies	Agency Contact: 760-872-8211 ext. 228
Planned Next Contact: 06/04/2019	Most Recent Contact: 03/06/2019

DRYCLEANERS\_Imperial County - CA: Listing of drycleaning facilities in Imperial County

Agency Version Date: 03/19/2018	Agency: Imperial County APCD
Agency Update Frequency: Annually	Agency Contact: 760-482-4606
Planned Next Contact: 05/08/2019	Most Recent Contact: 02/12/2019

DRYCLEANERS\_Lake County - CA: Listing of drycleaning facilities in Lake County

Agency Version Date: 03/29/2016	Agency: Lake County AQMD
Agency Update Frequency: Varies	Agency Contact: 707-263-7000
Planned Next Contact: 06/28/2019	Most Recent Contact: 04/02/2019

DRYCLEANERS\_Lassen County - CA: Listing of drycleaning facilities in Lassen County

Agency Version Date: 05/16/2013	Agency: Lassen County APCD
Agency Update Frequency: Varies	Agency Contact: 530-257-1045
Planned Next Contact: 07/10/2019	Most Recent Contact: 04/12/2019

DRYCLEANERS\_Mendocino County - CA: Listing of drycleaning facilities in Mendocino County

Agency Version Date: 08/24/2016	Agency: Mendocino County AQMD
Agency Update Frequency: Varies	Agency Contact: 707-463-4354
Planned Next Contact: 06/20/2019	Most Recent Contact: 03/22/2019

DRYCLEANERS\_Mojave Desert - CA: Listing of drycleaning facilities in the Mojave Desert region

Agency Version Date: 02/04/2019	Agency: Mojave Desert AQMD
Agency Update Frequency: Varies	Agency Contact: 661-723-8070
Planned Next Contact: 05/01/2019	Most Recent Contact: 02/04/2019

DRYCLEANERS\_Monterey Bay - CA: Listing of drycleaning facilities in the Monterey Bay region

Agency Version Date: 02/22/2019	Agency: Monterey Bay Unified APCD
Agency Update Frequency: Varies	Agency Contact: 831-647-9418 ext.240
Planned Next Contact: 05/17/2019	Most Recent Contact: 02/21/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

DRYCLEANERS\_North Coast Unified - CA: Listing of drycleaning facilities in the North Coast region

Agency Version Date: 11/01/2017	Agency: North Coast Unified AQMD
Agency Update Frequency: Varies	Agency Contact: 707-443-3093 ext. 111
Planned Next Contact: 05/31/2019	Most Recent Contact: 03/04/2019

DRYCLEANERS\_Northern Sierra - CA: Listing of drycleaning facilities in the Northern Sierra region

Agency Version Date: 09/08/2014	Agency: Northern Sierra AQMD
Agency Update Frequency: No Update	Agency Contact: 530-274-9360 ext. 106
Planned Next Contact: 05/14/2019	Most Recent Contact: 02/18/2019

DRYCLEANERS\_Northern Sonoma County - CA: Listing of drycleaning facilities in Northern Sonoma County

Agency Version Date: 06/01/2018	Agency: Northern Sonoma County APCD
Agency Update Frequency: Varies	Agency Contact: 707-433-5911
Planned Next Contact: 05/01/2019	Most Recent Contact: 02/04/2019

DRYCLEANERS\_Placer County - CA: Listing of drycleaning facilities in Placer County

Agency Version Date: 05/02/2018	Agency: Placer County APCD
Agency Update Frequency: Quarterly	Agency Contact: 530-745-2324
Planned Next Contact: 05/08/2019	Most Recent Contact: 02/12/2019

DRYCLEANERS\_Sacramento County - CA: Listing of drycleaning facilities in Sacramento County

Agency Version Date: 02/28/2019	Agency: Sacramento Metro AQMD
Agency Update Frequency: Quarterly	Agency Contact: 916-874-4817
Planned Next Contact: 05/17/2019	Most Recent Contact: 02/21/2019

DRYCLEANERS\_San Diego County - CA: Listing of drycleaning facilities in San Diego County

Agency Version Date: 08/22/2018	Agency: San Diego County APCD
Agency Update Frequency: Varies	Agency Contact: 858-586-2618
Planned Next Contact: 04/29/2019	Most Recent Contact: 02/01/2019

DRYCLEANERS\_San Joaquin Valley - CA: Listing of drycleaning facilities in the San Joaquin Valley

Agency Version Date: 03/22/2019	Agency: San Joaquin Valley APCD
Agency Update Frequency: Varies	Agency Contact: 559-230-5936
Planned Next Contact: 04/24/2019	Most Recent Contact: 01/28/2019

DRYCLEANERS\_San Luis Obispo - CA: Listing of drycleaning facilities in the San Luis Obispo region

Agency Version Date: 02/13/2019	Agency: San Luis Obispo County APCD
Agency Update Frequency: Varies	Agency Contact: 805-781-5912
Planned Next Contact: 05/06/2019	Most Recent Contact: 02/08/2019

DRYCLEANERS\_Santa Barbara County - CA: Listing of drycleaning facilities in Santa Barbara County

Agency Version Date: 02/04/2019	Agency: Santa Barbara County APCD
Agency Update Frequency: Varies	Agency Contact: 805-961-8867
Planned Next Contact: 06/24/2019	Most Recent Contact: 04/15/2019

DRYCLEANERS\_Shasta County - CA: Listing of drycleaning facilities in Shasta County

Agency Version Date: 01/16/2019	Agency: Shasta County AQMD
Agency Update Frequency: Varies	Agency Contact: 530-225-5674
Planned Next Contact: 07/03/2019	Most Recent Contact: 04/05/2019

**OTHER ASCERTAINABLE RECORDS (cont.)**

DRYCLEANERS\_Siskiyou County - CA: Listing of drycleaning facilities in Siskiyou County

Agency Version Date: 09/08/2014	Agency: Siskiyou County APCD
Agency Update Frequency: Varies	Agency Contact: 530-841-4029
Planned Next Contact: 06/18/2019	Most Recent Contact: 03/20/2019

DRYCLEANERS\_South Coast - CA: Listing of drycleaning facilities in the South Coast region

Agency Version Date: 02/13/2019	Agency: South Coast AQMD
Agency Update Frequency: Varies	Agency Contact: 909-396-2000
Planned Next Contact: 05/13/2019	Most Recent Contact: 02/13/2019

DRYCLEANERS\_Tehama County - CA: Listing of drycleaning facilities in Tehama County

Agency Version Date: 10/10/2017	Agency: Tehama County APCD
Agency Update Frequency: Varies	Agency Contact: 530-527-3717 ext.100
Planned Next Contact: 05/09/2019	Most Recent Contact: 02/13/2019

DRYCLEANERS\_Tuolumne County - CA: Listing of drycleaning facilities in Tuolumne County

Agency Version Date: 01/11/2017	Agency: Tuolumne County APCD
Agency Update Frequency: Varies	Agency Contact: 209-533-6678
Planned Next Contact: 05/14/2019	Most Recent Contact: 02/18/2019

DRYCLEANERS\_Ventura County - CA: Listing of drycleaning facilities in Ventura County

Agency Version Date: 02/07/2019	Agency: Ventura County APCD
Agency Update Frequency: Varies	Agency Contact: 805-645-1405
Planned Next Contact: 07/02/2019	Most Recent Contact: 04/04/2019

DRYCLEANERS\_Yolo-Solano Counties - CA: Listing of drycleaning facilities in Yolo and Solano Counties

Agency Version Date: 02/27/2019	Agency: Yolo-Solano AQMD
Agency Update Frequency: Varies	Agency Contact: 530-757-3664
Planned Next Contact: 05/17/2019	Most Recent Contact: 02/21/2019

GCC\_Santa Clara Valley - CA: Santa Clara Valley groundwater contamination cleanups listing

Agency Version Date: 02/07/2019	Agency: CA State Water Resources Control Board
Agency Update Frequency: Varies	Agency Contact: 916-341-5791
Planned Next Contact: 04/18/2019	Most Recent Contact: 02/07/2019

HAZMAT INCIDENT\_Contra Costa County - CA: Listing of hazardous material incident sites since 1993 in Contra Costa County

Agency Version Date: 01/23/2019	Agency: Contra Costa Health Services Department
Agency Update Frequency: Varies	Agency Contact: 925-335-3200
Planned Next Contact: 07/08/2019	Most Recent Contact: 04/10/2019

HAZMAT\_City of San Jose - CA: City of San Jose hazardous material facilities listing

Agency Version Date: 02/19/2019	Agency: Santa Clara County Department of Environmental Health
Agency Update Frequency: Quarterly	Agency Contact: 408-918-1951
Planned Next Contact: 05/13/2019	Most Recent Contact: 02/15/2019

HAZMAT\_Sacramento County - CA: Sacramento county hazardous material facilities listing

Agency Version Date: 11/07/2018	Agency: Sacramento County Environmental Management
Agency Update Frequency: Quarterly	Agency Contact: 916-875-8550
Planned Next Contact: 06/24/2019	Most Recent Contact: 04/15/2019

## OTHER ASCERTAINABLE RECORDS (cont.)

HAZMAT\_San Bernardino County - CA: San Bernardino county listing of hazardous material permitted facilities

Agency Version Date: 01/16/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 07/01/2019

Agency: San Bernardino County Fire Department Hazardous Materials Division  
Agency Contact: 909-386-8419  
Most Recent Contact: 04/03/2019

HAZMAT\_San Diego County - CA: San Diego county listing of hazardous material permitted facilities

Agency Version Date: 01/29/2019  
Agency Update Frequency: Quarterly  
Planned Next Contact: 06/18/2019

Agency: Hazardous Materials Management Division  
Agency Contact: 858-505-6700  
Most Recent Contact: 04/09/2019

HAZMAT\_Santa Clara County - CA: Santa Clara county hazardous material facilities listing

Agency Version Date: 02/12/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 05/07/2019

Agency: Santa Clara Department of Environmental Health  
Agency Contact: 408-918-3428  
Most Recent Contact: 02/11/2019

HIST HMS\_Los Angeles County - CA: List of Los Angeles county industrial waste and underground storage tank sites that are no longer in current agency list.

Agency Version Date: 09/15/2018  
Agency Update Frequency: Annually  
Planned Next Contact: 05/20/2019

Agency: County of Los Angeles Department of Public Works  
Agency Contact: 626-458-3518  
Most Recent Contact: 02/22/2019

HMS\_Los Angeles County - CA: Listing of Los Angeles county industrial waste and underground storage tank sites

Agency Version Date: 03/11/2019  
Agency Update Frequency: Monthly  
Planned Next Contact: 05/20/2019

Agency: County of Los Angeles Department of Public Works  
Agency Contact: 626-458-3518  
Most Recent Contact: 02/22/2019

LOP\_Santa Clara County - CA: Santa Clara county leaking underground storage tank sites

Agency Version Date: 07/21/2017  
Agency Update Frequency: No Longer Maintained  
Planned Next Contact: 06/28/2019

Agency: Department of Environmental Health  
Agency Contact: 408-280-6479  
Most Recent Contact: 04/01/2019

SITES INVENTORY\_Ventura County - CA: Listing of Ventura County inventory of closed illegal abandoned and inactive sites

Agency Version Date: 01/25/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 06/14/2019

Agency: Environmental Health Division  
Agency Contact: 805-654-2815  
Most Recent Contact: 04/05/2019

VCCP\_Ventura County - CA: Listing of Ventura County cleanup program sites

Agency Version Date: 01/22/2019  
Agency Update Frequency: Annually  
Planned Next Contact: 06/11/2019

Agency: Environmental Health Division  
Agency Contact: 805-654-2815  
Most Recent Contact: 04/02/2019

## OTHER

SEISMIC - CA: Earthquake Zones of Required Investigation. Shows the location of both Seismic Hazard Zones and Earthquake Fault Zones

Agency Version Date: 03/07/2014  
Agency Update Frequency: Varies  
Planned Next Contact: 05/21/2019

Agency: State of California Department of Conservation  
Agency Contact: 916-324-7299  
Most Recent Contact: 03/12/2019

**SUBJECT PROPERTY ADDRESS:**

Elk Grove  
 Maritime Drive and Harbour Point Drive  
 Elk Grove, California 95758

**SUBJECT PROPERTY COORDINATES:**

Latitude(North):	38.410059 - 38°24'36.2"
Longitude(West):	-121.478065 - -121°28'41"
Universal Transverse Mercator:	Zone 10N
UTM X (Meters):	632877.92
UTM Y (Meters):	4252410.11

**ELEVATION:**

Elevation: 17.280 ft. above sea level

**USGS TOPOGRAPHIC MAP:**

Subject Property Map:	38121-D4 Florin, CA
Most Recent Revision:	2018

**GEOHYDROLOGY DATA:**

**SUBJECT PROPERTY TOPOGRAPHY:**

Topographic Gradient: East

**DFIRM FLOOD ZONE:**

	DFIRM Flood
Subject Property County:	Electronic Data:
SACRAMENTO	Yes - refer to the PROPERTY PROXIMITY MAP and AREA MAP
Flood Plain Panel at Subject Property:	06067C
Additional Panels in search area:	No available data

**FEMA FLOOD ZONE:**

	FEMA Flood
Subject Property County:	Electronic Data:
SACRAMENTO	Yes - refer to the PROPERTY PROXIMITY MAP and AREA MAP
Flood Plain Panel at Subject Property:	0602620315C
Additional Panels in search area:	No available data

**NATIONAL WETLAND INVENTORY:**

	NWI Electronic
<u>NWI Quad at Subject Property:</u>	<u>Data Coverage:</u>
Florin	Yes - refer to the Geological Findings Map

**LITHOSTRATIGRAPHIC INFORMATION:**

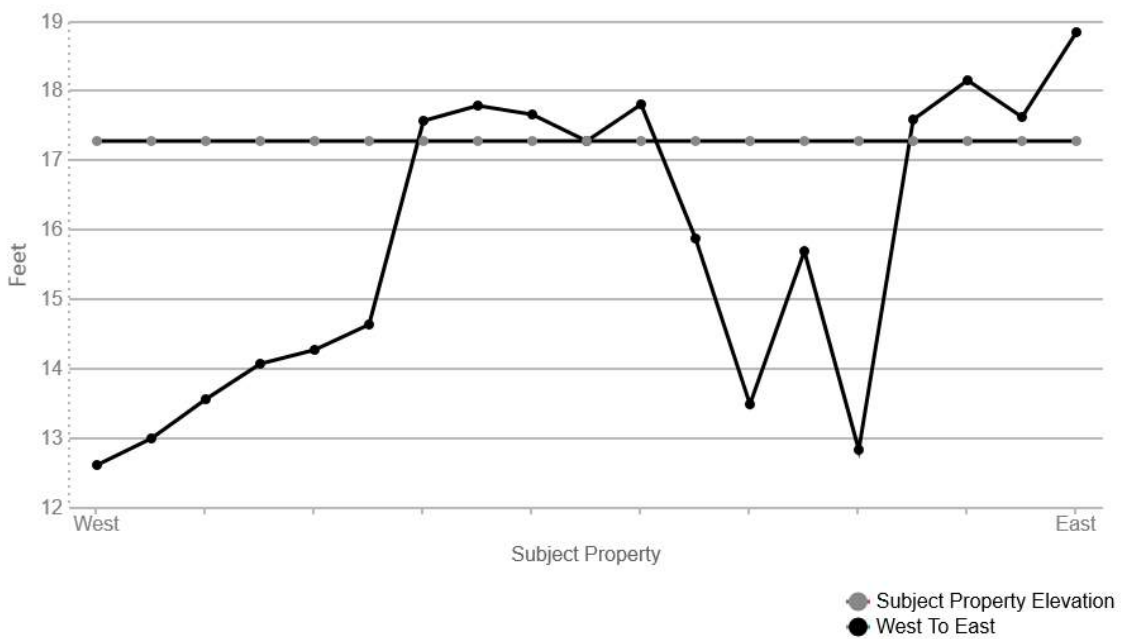
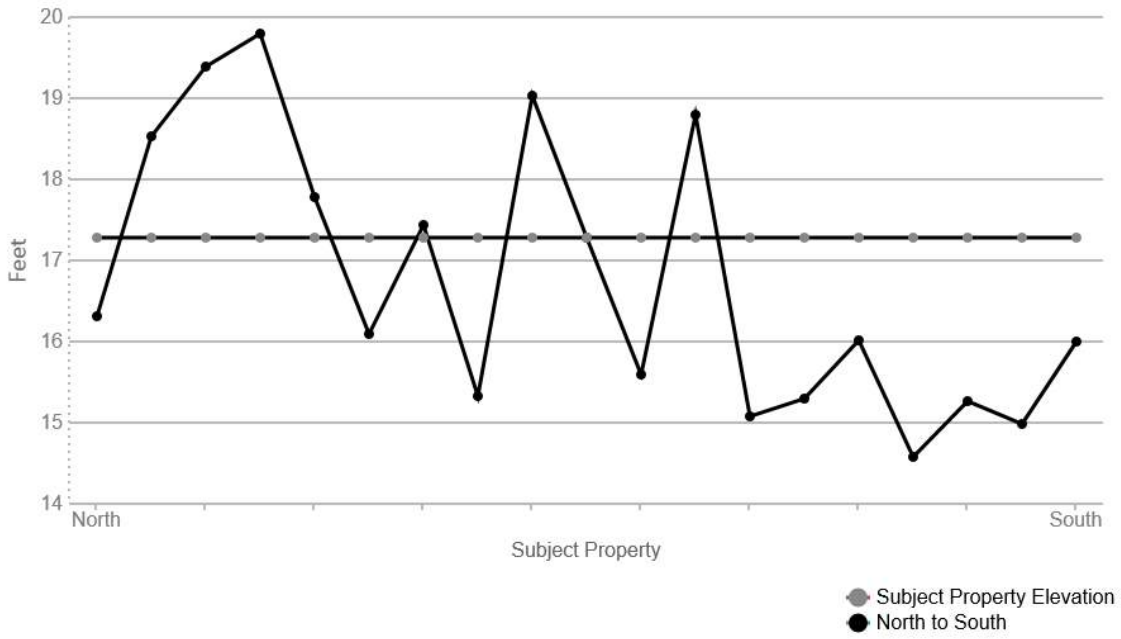
**ROCK STRATIGRAPHIC UNIT:**

**GEOLOGIC AGE IDENTIFICATION**

Era: N/R	Category: 4 Q Quaternary
System: N/R	
Series: Quaternary	
Code: Q	

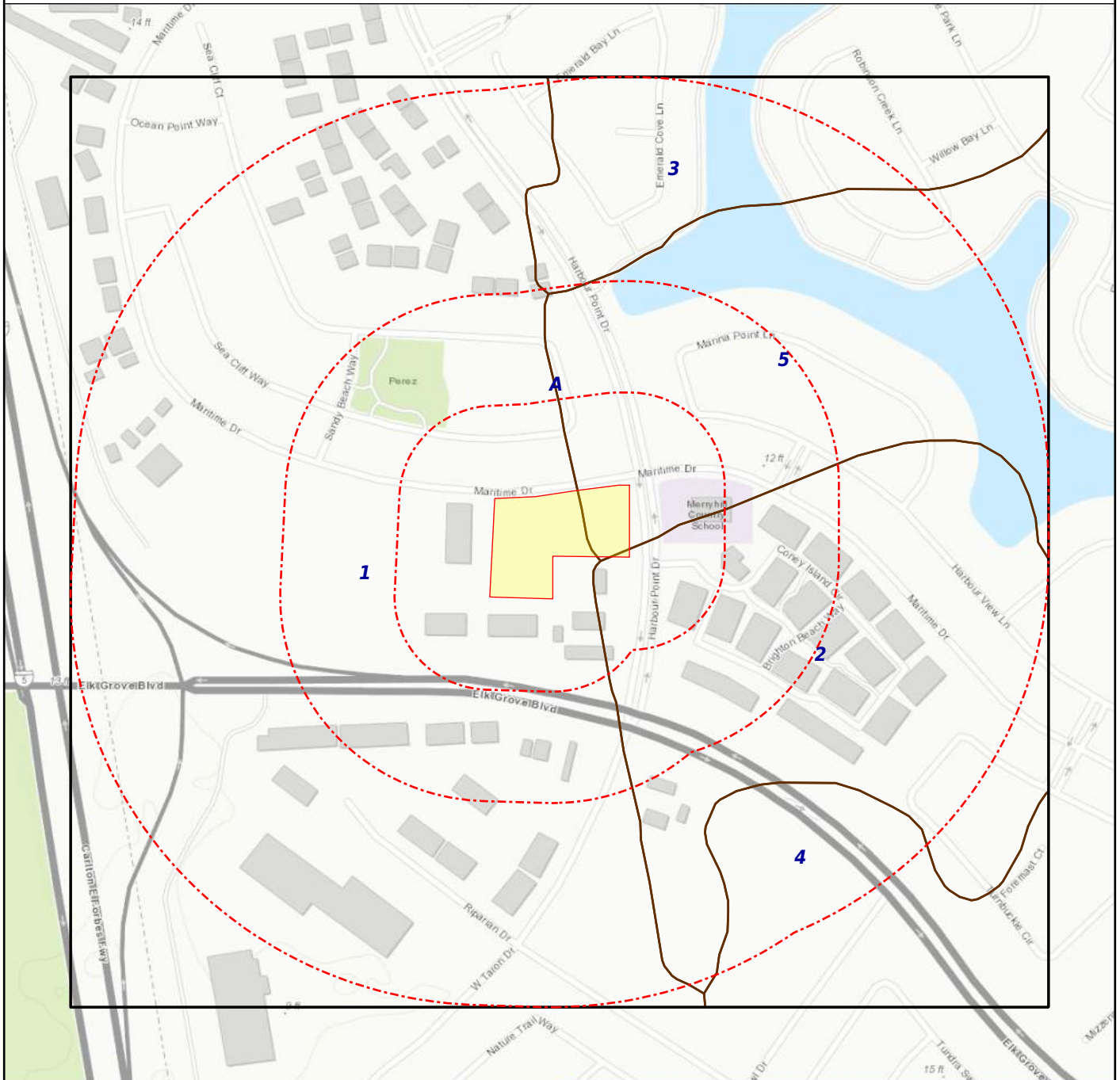


**SURROUNDING ELEVATION PROFILES:**



SUBJECT NAME: Elk Grove  
ADDRESS: Maritime Drive and Harbour Point Drive, Elk G...  
LAT/LONG: 38.410059 / -121.478065

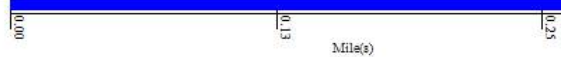
PREPARED FOR: Adanta Inc  
ORDER #: 29012  
REPORT DATE: April 15, 2019



+ Subject Property

- SSURGO

- STATSGO



**SOIL COMPOSITION IN GENERAL AREA OF SUBJECT PROPERTY:**

Agency source: Soil Conservation Service, US Department of Agriculture

**SOIL MAP ID 1**

USDA Soil Name	Durixeralfs, Taxon above family
USDA Soil Texture	Clay
Hydrologic Soil Group	D
Soil Drainage Class	Moderately well drained
Hydric Classification	40
Corrosion Potential - Uncoated Steel	High

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-15	Clay	Silt-Clay materials (more than 35% passing No. 200) clayey soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	FINE-GRAINED SOILS, Silts and clays (liquid limit is 50% or more), Fat Clay. Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.42-1.4	5.6-7.8
2	15-51	Clay loam	Silt-Clay materials (more than 35% passing No. 200) clayey soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	FINE-GRAINED SOILS, Silts and clays (liquid limit is 50% or more), Fat Clay. Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.01-0.42	6.1-8.4
3	51-152		No data	No data	0-0.01	No data

**SOIL MAP ID 2**

USDA Soil Name	San Joaquin, Series
USDA Soil Texture	Silt loam
Hydrologic Soil Group	C
Soil Drainage Class	Moderately well drained
Hydric Classification	4
Corrosion Potential - Uncoated Steel	High

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-58	Silt loam	Silt-Clay materials (more than 35% passing NO. 200), silty soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	4-14	5.6-6.5
2	58-71	Clay loam	Silt-Clay materials (more than 35% passing No. 200), clayey soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	FINE-GRAINED SOILS, Silts and clays (liquid limit is less than 50%), Lean Clay. Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.01-0.42	6.1-7.8
3	71-137		No data	No data	0-0.01	No data
4	137-152	Sandy loam	Granular materials (35% or less passing No. 200), silty or clayey gravel and sand. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.42-1.4	6.1-7.8

**SOIL MAP ID 3**

USDA Soil Name	San Joaquin, Series
USDA Soil Texture	Silt loam
Hydrologic Soil Group	C
Soil Drainage Class	Moderately well drained
Hydric Classification	4
Corrosion Potential - Uncoated Steel	High

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-58	Silt loam	Silt-Clay materials (more than 35% passing NO. 200), silty soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	4-14	5.6-6.5
2	58-71	Clay loam	Silt-Clay materials (more than 35% passing No. 200), clayey soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	FINE-GRAINED SOILS, Silts and clays (liquid limit is less than 50%), Lean Clay. Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.01-0.42	6.1-7.8
3	71-137		No data	No data	0-0.01	No data
4	137-152	Sandy loam	Granular materials (35% or less passing No. 200), silty or clayey gravel and sand. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.42-1.4	6.1-7.8

**SOIL MAP ID 4**

USDA Soil Name	San Joaquin, Series
USDA Soil Texture	Silt loam
Hydrologic Soil Group	C
Soil Drainage Class	Moderately well drained
Hydric Classification	50
Corrosion Potential - Uncoated Steel	High

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-58	Silt loam	Silt-Clay materials (more than 35% passing NO. 200), silty soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	4-14	5.6-6.5
2	58-71	Clay loam	Silt-Clay materials (more than 35% passing No. 200), clayey soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	FINE-GRAINED SOILS, Silts and clays (liquid limit is less than 50%), Lean Clay. Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.01-0.42	6.1-7.8
3	71-137		No data	No data	0-0.01	No data
4	137-152	Sandy loam	Granular materials (35% or less passing No. 200), silty or clayey gravel and sand. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.42-1.4	6.1-7.8

**SOIL MAP ID 5**

USDA Soil Name	San Joaquin, Series
USDA Soil Texture	Silt loam
Hydrologic Soil Group	C
Soil Drainage Class	Moderately well drained
Hydric Classification	50
Corrosion Potential - Uncoated Steel	High

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-58	Silt loam	Silt-Clay materials (more than 35% passing NO. 200), silty soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	4-14	5.6-6.5
2	58-71	Clay loam	Silt-Clay materials (more than 35% passing No. 200), clayey soils. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	FINE-GRAINED SOILS, Silts and clays (liquid limit is less than 50%), Lean Clay. Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.01-0.42	6.1-7.8
3	71-137		No data	No data	0-0.01	No data
4	137-152	Sandy loam	Granular materials (35% or less passing No. 200), silty or clayey gravel and sand. Reference: This is a classification of soil material for highway and airfield construction (Procedure M 145-73 in Am. Assoc. of State Highway and Transportation Officials, 1984.	Reference: This is a classification of soil material designed for general construction purposes. It is dependent on the particle size distribution of the <75 mm, the liquid limit, and the plasticity index and on whether the soil material is high in organic matter (ASTM test D 2487, in ASTM, 1984).	0.42-1.4	6.1-7.8

**SOIL MAP ID A**

USDA Soil Name	Galt, Series
USDA Soil Texture	Clay
Hydrologic Soil Group	D
Soil Drainage Class	Moderately well drained
Hydric Classification	0
Corrosion Potential - Uncoated Steel	High

Layer	Depth (inches)	Soil Texture	AASHTO Group	Unified Soil Description	Saturated Hydraulic Conductivity micro m/sec	Soil Reaction pH
1	0-33	Clay	No data	No data	0.4234-1.4114	6.1-7.3
2	33-81	No data	No data	No data	0.4234-1.4114	6.6-8.4
3	81-152		No data	No data	No data	No data

**WATER AGENCY DATA:**

**WATER AGENCY SEARCH DISTANCES:**

<u>DATABASE:</u>	<u>SEARCH DISTANCE (MILES):</u>
NWIS	1.000
OIL & GAS WELLS - CA	1.000
PWS	1.000
WELLS - GAMA - CA	0.000

<u>DISTANCE TO NEAREST:</u>	<u>DISTANCE:</u>
NWIS	0.657 mi / 3472 ft
OIL & GAS WELLS - CA	0.281 mi / 1484 ft
PWS	N/A
WELLS - GAMA - CA	N/A

**FEDERAL WATER AGENCY DATA SUMMARY:**

<u>MAP ID:</u>	<u>WELL ID:</u>	<u>LOCATION FROM SP:</u>
8	382511121282101	1/2 - 1 Mile NNE
12	382511121274701	1/2 - 1 Mile NE

Note: PWS System location is not always the same as well location.

**STATE/LOCAL WATER AGENCY DATA SUMMARY:**

<u>MAP ID:</u>	<u>WELL ID:</u>	<u>LOCATION FROM SP:</u>
1	0406720052	1/4 - 1/2 Mile ESE
A2	0406720163	1/4 - 1/2 Mile SW
A3	0406720092	1/4 - 1/2 Mile SW
4	0406720080	1/4 - 1/2 Mile ENE
5	0406720170	1/2 - 1 Mile W
6	0406720078	1/2 - 1 Mile S
7	0406720184	1/2 - 1 Mile SSE
9	0406720079	1/2 - 1 Mile SSW
10	0406700319	1/2 - 1 Mile NE

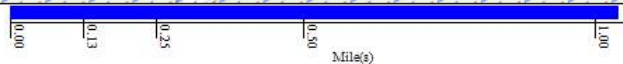
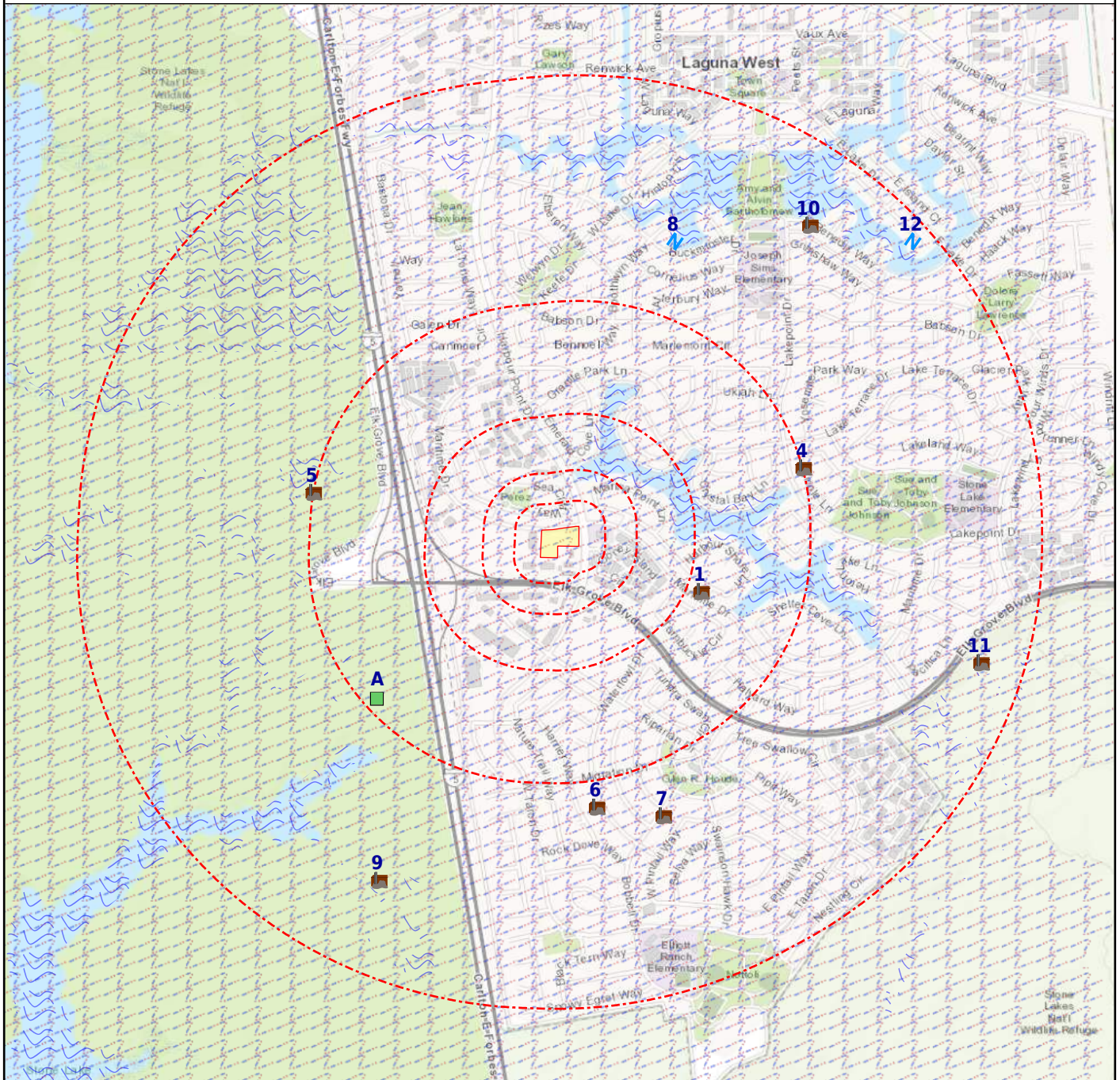


**STATE/LOCAL WATER AGENCY DATA SUMMARY: (cont.)**

<u>MAP ID:</u>	<u>WELL ID:</u>	<u>LOCATION FROM SP:</u>
11	0406720254	1/2 - 1 Mile ESE

SUBJECT NAME: Elk Grove  
 ADDRESS: Maritime Drive and Harbour Point Drive, Elk G...  
 LAT/LONG: 38.410059 / -121.478065

PREPARED FOR: Adanta Inc  
 ORDER #: 29012  
 REPORT DATE: April 15, 2019



- ★ Subject Property
- ⊗ Basins (No Data)
- ⊗ DAMS
- Geologic Cluster
- Geological Site
- NWI
- ⊗ NWIS
- Oil & Gas Wells

# Geological Landscape Section Map Findings

2019

Map Id: 1  
Direction: ESE  
Distance: 0.281 mi.  
Actual: 1484.248 ft.  
Elevation: 0.003 mi. / 16.545 ft.  
Relative: Lower

**Site Name :** 0406720052  
38.408409120000002,  
-121.472496030000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417419384  
**EPA ID:** N/R

## OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	04/26/1973
API Number :	0406720052
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Dry Hole
Operator Code :	C5680
Operator Name :	ChevronTexaco Exploration & Production Company
Lease Name :	McKeon Construction
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 06, TWP 06N, RNG 05E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedDH
Latitude :	38.408409120000002
Longitude :	-121.472496030000000
Last Date in Agency List :	02/20/2019

Map Id: A2  
Direction: SW  
Distance: 0.453 mi.  
Actual: 2389.631 ft.  
Elevation: 0.002 mi. / 12.375 ft.  
Relative: Lower

**Site Name :** 0406720163  
38.405281070000001,  
-121.485145570000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417419518  
**EPA ID:** N/R

## OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	10/05/1980
API Number :	0406720163
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Gas
Operator Code :	A3500
Operator Name :	Argo Petroleum Corp.
Lease Name :	Elliott Ranch
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern

# Geological Landscape Section Map Findings

2019

Map Id: A2  
Direction: SW  
Distance: 0.453 mi.  
Actual: 2389.631 ft.  
Elevation: 0.002 mi. / 12.375 ft.  
Relative: Lower

**Site Name :** 0406720163  
38.405281070000001,  
-121.485145570000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA] (**cont.**)

**Envirosite ID:** 417419518  
**EPA ID:** N/R

## OIL & GAS WELLS - CA (**cont.**)

County :	Sacramento
Section/Township/Range :	SEC 01, TWP 06N, RNG 04E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedGAS
Latitude :	38.405281070000001
Longitude :	-121.485145570000000
Last Date in Agency List :	02/20/2019

Map Id: A3  
Direction: SW  
Distance: 0.488 mi.  
Actual: 2576.838 ft.  
Elevation: 0.002 mi. / 12.762 ft.  
Relative: Lower

**Site Name :** 0406720092  
38.404830930000003,  
-121.485511780000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417418874  
**EPA ID:** N/R

## OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	04/15/1975
API Number :	0406720092
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Dry Hole
Operator Code :	A4400
Operator Name :	Atlantic Oil Company
Lease Name :	Elliott Ranch
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 01, TWP 06N, RNG 04E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedDH
Latitude :	38.404830930000003
Longitude :	-121.485511780000000
Last Date in Agency List :	02/20/2019

Map Id: 4  
 Direction: ENE  
 Distance: 0.498 mi.  
 Actual: 2628.421 ft.  
 Elevation: 0.003 mi. / 16.352 ft.  
 Relative: Lower

**Site Name :** 0406720080  
 38.412368770000000,  
 -121.468421940000000  
 CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417418866  
**EPA ID:** N/R

OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	11/07/1974
API Number :	0406720080
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Gas
Operator Code :	A4400
Operator Name :	Atlantic Oil Company
Lease Name :	Elliott Ranch
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 31, TWP 07N, RNG 05E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedGAS
Latitude :	38.412368770000000
Longitude :	-121.468421940000000
Last Date in Agency List :	02/20/2019

Map Id: 5  
 Direction: W  
 Distance: 0.504 mi.  
 Actual: 2659.098 ft.  
 Elevation: 0.002 mi. / 12.822 ft.  
 Relative: Lower

**Site Name :** 0406720170  
 38.411571500000001,  
 -121.487953190000000  
 CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417418943  
**EPA ID:** N/R

OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	01/06/1981
API Number :	0406720170
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Dry Hole
Operator Code :	A3500
Operator Name :	Argo Petroleum Corp.
Lease Name :	Elliott Ranch
Field Name :	Any Field
Area Name :	Any Area
District :	Northern

# Geological Landscape Section Map Findings

2019

Map Id: 5  
Direction: W  
Distance: 0.504 mi.  
Actual: 2659.098 ft.  
Elevation: 0.002 mi. / 12.822 ft.  
Relative: Lower

**Site Name :** 0406720170  
38.411571500000001,  
-121.487953190000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA] (**cont.**)

**Envirosite ID:** 417418943  
**EPA ID:** N/R

## OIL & GAS WELLS - CA (**cont.**)

County :	Sacramento
Section/Township/Range :	SEC 36, TWP 07N, RNG 04E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedDH
Latitude :	38.411571500000001
Longitude :	-121.487953190000000
Last Date in Agency List :	02/20/2019

Map Id: 6  
Direction: S  
Distance: 0.562 mi.  
Actual: 2968.435 ft.  
Elevation: 0.003 mi. / 14.934 ft.  
Relative: Lower

**Site Name :** 0406720078  
38.401489259999998,  
-121.476661680000010  
CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417419416  
**EPA ID:** N/R

## OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	04/28/1975
API Number :	0406720078
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Gas
Operator Code :	A4400
Operator Name :	Atlantic Oil Company
Lease Name :	Elliott Ranch
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 06, TWP 06N, RNG 05E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedGAS
Latitude :	38.401489259999998
Longitude :	-121.476661680000010
Last Date in Agency List :	02/20/2019

# Geological Landscape Section Map Findings

2019

Map Id: 7  
Direction: SSE  
Distance: 0.621 mi.  
Actual: 3279.908 ft.  
Elevation: 0.003 mi. / 15.226 ft.  
Relative: Lower

**Site Name :** 0406720184  
38.401168820000002,  
-121.473976140000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417418952  
**EPA ID:** N/R

## OIL & GAS WELLS - CA

Completion Date :	N/R
Spud Date :	09/24/1982
API Number :	0406720184
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Dry Hole
Operator Code :	A3500
Operator Name :	Argo Petroleum Corp.
Lease Name :	NGC-Elliott
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 06, TWP 06N, RNG 05E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedDH
Latitude :	38.401168820000002
Longitude :	-121.473976140000000
Last Date in Agency List :	02/20/2019

Map Id: 8  
Direction: NNE  
Distance: 0.657 mi.  
Actual: 3471.508 ft.  
Elevation: 0.003 mi. / 13.481 ft.  
Relative: Lower

**Site Name :** 382511121282101  
38.41963187, -121.47356490  
CA  
**Database(s) :** [NWIS]

**Envirosite ID:** 404597181  
**EPA ID:** N/R

## NWIS

Site Identification Number :	382511121282101
Site Type :	Well
Station Name :	007N005E31C001M
Agency :	U.S. Geological Survey
District :	California
State :	CA
County :	Sacramento County
Country :	USA
Land Net Location :	N/R
Name of Location Map :	FLORIN
Scale of Location Map :	24000
Altitude of Gage/Land Surface :	15.00
Method Altitude Determined :	Interpolated from topographic map.
Altitude Accuracy :	2.5
Altitude Datum :	National Geodetic Vertical Datum of 1929





Map Id: 9  
 Direction: SSW  
 Distance: 0.803 mi.  
 Actual: 4238.759 ft.  
 Elevation: 0.002 mi. / 12.011 ft.  
 Relative: Lower

**Site Name :** 0406720079  
 38.399120330000002,  
 -121.485343930000000  
 CA  
**Database(s) :** [OIL & GAS WELLS - CA] **(cont.)**

**Envirosite ID:** 417419417  
**EPA ID:** N/R

**OIL & GAS WELLS - CA (cont.)**

Well Type :	Gas
Operator Code :	A4400
Operator Name :	Atlantic Oil Company
Lease Name :	Elliott Ranch
Field Name :	Stone Lake Gas (ABD)
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 01, TWP 06N, RNG 04E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N
Directionally Drilled :	N
Well Symbol :	PluggedGAS
Latitude :	38.399120330000002
Longitude :	-121.485343930000000
Last Date in Agency List :	02/20/2019

Map Id: 10  
 Direction: NE  
 Distance: 0.828 mi.  
 Actual: 4372.542 ft.  
 Elevation: 0.004 mi. / 20.673 ft.  
 Relative: Higher

**Site Name :** 0406700319  
 38.420169829999999,  
 -121.468147280000000  
 CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417418726  
**EPA ID:** N/R

**OIL & GAS WELLS - CA**

Completion Date :	N/R
Spud Date :	12/10/1965
API Number :	0406700319
Well Status :	Plugged & Abandoned (Well has been plugged and abandoned to current standards)
Well Type :	Dry Hole
Operator Code :	06690
Operator Name :	Paul E. Berry
Lease Name :	Berry
Field Name :	Any Field
Area Name :	Any Area
District :	Northern
County :	Sacramento
Section/Township/Range :	SEC 31, TWP 07N, RNG 05E
Base Meridian :	MD
Base Meridian Description :	Mount Diablo
GIS Source :	hud
GIS Source Description :	N/R
Confidential Well :	N

# Geological Landscape Section Map Findings

2019

Map Id: 10  
Direction: NE  
Distance: 0.828 mi.  
Actual: 4372.542 ft.  
Elevation: 0.004 mi. / 20.673 ft.  
Relative: Higher

**Site Name :** 0406700319  
38.420169829999999,  
-121.468147280000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA] (**cont.**)

**Envirosite ID:** 417418726  
**EPA ID:** N/R

## OIL & GAS WELLS - CA (**cont.**)

Directionally Drilled : N  
Well Symbol : PluggedDH  
Latitude : 38.420169829999999  
Longitude : -121.468147280000000  
Last Date in Agency List : 02/20/2019

Map Id: 11  
Direction: ESE  
Distance: 0.903 mi.  
Actual: 4766.804 ft.  
Elevation: 0.004 mi. / 19.669 ft.  
Relative: Higher

**Site Name :** 0406720254  
38.406120299999998,  
-121.461387630000000  
CA  
**Database(s) :** [OIL & GAS WELLS - CA]

**Envirosite ID:** 417419030  
**EPA ID:** N/R

## OIL & GAS WELLS - CA

Completion Date : N/R  
Spud Date : 06/18/1985  
API Number : 0406720254  
  
Well Status : Plugged & Abandoned (Well has been plugged and abandoned to current standards)  
  
Well Type : Dry Hole  
Operator Code : 02151  
Operator Name : Diamond Shamrock Expl. Co.  
Lease Name : Vita-Fee  
Field Name : Stone Lake Gas (ABD)  
Area Name : Any Area  
District : Northern  
County : Sacramento  
Section/Township/Range : SEC 05, TWP 06N, RNG 05E  
Base Meridian : MD  
Base Meridian Description : Mount Diablo  
GIS Source : hud  
GIS Source Description : N/R  
Confidential Well : N  
Directionally Drilled : N  
Well Symbol : PluggedDH  
Latitude : 38.406120299999998  
Longitude : -121.461387630000000  
Last Date in Agency List : 02/20/2019



**RADON DATA:**

STATE SOURCE: CA

Radon Test Results:

<u>Zip:</u>	<u>Total Sites:</u>	<u>Cnt &gt;=4 pCi/L:</u>	<u>Pct &gt;= 4 pCi/L:</u>	<u>Max Result (pCi/L):</u>
95758	25	3	12	8.6

Federal EPA Radon Zone for SACRAMENTO County:

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 < 2 pCi/L

FEDERAL AREA RADON INFORMATION FOR: No Available Data

NUMBER OF SAMPLE SITES: No Available Data

## HIST PWS ENF

Historical Public Water Supply locations with Enforcement Violations

Environmental Protection Agency

(800) 426-4791

List of Safe Drinking Water Information Systems (SDWIS) with enforcement violations that are no longer in current agency list.

## NWIS

National Water Information Systems

United States Geological Society

(703) 648-5953

Information on all water resources for the United States. This database contains all current and historical data for the nation.

## PWS

Public Water Supply

Environmental Protection Agency

(800) 426-4791

Safe drinking water information Systems

## PWS ENF

Public Water Supply locations with Enforcement Violations

Environmental Protection Agency

(800) 426-4791

Safe drinking water information Systems with enforcement violations

## WELLS - GAMA - CA

California Groundwater Ambient Monitoring Assessment

State Water Resources Control Board

916-341-5791

Brings together datasets from California state agencies including: Public Health Water Resources and Pesticide Regulation as well as from the US Geological Survey Lawrence Livermore National Laboratory and the Water Boards. It shows results for untreated raw water in different types of wells for naturally-occurring and man-made chemicals.

## FLOOD Q3

Flood data

Environmental Protection Agency

(202) 566-1667

Q3 Flood Data

## HYDROLOGIC UNIT

Hydrologic Unit Maps

USGS

The United States Geological Survey created a hierarchical system of hydrologic units originally called regions, sub-regions, accounting units, and cataloging units. Each unit was assigned a unique Hydrologic Unit Code (HUC). As first implemented the system had 21 regions, 221 subregions, 378 accounting units, and 2,264 cataloging units. Over time the system was changed and expanded. As of 2010 there are six levels in the hierarchy, represented by hydrologic unit codes from 2 to 12 digits long, called regions, subregions, basins, subbasins, watersheds, and subwatersheds. The table below describes the system's hydrologic unit levels and their characteristics, along with example names and codes.

## WETLANDS NWI

National Wetland Inventory  
U.S. Fish and Wildlife Service  
(703) 358-2171  
Wetland Inventory for the United States

## SSURGO

Detailed Soil Data Map  
Natural Resources Conservation Service: U.S. Department of Agriculture  
(202) 690-4985  
Detailed Soil Data Map

## STATSGO & MUI

General Soil Data Map  
Natural Resources Conservation Service: U.S. Department of Agriculture  
(202) 690-4985  
General Soil Data Map

## USGS GEOLOGIC AGE

USGS Digital Data Series DDS  
Natural Resources Conservation Service: U.S. Department of Agriculture  
(202) 690-4985  
USGS Digital Data Series DDS: Geologic Age and Rock Stratigraphic Unit

## RADON

National Radon Database  
USGS  
703-605-6008  
A study of the EPA/State Residential Radon Survey and the National Residential Radon Survey.

## RADON - CA

Radon tested locations in California  
California Department of Health Services  
(916) 449-5674  
A table of long term and short term indoor radon measurements

## DAMS - CA

California Dam Inundation Maps  
Department of Water Resources  
916-845-8275  
Dam inundation maps show the maximum extent of damage of a flood wave from a dam failure

## OIL & GAS WELLS - CA

Oil and Gas Well Data  
State of California Department of Conservation  
916-327-1042  
Oil and gas well locations and detail for all 6 districts

## AIRPORT FACILITIES

Airport landing facilities  
Federal Aviation Administration  
(866) 835-5322  
Airport landing facilities

## **BASINS**

Better Assessment Science Integrating point & Non-point Sources

U.S. Environmental Protection Agency

855-246-3642

Integrated geographical information system national watershed data and environmental assessment known as Better Assessment Science Integrating point & Non-point Sources

## **DIGITAL OBSTACLE**

Obstacles of interest to aviation users

Federal Aviation Administration

855-379-6518

The Digital Obstacle File describes all known obstacles of interest to aviation users in the U.S. with limited coverage of the Pacific the Caribbean Canada and Mexico. The obstacles are assigned unique numerical identifiers; accuracy codes and listed in order of ascending latitude within each state or area by FAA Region.

## **EPICENTERS**

National Geographical Data Center

National Geographical Data Center

303-497-6826

Data on over four million earthquakes dating from 2100 B.C. to 1995 A.D.

## **FLOOD DFIRM**

National Flood Hazard Layer Database

Federal Emergency Management Agency

The National Flood Hazard Layer Database (NFHL) is a computer database that contains the flood hazard map information from FEMA's Flood Map Modernization program. These map data are from Digital Flood Insurance Rate Map (DFIRM) databases and Letters of Map Revision.

**APPENDIX E**  
**USER QUESTIONNAIRE**





## PHASE I ESA USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments"), the User must provide the following information (if available) to the Environmental Professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. If the answer is "yes" to any of the following questions, please provide a complete explanation.

- 1) Are you aware of any activity and land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the Property and/or have been filed, recorded, or unrecorded in registry under federal, tribal, state, or local law.

No

- 2) Are you aware of any uses or conditions, past or present, which may have resulted in contamination of soil or groundwater at the Property, with hazardous substances or petroleum products?

No

- 3) Are you aware of any pending, threatened, or past litigations, administrative proceedings, or notices from any governmental entity regarding hazardous substances or petroleum products in, on or from the Property?

No

- 4) Are you aware of any permits, registrations, or reports (prior environmental assessments, soils reports, geotechnical report, risk assessment, etc) for the Property?

Previous Contracted Buyer completed various geotech, architectural, civil site studies and submitted a preliminary planning application to the City of Elk Grove.

- 5) Does the Property have any restrictions on types of use (Activity and Use Limitations: AUL)?

Not to our knowledge

- 6) Has the purchase price of the Property been discounted from the price of comparable real estate? To what extent, and for what reason?

No

Elk Grove, California  
April 2019



7) Please provide any pertinent information below that would be of value in preparing a Phase I Environmental Site Assessment.

Nothing pertinent to mention.

Prepared by:

Affiliation: For the Future Housing, Inc.



Preparer's Signature \_\_\_\_\_ date 4/2/19

MAP NOTES

PROPERTY ADDRESS: 0000 MARITIME DRIVE, ELK GROVE, CA 95758  
0000 HARBOUR POINT DRIVE, ELK GROVE, CA 95758

ASSESSOR'S PARCEL NO.: 119-1920-017-0000  
119-1920-018-0000

FLOOD ZONE DESIGNATION: SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" AREA WITH REDUCED FLOOD RISK DUE TO "LEVEE" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06067C03151, WITH A DATE OF IDENTIFICATION OF JULY 19, 2018, FOR COMMUNITY NUMBER 060767 IN SACRAMENTO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

LAND AREA: TITLE REPORT PARCEL ONE 1.820 ACRES± (GROSS)  
1.674 ACRES± (NET)  
TITLE REPORT PARCEL TWO 1.564 ACRES± (GROSS)  
1.238 ACRES± (NET)

ZONING: "RD-25" HIGH DENSITY RESIDENTIAL

ZONING INFORMATION WAS TAKEN FROM THE ZONING REPORT PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, ENTITLED "PZR REPORT FINAL ZONING INFORMATION FOR: SITE #128256-1 - SOUTHWEST CORNER OF HARBOUR POINT DRIVE AND MARITIME DRIVE (APN: 119-1920-018 AND 119-1920-017) - ELK GROVE, CA", SITE NUMBER 128255-1, DATED APRIL 19, 2019.

THERE ARE NO BUILDINGS LOCATED ON THE SUBJECT SITE.

THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE DAY OF THE FIELD SURVEY.

THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY ON THE DAY OF THE FIELD SURVEY.

THERE WERE NO MARKERS OBSERVED FOR THE DELINEATION OF WETLAND AREAS ON THE DAY OF THE FIELD SURVEY.

THE LEGAL DESCRIPTION BELOW DESCRIBES THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE REPORT.

REFERENCED TITLE REPORT

TITLE COMPANY: PLACER TITLE COMPANY  
301 UNIVERSITY AVENUE, SUITE 120  
SACRAMENTO, CA 95825

ORDER NO.: P-312655

POLICY DATE: JANUARY 18, 2019

ESCROW OFFICER: JENNY VEGA

TITLE VESTED IN: DHR CAPITAL INC., A NEVADA CORPORATION

NATURE OF TITLE: FEE SIMPLE

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SACRAMENTO, CITY OF ELK GROVE, DESCRIBED AS FOLLOWS:

PARCEL ONE:

A PORTION OF PARCELS 2, 4 AND 5, AS SAID PARCELS ARE SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 157 OF PARCEL MAPS, AT PAGE 10, SACRAMENTO COUNTY RECORDS, SITUATED IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1, AS SAID PARCEL IS SHOWN ON SAID MAP, BEING A POINT AS SHOWN THEREON TO BE ON THE CENTERLINE OF MARITIME DRIVE, ALSO BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 05°42'46" AND A RADIAL BEARING OF NORTH 05°49'49" EAST; THENCE EASTERLY ALONG SAID CURVE, 159.53 FEET TO THE POINT OF BEGINNING, BEING ALSO A POINT ON SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1600.00 FEET AND A CENTRAL ANGLE OF 07°31'28"; THENCE CONTINUING EASTERLY ALONG SAID CURVE 210.12 FEET TO A POINT ON SAID CURVE; THENCE LEAVING SAID CENTERLINE ON A RADIAL BEARING OF SOUTH 07°14'25" EAST 30.00 FEET TO THE RIGHT OF WAY LINE AS SHOWN ON SAID MAP; THENCE SOUTH 00°43'19" WEST A DISTANCE OF 350.66 FEET; THENCE WEST A DISTANCE OF 213.35 FEET TO A POINT WHICH INTERSECTS WITH THE PROLONGATION OF THE EAST PROPERTY LINE OF SAID PARCEL 1; THENCE NORTH 00°43'19" EAST A DISTANCE OF 337.68 FEET TO THE RIGHT OF WAY LINE AS SHOWN ON SAID MAP; THENCE ON A RADIUS BEARING OF NORTH 00°17'02" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERAL RIGHTS NOW OR HEREAFTER IN OR UNDER OR RECOVERABLE FROM THE ABOVE REAL PROPERTY LYING BELOW A DEPTH OF 500 FEET BENEATH THE PRESENT SURFACE OF SAID REAL PROPERTY WITHOUT HOWEVER, ANY RIGHT TO ENTER ON OR PERFORM ANY MINING OR DRILLING OPERATIONS IN OR ON ANY PART OF THE SURFACE OF SAID REAL PROPERTY ABOVE A DEPTH OF 500 FEET, AS RESERVED IN THE DEED FROM JOHN ELLIOTT COMPANY, A CALIFORNIA CORPORATION TO ZITA CORPORATION, A CALIFORNIA CORPORATION, DATED DECEMBER 14, 1960, RECORDED MARCH 6, 1961, IN BOOK 4205, PAGE 542, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS, AND METAL LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AND REAL PROPERTY, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO EXPLORE FOR, DEVELOP AND REMOVE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS WITHOUT, HOWEVER, ANY RIGHT TO USE THE SURFACE OF SUCH LAND AND REAL PROPERTY OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF SUCH LAND AND REAL PROPERTY FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEED FROM E & J PROPERTIES, LTD., TO GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED IN BOOK 891129, PAGE 2350, OFFICIAL RECORDS.

PARCEL TWO:

BEING A PORTION OF PARCELS 2 AND 3, AS PARCELS ARE SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 157 OF PARCEL MAPS, AT PAGE 10, SACRAMENTO COUNTY RECORDS, SITUATED IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1, AS SAID PARCEL IS SHOWN ON SAID MAP, BEING A POINT AS SHOWN THEREON TO BE ON THE CENTERLINE OF MARITIME DRIVE, ALSO BEING A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1600.00 FEET, A CENTRAL ANGLE OF 13°14'44" AND A RADIAL BEARING OF NORTH 05°49'49" EAST; THENCE EASTERLY ALONG SAID CURVE 369.66 FEET TO THE POINT OF BEGINNING, BEING ALSO A POINT ON SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1600.00 FEET AND A CENTRAL ANGLE OF 01°55'02"; THENCE EASTERLY ALONG SAID CURVE 53.54 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE CENTERLINE OF MARITIME DRIVE, NORTH 80°50'33" EAST A DISTANCE OF 173.06 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 09°09'27" EAST A DISTANCE OF 33.00 FEET TO A POINT ON THE RIGHT OF WAY LINE OF MARITIME DRIVE AS SHOWN ON SAID MAP, ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 91°43'13"; THENCE ALONG SAID CURVE 40.02 FEET TO A POINT OF COMPOUND CURVATURE AND BEING A POINT ON THE RIGHT OF WAY LINE OF HARBOUR POINT DRIVE AS SHOWN ON SAID MAP, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 1958.00 FEET AND A CENTRAL ANGLE OF 01°47'36"; THENCE SOUTHERLY ALONG SAID CURVE 61.29 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE ON A RADIAL BEARING OF NORTH 84°21'04" EAST A DISTANCE OF 42.00 FEET TO A POINT ON THE CENTERLINE OF HARBOUR POINT DRIVE AS SHOWN ON SAID MAP, ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2000.00 FEET AND A CENTRAL ANGLE OF 04°07'01"; THENCE SOUTHERLY ALONG SAID CURVE 143.71 FEET TO A POINT ON SAID CURVE; THENCE LEAVING SAID CENTERLINE ON A RADIAL BEARING OF SOUTH 88°28'08" WEST A DISTANCE OF 52.59 FEET TO SAID RIGHT OF WAY LINE OF HARBOUR POINT DRIVE; THENCE WEST A DISTANCE OF 261.59 FEET; THENCE NORTH 00°43'19" EAST A DISTANCE OF 190.66 FEET TO SAID RIGHT OF WAY LINE OF MARITIME DRIVE; THENCE ON A RADIAL BEARING OF NORTH 07°14'25" WEST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERAL RIGHTS NOW OR HEREAFTER IN OR UNDER OR RECOVERABLE FROM THE ABOVE REAL PROPERTY LYING BELOW A DEPTH OF 500 FEET BENEATH THE PRESENT SURFACE OF SAID REAL PROPERTY WITHOUT HOWEVER, ANY RIGHT TO ENTER ON OR PERFORM ANY MINING OR DRILLING OPERATIONS IN OR ON ANY PART OF THE SURFACE OF SAID REAL PROPERTY ABOVE A DEPTH OF 500 FEET, AS RESERVED IN THE DEED FROM JOHN ELLIOTT COMPANY, A CALIFORNIA CORPORATION TO ZITA CORPORATION, A CALIFORNIA CORPORATION, DATED DECEMBER 14, 1960, RECORDED MARCH 6, 1961, IN BOOK 4205, PAGE 542, OFFICIAL RECORDS.

FURTHER EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS, AND METAL LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AND REAL PROPERTY, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO EXPLORE FOR, DEVELOP AND REMOVE SUCH OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS WITHOUT, HOWEVER, ANY RIGHT TO USE THE SURFACE OF SUCH LAND AND REAL PROPERTY OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF 500 FEET FROM THE SURFACE OF SUCH LAND AND REAL PROPERTY FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THE DEED FROM E & J PROPERTIES, LTD., TO GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED IN BOOK 891129, PAGE 2350, OFFICIAL RECORDS.

EXCEPTIONS TO COVERAGE

- 1. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2019-2020, A LIEN, NOT YET DUE OR PAYABLE. TAXES; NOT A SURVEY ITEM.
- 2. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2018-2019. TAXES; NOT A SURVEY ITEM.
- 3. TAXES, SPECIAL AND GENERAL, ASSESSMENT DISTRICTS AND SERVICE AREAS FOR THE FISCAL YEAR 2018-2019. TAXES; NOT A SURVEY ITEM.
- 4. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5, (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE, OF THE STATE OF CALIFORNIA. TAXES; NOT A SURVEY ITEM.
- 5. A SPECIAL ASSESSMENT FOR THE LAGUNA CREEK RANCH/ELLIOTT RANCH COMMUNITY FACILITIES DISTRICT #1 IMPROVEMENT AREA #2 MELLO ROOS, IN ACCORDANCE WITH THE "MELLO ROOS COMMUNITY FACILITIES ACT OF 1982", SAID ASSESSMENTS ARE/OR WILL BE COLLECTED WITH THE ANNUAL TAX BILL. NOT A SURVEY ITEM.
- 6. A SPECIAL ASSESSMENT FOR THE ELK GROVE SCHOOL DISTRICT MELLO ROOS CFD #1, IN ACCORDANCE WITH THE "MELLO ROOS COMMUNITY FACILITIES ACT OF 1982", SAID ASSESSMENTS ARE/OR WILL BE COLLECTED WITH THE ANNUAL TAX BILL. NOT A SURVEY ITEM.
- 7. ANY UNPAID AMOUNTS NOW OWING FOR UTILITIES, OF RECORD OR NOT, DUE THE COUNTY OF SACRAMENTO OR ANY CITY IN WHICH THE PROPERTY IS LOCATED. AMOUNTS MAY BE ASCERTAINED BY CONTACTING THE COUNTY OF SACRAMENTO AT 916-875-5555 OR THE APPROPRIATE CITY OFFICE. NOT A SURVEY ITEM.
- 8. AN AGREEMENT EXECUTED BY AND BETWEEN THE COUNTY OF SACRAMENTO AND GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, WHICH PROVIDES FOR, AMONG OTHER THINGS, THE CONSTRUCTION AND INSTALLATION OF CERTAIN IMPROVEMENTS AS A CONDITION TO ISSUANCE OF A BUILDING PERMIT, RECORDED JULY 6, 1990, IN BOOK 900706, PAGE 959, OFFICIAL RECORDS, AND ON THE TERMS AND CONDITIONS CONTAINED THEREIN. AGREEMENT; SEE ABOVE DOCUMENT FOR PARTICULARS.
- 9. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "AGREEMENT TO MITIGATION MONITORING AND REPORTING PROGRAM FOR ELLIOTT RANCH (LAKESIDE) GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, SPECIAL DEVELOPMENT PERMIT, TRANSPORTATION MANAGEMENT PLAN, ABANDONMENT AND EXCEPTION", BY AND BETWEEN GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, AND THE SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT, DATED MAY 31, 1990, RECORDED APRIL 26, 1991, (BOOK) 910426, (PAGE) 702, OFFICIAL RECORDS. AGREEMENT; SEE ABOVE DOCUMENT FOR PARTICULARS.
- 10. AN INSTRUMENT ENTITLED "AGREEMENT TO MITIGATION, MONITORING AND REPORTING PROGRAM FOR E & J PROPERTIES STREET DEDICATION", DATED MAY 3, 1990, BY AND BETWEEN GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP AND THE SACRAMENTO COUNTY DEPARTMENT OF ENVIRONMENTAL REVIEW AND ASSESSMENT, AND ON THE TERMS AND CONDITIONS AS CONTAINED IN SAID AGREEMENT, RECORDED JUNE 18, 1991, IN BOOK 910616, PAGE 1152, OFFICIAL RECORDS. AGREEMENT; SEE ABOVE DOCUMENT FOR PARTICULARS.
- 11. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT BY AND BETWEEN THE COUNTY OF SACRAMENTO, AND GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, RECORDED MARCH 9, 1993, (BOOK) 930309, (PAGE) 1025, OFFICIAL RECORDS. AGREEMENT; SEE ABOVE DOCUMENT FOR PARTICULARS.
- 12. AN UNRECORDED AGREEMENT ENTITLED "DEVELOPMENT AGREEMENT", BY AND BETWEEN THE COUNTY OF SACRAMENTO AND GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, RELATIVE TO THE DEVELOPMENT KNOWN AS "LAKESIDE", DATED AUGUST 7, 1991, AS DISCLOSED ON THAT CERTAIN AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 16, 1993, (BOOK) 930916, (PAGE) 1349, OFFICIAL RECORDS, AND ON THE TERMS AND CONDITIONS AS CONTAINED IN SAID AGREEMENT.

AN INSTRUMENT ENTITLED "AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT", BY AND BETWEEN THE COUNTY OF SACRAMENTO, AND GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, RELATIVE TO THE DEVELOPMENT KNOWN AS "LAKESIDE", DATED FEBRUARY 24, 1993, BY AND BETWEEN THE COUNTY OF SACRAMENTO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND THE GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, AND ON THE TERMS AND CONDITIONS AS CONTAINED IN SAID AGREEMENT, RECORDED SEPTEMBER 16, 1993, (BOOK) 930916, (PAGE) 1349, OFFICIAL RECORDS.

AN INSTRUMENT ENTITLED, "ORDINANCE NO. SZC 97-0008 AMENDMENT NO. 2 TO DEVELOPMENT AGREEMENT", BY AND BETWEEN THE COUNTY OF SACRAMENTO AND GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, RELATIVE TO THE DEVELOPMENT KNOWN AS "LAKESIDE", DATED FEBRUARY 24, 1993, BY AND BETWEEN THE COUNTY OF SACRAMENTO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AND THE GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP, AND ON THE TERMS AND CONDITIONS AS CONTAINED IN SAID AGREEMENT, RECORDED MARCH 7, 1997, UPON THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED MARCH 19, 1997, (BOOK)19970319, (PAGE)S 574 AND 575, OFFICIAL RECORDS.

AN INSTRUMENT ENTITLED, "ORDINANCE NO. SZC 97-0036, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO TO AMEND THE SACRAMENTO COUNTY ZONING CODE TO APPROVE AMENDMENT NO. 3 TO THAT DEVELOPMENT AGREEMENT BY AND BETWEEN THE COUNTY OF SACRAMENTO AND GRUPE DEVELOPMENT ASSOCIATES-2, A CALIFORNIA LIMITED PARTNERSHIP FOR THE DEVELOPMENT KNOWN AS "LAKESIDE", AND ON THE TERMS AND CONDITIONS AS CONTAINED IN SAID AGREEMENT, RECORDED AUGUST 19, 1997, (BOOK) 19970819, (PAGE) 395, AND RE-RECORDED SEPTEMBER 19, 1997, (BOOK) 19970919, (PAGE) 174, OFFICIAL RECORDS. AGREEMENTS; SEE ABOVE DOCUMENTS FOR PARTICULARS.

13. DEDICATIONS AS SET FORTH AND SHOWN ON THE PARCEL MAP FILED IN BOOK 157 OF PARCEL MAPS, AT PAGE 10, AS FOLLOWS:

A. EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THEREOF, ON, OVER, UNDER AND ACROSS STRIPS OF LAND 12.5 FEET IN WIDTH LYING CONTIGUOUS TO THE DRIVES AND BOULEVARD W/HEREON.

B. IRREVOCABLE OFFER OF DEDICATION FOR ANY PUBLIC PURPOSE OVER MARITIME DRIVE.  
PLOTTED; AS SHOWN ON SURVEY.

14. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, IN DOCUMENT RECORDED FEBRUARY 24, 1995, (BOOK) 950224 (PAGE) 1114, OFFICIAL RECORDS.

CONTAINS: MORTGAGEE PROTECTION CLAUSE.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE MODIFIED IN PART BY INSTRUMENT RECORDED MARCH 28, 1996, (BOOK) 19960328 (PAGE) 158, OFFICIAL RECORDS.

A "DECLARATION OF ANNEXATION" WHEREIN THE HEREIN DESCRIBED LAND WAS ANNEXED TO THE TERMS AND PROVISIONS OF THE ABOVE MENTIONED RESTRICTIONS, RECORDED SEPTEMBER 21, 1998, (BOOK) 19980921 (PAGE) 985, OFFICIAL RECORDS.  
COVENANTS, CONDITIONS AND RESTRICTIONS. CONTAINS EASEMENTS THAT ARE BLANKET IN NATURE FOR: PRIVATE ROADS, GENERAL USE, AND ENCROACHMENTS. SEE ABOVE DOCUMENTS FOR PARTICULARS.

15. IMPROVEMENT REQUIREMENTS BY THE COUNTY OF SACRAMENTO, AS SET FORTH ON THE HEREIN DESCRIBED PARCEL MAP, AS FOLLOWS:

STREETS: CLASS "A"  
STREET LIGHTS: REQUIRED.  
SEWER: REQUIRED.  
DRAINAGE: REQUIRED.

IMPROVEMENT REQUIREMENTS; NOT A SURVEY ITEM.

16. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, GENETIC INFORMATION, NATIONAL ORIGIN, SOURCE OF INCOME AS DEFINED IN SUBDIVISION (P) OF SECTION 12955, OR ANCESTRY, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, IN DOCUMENT RECORDED MAY 17, 2000, (BOOK) 20000517 (PAGE) 280, OFFICIAL RECORDS.

CONTAINS: MORTGAGEE PROTECTION CLAUSE.

COVENANTS, CONDITIONS AND RESTRICTIONS. CONTAINS EASEMENTS THAT ARE BLANKET IN NATURE FOR: DRAINAGE, ENCROACHMENT UTILITIES, RECIPROCAL EASEMENTS AND RIGHT-OF-WAY FOR ACCESS AND PARKING. SEE ABOVE DOCUMENTS FOR PARTICULARS.

17. THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS CONTAINED IN AN AGREEMENT ENTITLED "DECLARATION OF RECIPROCAL ACCESS AND PARKING EASEMENT FOR LAKESIDE FREEWAY COMMERCIAL CENTER", BY SIERRA CALVINE, LLC, DATED MAY 10, 2000, RECORDED MAY 17, 2000, (BOOK) 20000517, (PAGE) 281, OFFICIAL RECORDS.  
EASEMENT COVERED ALL DRIVEWAYS, PARKING AREAS AND CURB CUTS LOCATED OVER PARCELS 1 THROUGH 6 AS SAID PARCELS ARE SHOWN ON THAT CERTAIN PARCEL MAP (157 PM 10). LIMITS AS DESCRIBED; NOT PLOTTABLE.

18. A NON-EXCLUSIVE EASEMENT OVER SAID LAND FOR THE OPERATION OF A PARK AND RIDE FACILITY AND INCIDENTAL PURPOSES, AS GRANTED TO SACRAMENTO REGIONAL TRANSIT DISTRICT, IN DEED RECORDED MAY 10, 2001, (BOOK) 20010510, (PAGE) 726, OFFICIAL RECORDS.

AFFECTS: A PORTION OF PARCEL TWO.

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.  
EASEMENT ALLOWS FOR 40 PARKING SPACES; SEE DOCUMENT ABOVE FOR PARTICULARS. APPROXIMATE LOCATION PLOTTED ON SURVEY.

EXCEPTIONS TO COVERAGE (CONTINUED)

19. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT (FOR ACCESS AND UNDERGROUND UTILITIES)", BY AND BETWEEN SIERRA CALVINE, LLC, AND HOLMES AND WILLIAMS, LLC, A UTAH LIMITED LIABILITY COMPANY, DATED SEPTEMBER 27, 2002, RECORDED OCTOBER 9, 2002, (BOOK) 20021009 (PAGE) 1566, OFFICIAL RECORDS.

AFFECTS PARCEL ONE.  
PLOTTED; AS SHOWN ON SURVEY.

20. THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE AGREEMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT (FOR ACCESS AND UNDERGROUND UTILITIES)", BY AND BETWEEN HARBOUR POINT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND SIERRA CALVINE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 21, 2003, RECORDED NOVEMBER 26, 2003, (BOOK) 20031126, (PAGE) 1425, OFFICIAL RECORDS.

AFFECTS PARCEL ONE.  
PLOTTED; AS SHOWN ON SURVEY.

21. AN EASEMENT OVER SAID LAND FOR A SANITARY SEWER AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY SANITATION DISTRICT 1, IN DEED RECORDED DECEMBER 16, 2003, (BOOK) 20031216, (PAGE) 1441, OFFICIAL RECORDS.

AFFECTS: SOUTH 5 FEET OF PARCEL ONE.

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.  
PLOTTED; AS SHOWN ON SURVEY.

22. AN EASEMENT OVER SAID LAND FOR WATER PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO SACRAMENTO COUNTY WATER AGENCY, IN DEED RECORDED APRIL 28, 2005, (BOOK) 20050428, (PAGE) 1631, OFFICIAL RECORDS.

AFFECTS: A SOUTHWESTERLY PORTION OF PARCEL ONE.

NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT.  
PLOTTED; AS SHOWN ON SURVEY.

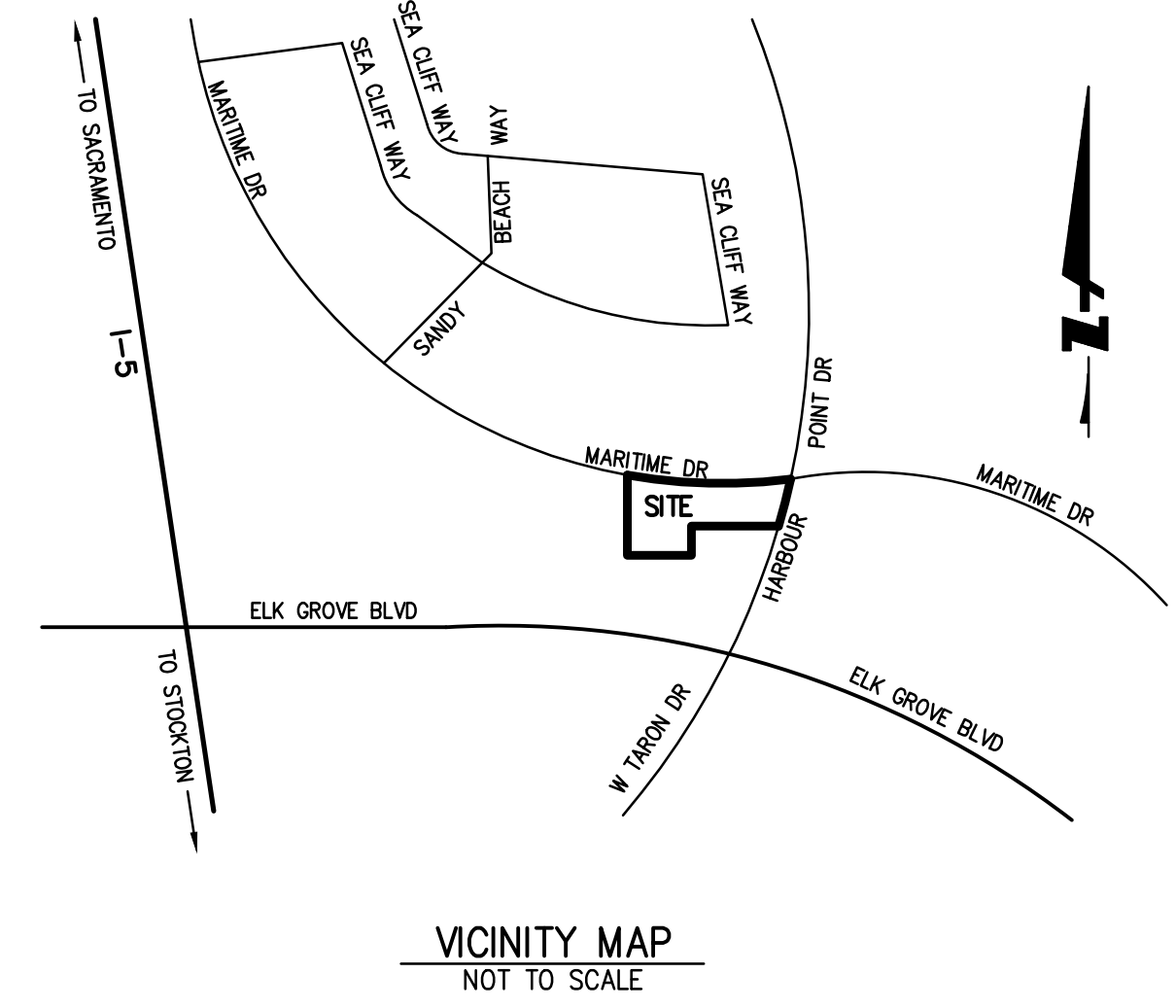
23. CERTIFICATION OF NUISANCE, STATING THAT PURSUANT TO THE PROVISIONS OF ELK GROVE CITY MUNICIPAL CODE, THE PROPERTY DESCRIBED IN THIS PRELIMINARY REPORT HAS BEEN INSPECTED AND FOUND TO BE A PUBLIC NUISANCE AND THE OWNER HAS BEEN SO NOTIFIED, DATED DECEMBER 6, 2018, RECORDED DECEMBER 27, 2018, AS (BOOK) 20181227 (PAGE) 1084, OFFICIAL RECORDS.  
NOT A SURVEY ITEM.

24. THIS COMPANY WILL REQUIRE THE FOLLOWING TO INSURE A LOAN BY OR A CONVEYANCE FROM THE VESTEE CORPORATION NAMED HEREIN:  
(A) A COPY OF THE CORPORATION BY-LAWS OR ARTICLES.  
(B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION.  
NOT A SURVEY ITEM.

25. THIS COMPANY WILL REQUIRE THE FOLLOWING TO INSURE A LOAN BY OR A CONVEYANCE FROM THE BUYER CORPORATION NAMED HEREIN:  
(A) A COPY OF THE CORPORATION BY-LAWS OR ARTICLES.  
(B) AN ORIGINAL OR CERTIFIED COPY OF THE RESOLUTION AUTHORIZING THE SUBJECT TRANSACTION.  
NOT A SURVEY ITEM.

26. ANY RIGHTS OF THE PARTIES IN POSSESSION OF SAID LAND, BASED ON AN UNRECORDED AGREEMENT, CONTRACT OR LEASE, THAT MAY BE DISCLOSED BY INSPECTION AND INVESTIGATION.  
THIS COMPANY WILL REQUIRE THAT A FULL COPY OF ANY UNRECORDED AGREEMENT, CONTRACT OR LEASE BE SUBMITTED TO US, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE.  
NOT A SURVEY ITEM.

BOLD LETTERING RESPONSE IN THE EXCEPTIONS ARE THE SURVEYOR'S COMMENT.



VICINITY MAP  
NOT TO SCALE

BKF 100+ YEARS ENGINEERS SURVEYORS PLANNERS  
1730 N. FIRST STREET  
SUITE 600  
ELK GROVE, CA 95712  
916-467-9100  
www.bkf.com

ALTA/NSPS LAND TITLE SURVEY  
MARITIME DRIVE & HARBOUR POINT DRIVE  
ELK GROVE, CA  
SACRAMENTO COUNTY

Revisions  
No. \_\_\_\_\_  
Date: 08-05-2019  
Scale: \_\_\_\_\_  
Design: \_\_\_\_\_  
Drawn: CASG  
Approved: JKC  
Job No.: 20190502  
JOHN KOROVAN  
P.L.S. NO. 8883  
jkorovan@bkf.com  
JUNE 05, 2019  
Drawing Number:  
DATED  
SHEET 1 OF 2  
BKF NO. 20190502

**SURVEY NOTES**

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF CALIFORNIA.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- PLANIMETRIC FEATURES SHOWN ON THIS MAP WERE COMPILED BY PHOTOGRAMMETRIC PROCESS BASED ON AERIAL PHOTOGRAPHY DATED APRIL 17, 2019 AND SUPPLEMENTED WITH GROUND SURVEY ON APRIL 29 AND 30, 2019.
- THE LOCATION OF UTILITIES SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE OBSERVATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THE SURVEY.

**LEGEND**

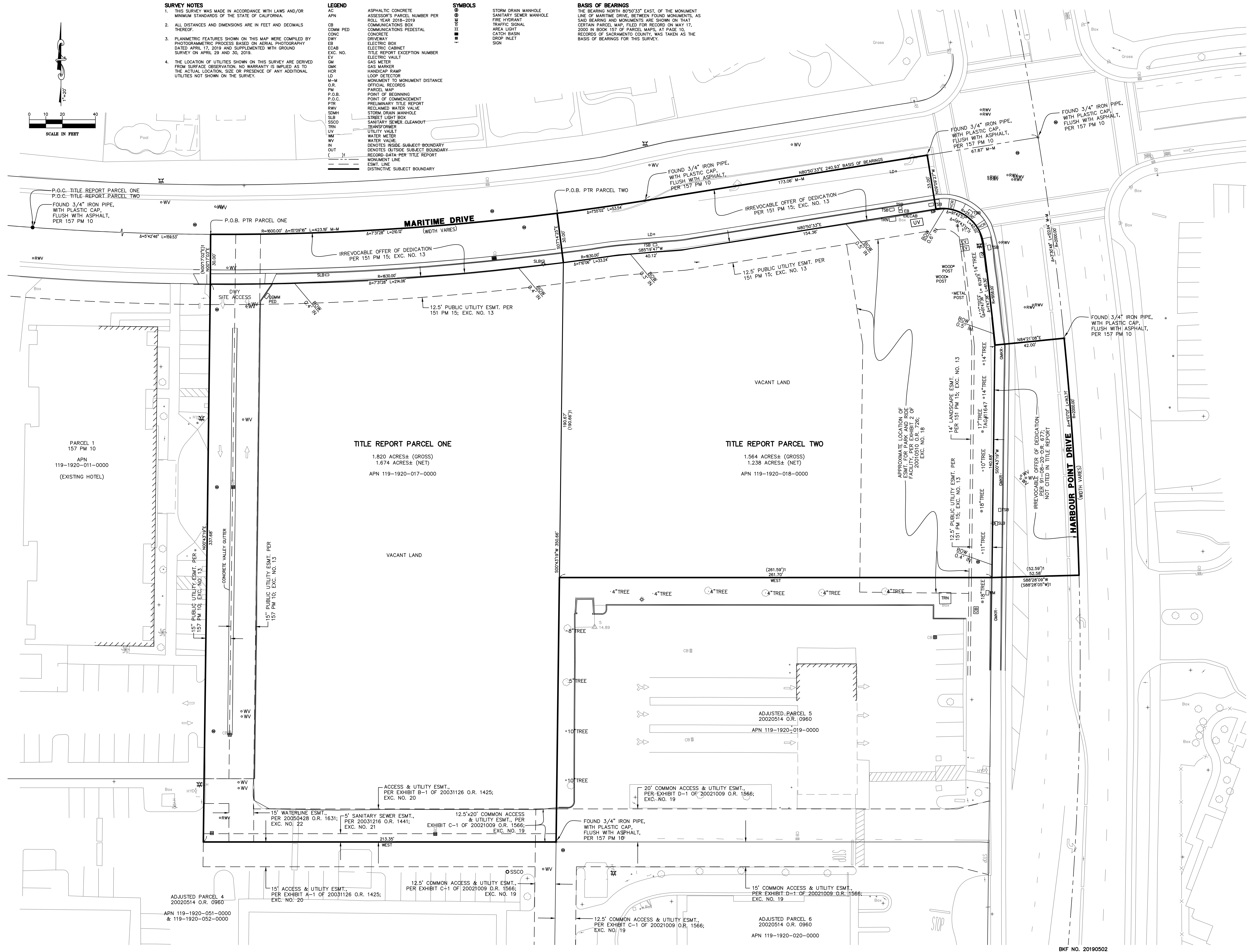
- AC APN
- CB COMM PED
- CONC DWY
- EB ELECTRIC BOX
- ECAB ELECTRIC CABINET
- EXC. NO. EXC. NO.
- EV ELECTRIC VAULT
- GM GAS METER
- GMK GAS MARKER
- HCR HANDICAP RAMP
- LD LOOP DETECTOR
- M-M MONUMENT TO MONUMENT DISTANCE
- OR OFFICIAL RECORDS
- PARCEL MAP
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PTR PRELIMINARY TITLE REPORT
- RW RECLAIMED WATER VALVE
- SDMH STORM DRAIN MANHOLE
- SLB STREET LIGHT BOX
- SSCO SANITARY SEWER CLEANOUT
- TRN TRANSFORMER
- UV UTILITY VAULT
- WM WATER METER
- WV WATER VALVE
- IN DENOTES INSIDE SUBJECT BOUNDARY
- OUT DENOTES OUTSIDE SUBJECT BOUNDARY
- RECORD DATA PER TITLE REPORT
- MONUMENT LINE
- ESMT. LINE
- DISTINCTIVE SUBJECT BOUNDARY

**SYMBOLS**

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**BASIS OF BEARINGS**

THE BEARING NORTH 80°50'33" EAST, OF THE MONUMENT LINE OF MARITIME DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 17, 2000 IN BOOK 157 OF PARCEL MAPS, AT PAGE 10, RECORDS OF SACRAMENTO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.



BKF NO. 20190502



ENTITLEMENTS PACKAGE, 04/16/21

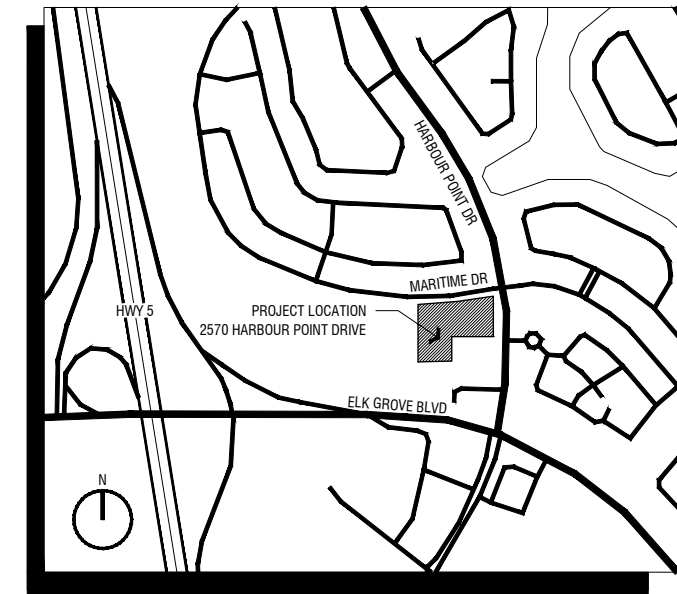
# 10 ELK GROVE PERMANENT SUPPORTIVE HOUSING

Elk Grove Supportive Housing brings 50 units and ground-floor amenities to an underutilized area of Elk Grove to assist members of the community in developing more stable and productive lives. Located on a corner lot, this project serves as an anchor for vibrant living and community integration with a contemporary spin on fenestration, massing and materials.

*Prepared by TEN OVER STUDIO*



## VICINITY MAP



## CONTACTS

### CLIENT

JIM RENDLER - MARITIME APARTMENTS INVESTORS, L.P.  
 950 S. BASCOM AVE. #1014, SAN JOSE, CA 95128  
 CONTACT: Jim Rendler  
 jrendler@ftfhousing.com

### ARCHITECT

TEN OVER STUDIO  
 539 MARSH ST., SAN LUIS OBISPO, CA 93401  
 805.541.1010  
 CONTACT: Aisling Burke  
 aislingb@tenoverstudio.com

## INDEX

PROJECT INFO & DATA	T1.0
CIVIL PLANS	1-10
LANDSCAPE PLAN	L1.0
LANDSCAPE PALETTE	L1.1
PHOTOMETRIC SITE LIGHTING PLAN	L1.2
SITE PLAN	A1.0
BUILDING 1 FIRST FLOOR PLAN	A2.0
BUILDING 1 SECOND FLOOR PLAN	A2.1
BUILDING 1 THIRD FLOOR PLAN	A2.2
BUILDING 1 ELEVATIONS	A3.0 -3.1
MATERIAL BOARD	A3.2
ENLARGED SIGNAGE ELEVATION	A5.0
PROJECT IMAGES	A6.0 - A6.2





## PROJECT DESCRIPTION

This project proposes (1) 3-story building for permanent supportive housing. The ground floor proposes a combination of, utility spaces, offices, a small conference room and community amenities for residents. The supportive units consist of (49) 1-bedroom apartments and there will be (1) 2-bedroom apartment for the property manager for a total of (50) units throughout the building.

The project proposes a lot line adjustment to divide the lot in two. The site design includes a communal courtyard, parking, trash enclosures, and frontage landscaping.

The project lies in an F200 floodplain zone and must comply with Chapter 23.42.040 of the City of Elk Grove Municipal Code. The floodplain elevation for the site is determined to be 21.5' and the project proposes fill to be added to the site to achieve a finish floor elevation of 21.5'. Per table 23.42.040-1 this project, within the F200 flood area, is not required to comply with EGMC Chapter 16.50.

## LAND USE REQUIREMENTS

<b>ADDRESS</b>	HARBOUR POINT DR & MARITIME DR		
<b>APN</b>	119-1920-018-0000		
<b>ZONING</b>	RD-25, HIGH DENSITY RESIDENTIAL		
<b>OVERLAY ZONES</b>	NONE		
<b>SPECIFIC AREA DESIGN GUIDELINES</b>	NONE		
<b>CURRENT USE</b>	UNDEVELOPED		
<b>PROPOSED USE</b>	MULTI-FAMILY RESIDENTIAL		
<b>ALLOWED USE IN ZONE</b>	Y		
<b>ENTITLEMENTS/USE PERMIT REQUIRED</b>	Y		
<b>PROPOSED LOT SIZE</b>	50360 SF	1.16 ACRE	
<b>DENSITY</b>	<i>ALLOWABLE MIN.</i> 23.2 du	<i>PROPOSED</i> 50 du	
	<i>ALLOWABLE MAX.</i> 34.7 du		
<b>HEIGHT LIMIT</b>	<i>ALLOWABLE</i> 40'	<i>PROPOSED</i> 34'	

<b>ADJACENT ZONES</b>	<b>NORTH</b>	<b>EAST</b>	<b>SOUTH</b>	<b>WEST</b>
	RD-5	PS	GC	GC
<b>SETBACKS</b>	<b>FRONT</b>	<b>SIDE</b>	<b>REAR</b>	
	25'	25'	20'	

<b>LANDSCAPE AREA</b>	<i>REQUIRED</i>	20% OR 10,072 SF	<i>PROVIDED</i>	33.5% OR 16,915 SF
<b>OPEN SPACE</b>	<i>REQUIRED</i>	25% OR 12,590 SF	<i>PROVIDED</i>	46.3% OR 23,315 SF
<b>PARKING DIMENSION</b>	<i>STALL</i>	9' x 19'	<i>AISLE</i>	25'

<b>FIRE TRUCK ACCESS REQUIREMENTS</b>	20' WIDE EMERGENCY ACCESS
<b>FLOOD ZONE</b>	AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

## BICYCLE PARKING CALCULATIONS

	UNIT COUNT OR SF	TOTAL BICYCLE
RESIDENTIAL	50	1 / 3 UNITS 17
BUSINESS	1551	1/25 SPACES 2
	<b>REQ'D TOTAL</b>	<b>19</b>
	<b>PROVIDED TOTAL</b>	<b>20</b>

## PARKING CALCULATIONS

PER ELK GROVE MUNICIPAL CODE 23.58.050			
USE	UNIT COUNT (OR SF)	PARKING FACTOR	SPACES REQUIRED
RESIDENTIAL	1 BEDROOM*	1.0 PER UNIT	49
	2 BEDROOM	1.0 PER UNIT	1
<b>TOTAL</b>			<b>50</b>
COMMERCIAL	OFFICE	4 PER 1000 SF	7
	COMMUNITY	4 PER 1000 SF	4
	<b>TOTAL</b>		<b>11</b>
<b>REQ'D COMBINED TOTAL</b>			<b>61</b>
<b>PROVIDED TOTAL</b>			<b>36</b>

\*STATE PARKING REQUIREMENTS FOR SUPPORTIVE HOUSING, 0 PER SUPPORTIVE HOUSING UNIT

USE	# OF SPACES	ADA FACTOR	ADA REQUIRED
RESIDENTIAL	36	5% per 1109A.5	2
<b>REQ'D TOTAL</b>		per 11B-208.2.3	<b>2</b>
<b>PROVIDED TOTAL</b>			<b>1 VAN, 3 STD</b>

USE	# OF SPACES	FACTOR	EV REQ'D
EV CAPABLE	36	10% - 2.5%	2.7
EV READY	36	2.5%	0.9
<b>REQ'D TOTAL</b>			
EV ADA	4	5-25 SPACES 1 VAN, 1 STD	2
<b>PROVIDED ADA TOTAL</b>			<b>1 VAN, 1 STD</b>
<b>PROVIDED TOTAL</b>			<b>7</b>

## DENSITY CALCULATIONS

<b>TOTAL DENSITY ALLOWED</b>	LOT SIZE:	1.16
	DENSITY FACTOR:	30 / ACRE
	ALLOW. DENSITY:	34.7

DENSITY CALC	UNIT TYPE	UNIT COUNT	DU FACTOR	DENSITY
	1 BEDROOM	49	1	49
	2 BEDROOM	1	1	1
	<b>TOTAL</b>			<b>50</b>

<b>UNIT INFORMATION</b>	TOTAL UNIT SF:	29281
	TOTAL # UNITS:	50
	AVERAGE UNIT SF:	586

## BUILDING INFO

<b>OCCUPANCY</b>	R-2, A-2, B
<b>CONSTRUCTION TYPE</b>	V-A, SPRINKLERED
<b>SPRINKLER SYSTEM</b>	NFPA 13, SPRINKLERED
<b>STORIES PROPOSED</b>	3
<b>HEIGHT PROPOSED</b>	33'-8"

**GENERAL NOTES:**

**1. OWNER/APPLICANT:**  
 FOR THE FUTURE HOUSING, INC.  
 950 S. BASCOM AVENUE, SUITE 1014  
 SAN JOSE, CA 95128  
 ATTN: JIM RENDLER  
 PHONE (408) 891-8303  
 jrender@thousing.com

**2. ARCHITECT:**  
 TENOVER STUDIO  
 539 MARSH STREET  
 SAN LUIS OBISPO, CA 93401  
 ATTN: AISLING BURKE  
 PHONE (805) 305-7586  
 aislingb@tenoverstudio.com

**3. CIVIL ENGINEER:**  
 MILANI & ASSOCIATES  
 2655 STANWELL DRIVE, SUITE #105  
 CONCORD, CA 94520  
 P.O. BOX 5966  
 CONCORD, CA 94524  
 PHONE (925) 674-9082 X 103  
 FAX (925) 674-9279  
 mmilani@milani-eng.com

ATTN: MICHAEL E MILANI  
 RCE 35121 EXP 09-30-2021  
 PLS 5311 EXP 12-31-2021

**4. GEOTECHNICAL ENGINEER:**  
 ADVANCE SOIL TECHNOLOGY, INC.  
 343 SO. BAYWOOD AVENUE  
 SAN JOSE, CA 95128  
 PHONE (408) 261-1155  
 FAX (408) 261-1588  
 ATTN: ALEX A. KASSAI  
 RCE 34882 EXP 09-30-21

**5. LEGAL DESCRIPTION:**  
 PORTIONS F PARCELS 2, 4 & 5 AS SAID PARCELS ARE SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 157 OF PARCEL MAPS AT PAGE 10, SACREMENTO COUNTY, CALIFORNIA.

FOR A MORE COMPLETE DESCRIPTION REFER TO THE PRELIMINARY TITLE REPORT PREPARED BY PLACER TITLE COMPANY, ORDER NO. P-312655, AMENDMENT NO. 1 DATED JANUARY 18, 2019 SUBMITTED TO THE CITY WITH THIS MDRE APPLICATION.

**6. GENERAL PLAN LAND USE DESIGNATION:**  
 HDR HIGH DENSITY RESIDENTIAL

**7. EXISTING ZONING:**  
 RD-20

**8. TOTAL PROPOSED NUMBER OF PARCELS & UNITS:**  
 2 ADJUSTED PARCEL - 80 APARTMENT UNITS

**9. ASSESSOR PARCEL NUMBERS:**  
 119-1920-017 & 018 FEE PARCELS

**10. SITE ADDRESS:**  
 HARBOUR POINT DRIVE, ELK GROVE, CA 94553

**11. SITE ACREAGE:**  
 119-1920-017 NOT A PART  
 119-1920-018 1.238 ACRES (EXISTING); 1.156 ACRES (NEW)

**12. SITE UTILITIES**  
 WATER - CITY OF ELK GROVE  
 STORM DRAIN - PRIVATE WITH DISCHARGE TO CITY OF ELK GROVE PUBLIC STROM DRAIN LINES.  
 SANITARY SEWER - PRIVATE WITH DISCHARGE TO CITY OF ELK GROVE PUBLIC SEWER MAINS.  
 POLICE - CITY OF ELK GROVE  
 FIRE - CONSUMES COMMUNITY SERVICES DISTRICT  
 GAS & ELECTRIC - SMUD  
 PHONE - AT&T  
 CABLE - COMCAST

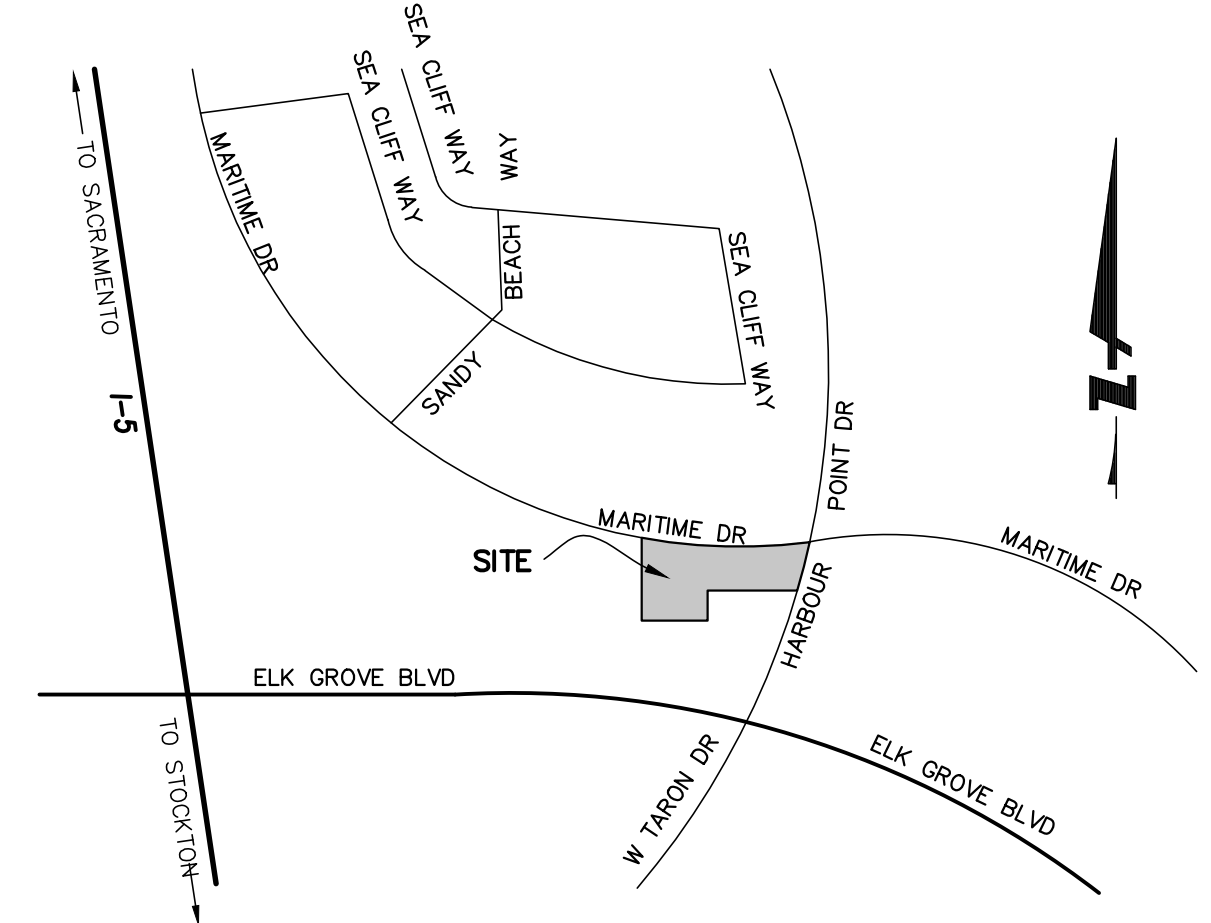
**13. FEMA:**  
 FLOOD ZONE DESIGNATION: THE SITE IS INCLUDED WITHIN SPECIAL FLOOD ZONE AE (EL 16) AS AN AREA BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOODING HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. SITE IS REFLECTED ON FIRM RATE MAP NUMBER 0606700315J, EFFECTIVE DATE JULY 19, 2018, CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA.  
 NOTE FEMA ELEVATIONS ARE NAVD 88 DATUM. TO COVERT TO NGVD '29 DATUM SUBTRACT 2.45 FEET FROM ALL NAVD 88 DATUM ELEVATIONS.

# MINOR DESIGN REVIEW EXHIBIT

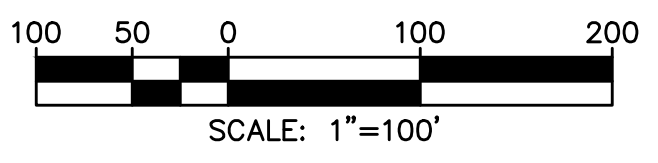
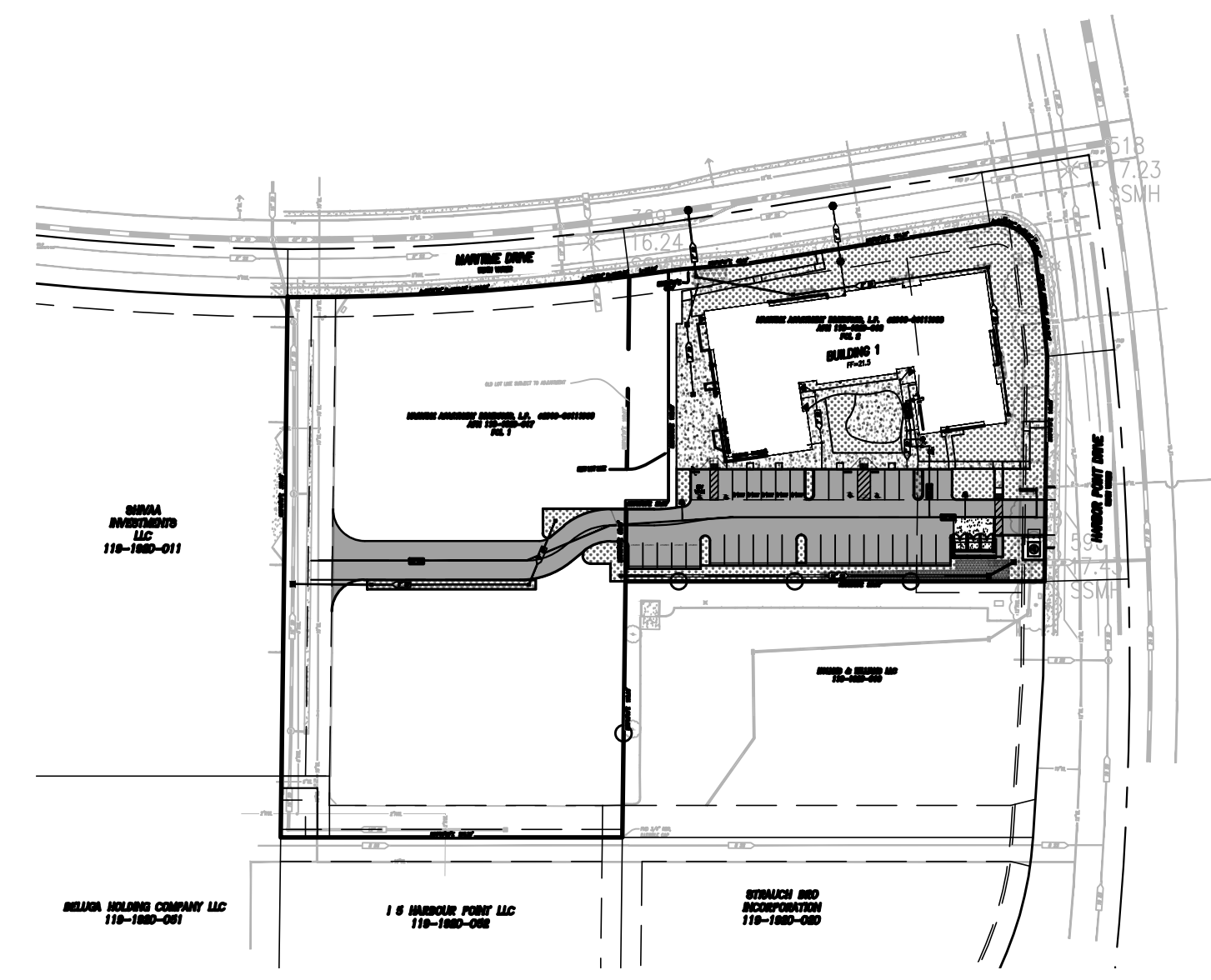
## APN 119-9020 - 017 & 018

### LANDS OF ELK GROVE AFFORDABLE HOUSING

#### CITY OF ELK GROVE, SACRAMENTO COUNTY, CALIFORNIA



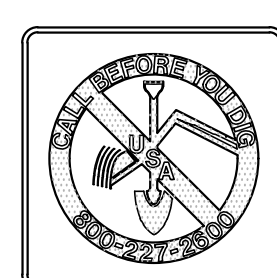
VICINITY MAP  
 NOT TO SCALE



NO.	DESCRIPTION
1	TITLE SHEET, GENERAL NOTES, SHEET INDEX MAP, LEGEND
2	MDRE - DETAILS
3	MDRE - EXISTING CONDITIONS MAP/AERIAL IMAGE
4	MDRE - BOUNDARY, PROPOSED LOT LINE ADJUSTMENT AND EXISTING EASEMENTS
5	MDRE - COMPOSITE SITE PLAN - FINE GRADE AND DRAINAGE PLAN
6	MDRE - COMPOSITE SITE PLAN - MASTER UTILITY PLAN
7	MDRE - COMPOSITE SITE PLAN - SITE DIMENSIONAL PLAN
8	MDRE - COMPOSITE SITE PLAN - STORM WATER QUALITY - C.3 COMPLIANCE
9	MDRE - COMPOSITE SITE PLAN - STORM WATER QUALITY - C.3 COMPLIANCE - DETAILS
10	MDRE - COMPOSITE SITE PLAN - EROSION CONTROL PLAN & DETAILS

**BASIS OF BEARINGS**  
 THE BEARING NORTH 80°50'33" EAST, OF THE MONUMENT LINE OF MARITIME DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON MAY 17, 2000 IN BOOK 157 OF PARCEL MAPS, AT PAGE 10, RECORDS OF SACRAMENTO COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SYMBOL	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
[Symbol]	AREA DRAINS	AC	ASPHALTIC CONCRETE	(M-M)	MONUMENT TO MONUMENT
[Symbol]	BOLLARD	AD	AREA DRAIN	PCL	PARCEL
[Symbol]	FENCE	BC	BACK OF CURB	PERF	PERFORATED
[Symbol]	FIRE HYDRANT	BLDG	BUILDING	PEX	PIPE EXPOSED
[Symbol]	GATE POST	BFP	BACK FLOW PREVENTION DEVICE	PLNTR	PLANTER
[Symbol]	GRADE BREAK	BOL	BOLLARD	PNT	PAINT
[Symbol]	GUY ANCHOR	BSW	BACK OF SIDEWALK	PV	POST INDICATOR VALVE
[Symbol]	JOINT UTILITY POLE	CHLNK	CHAIN LINK	PP	POWER POLE
[Symbol]	JUNCTION BOX (STORM DRAIN)	COMM	COMMUNICATION UTILITY	SB	SIGNAL BOX
[Symbol]	LIGHT - ELECTROLIER	CONC	CONCRETE	SDAD	STORM DRAIN AREA DRAIN
[Symbol]	LIGHT - TRAFFIC	DWY	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
[Symbol]	OVERHEAD LINES	DDCV	DOUBLE DETECTOR CHECK VALVE	SN	SIGN
[Symbol]	SIGN (TYPE 1)	E	ELECTRICAL BOX	SP	SIGNAL POLE
[Symbol]	SIGN (TYPE 2)	EM	ELECTRICAL METER	SQ FT, SF	SQUARE FEET
[Symbol]	STREET MONUMENT	EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEAN OUT
[Symbol]	TACTILE STRIP	EV	ELECTRICAL VAULT	SSMH	SANITARY SEWER MANHOLE
[Symbol]		EX	EXCEPTION	TB-W	TRAFFIC BUTTON WHITE
[Symbol]		FC	FACE OF CURB	TB-Y	TRAFFIC BUTTON YELLOW
[Symbol]		FDC	FIRE DEPARTMENT CONNECTION	TDC	TOP OF DEPRESSION CURB
[Symbol]		FH	FIRE HYDRANT	TE	TRASH ENCLOSURE
[Symbol]		FL	FLOW LINE	TEL	TELEPHONE UTILITY
[Symbol]		FNC	FENCE	TELMH	TELEPHONE MANHOLE
[Symbol]		FTP	FLOW-THROUGH-PLANTER	TR	TREE
[Symbol]		GB	GRADE BREAK	T/R	TITLE REPORT
[Symbol]		GL	GAS LINE	TT	TREE TAG
[Symbol]		GM	GAS METER	TV	TELEVISION UTILITY
[Symbol]		GUY	GUY ANCHOR	TYP	TYPICAL
[Symbol]		GV	GAS VALVE	UT	UNKNOWN UTILITY
[Symbol]		IRR	IRRIGATION UTILITY	WL	WATER LINE
[Symbol]		JP	JOINT POLE	WM	WATER METER
[Symbol]		LG	LIP OF GUTTER	WV	WATER VALVE
[Symbol]		M	MONUMENT		



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 COMPLETION OF MAP AND UPON  
 AGENCY/CLIENT APPROVAL OF MAP

Storm Water Monitoring & Reporting  
 Land Development Engineering  
 Environmental Engineering  
 Municipal Engineering  
 Surveying & Mapping  
 Construction Staking

2655 Stanwell Drive, Suite 105  
 Concord, CA 94520  
 Phone: (925) 674-9082  
 Fax: (925) 674-9279  
 Web: www.milaniassociates.com

APN: 119-0920-017 & 018 MINOR DESIGN REVIEW EXHIBIT MARITIME DRIVE

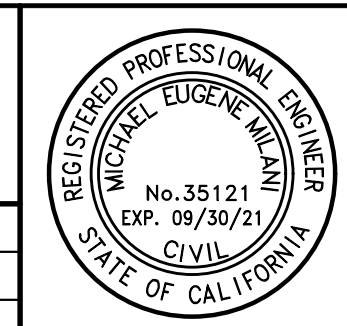
## ELK GROVE AFFORDABLE HOUSING

### TITLE SHEET

CITY OF ELK GROVE SACRAMENTO COUNTY CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

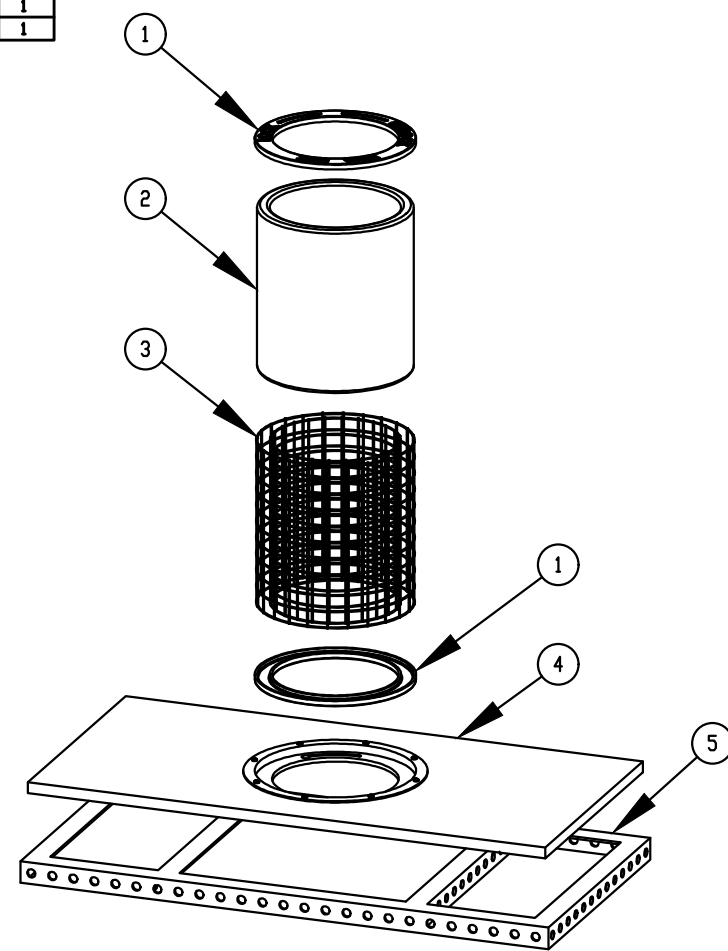
MICHAEL E. MILANI	DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21	L.S. No. 5311 REGISTRATION EXPIRES 12/31/21
DESIGN: RK	JOB NO: 1697
DRAWN: RK	DATE: MARCH 2021
CHECKED: KRA	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					1
					10
					OF SHEETS

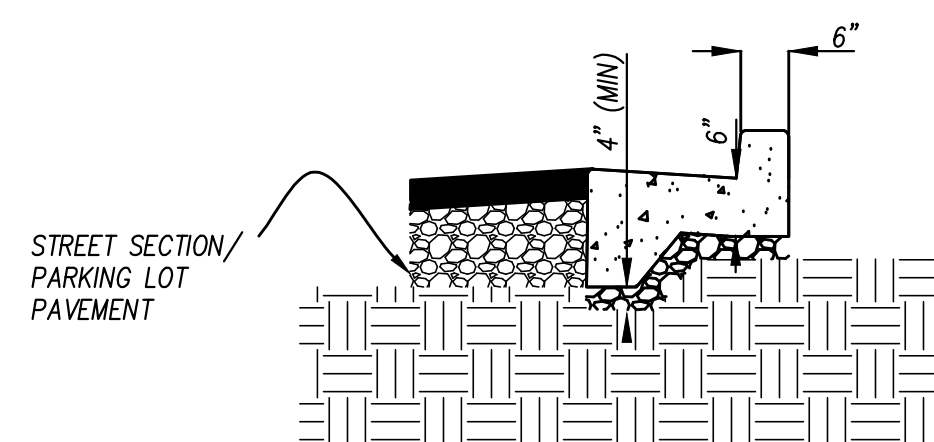


ITEM NO.	DESCRIPTION	QTY.
1	FILTER COVER	2
2	FILTER MEDIA PACK	1
3	FILTER CASE	1
4	FILTER ASST BASE	1
5	SUPPORT STRUCTURE	1



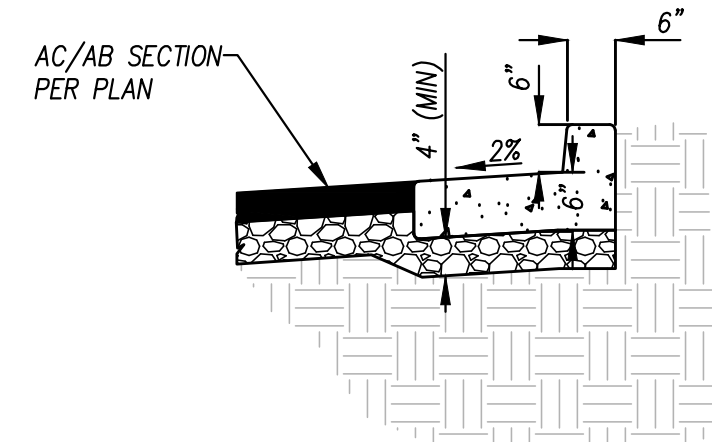
**REM TOP HAT TRASH FILTER**  
NOT TO SCALE

- All dimensions are in inches, unless otherwise noted.
- The TRITON - TH (Top Hat) Series Filters may be customized in the field to fit catch basins with irregular dimensions or unusual frame and grate types. REM also designs custom storm water infrastructures and applications.
- Base plates are constructed using non-reactive high density polyethylene plastic (HDPE) with added U.V. inhibitors.
- Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.
- Removable cartridge tops are constructed utilizing over 40% recycled Non-reactive High Density Polystyrene Plastic with added U.V.
- REM TRITON replacement Filter Media Packs are charged with REM FOG media an expanded volcanic ash medium treated to be highly hydrophobic housed in a durable geo-textile perforated polypropylene woven fabric. REM FOG media effectively encapsulates liquefied petroleum hydrocarbons (Fats, Oils & Grease including animal fats). The media's hydrophobic characteristic allows for greater polishing of flow resulting in the reduction of Total Suspended Solids (TSS). Suspended solid reduction includes but is not limited to debris, trash, silt sediment and agglomerated heavy metals. (Additional media options are available including mixed blends of granulated carbon [AC] and Zeolite [ZEO]). For trash/debris capturing only, Bioflex Media (BFTG) should be chosen.
- The Top Hat filter design requires water flows to filter through media, preventing low flow bypass.
- REM TRITON filter cartridges are removable for ease of cleaning and maintenance.
- Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.

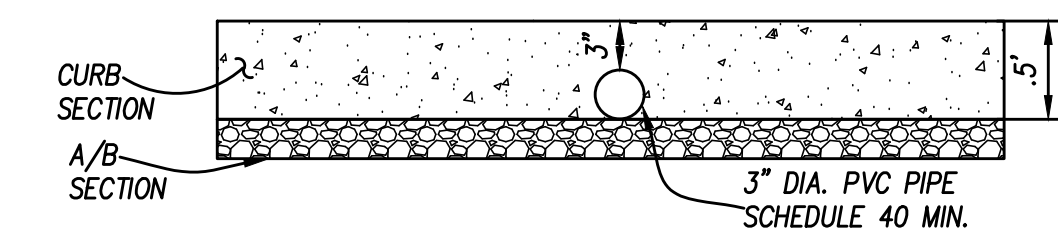
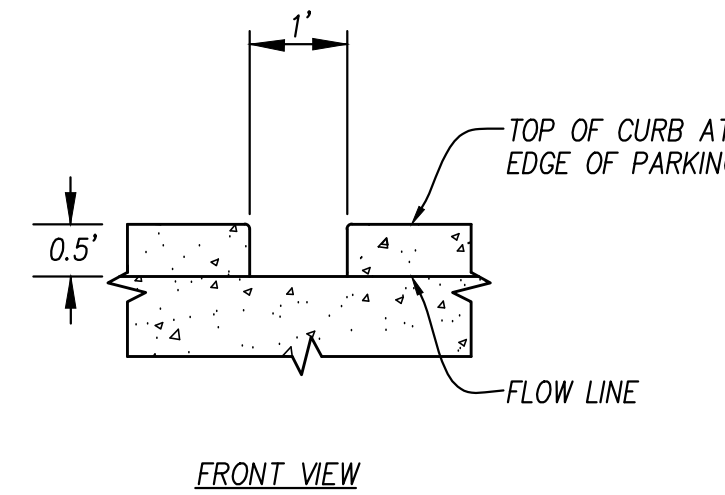


NOTE 1. BOTTOM OF CURB TURN DOWN SHALL BE AT THE SAME ELEVATION AS BOTTOM OF STREET BASE.

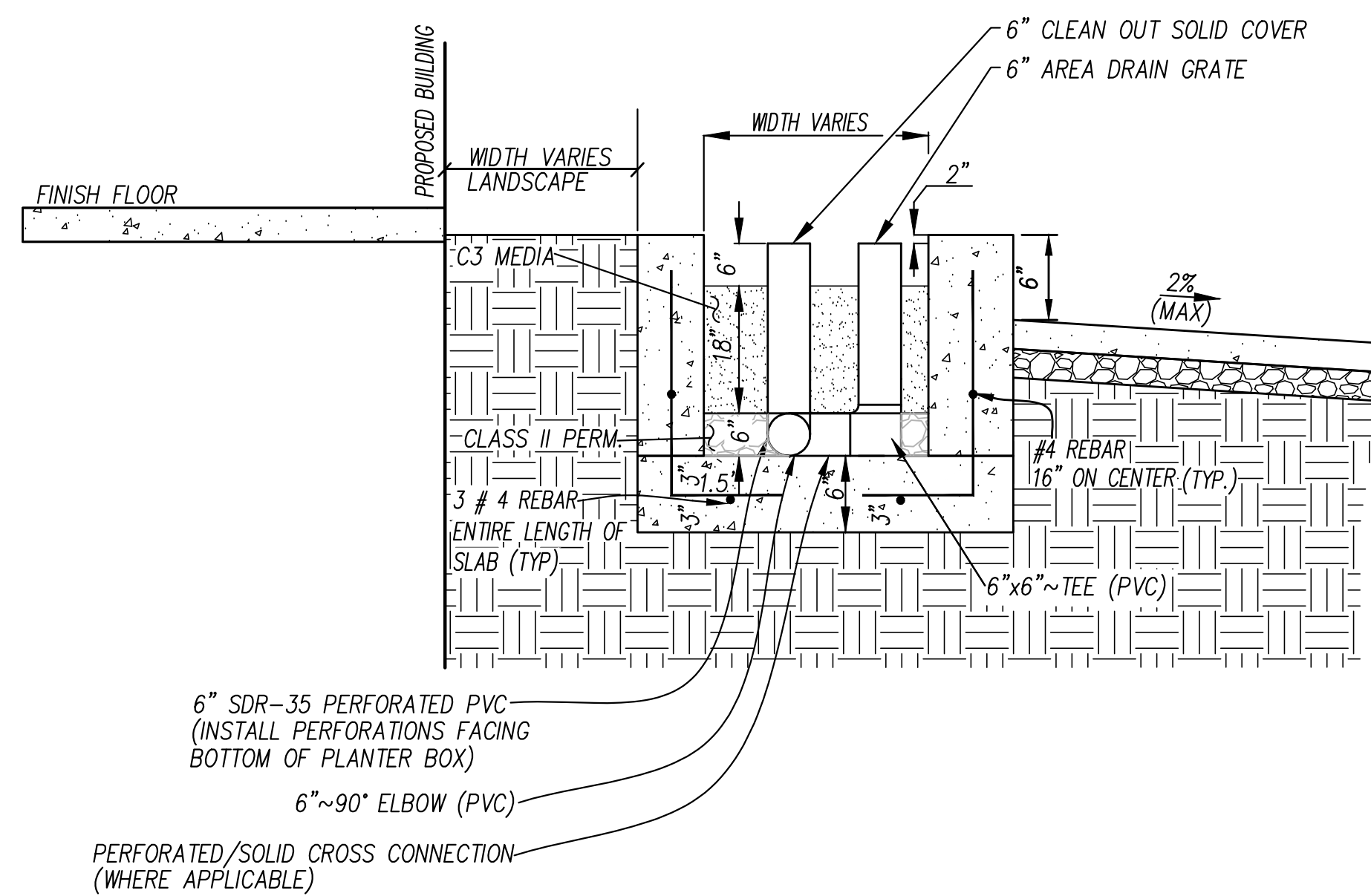
**STANDARD 6" CURB & GUTTER**  
NOT TO SCALE



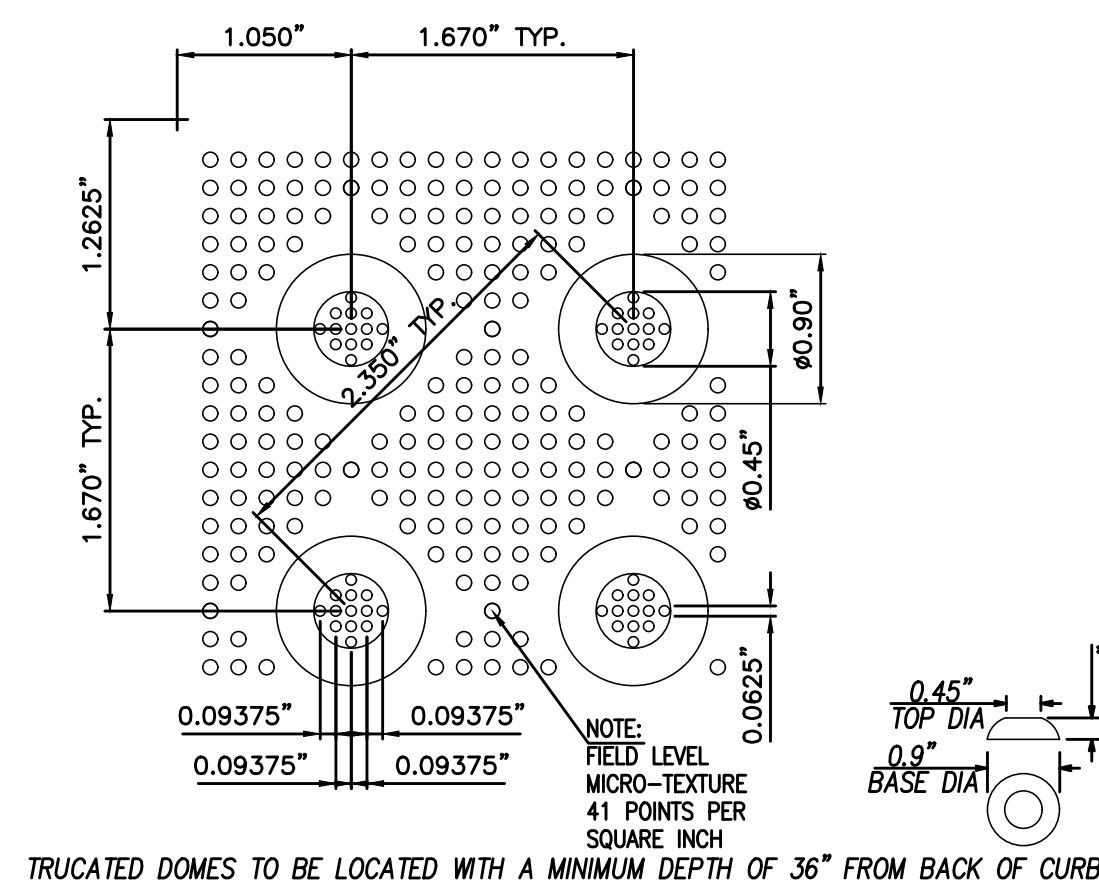
**6" SPILL CURB w/ GUTTER**  
NOT TO SCALE



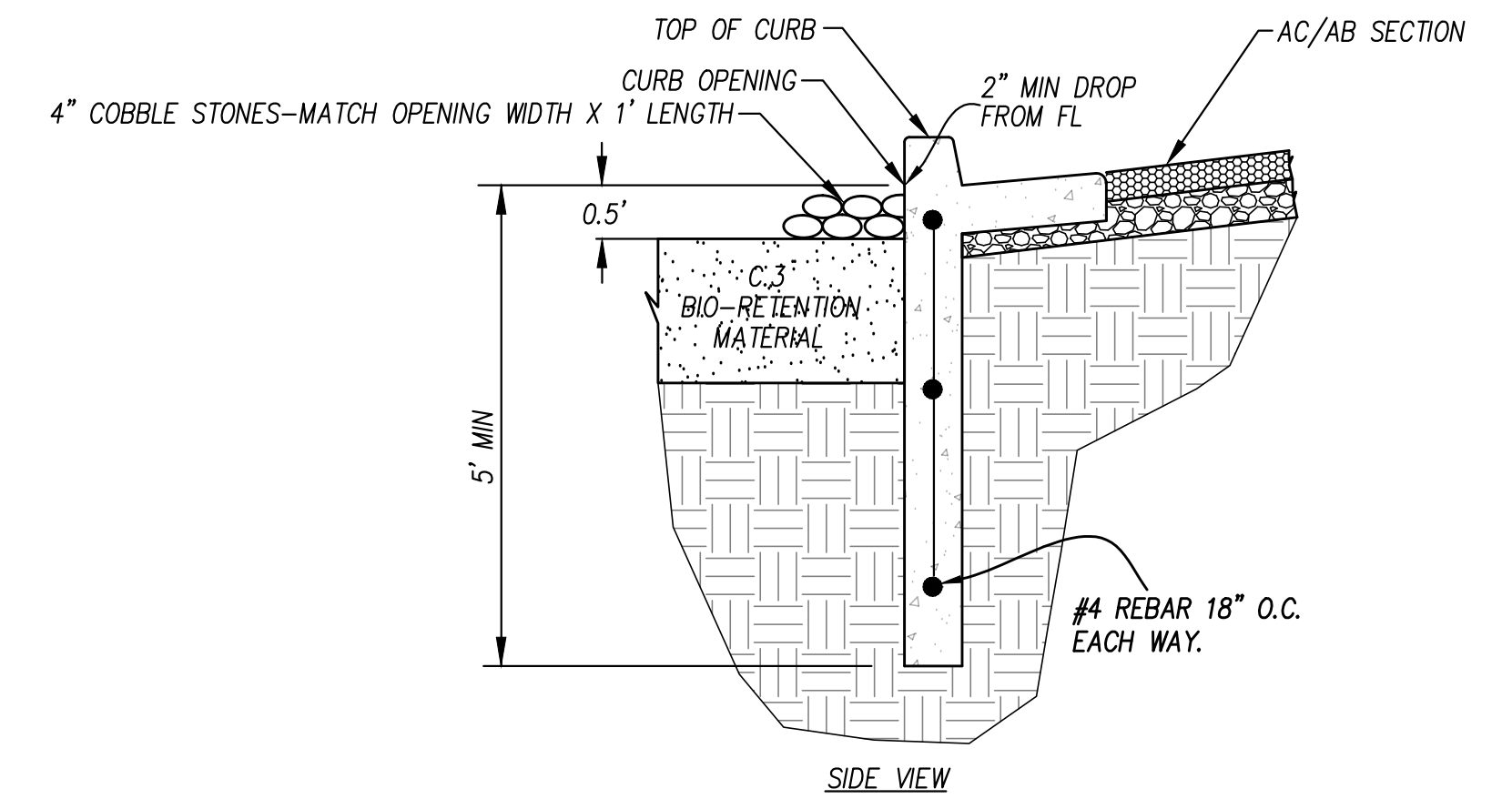
**CURB THROUGH DRAIN**  
NOT TO SCALE



**FLOW-THROUGH PLANTER**  
NOT TO SCALE



**RAISED TRUNCATED DOME DETAILS**  
NOT TO SCALE



**DEEPENED CURB AT C3 BIO-RETENTION BASINS**  
NOT TO SCALE



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Storm Water Monitoring & Reporting  
Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



2655 Stanwell Drive, Suite 105  
Concord, CA 94520  
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Fax: (925) 674-9279  
Web: www.milaniassociates.com

APN: 119-0920-017 & 018

MINOR DESIGN REVIEW EXHIBIT

MARITIME DRIVE

**ELK GROVE AFFORDABLE HOUSING**

DETAILS SHEET

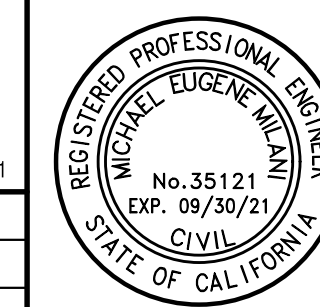
CITY OF ELK GROVE

SACRAMENTO COUNTY

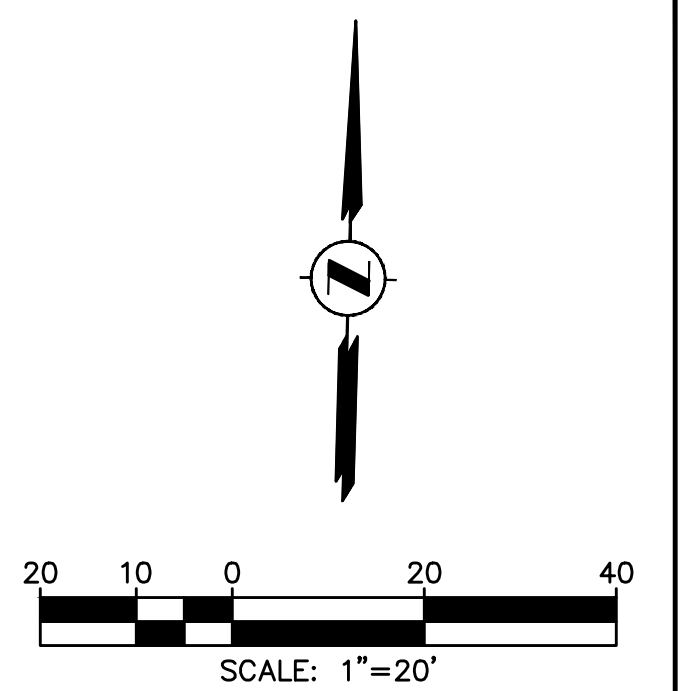
CALIFORNIA

DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21	DATE
DESIGN: RK	JOB NO: 1697
DRAWN: RK	DATE: MARCH 2021
CHECKED: KRA	SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					2
					10
					OF SHEETS



**811**  
Know what's below.  
811 before you dig.

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APN: 119-0920-017 & 018    MINOR DESIGN REVIEW EXHIBIT    MARITIME DRIVE

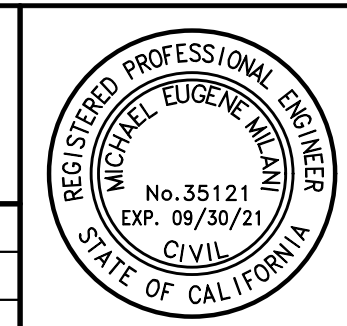
**ELK GROVE AFFORDABLE HOUSING**  
EXISTING CONDITIONS

CITY OF ELK GROVE    SACRAMENTO COUNTY    CALIFORNIA

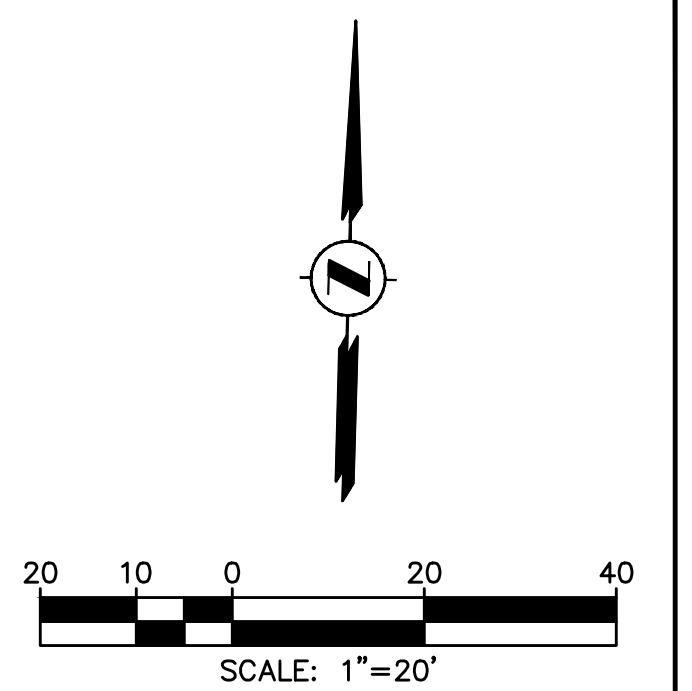
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI    DATE: \_\_\_\_\_  
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21    L.S. No. 5311 REGISTRATION EXPIRES 12/31/21

DESIGN: RK    JOB NO: 1697  
DRAWN: RK    DATE: MARCH 2021  
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NO.	REVISIONS	BY	APP	DATE	SHEET
					<b>3</b>
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811 before you dig.

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Land Development Engineering  
Environmental Engineering  
Municipal Engineering  
Surveying & Mapping  
Construction Staking



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Concord, CA 94520  
Phone: (925) 674-9082  
Fax: (925) 674-9279  
Web: www.milaniassociates.com

APN: 119-0920-017 & 018    MINOR DESIGN REVIEW EXHIBIT    MARITIME DRIVE

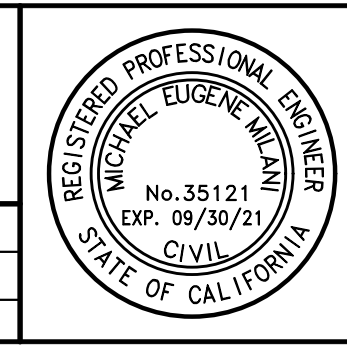
**ELK GROVE AFFORDABLE HOUSING**  
SITE BOUNDARY, LOT LINE ADJUSTMENT & EASEMENTS

CITY OF ELK GROVE    SACRAMENTO COUNTY    CALIFORNIA

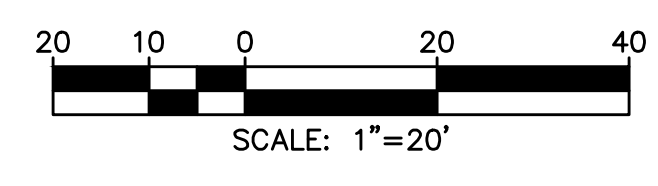
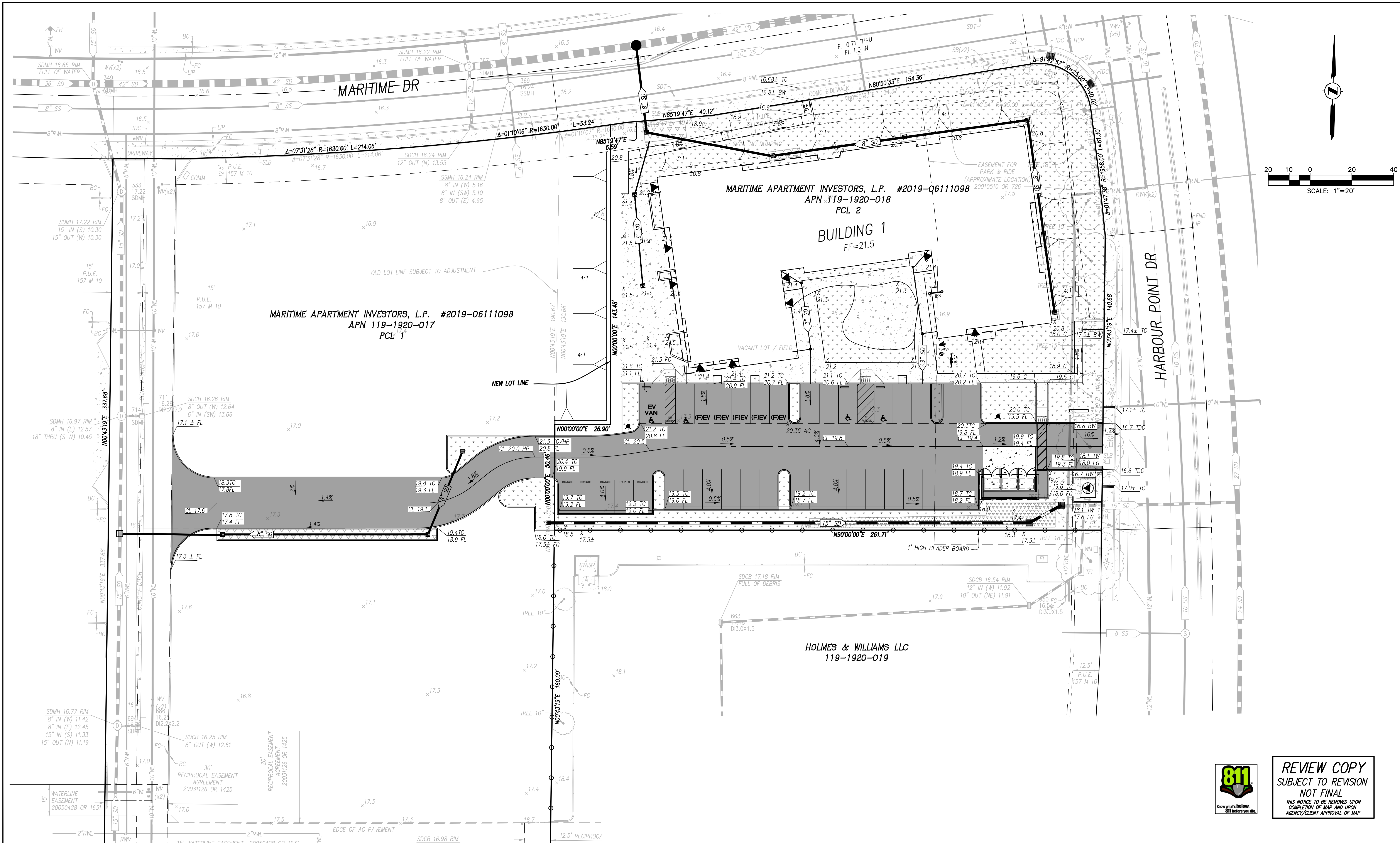
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI    DATE: \_\_\_\_\_  
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21    L.S. No. 5311 REGISTRATION EXPIRES 12/31/21

DESIGN: RK    JOB NO: 1697  
DRAWN: RK    DATE: MARCH 2021  
CHECKED: KRA    SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE	SHEET
					4
					10
					OF SHEETS



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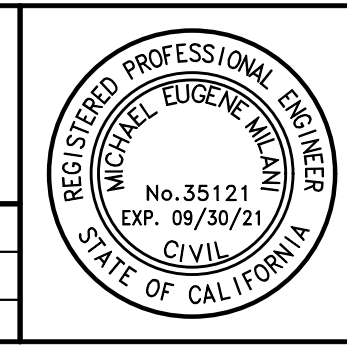
APN: 119-0920-017 & 018    MINOR DESIGN REVIEW EXHIBIT    MARITIME DRIVE

**ELK GROVE AFFORDABLE HOUSING**  
**FINE GRADING & DRAINAGE PLAN**

CITY OF ELK GROVE    SACRAMENTO COUNTY    CALIFORNIA

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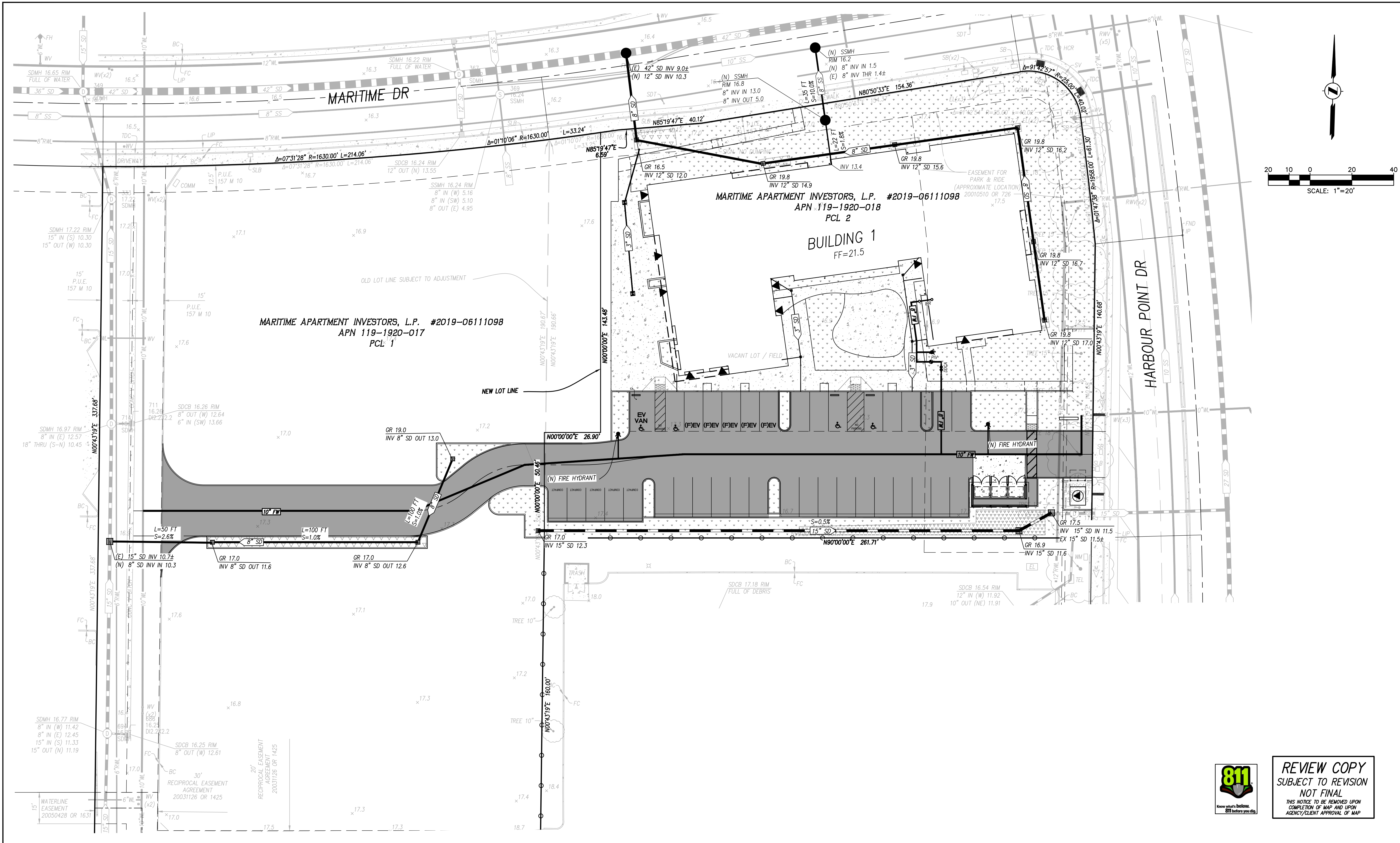
MICHAEL E. MILANI	DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21	L.S. No. 5311 REGISTRATION EXPIRES 12/31/21
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DRAWN: RK	DATE: MARCH 2021
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					<b>10</b>
					OF SHEETS

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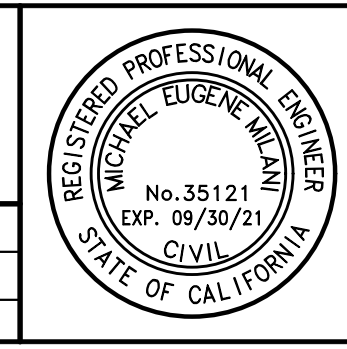
APN: 119-0920-017 & 018    MINOR DESIGN REVIEW EXHIBIT    MARITIME DRIVE

**ELK GROVE AFFORDABLE HOUSING**  
**MASTER UTILITY PLAN**

CITY OF ELK GROVE    SACRAMENTO COUNTY    CALIFORNIA

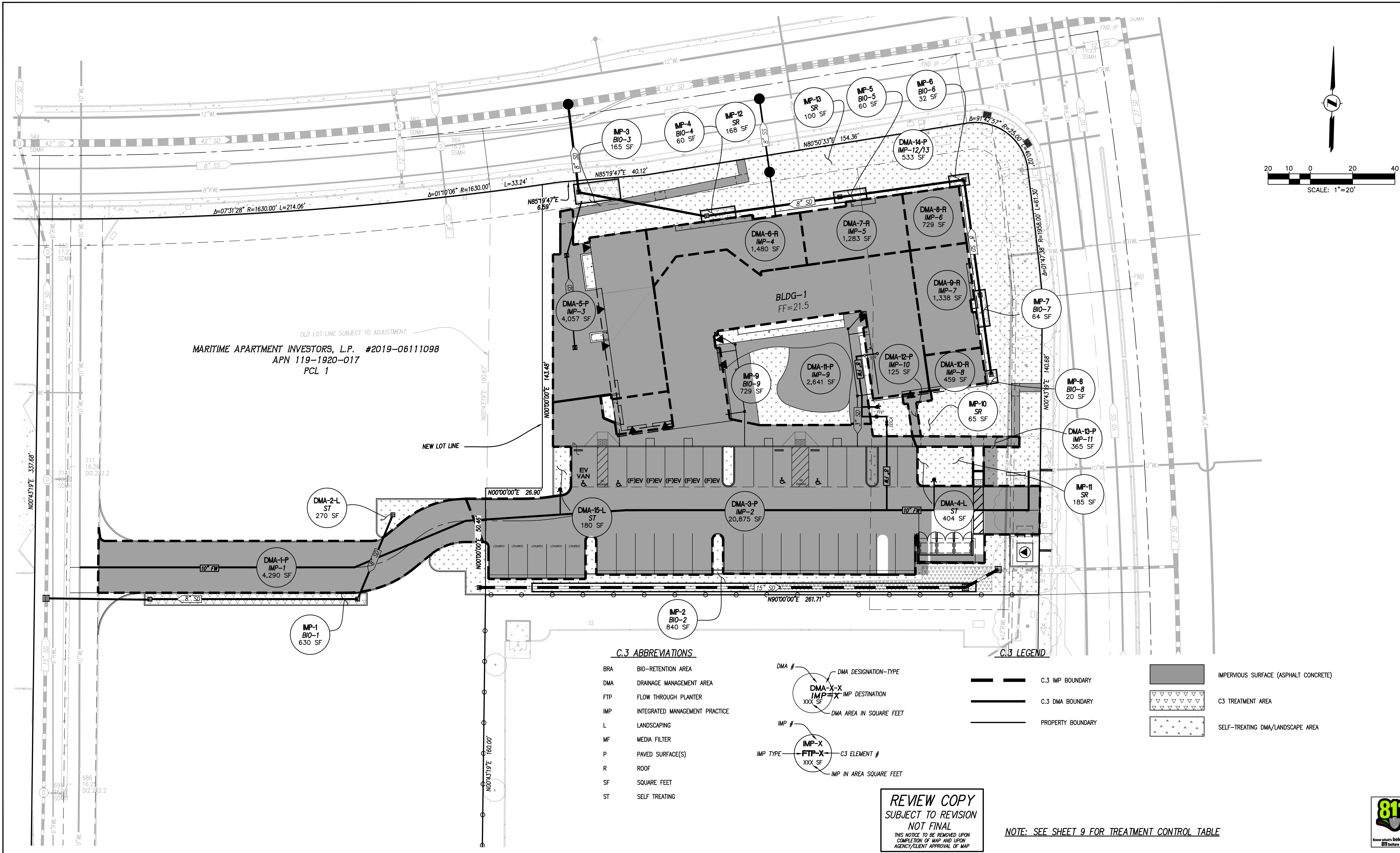
DESIGNED UNDER THE DIRECTION OF:

MICHAEL E. MILANI	DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21	L.S. No. 5311 REGISTRATION EXPIRES 12/31/21
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NO.	REVISIONS	BY	APP	DATE	SHEET
					6
					10
					OF SHEETS

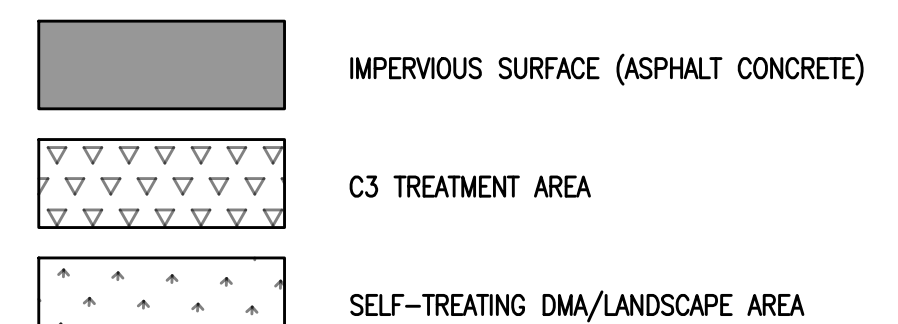
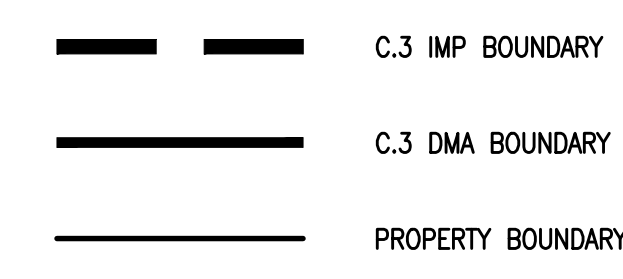
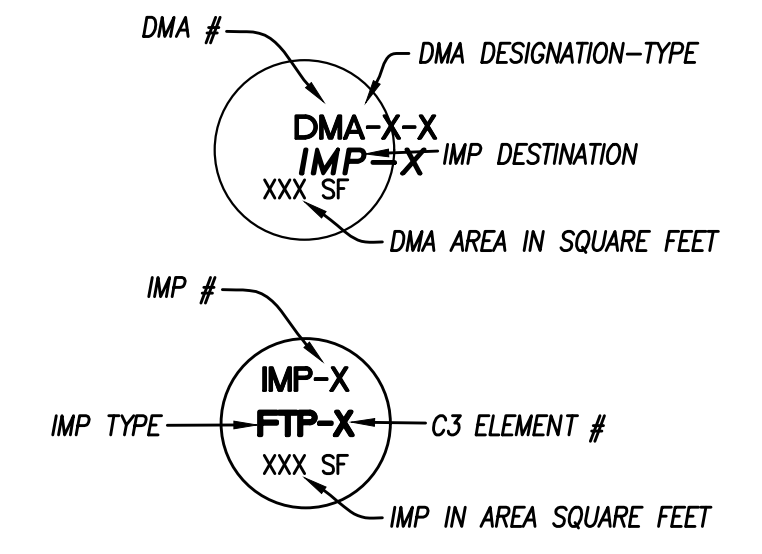




OLD LOT LINE SUBJECT TO ADJUSTMENT  
 MARITIME APARTMENT INVESTORS, L.P. #2019-06111098  
 APN 119-1920-017  
 PCL 1

**C.3 ABBREVIATIONS**

- BRA BIO-RETENTION AREA
- DMA DRAINAGE MANAGEMENT AREA
- FTP FLOW THROUGH PLANTER
- IMP INTEGRATED MANAGEMENT PRACTICE
- L LANDSCAPING
- MF MEDIA FILTER
- P PAVED SURFACE(S)
- R ROOF
- SF SQUARE FEET
- ST SELF TREATING



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NOTE: SEE SHEET 9 FOR TREATMENT CONTROL TABLE

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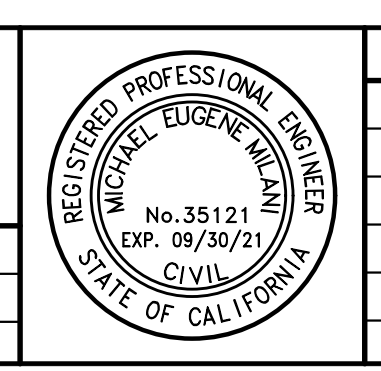
APN: 119-0920-017 & 018    MINOR DESIGN REVIEW EXHIBIT    MARITIME DRIVE

**ELK GROVE AFFORDABLE HOUSING**  
**STORM WATER QUALITY - CONCEPTUAL C.3. COMPLIANCE**

CITY OF ELK GROVE    SACRAMENTO COUNTY    CALIFORNIA

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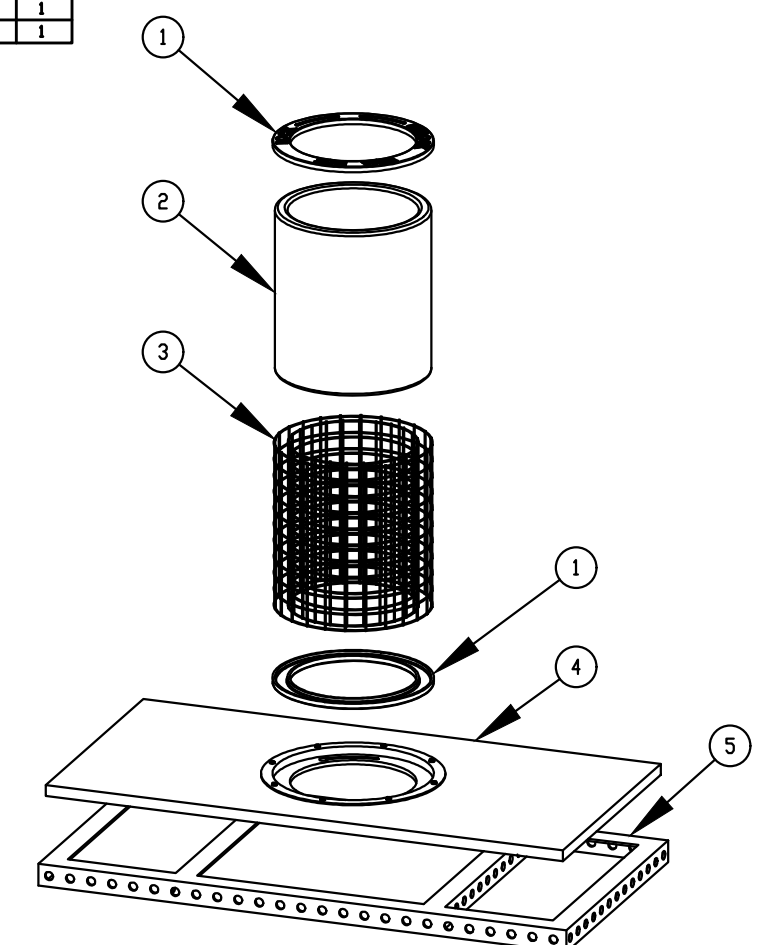
MICHAEL E. MILANI	DATE
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21	L.S. No. 5311 REGISTRATION EXPIRES 12/31/21
DESIGN: RK	JOB NO: 1697
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					8
					10
					OF SHEETS



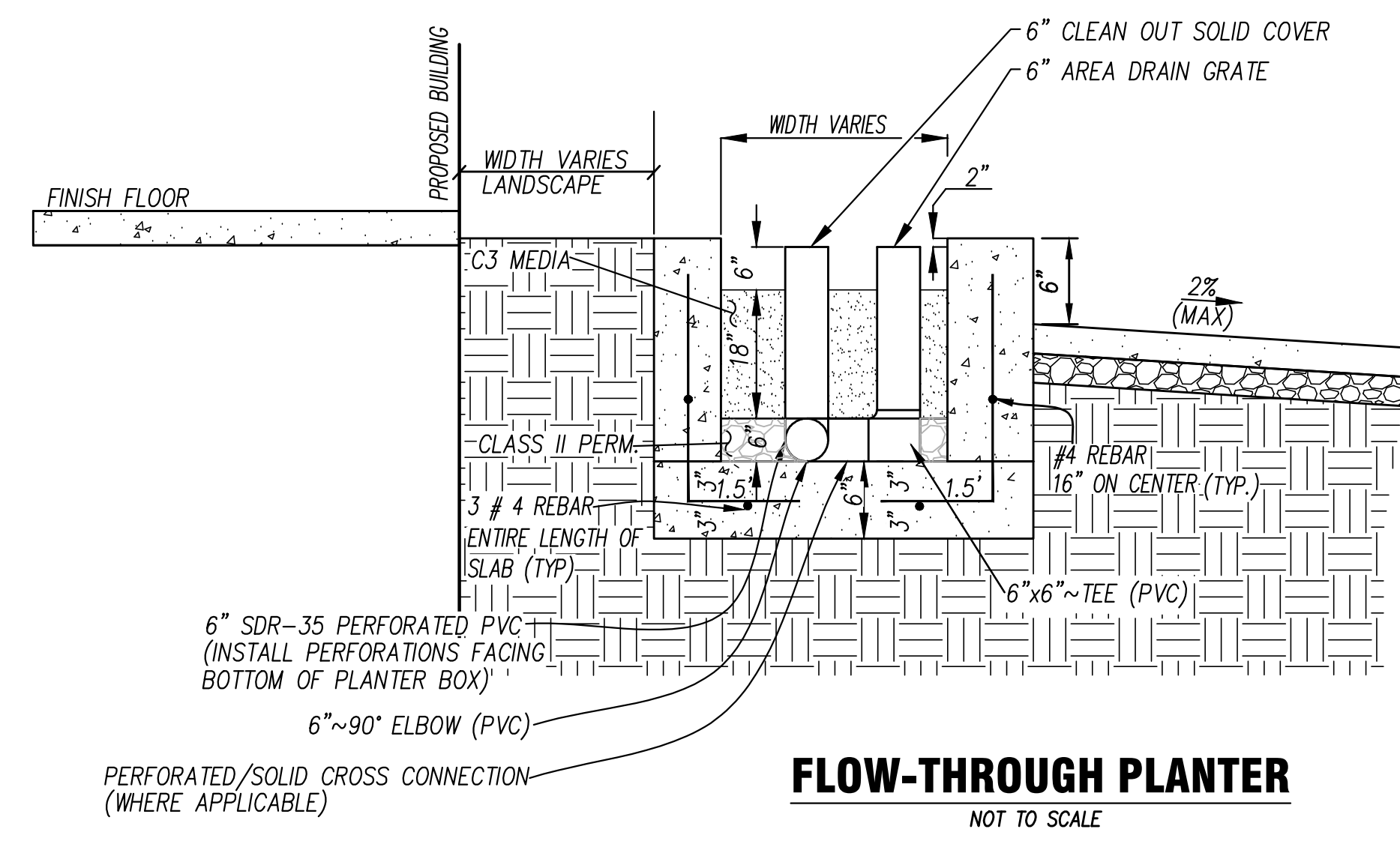
ITEM NO.	DESCRIPTION	QTY.
1	FILTER COVER	2
2	FILTER MEDIA PACK	1
3	FILTER CASE	1
4	FILTER ASST. BASE	1
5	SUPPORT STRUCTURE	1



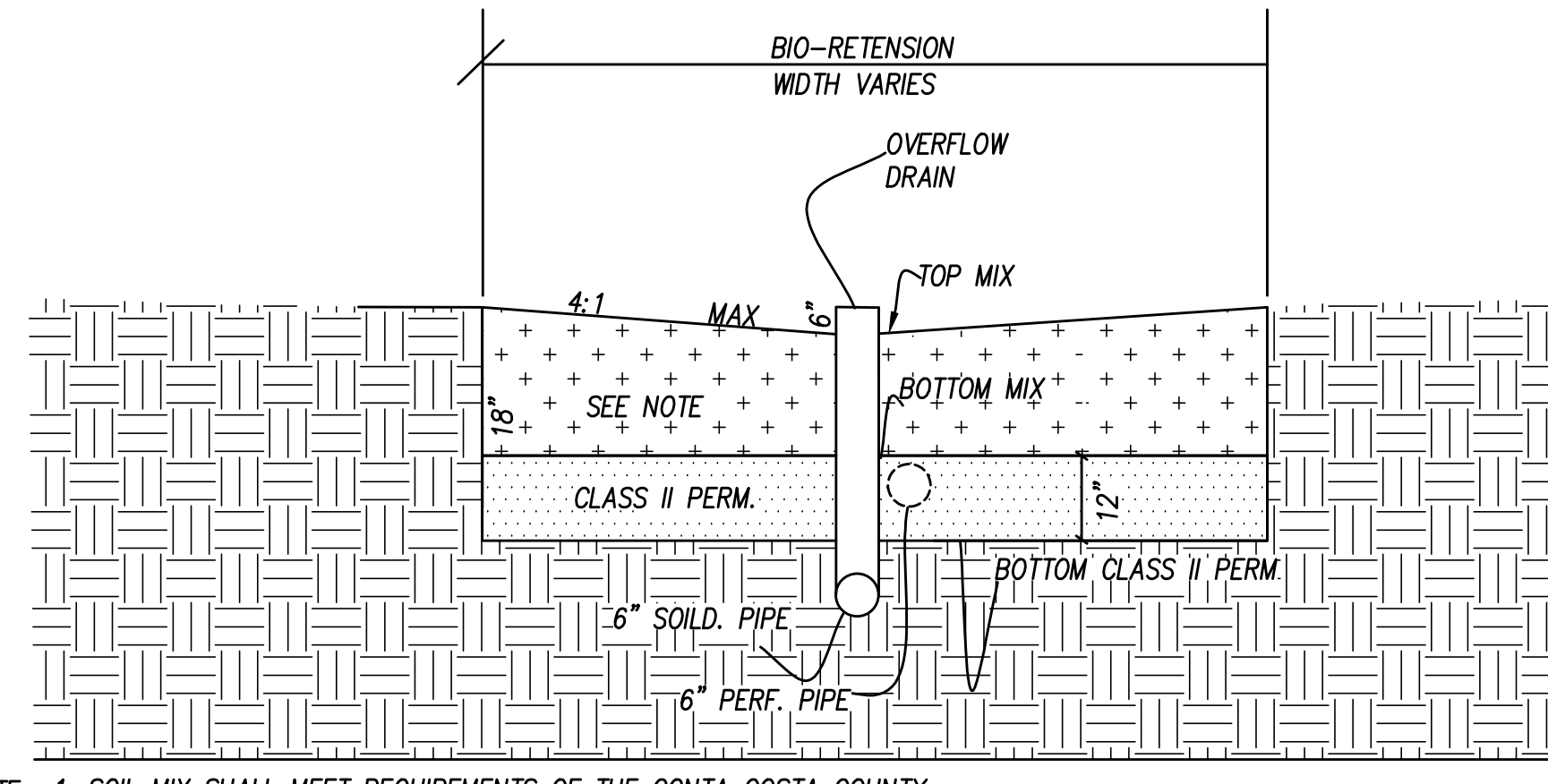
**REM TOP HAT TRASH FILTER**  
NOT TO SCALE

- All dimensions are in inches, unless otherwise noted.
- The TRITON - TH (Top Hat) Series Filters may be customized in the field to fit catch basins with irregular dimensions or unusual frame and grate types. REM also designs custom filters for unique storm water infrastructures and applications.
- Base plates are constructed using non-reactive high density polyethylene plastic (HDPE) with added U.V. inhibitors.
- Filter cartridge housings are constructed utilizing Type 304 Stainless Steel, with 2" welded square openings.
- Removable cartridge tops are constructed utilizing over 40% recycled Non-reactive High Density Polystyrene Plastic with added U.V.
- REM TRITON replacement Filter Media Packs are charged with REM FOG media an expanded volcanic ash medium treated to be highly hydrophobic housed in a durable geo-textile perforated polypropylene woven fabric. REM FOG media effectively encapsulates liquefied petroleum hydrocarbons (Fats, Oils & Grease including animal fats). The media's hydrophobic characteristic allows for greater polishing of flow resulting in the reduction of Total Suspended Solids (TSS). Suspended solid reduction includes but is not limited to debris, trash, silt sediment and agglomerated heavy metals. (Additional media options are available including mixed blends of granulated carbon [AC] and Zeolite [ZEO]). For trash/debris capturing only, Bioflex Media (BFTG) should be chosen.
- The Top Hat filter design requires water flows to filter through media, preventing low flow bypass.
- REM TRITON filter cartridges are removable for ease of cleaning and maintenance.
- Filter designs include a high flow overflow bypass to eliminate pooling or flooding during heavy rain events.

Treatment Control Measure Summary Table							
DMA	IMP	Treatment Type	Drainage Area (s.f.)	Impervious Area (s.f.)	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Location
1	1	LID - Bio-Retention	4,290	4,290	172	630	Onsite
2		Landscape	270		-		Onsite
3	2	LID - Bio-Retention	20,875	20,875	835	840	Onsite
4		Landscape	404		-		Onsite
5	3	LID - Bio-Retention	4,057	4,057	162	165	Onsite
6	4	LID - Bio-Retention	1,480	1,480	59	60	Onsite
7	5	LID - Bio-Retention	1,283	1,283	51	60	Onsite
8	6	LID - Bio-Retention	729	729	29	32	Onsite
9	7	LID - Bio-Retention	1,338	1,338	54	64	Onsite
10	8	LID - Bio-Retention	459	459	18	20	Onsite
11	9	LID - Bio-Retention	2,641	2,641	106	729	Onsite
12	10	Self-Retaining	129	129	65	65	Onsite
13	11	Self-Retaining	365	369	185	185	Onsite
14	12,13	Self-Retaining	533	533	267	268	Onsite
15		Landscape	180		-		Onsite



**FLOW-THROUGH PLANTER**  
NOT TO SCALE



NOTE: 1. SOIL MIX SHALL MEET REQUIREMENTS OF THE CONTO COSTA COUNTY CLEAN WATER PROGRAM STORMWATER C.3 GUIDEBOOK, SIXTH EDITION, APPENDIX B

**C3 BIO-RETENTION BASINS**



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MINOR DESIGN REVIEW EXHIBIT

MARITIME DRIVE

**ELK GROVE AFFORDABLE HOUSING**

DETAILS SHEET

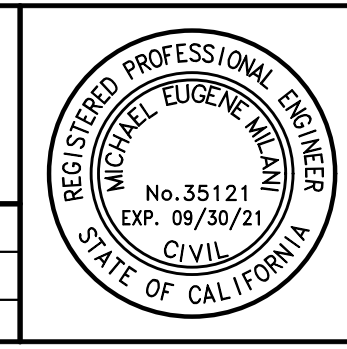
CITY OF ELK GROVE

SACRAMENTO COUNTY

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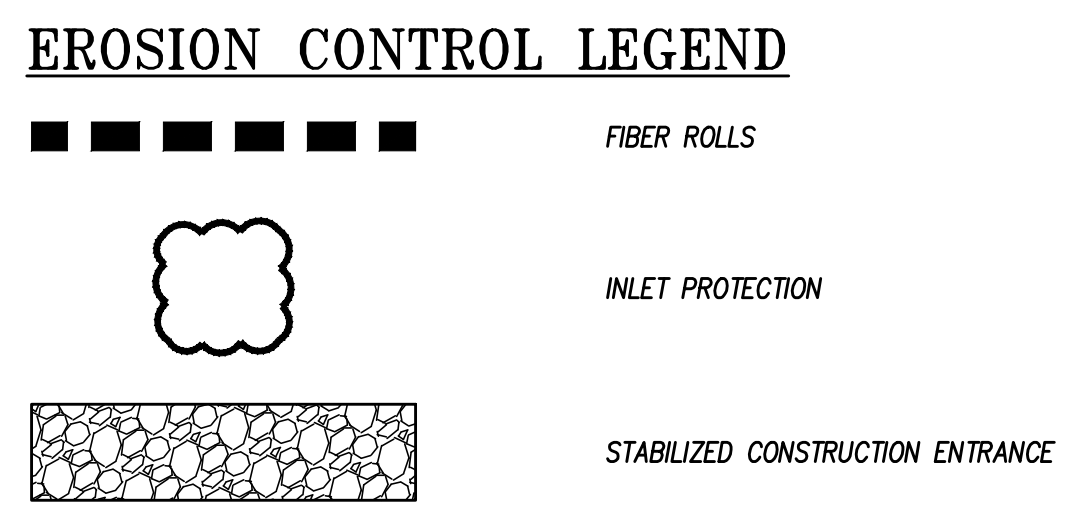
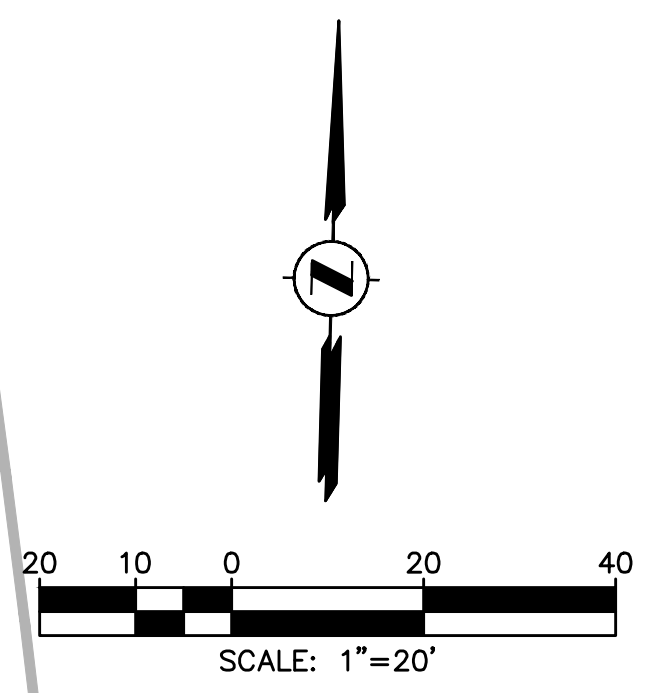
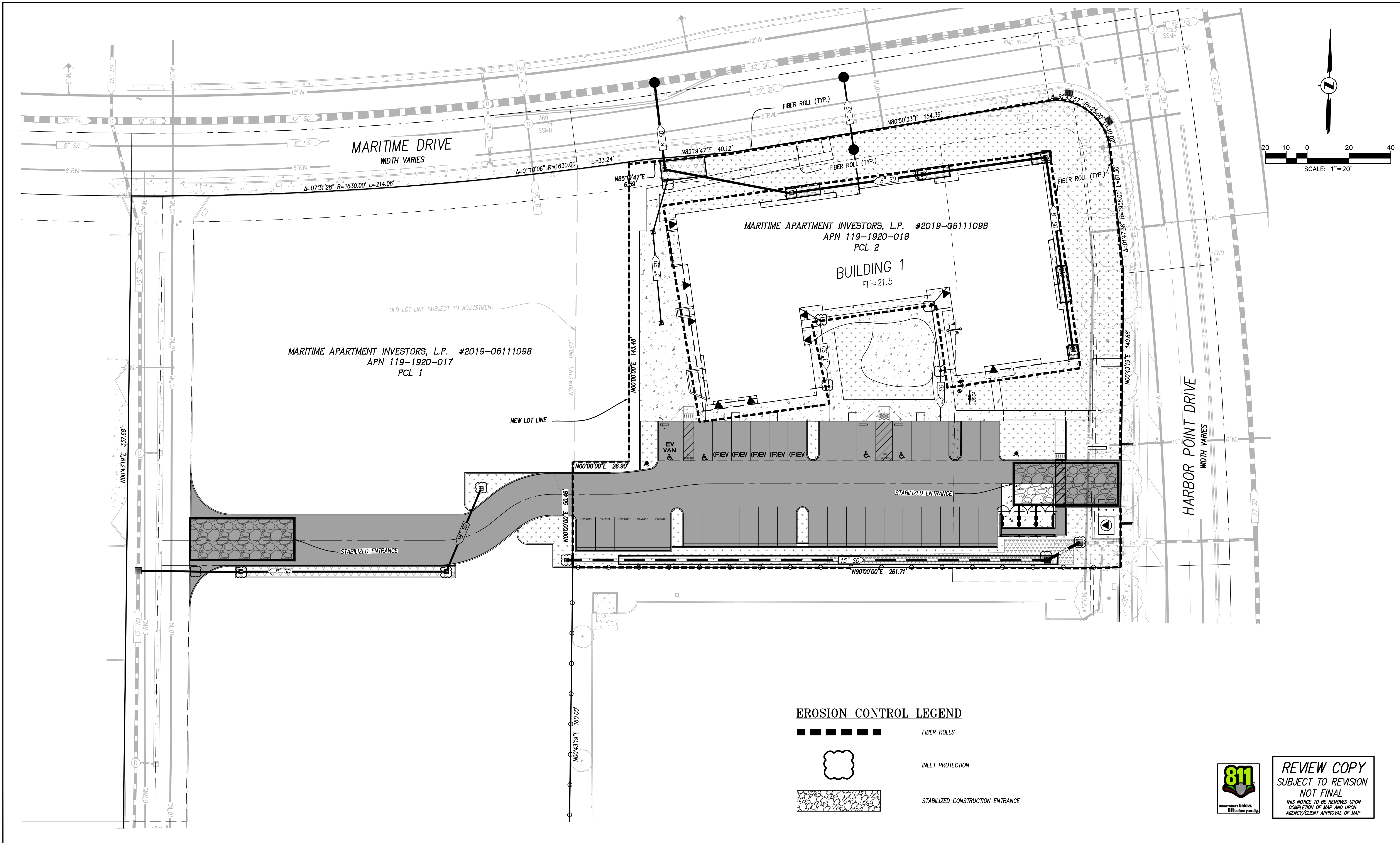
MICHAEL E. MILANI  
R.C.E. No. 35121 REGISTRATION EXPIRES 09/30/21 DATE  
L.S. No. 5311 REGISTRATION EXPIRES 12/31/21  
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OF  
**10**  
SHEETS





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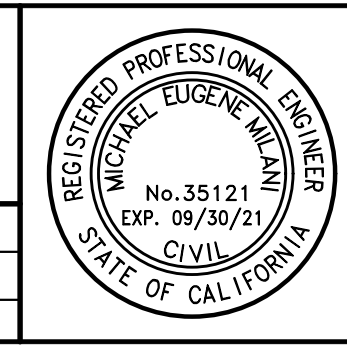
**ELK GROVE AFFORDABLE HOUSING**  
**EROSION CONTROL PLAN**

CITY OF ELK GROVE    SACRAMENTO COUNTY    CALIFORNIA

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MICHAEL E. MILANI    DATE: \_\_\_\_\_  
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					10
					10
					OF SHEETS



- KEYNOTES**
1. LAWN AREA
  2. SHADE STRUCTURE
  3. MONUMENT SIGN
  4. LOW FENCING
  5. RAISED CONCRETE PLANTER
  6. TREES IN TREE WELLS
  7. PERMEABLE PAVERS
  8. STORMWATER TREATMENT PLANTER AREA, TYP.

**LIGHTING SCHEDULE**

SYMBOL	QTY.	DESCRIPTION
Ⓢ	8	Hubbell #URB-XXXX-26-60L-136-3K7-4-UNV
Ⓣ	1	Hubbell #URB-XXXX-26-60L-136-3K7-5QM-U
Ⓤ	4	Monument Sign Uplighting

N  
 **LANDSCAPE PLAN**  
 SCALE: 1" = 50'-0"

## TREE SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	7	Acer rubrum / Red Maple	24"box	SIZE: 45` TALL X 35` WIDE WUCOLS: .4-.6
	11	Arbutus x `Marina` / Marina Strawberry Tree Standard	15 gal	SIZE: 45` TALL X 30` WIDE WUCOLS: .1-.3
	10	Calocedrus decurrens / Incense Cedar	24"box	SIZE: 55` TALL X 10` WIDE WUCOLS: .4-.6
	6	Pinus canariensis / Canary Island Pine	24"box	SIZE: 60` TALL X 30` WIDE WUCOLS: .1-.3
	8	Pistacia chinensis / Chinese Pistache	15 gal	SIZE: 25-30` TALL & WIDE WUCOLS PF: .1 - .3

## TREE PALETTE



RED MAPLE



MARINA STRAWBERRY TREE



INCENSE CEDAR



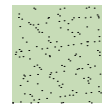
CANCARY ISLAND PINE



CHINESE PISTACHE

## LANDSCAPE TREE PALETTE

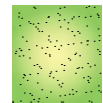
## PLANT SCHEDULE



### DROUGHT TOLERANT LANDSCAPE

14,913 sf

Arctostaphylos x `Emerald Carpet` / Emerald Carpet Manzanita  
 SIZE: 10-16" TALL X 3-6` WIDE  
 WUCOLS: .4-.6  
 Arctostaphylos x `Pacific Mist` / Pacific Mist Manzanita  
 SIZE: 2` TALL X 6-10` WIDE  
 WUCOLS: .4-.6  
 Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass  
 SIZE: 2-3` TALL & WIDE  
 WUCOLS: .1-.3  
 Cistus x skanbergii / Coral Rockrose  
 SIZE: 2-3` TALL X 4-5` WIDE  
 WUCOLS: .1-.3  
 Lomandra longifolia `Breeze` TM / Breeze Mat Rush  
 SIZE: 2-3` TALL X 2-4` WIDE  
 WUCOLS: .1-.3  
 Muhlenbergia rigens / Deer Grass  
 SIZE: 4-5` TALL X 4-6` WIDE  
 WUCOLS: .1-.3  
 Pittosporum tenuifolium `Golf Ball` / Golf Ball Tawhiwhi  
 SIZE: 3-4` TALL & WIDE  
 WUCOLS: .4-.6  
 Rosmarinus officinalis / Rosemary  
 SIZE: 4-5` TALL X 4-5` WIDE  
 WUCOLS: .1-.3  
 Trachelospermum jasminoides / Star Jasmine Trellis  
 SIZE: CLIMBING TO 20`  
 WUCOLS: .4-.6  
 Verbena lilacina `De la Mina` / Lilac Verbena  
 SIZE: 1-2` TALL X 3-4` WIDE  
 WUCOLS: .1-.3



### GRASS

696 sf

Sod or Seeded Turf  
 SIZE: SOD  
 WUCOLS: .9  
 Agrostis pallens / Thingrass



### SHRUB AREA A

1,127 sf

Hemerocallis x `Evergreen Yellow` / Daylily  
 SIZE: 2` TALL & WIDE  
 WUCOLS: .4-.6  
 Lomandra longifolia `Roma 13` TM / Platinum Beauty Variegated Mat Rush  
 SIZE: 2-3` TALL & WIDE  
 WUCOLS: .1-.3



### BIOFILTRATION AREAS

1,866 sf

Elymus condensatus `Canyon Prince` / Canyon Prince Wild Rye  
 Juncus patens `Elk Blue` / Spreading Rush

## PLANT PALETTE



EMERALD CARPET MANZANITA



PACIFIC MIST MANZANITA



FEATHER REED GRASS



CORAL ROCK ROSE



BREEZE MAT RUSH



DEER GRASS



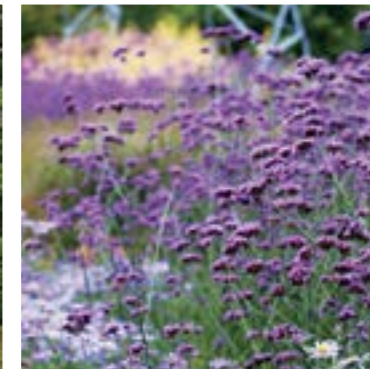
GOLF BALL TAWHIWHI



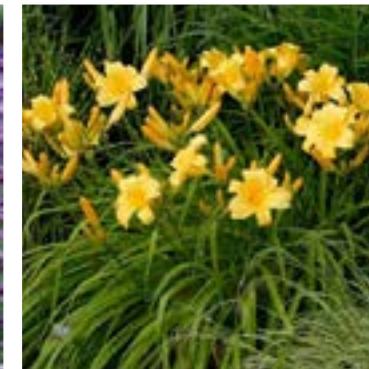
ROSEMARY



STAR JASMINE TRELLIS



LILAC VERBENA



DAYLILY



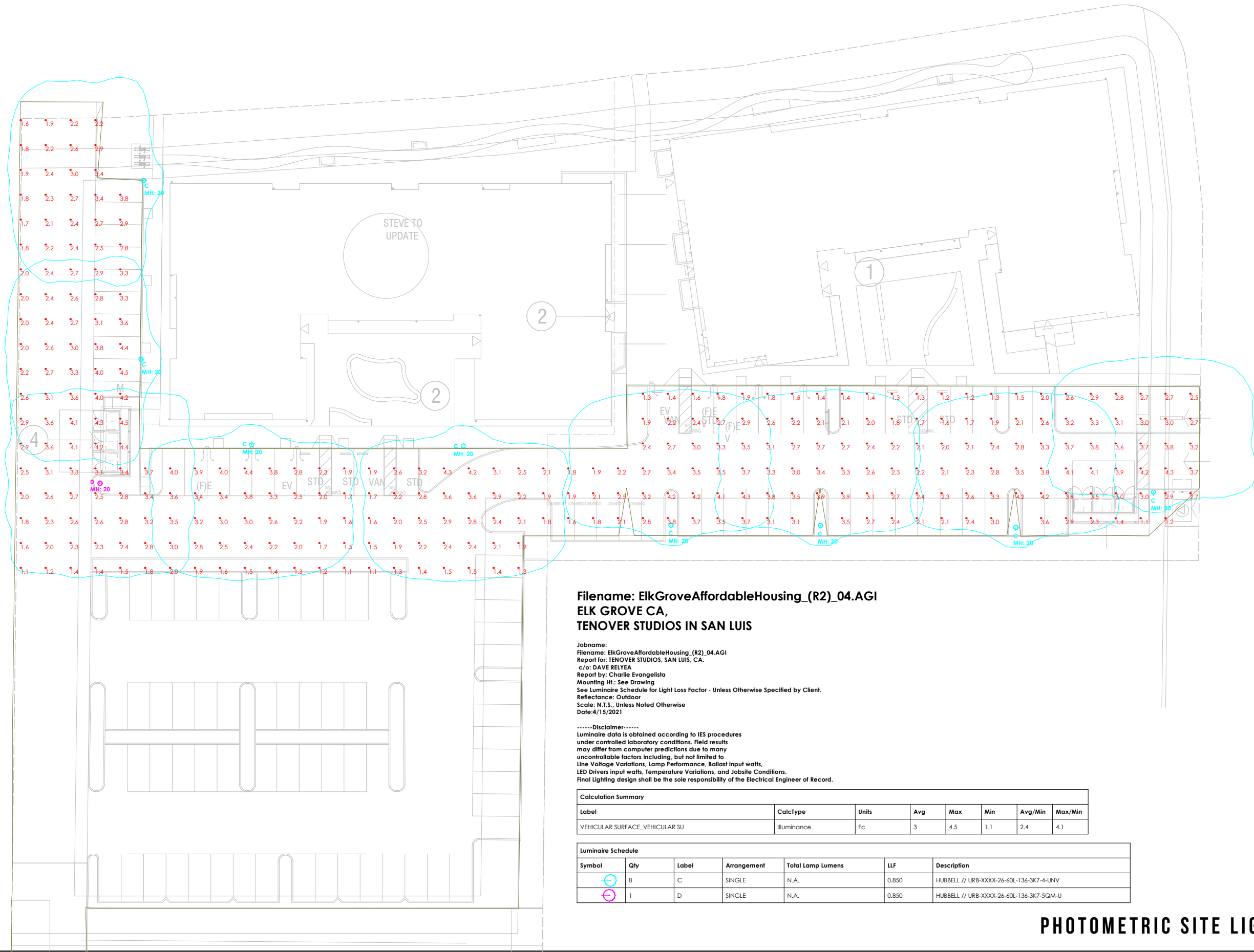
CANYON PRINCE WILD RYE



SPREADING RUSH

## LANDSCAPE PLANT PALETTE





**Filename: ElkGroveAffordableHousing\_(R2)\_04.AGI**  
**ELK GROVE CA,**  
**TENOVER STUDIOS IN SAN LUIS**

Jobname:  
 Filename: ElkGroveAffordableHousing\_(R2)\_04.AGI  
 Report for: TENOVER STUDIOS, SAN LUIS, CA.  
 c/o: DAVE RELYEA  
 Report by: Charlie Evangelista  
 Mounting Ht.: See Drawing  
 See Luminaire Schedule for Light Loss Factor - Unless Otherwise Specified by Client.  
 Reflectance: Outdoor  
 Scale: N.T.S., Unless Noted Otherwise  
 Date: 4/15/2021

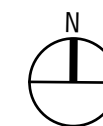
-----Disclaimer-----  
 Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors including, but not limited to Line Voltage Variations, Lamp Performance, Ballast input watts, LED Drivers input watts, Temperature Variations, and Jobsite Conditions.  
 Final Lighting design shall be the sole responsibility of the Electrical Engineer of Record.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
VEHICULAR SURFACE_VEHICULAR SU	Illuminance	Fc	3	4.5	1.1	2.4	4.1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	C	SINGLE	N.A.	0.850	HUBBELL // URB-XXXX-26-60L-136-3K7-4-UNV
	1	D	SINGLE	N.A.	0.850	HUBBELL // URB-XXXX-26-60L-136-3K7-5QM-U

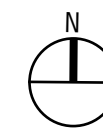
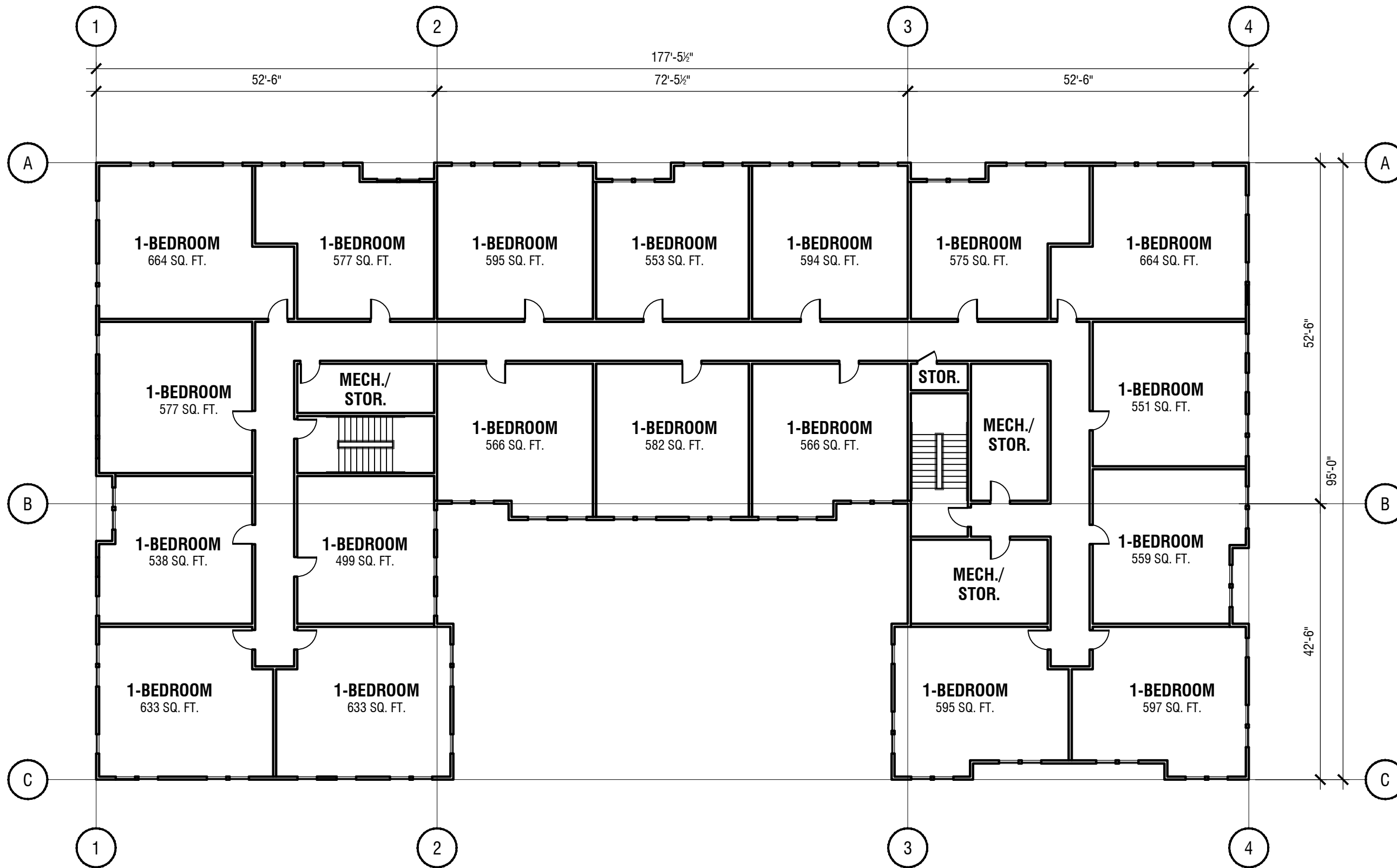
**PHOTOMETRIC SITE LIGHTING PLAN**





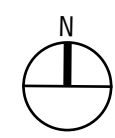
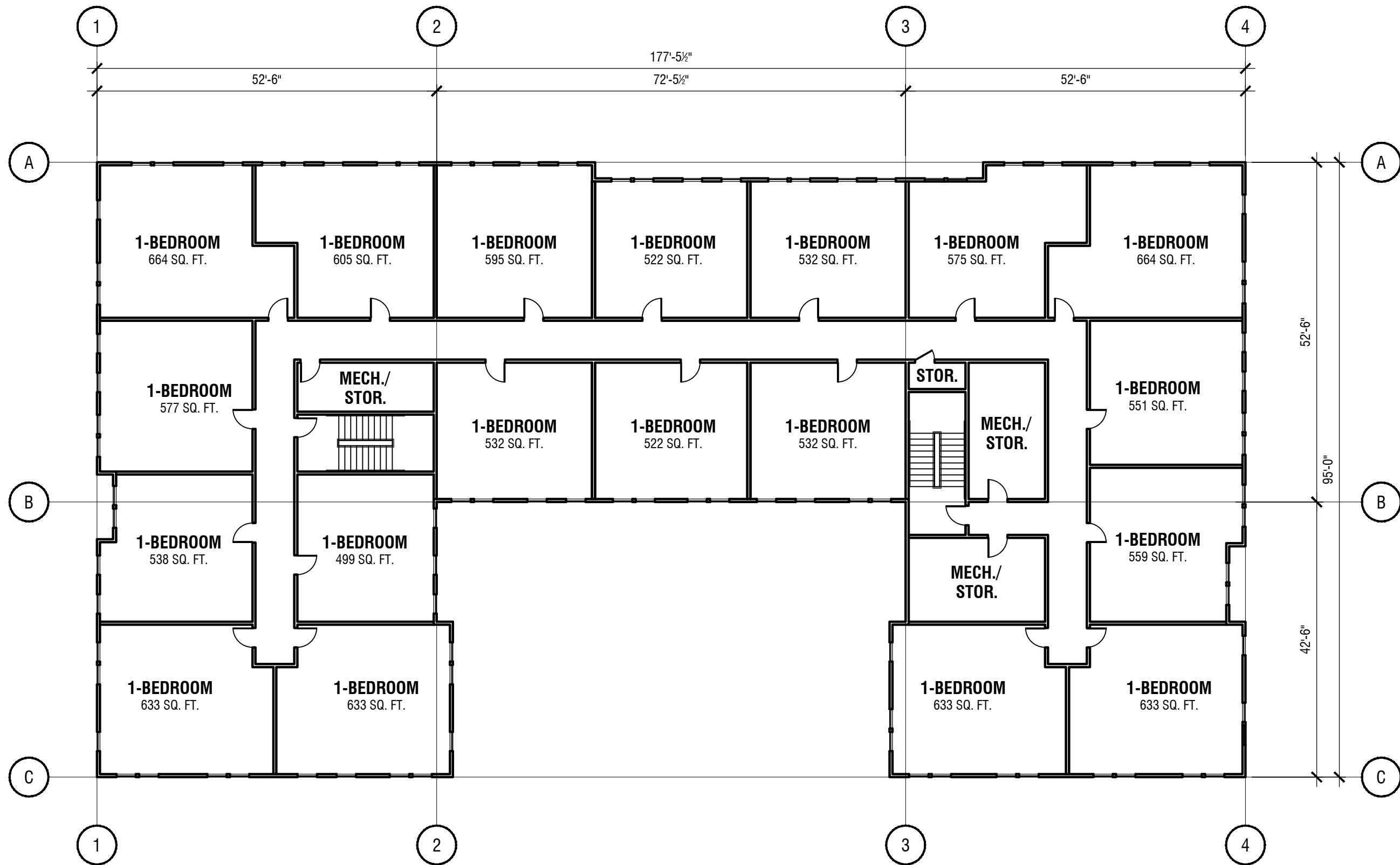
**BUILDING 1  
FIRST FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



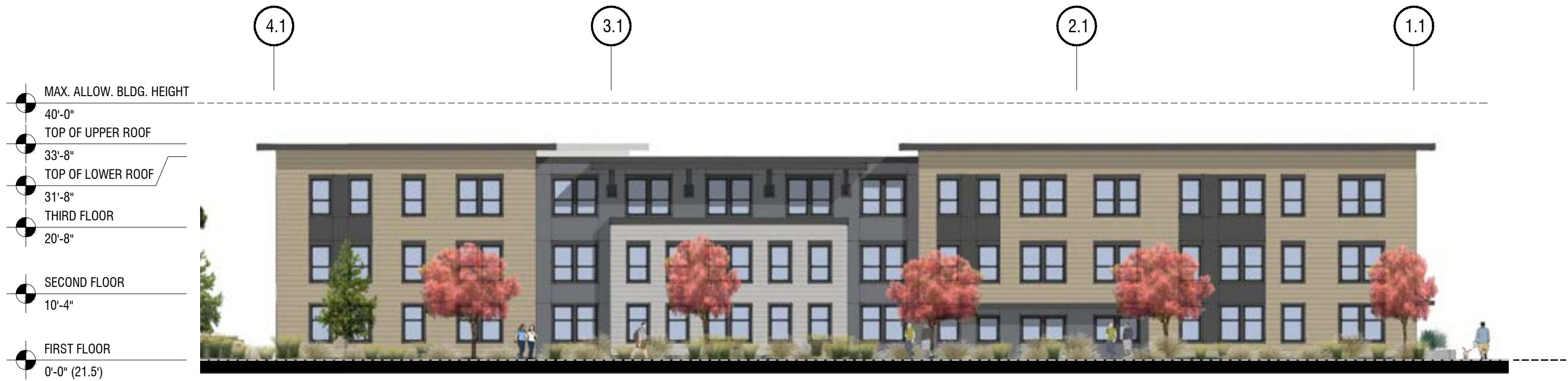


**BUILDING 1  
SECOND FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**BUILDING 1  
THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



1. NORTH ELEVATION



2. EAST ELEVATION

**BUILDING 1 ELEVATIONS**

SCALE: 1/16" = 1'-0"



1. SOUTH ELEVATION

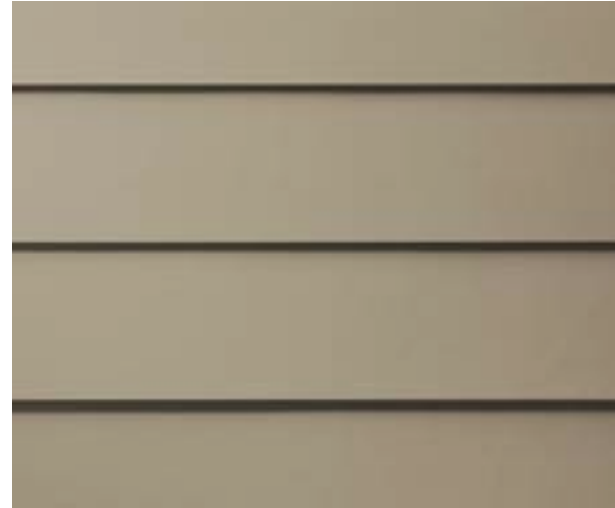


2. WEST ELEVATION

**BUILDING 1 ELEVATIONS**  
*SCALE: 1/16" = 1'-0"*



STUCCO SIDING  
SW 7674  
*PEPPERCORN*



SMOOTH FIBER CEMENT LAP SIDING  
JAMES HARDIE  
*KHAKI BROWN*



SMOOTH FIBER CEMENT LAP SIDING  
JAMES HARDIE  
*LIGHT MIST*



STOREFRONT (VINYL WINDOWS SIM.)  
KAWNEER, ANODIZED ALUM.  
*BLACK NO.29*



HARDIPANEL VERTICAL SMOOTH SIDING  
JAMES HARDIE  
*IRON GRAY*



**MATERIAL BOARD**



**KEYNOTES**

- 1. PAINTED STUCCO TO MATCH "LIGHT MIST" FIBER CEMENT SIDING
- 2. BLACK METAL AND METAL LETTERS, COMPLIANT WITH FIRE DEPARTMENT SIZING REQUIREMENTS
- 3. PAINTED STUCCO TO MATCH "KHAKI BROWN" FIBERCEMENT SIDING
- 4. PAINTED STUCCO SW7674 PEPPERCORN

\*SIGNAGE DIMENSIONS TO COMPLY WITH 6FTX10FT MAX SIZE AND 25SF MAX AREA

**ENLARGED MONUMENT SIGNAGE**

SCALE: 1" = 1'-0"



VIEW ALONG MARITIME DRIVE

**TENOVER**

539 Marsh Street  
San Luis Obispo, CA

805.541.1010  
info@tenoverstudio.com

**ELK GROVE AFFORDABLE HOUSING**

ELK GROVE, CA  
DATE: 04/16/21

**A6.0**



**ELK GROVE**  
APARTMENTS 2570

VIEW ALONG HARBOUR POINT

**TENOVER**

539 Marsh Street  
San Luis Obispo, CA  
805.541.1010  
info@tenoverstudio.com

**ELK GROVE AFFORDABLE HOUSING**  
ELK GROVE, CA  
DATE: 04/16/21

**A6.1**





VIEW OF COURTYARD PLAY AREA



TENOVER

TO LEAVE THE WORLD  
BETTER THAN WE  
FOUND IT.



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## Rating Factors- Supportive Services

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### A. Complete description of services.

- i. As is typically the case with all newly created communities, we will initially spend time surveying our residents to find out what their personal needs are. In all instances, we use the following baseline services and build or omit, based upon the results of the resident survey:

Base-line Supportive Services readily available for all PBV residents will include:

- Physical and mental health services, referrals for therapy and medication management through county mental health referred agencies. The provider will provide guidance and navigation support to help connect residents to appropriate health care services and help residents navigate the process to establish eligibility.
  - Case Management Services (CMS), including intake, assessment and education to establish and support achieving individual goals.
  - AA and other twelve step addiction recovery programs;
  - Educational opportunities: on-site classes that support building and developing life skills, financial stability and technology literacy.
  - Social, recreational, and educational activities on site and in the community.
  - Referral to and verification of employment and vocational services for residents willing and able to work.
  - Assistance with applying for and advocacy in receiving public benefits.
  - Legal assistance through an agreement with established legal services organizations.
  - Referral to and verification of local food banks and organizations that may provide furniture, clothing and hygiene resources.
  - Other services as deemed appropriate to the residents.
  - New services will be added as emerging needs and available resources are identified.
  - 24/7 resident call in line.
- ii. The funding sources for the services that are provided for in this response will be part of the operating expenses of the project. Operating expenses are underwritten based upon income from the property, Elk Grove Apartments' anticipated income sources are tenant rents and project-based voucher income. No other operating subsidies will be provided.

- iii. All residents, regardless of whether or not they receive a project-based voucher will be invited to receive and participate in the services provided at the property. Other than these specific targeting vouchers (homeless or formerly homeless individuals and/or families) there are no special set aside populations.
- iv. An overview of the programs provided include:

**Service Coordination and Case Management:** These services provide easy and quick access to a trained, professional for help with any individual issues that may arise for residents. Service Coordination and Case Management work is monitored by a work order system that helps property management and the service provider communicate together effectively, ensuring that residents with issues do not get overlooked. Interactions between the service provider and the residents are confidential and case notes are not shared with ownership or property management. The service provider's employees follow all state laws and regulations regarding mandatory reporting, including elder abuse. Many issues that arise for residents require simple referral information and follow up, while other more serious issues require on-going case management, including regularly scheduled meetings, case notes, and advocacy with third parties to affect a long-term outcome.

**Social Service Days:** As part of Case Management and Service Coordination, the service provider regularly hosts in-person Social Service Days at each property. Social Service Days are a walk-in opportunity for residents to meet one on one with their provider. On Social Service Days, the service provider is on-site to address any individual needs of the residents. On these days, the service provider provides, among other things, case management, referral information, and budget counseling to the residents. Social Service Days are scheduled in advance, and dates and times are posted prominently. With the combination of Social Service Days and telephone access to the service provider, residents are fully covered when issues arise.

**Educational Classes:** The service provider will provide a variety of educational classes for residents. These classes will have a quarterly themed curriculum with topics ranging from Health and Nutrition, to Computer Skills, Employment, Parenting and Financial Management. These classes change over time depending on resident needs and available community resources. Adult Education instruction shall be no less than eighty-four (84) hours per year.

**After-School Program** for children is held a minimum of 10 hours per week, staffed by an onsite after-school coordinator. Community volunteers will be recruited to augment the program. The program is professionally run and provides homework help, tutoring, and instruction.

**Individualized Health and Wellness services and programs,** such as Crisis Intervention, Practical Counseling & Emotional Support, Cleanliness & Hygiene Assessment, Eviction Prevention, Government and Insurance Entitlements, and Physical and Mental Health Assessment.

**Social Activities:** The service provider will seek to foster an array of social activities for families, which at other similar sites include a Pot Lucks, Social Clubs, Family Game Night, Movie Night, Birthday Celebrations, Bingo, Clothes Closet, etc. Social activities for the residents are designed to build community among the residents, leading to less turnover and vandalism. The focus these activities will change over time, but there are often, depending on resident participation, multiple activities going on at any one time. The social activities for the residents are generally well attended and appreciated.

**Financial Literacy Program:** The service provider seeks to provide presentations on financial issues of interest to residents. In addition, we address financial topics with the residents one on one during Social Service Days. The service provider also links residents to existing programs and government entitlements to help them improve their income and reduce their monthly expenses.

- v. The services provided at the site and as listed above will also apply to households that have children. Based upon the results of the community survey, the service provider will be ready to amend the schedule of services based upon the need of the community.

## **B. Service Provider experience.**

Eden Housing Resident Services, Inc. (EHRSI) was established in 1995 as a 501(c) (3) nonprofit affiliate of Eden Housing, Inc. to provide resident services programming to properties in the Eden Housing portfolio. At 100% of Eden's managed properties, EHRSI provides a wide range of services and enrichment programs designed to meet the needs of our diverse resident population. We believe that housing is a foundation for life change. Our goal is to provide seniors and special needs populations a place to age with dignity in their own home. For our families, our goal is to create pathways out of poverty by providing them with housing stability and programming to help them reach their goals. We strive to inspire hope by providing high-quality, relevant, and impactful service coordination and program offerings that create stability and a path to economic empowerment for residents.

Eden's portfolio includes 131 managed properties of which 69% are for families, 22% are for seniors, and 9% are for special needs populations, and 1% are mixed properties serving families and seniors. For all sites, services are organized around six core areas of focus including housing stability, education, health & wellness, economic empowerment, community engagement, and technology access.

Our services are client-focused and respond to the specific needs of each housing community. We have established goals for each of the focus areas as follows.

Focus Area	Primary Goals	
	Seniors & Households with Special Needs	Families
Housing Stability	Maintain their housing for the remainder of their life.	Remain housed until enough resources are accumulated to successfully transition into less subsidized housing.
Economic Empowerment	Maintain existing income and assets and increase income when possible by accessing available financial benefits and taking advantage of discount programs.	Increase assets and income, access available financial benefits, and reduce debt.
Education	Improve their ability to navigate the systems affecting their life (health care, social security, transportation, etc.)	(Adults) Improve their knowledge and ability to find employment and increase their ability to advance in their career. (Children) Improve the child (ren)'s educational outcomes and trajectory through participation in quality early childhood, afterschool and youth programs. (Parents) Improve their ability to advocate for their children in school and engaged in their child's educational development.
Health & Wellness	Increase their knowledge of access to health care systems, preventative health measures, nutrition, and mental health resources.	
Community Engagement	Improve community participation and engagement within the property and with the larger community and develop residents to be advocates and leaders in their community.	
Technology Access	Improve their understanding of how to utilize technology to achieve self-identified goals and increase access to the internet.	

We expect to provide services at the property by adhering to the principals of our service delivery programs with assessment of need as discussed in the Services plan above. We also anticipate engaging a local service provider, LifeSTEPS who will provide the direct services to the residents of Elk Grove Apartments.

Life Skills Training and Educational Programs, Inc. (LifeSTEPS), a California 501c3, is one of the largest providers of social and supportive services to residents of affordable and special needs housing in California. Formed in 1996, LifeSTEPS is a statewide organization serving over 94,000 residents living in more than 33,800 units of low-income and supportive housing.

LifeSTEPS' mission is to maximize the strengths of the individuals they serve while building resilient communities. **Our vision is that every person touched by LifeSTEPS will be empowered with skills, resources, and support to maintain stable housing.**

Their approach to services is to address both individual and community needs to maintain stable housing. With a combination of service coordination, case management (for those in need of more consistent attention), and crisis intervention, they are ready to address individual resident needs quickly and efficiently. **They know from experience the crucial role that service coordination and case management play in stabilizing housing.** They value the bond of trust between service provider and resident, a human relationship of care, with professional boundaries, that often means the difference between housing success and failure. Because they have many properties in Sacramento County, they can also use relationships with outside agencies to help provide additional resources for residents.

**C. Describe target population and how the service program is diverse.**

The property management's affirmative marketing efforts will maximize the opportunity of all persons, regardless of race, color, religion, gender, sexual orientation, handicap, familial status or national origin to apply for vacancies at the property. Property management site staff (site staff) will market the project to all applicable agencies to ensure they are aware of the project and the availability of project-based vouchers according to the approved Affirmative Fair Housing Marketing Plan (AFHMP).

Site staff are required to keep a marketing log that documents where and when they have marketed the project. The marketing log is reviewed, at minimum monthly by the Area Supervisor to ensure the project is being actively marketed according the AFHMP.

When applicants walk in to the rental office, staff will provide contact information for the housing authority and explain how the program works. Anyone who walks in to the rental office will also receive an application

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## Rating Factors –Case Management

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### A. Referral Process

Our contracted third party service provider will have the in-house capacity, through its diverse supportive services staff, to provide outreach, intake, evaluation/assessment, enrollment, information/education, monitoring, educational activities, life-skills training, benefits assistance in accessing Social Security and DPSS, and referrals. Additionally, through a network of partnering agencies, assessment of physical and mental health services, recovery services, dental and medical services, legal services, employment/education services, senior services, and Veterans' services will be conducted.

All on-site services are covered through a signed “release of information” listing all the agencies that are allowed to share information. For external referrals generated, the resident will be given a referral form, asked to sign a release of information allowing the service provider to talk to an external agency staff member. The service provider will reach out to the external agency contact to notify them of the needs of the resident. It has been our provider's experience that when making resident referrals to either an on-site or offsite service provider, a “warm hand off” approach is the single most important factor in assuring resident success in receiving services. This “warm hand off” occurs between the service provider, with the resident, contacting the referral agency and on-site service provider directly to request services. The most successful outcomes are achieved when a “warm hand off” is completed, because the resident feels more comfortable to meet and follow up with the service provider. Internal, on-site referrals generally are either self-referrals or referrals made by a property manager. Oftentimes an issue noticed or identified by property management will be directed to the appropriate resident services staff (i.e. difficulties in keeping a unit clean, appearance of isolation, or knowledge of a traumatic event in the life of the resident, including loss of employment, or a change in physical appearance that is concerning). A property manager or staff maintenance person can easily complete a services referral form and provide it to the service provider. Upon receipt of the referral form, a copy is placed in the resident's file under safe keeping per HIPAA standards. All on-site services are covered through a signed “release of information” listing all the agencies that are allowed to share information. For external referrals generated, the resident will be given a referral form, asked to sign a release of information allowing the case manager to talk to an external agency staff member. Finally, staff will reach out to the external agency contact to notify them of the needs of the resident. Staff, when making an outside referral, will engage in completing the “warm hand off” and then continue to monitor and follow-up with the resident and service providers to confirm timely completion of referrals and linkages, access to and maintenance of services, as well as outcomes achieved.



Service provider staff will follow a written communication protocol in working with property management or outside agencies. Service provider staff will maintain resident confidentiality at all times in communicating with property management or outside agencies personnel per HIPAA standards. Property Management and the service provider will maintain a work order system that allows Property Managers to alert the provider of any concerns and to transmit specific client requests directly to the service provider's staff so that resident needs can be addressed quickly and effectively. For outside agencies, the service provider maintains regular communication and relationships with partner agencies, facilitating timely and efficient client communication protocols.

## **B. Participation Methods**

Every effort is made to make residents feel welcome and comfortable. At all levels of service delivery, including Case Management Services, and across all our Supportive Service programs, service provider staff understand the need to find and engage at risk clients during the critical window of opportunity, allowing immediate interventions to help clients implement positive behavioral change, leading to further engagement and the maintenance of housing. The “warm hand-off” model described in the previous section includes the understanding that to move a client from homelessness, or from behaviors that might lead to homelessness again, there is a need to quickly meet with, engage, and begin service planning and delivery before the client moves away from the service provider and back into old behaviors. This client-centered approach allows for the provider to help clients explore their ambivalence so that identified goals are more achievable. Raising the client's awareness of the discrepancy between her or his goals and current behavior can greatly assist the client in finding the motivation to change the behaviors blocking goal completion and housing success.

## **C. Crisis Resolution**

It is the goal of the service provider to create a culture of safety that adopts a proactive preventive approach to violence management and risk. Written policies include conflict management training, environmental awareness including lighting and easy access to exits. Staff are instructed to immediately alert supervisors of any potential safety issues. Staff receive several opportunities to learn safety protocol including a corporate sponsored Training Academy, Regional Trainings, and weekly supervisor training. Training includes the following topics: exit strategies, verbal de-escalation techniques, effective strategies for interventions with violent or potentially violent clients and the impact of secondary trauma, risk management and risk reduction.

Best practice service delivery training includes:

- Critical Time Intervention (CTI) will assist residents who are homeless and have serious mental illness (SMI) secure stable housing and reintegrate into the community. This project will offer intensive case management services linking them to vital psychiatric rehabilitation, medication management, money management, substance

abuse treatment, social support groups, vocational resources, permanent housing, and family interventions.

- Trauma-informed care (TIC) - includes assessment and interventions to facilitate recovery from traumatic experiences, including physical, sexual, and emotional abuse. Traumatic experiences may precede, or occur as a result of, chronic homelessness. All of the projects selected service practices and approaches will be geared for or adapted for use with members of the homeless community.
- Safety and Security of Staff and Residents – Provider staff trainings stress the importance of both physical environment and de-escalation techniques. Resident and staff safety and security are high priority. Staff must be knowledgeable in the handling of physical or verbal threats, acts of violence, inappropriate behavior or other escalating and potentially dangerous situations. Staff must know when to summon security or police. Incident reports are due to our corporate human resources office and direct supervisor within 24 hours of any incident. Resident and staff safety and security training is offered upon hire, as needed in weekly training calls, and quarterly in-person trainings.
- Receiving and Resolving Tenant Grievances – The service provider and property management will maintain a suggestions box where residents can request additional services or changes to the property’s administrative policies and resident services, with or without identifying themselves.
- Appropriate Responses to Tenant Crises - Staff is trained in crisis intervention and harm reduction strategies to assist in stabilizing residents in crisis situations. Contacting emergency personnel and incident reporting is also covered. Site staff is trained in critical time intervention, trauma-informed care and standard communication techniques for highly effective intensive case management. Appropriate responses to resident crises are standard in our everyday provision of resident services.
- Cultural Competency – The service provider staff is well trained in understanding the specific cultural needs and issues of all individuals and families currently living in poverty, including the formerly homeless population. Services provided are culturally appropriate and specific to the homeless and low-income populations, as well as many different linguistic and cultural backgrounds, including sexual orientation, gender identities, and gender expressions. Significant training is provided to staff that includes cultural competency, diversity and conflict resolution, as well as interpersonal and cross-cultural communication. Staff includes formerly homeless individuals as well as those who are enjoying on-going recovery from chemical dependency and mental illness. Translation and interpretation services for languages other than those stated above are available through partner agencies and technology. In addition, accommodations for individuals with sensory disabilities will be provided, as requested.

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## Rating Factors – Support for Services

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### A. Physical location for Services.

While we are in the beginning stages of programming the physical space for all the desired elements, our final architectural plans will include an interior flex space large enough for community gathering and events. In addition, we will provide a private suite of offices to accommodate a service provider office with a break out room for private one-on-one meetings for the service provider to meet with clients.

The physical space will be located on the ground level in close proximity to other common areas of the community and adjacent to an exterior courtyard to allow for the spilling out to the exterior if events experience overflow or need flexible indoor and outdoor space.

Resident services are accessed directly from the residents to the provider either via telephone, email or walk-in office hours.

### B. Services Budget and Staffing Plan.

For reference on the specific services to be provided, refer to the Rating Factor, Section 1 which details what is to be provided at the site.

The budget assumes 1.00 FTE Director of Social Services and a Supervisor staffed at 0.10 FTE. In addition to Payroll Taxes, Worker’s Compensation, Program Insurance, Mileage Reimbursement, etc., we are including minimal charges for Employee Training, Supervision, and Program Administration. The service provider will provide a Director of Social Services 35 hours per month (0.20 FTE) to provide service coordination and educational programs for adults and a Program Coordinator (PC) 10 hours per week (0.25 FTE) to provide after school programming.

<b>INCOME</b>	<b>ANNUALLY</b>	
Program Fee		\$94,000.00
<b>TOTAL INCOME</b>		<b>\$94,000.00</b>
<b>PROGRAM EXPENSES</b>		
Case Management	\$72,500.00	
Supervision	9,500.00	
Mileage, Supplies, Training, etc.	12,000.00	
<b>TOTAL EXPENSES</b>	<b>\$94,000.00</b>	

This budget also assumes that the service provider on-site personnel are entitled to the use of an office space with telephone, locking file cabinet, desk, a functioning, well maintained computer and printer, Internet access, and a copy machine. There is an assumption that no cost parking is available on-site or nearby, and that there will be some petty cash available through the property (minimally \$100 per month) for supplies, light snacks and drinks for group events.

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## Ratings Factor – Property Management Experience

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### **A. Property Management Statement of Qualifications and Key Staff.**

We have attached a current SOQ for Eden Housing Management Inc. (“EHMI”), including key staff resumes. The SOQ will also show the EHMI’s experience with special projects and programs with in-depth targeting to low-income families (some of which are homeless). Each project managed by EHMI includes, at a minimum, a basic level of resident services. We have also attached a department organizational chart which shows the level of support and resource available to Eden Housing properties.

### **B. Spotlight Projects.**

We have provided a cutsheet on five projects that speak to each key factor listed in the RFP solicitation illustrating well-rounded experience as it relates to both homeless populations and project-based voucher assistance.

Eden Housing Management, Inc. has been the managing agent on each of these projects since construction was completed.



## EDEN HOUSING MANAGEMENT, INC. (EHMI)

Eden Housing Management, Inc. (EHMI) is the property management, non-profit affiliate of Eden Housing, and manages the properties developed and owned by Eden Housing. EHMI was established in 1984 and has over 35 years of experience in the field of affordable housing management, currently managing over 9,000 units in 138 properties.



The EHMI management model focuses on three main pillars:

### **1. Focus and expertise in affordable housing**

First and foremost, Eden Housing Management is a non-profit management company that specializes in affordable housing. We recognize and appreciate the many ways that affordable housing is unique and tailor our operations to best address the needs of the populations we serve and the complex compliance required.

Eden Housing properties are financed with a multitude of affordable housing sources, including a wide range of US Department of Housing and Urban Development (HUD) funds, California Housing and Community Development (HCD) funds, California Tax Credit Allocation Committee (TCAC) tax credits, tax-exempt bonds, redevelopment agency funds, and conventional mortgages. EHMI is well-versed in the complex compliance required for the variety



of affordable housing financing and maintains excellent relationships with these federal, state, and local government agencies and commercial lenders and investors.

Through careful attention to concerns as they arise, strong communication, and consistently sound managerial practices, EHMI far exceeds management industry standards and maintains a portfolio-wide vacancy rate of 1 percent. When EHMI acquired the Citizens Housing portfolio in 2009, the 11 properties had vacancy rates averaging more than 12 percent, with some as high as 25 percent. EHMI worked swiftly to reduce vacancy and stabilize these properties to meet our goal of a 1.5 percent or lower vacancy rate.

Eden Housing Management has developed three main strategies to reduce vacancy rates:

1. Actively manage waitlists. Property managers maintain highly managed waitlists by frequently checking in on the waitlist and culling households who are no longer interested. With an up-to-date waiting list, we are able to jump start the re-leasing process.
2. Schedule recurring “watchlist” meetings. Eden holds standing meetings to closely monitor properties on a “watchlist” that are having a tougher time filling vacant units. These meetings bring together senior staff and executive team members for strategic high-level conversations in addition to determining practical next steps.
3. Developed a “scorecard” to streamline and organize lease-up. Eden created and continually refines a “scorecard” that standardizes the process to re-lease units once a resident has given notice. Eden has set a portfolio-wide goal of re-leasing units within 10 days, and the scorecard provides a baseline timeline for the process steps such as file review, approval, and unit turns by the maintenance team. The scorecard also tracks important metrics such as the number of units that have given notice, vacant units, and schedule. The scorecard has been highly effective at reducing “natural vacancy.”

## **2. Integrated model with development, operations, and resident services**

Throughout our properties, we have seen the benefits of integrating development, property management, and resident services under the Eden Housing umbrella. Keeping developments within the same organization allows for a seamless transition between development and property management, as well as a high caliber of communication between property management and resident services on a regular basis. Other advantages of the integrated model include:

- Property operations and resident services staff provide invaluable insight to the development process, as they see first-hand how properties operate and building systems and materials age over time. Additionally, asset management and accounting staff acutely understand property financials over the lifetime of a development. As such, each new construction and rehab project continues to build on – and benefits from – the expertise and cross-pollination of ideas among the Eden departments.
- As we have ramped up our rehabilitation work at occupied properties, effective communication between development, operations, and resident services has been



paramount. Eden staff from these departments communicate on a daily basis as needed to ensure the work is going smoothly and residents and staff are kept informed. Additionally, representatives from these departments hold recurring weekly meetings to check in on current issues and progress.

- Eden Housing management and resident services work in tandem to effectively manage our properties and support our residents. One example of such collaboration is National Night Out, an annual event that brings residents, staff, neighbors, the police department, and elected officials together to celebrate community relationships as well as improve neighborhood safety. Property management and resident services staff work closely together to put on these events, and in 2015 and 2016, National Night Out was celebrated at all Eden properties, with 52 events and more than 4,000 residents participating.

### **3. Commitment to sustainability**

We recognize that how we operate our buildings has a direct impact on the health of the environment, of our residents, and of property finances. As such, Eden is dedicated to environmental responsibility and has incorporated this commitment into its everyday operations. In 2009, Eden launched a comprehensive green initiative to lower usage and operating expenses for water, electricity, gas, and trash. We performed utility audits at 100 percent of our properties, engaged in comprehensive capital planning, and leveraged more than \$10 million to green our portfolio. Our efforts included retrofitting 27 properties for solar systems, replacing low flow fixture replacements, and resident education programs and trainings.

Since that time, Eden has continued to closely monitor utility usage at all our properties and seek new ways to improve utility efficiency. We have partnered with a third party service to monitor our energy and water usage at each property, analyze the data, and identify key targets for usage reduction. In 2015, we reduced our water usage by 20% across the portfolio.

To further our green efforts and ensure continued progress, Eden has an interdepartmental Green Steering Committee (GSC), which is responsible for Eden's green strategic planning efforts. The GSC has played an instrumental role in executing all of our green initiative activities, including training modules for staff and residents and the creation of Eden's Operations and Maintenance Manual. One of our main goals is to keep our green education goals on the forefront to encourage positive green behavior. Our committee meets bi-weekly and is a resource for all staff on an on-going basis.





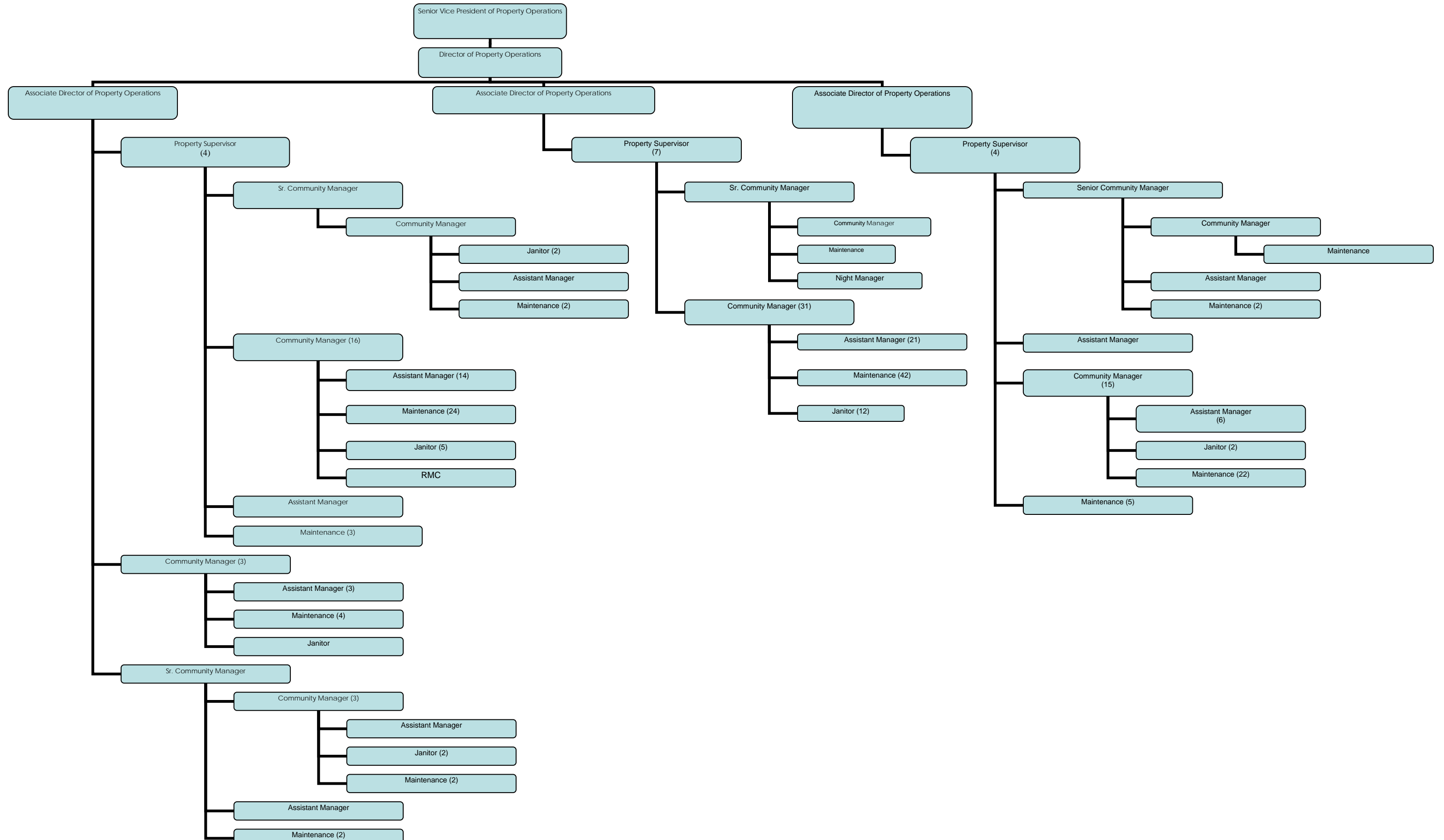
**Key Staff**

**Kasey Archey**  
**Senior Vice President of Property Operations**

As Senior Vice President of Property Operations, Kasey is responsible for directing, administering and coordinating the operational activities of Eden Housing, Inc.'s two operating affiliates - Eden Housing Management Inc. (EHMI) and Eden Housing Resident Services, Inc. (EHRSI). Ms. Archey will have overall responsibility for ensuring that projects developed by Eden Housing, Inc. remain fiscally sound, affordable and well-maintained, and that they feature a comprehensive resident services component.

Kasey brings a wealth of experience and knowledge in the operation and management of multi-family housing to Eden. Prior to joining Eden she was at Jerusalem House where, as Program Manager for Scattered Sites, she oversaw the largest supportive, permanent housing program in the metro Atlanta area for homeless, low-income people living with or affected by HIV/AIDS. Prior to this role, she was the Grants & Compliance Manager, responsible for the oversight and management of governmental grants for all housing units. She has also held leadership roles in Property Management at Abode Communities and Goldrich and Kest. In addition, she has served on the Board of the Affordable Housing Management Association-Pacific Southwest and is an active and contributing member of the National Affordable Housing Management Association.

EDEN CORPORATE ORGANIZATIONAL CHART



Camphora provides 44 affordable rental apartment homes for farmworkers and their families. Transformed from what used to be a run-down labor camp with concrete block structures, Camphora is a welcoming home for its farmworker residents.

The new community includes two turf soccer fields, half-court basketball, a 3,000 sq ft community center, a computer lab, and great patio areas for families to congregate and for community events.

In partnership with the City of Soledad and Monterey County, Camphora has a connection to the municipal sewage system, which has replaced the aged onsite septic system. This required boring under a Union Pacific railway line and Highway 101. After 20 years of research, Monterey County was able to find a way to rehabilitate this run-down facility that was built in 1960 as part of the Bracero program.

Twenty-five of the previous residents that were temporarily relocated have return to the new community. A small number of families whose household income was more than income thresholds received permanent relocation benefits. Many of the farmworker families have lived at Camphora for decades and we are pleased to have them back housed in a more suitable living environment.

PROJECT NAME:	Camphora Apartments
PROJECT TYPE:	Affordable Family Rentals
LOCATION:	32101 McCoy Rd, Soledad CA 95124
NUMBER OF UNITS:	44
SITE DETAILS:	4.6 acres / 9.6 apartments per acre
UNIT COUNT & SIZES:	22 two-bedroom units: 901 sf 22 three-bedroom units: 1,140 sf
YEAR COMPLETED:	2016
TOTAL DEVELOPMENT COST:	\$21 million
DEVELOPER:	Eden Housing Inc. & South County Housing Inc.
ARCHITECT:	KTGY Group Inc.
GENERAL CONTRACTOR:	Midstate Construction Corp
<u>SOURCES OF FINANCING:</u>	<u>AFFORDABLE HOUSING PROGRAMS</u>
US Bank	Low Income Housing Tax Credit (LIHTC) - Federal
California HCD HOME Program	HOME - State
California HCD MHP Program	Multifamily Housing Program Funds
US Dept. of Labor Farmworker Housing Program	National Farmworker Jobs Program- Housing Assistance Program
County of Monterey CDBG Program	CDBG Program- County
Eden Housing Equity Contribution	Affordable Housing Program-FHLB
South County Housing Capital Magnet Fund	Low Income Housing Tax credit- Federal
Neighborworks America	Project Based Section 8
Century Housing	
Rural LISC	



22645 Grand Street  
Hayward, CA 94541  
510.582.1460  
[www.edenhousing.org](http://www.edenhousing.org)



DEVELOPMENT NAME:	Hana Gardens
LOCATION:	10860 San Pablo Ave, El Cerrito, CA
NUMBER OF UNITS:	63 Affordable Senior Rental Apartments
TOTAL LOT AREA & DENSITY	0.96 acres - 65.34 du/acre
COMPLETION DATE:	December 2018
TOTAL DEVELOPMENT COST:	\$30.9 million
DEVELOPER:	Eden Housing Inc.
ARCHITECT:	Van Meter Williams Pollack
GENERAL CONTRACTOR:	Midstate Construction

Hana Gardens will provide 62 new affordable rental apartment homes for seniors in El Cerrito, CA. “Hana” is often translated from Japanese into English as “flower.” The new community is directly adjacent to City Hall and 1,997sf of street level commercial space has been leased to the City of El Cerrito to be used for a Senior Center .


Located on the transit-rich San Pablo Avenue and within one mile to Del Norte El Cerrito BART station, Hana Gardens is the quintessential transit-oriented development and is perfectly situated for seniors to utilize public transit.

Hana Gardens is privileged to be one of the first developments to receive state Affordable Housing and Sustainable Communities funding. In partnership with the City of El Cerrito, new bicycle and pedestrian wayfinding and amenities has been created on the Ohlone Greenway, a multimodal path connecting the two El Cerrito BART stations.

Hana Gardens includes a beautiful public plaza honoring the Japanese-American influence on the flower industry, including historical narrative panels in the plaza and a timeline along the sidewalk (pictured left). Eden was pleased to partner with the Japanese American Citizens League and the El Cerrito Historical Society. The single-story stone-faced former Contra Costa Florist shop has been preserved and renovated as a community room for Hana Gardens residents.

#### GREEN FEATURES & SUSTAINABILITY

- Green Point Rating - Gold Level 116 points
- Solar panels – estimated to reduce the common area electric usage by 65%
- Solar thermal panels – estimated to reduce gas consumption by 50%
- Committed to recycle more than 65% of construction waste
- High efficiency plumbing fixtures and irrigation systems to minimize water use

**EDEN HOUSING**  
 22645 Grand Street  
 Hayward, CA 94541  
 510.582.1460  
[www.edenhousing.org](http://www.edenhousing.org)

The City of Richmond, Community Housing Development Corporation, and Eden Housing are proud to partner on the development of Miraflores Senior Apartments, which will provide 79 new affordable senior rental apartments.

More than 15 years in the making, Miraflores Senior is a testament to the commitments of the City of Richmond, Community Housing Development Corporation, and the Park Plaza Neighborhood Council to transform former flower nurseries into a vibrant new community.

Miraflores Senior is part of a larger plan to redevelop the former Sakai, Oishi, and Endo nurseries with a diverse mix of housing at varying levels of affordability, including the new market-rate ownership housing.

The development will be a single building composed of a two-story, wood-frame structure. All units will include one bedroom, a kitchen, a living area and full bathroom. Fifty percent (50%) of the units will be built out to meet ADA accessibility needs. All apartments are designed to allow for access by persons in wheelchairs, including all kitchens and bathrooms. The building's community spaces include a community room, outdoor courtyard garden, computer lab, fitness room and laundry room.

Miraflores is privileged to be one of the first developments to receive state Affordable Housing and Sustainable Communities funding. In partnership with the City of Richmond, a new public park that honors the history of the Japanese-American flower industry will be developed, including a bicycle and pedestrian path that will connect the Park Plaza community to the Richmond Greenway and the McDonald Avenue Commercial District.

Some of the original structures commemorating the rich history of the Japanese-American flower industry were relocated and will be preserved within the master development.

PROJECT NAME:	Miraflores Senior Apartments
PROJECT TYPE:	Affordable Senior Rentals
LOCATION:	150 S. 45th Street, Richmond, CA 94804
SITE DETAILS:	1.56 acres / 51 dwelling units per acre
UNIT COUNT & SIZES:	79 one-bedroom apartments @ 600 sf 1 two-bedroom manager unit
AFFORDABILITY & RENTS:	All units are affordable to households earning at or below 30% - 45% of the Contra Costa County Area Median Income. Rents will range from \$499 - \$773 per month
GREEN FEATURES:	Green Point Rating - Gold Level 150+ points Solar panels – estimated to reduce the common area electric usage by 65% Solar thermal panel – estimated to reduce gas consumption by 50% Committed to recycle more than 65% of construction waste Utilizing high efficiency plumbing fixtures and irrigation systems to minimize water consumption Exceeds Title 24 energy and resource efficiency thresholds
YEAR TO BE COMPLETED:	2018
TOTAL DEVELOPMENT COST:	\$38.1 million
DEVELOPER:	Community Housing Development Corporation and Eden Housing
ARCHITECT:	HKIT Architects
GENERAL CONTRACTOR:	James E. Roberts - Obayashi Construction Inc.
FUNDING PARTNERS:	City of Richmond Successor Agency to the Richmond Redevelopment Agency Richmond Housing Authority California Department of Housing and Community Development California Community Reinvestment Corporation Federal Home Loan Bank of San Francisco Wells Fargo Bank
AFFORDABLE HOUSING PROGRAMS:	Low Income Housing Tax Credit (LIHTC) Tax Exempt Bonds Infill Infrastructure Program (IIG) Affordable Housing and Sustainable Communities Grant (AHSC) Affordable Housing Program (AHP) Project-Based Vouchers

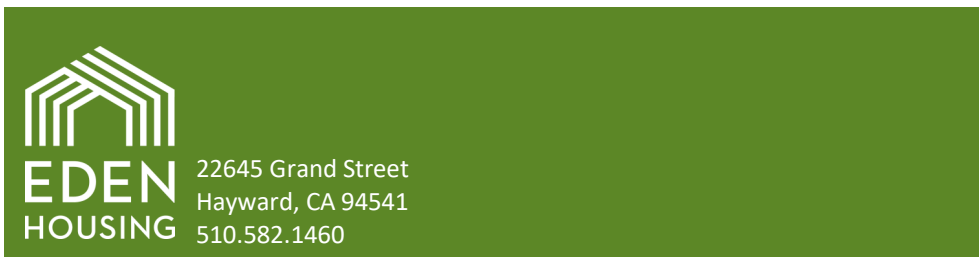


The City of Fremont and Eden Housing are proud to partner on the development of Pauline Weaver Senior Apartments.

The affordable community provides 89 rental apartment homes for seniors within a block of the amenity-rich Mission Blvd corridor between I-880 and I-680. Pauline Weaver Senior Apartments includes a community room with a kitchen, a common courtyard with BBQs and community gardens, a computer lab, and bike storage.

The development has a unique financing structure (9% tax credit and 4% tax credit hybrid) that required significant coordination and partnership among all public and private investing partners. Land for Pauline Weaver Senior Apartments was donated for development by the master-developer, The Mission Peak Company. The property serves very low and extremely low income seniors in Alameda County with incomes are or below 30%-50% of the area median income.

Pauline Weaver Senior Apartments is part of Fremont’s broader Mission Falls master-planned community, which will include approximately 500 units of senior residential housing and other senior focused amenities.



PROJECT NAME:	Pauline Weaver Senior Apartments
PROJECT TYPE:	Affordable Senior Housing
LOCATION:	47003 Mission Falls Court, Fremont CA
SITE DETAILS:	2.24 acres / 40.3 du per acre
UNIT COUNT:	89 Total Affordable Senior Apartments
CONSTRUCTION START	June 2017
COMPLETED DATE:	November 2018
TOTAL DEVELOPMENT COST:	\$36,298,000
DEVELOPER:	Eden Housing, Inc.
ARCHITECT:	KTGY
GENERAL CONTRACTOR:	James E. Roberts-Obayashi Corp.
INVESTOR:	Enterprise Community Investment Morgan Stanley (Upper Tier)

**SITE DETAILS**

Total lot area: 2.24 acres  
40.3 dwelling units per acre

**APARTMENT & SIZES**

74 1-bedroom apts @ 575-700 sf  
15 2-bedroom apts @ 880 sf  
1 2-bedroom manager’s apt

**AFFORDABILITY & RENTS**

All apartments are affordable to households earning at or below 30%-50% of the Alameda County Area Median Income

**GREEN FEATURES**

- GreenPoint Rated: 122 Points
- Solar Photovoltaic panels and solar thermal system to offset the common area gas usage and electrical load.
- Drought resistant landscaping that meets Bay Friendly landscaping standards, thereby reducing the amount of water needed for irrigation
- Irrigation systems controlled by smart timers which prevent over watering of plants.
- Bioswales which enhance natural drainage of water on-site rather than into the storm water system.
- Low VOC paints for indoor air quality.
- High efficiency light fixtures and Energy Star appliances.
- Low flow toilets and showerheads.

Valor Crossing is a 66-unit rental affordable housing development in Dublin, CA near the West Dublin/Pleasanton BART station and targeted for U.S. veterans and their families. Located in downtown Dublin, this community is within walking distance to schools, job centers, retail stores, and services as well as several options for mass transit including the West Dublin/Pleasanton BART station, less than 2 blocks away.

This community provides 24 one-bedroom units, 20 two-bedroom units, and 21 three-bedroom units that are affordable to households earning 30%-60% of the area median income. The development also includes several amenities, such as a large community room for events and classes, technology center, two outdoor decks, fitness center, and a laundry room. All residents can use the community room for parties and meetings, and resident children use the computer lab for homework and for participation in digital literacy programming.

Additionally, there are spaces for a range of active and passive outdoor recreation activities. Designed as a U-shape, the residential building creates a safe and secured outdoor backyard for residents to enjoy. The landscaping was particularly designed to create several distinct spaces for various uses, including a playground area intended for toddlers, a playground area for young children, hardscape patio areas, a barbecue grill area, and community gardens for children and adults of all ages. An accessible pathway weaves through this space, connecting but also delineating the various spaces.

This project presents an exciting opportunity to impact community development in the City of Dublin. As an urban infill project, this project will be a vital lynchpin in the redevelopment of downtown Dublin. Designed and entitled as part of a master development that includes the market-rate component across the street, this development transforms a previously vacant lot—formerly a car dealership—into a vibrant community that better connects and enlivens downtown Dublin. The market-rate development will include approximately 310 market-rate apartments and 17,000 square feet of commercial space, enriching the community environment and providing additional retail services within walking distance for our residents.

Valor Crossing responds to a need in the community for affordable veterans housing. Home to the U.S. Army Base, Camp Parks, the City of Dublin maintains a strong relationship with the armed forces community. Valor Crossing not only offers quality, safe homes for veteran families at an affordable price, but allows residents a high degree of mobility given its transit-oriented location near mass transit and walkable to large job centers and retail centers.

PROJECT NAME:	Valor Crossing
PROJECT TYPE:	Affordable Family Rentals
LOCATION:	6707 Golden Gate Dr., Dublin CA
LOT SIZE & DENSITY:	1.36 acres / 53 units per acre
NUMBER OF UNITS:	66
NUMBER OF RESIDENTS:	145
COMPLETED:	May 2017
TOTAL DEVELOPMENT COST:	\$33.5 million
DEVELOPER:	Eden Housing
ARCHITECT:	Architects Orange / BDE Architecture
GENERAL CONTRACTOR:	James E. Roberts-Obayashi Corp.
INVESTOR:	Bank of America




22645 Grand Street  
Hayward, CA 94541  
510.582.1460  
[www.edenhousing.org](http://www.edenhousing.org)

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## Rating Factor - Location

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We applaud the efforts of SHRA to recognize the physical location and immediate neighborhood amenities are all significant attributes and factors in determining site location. In the last two years, the California Tax Credit Allocation Committee and other funders have begun to recognize projects located in Highest and High Opportunity Areas. We covered this to some extent in Section 3 when we talked about the de-concentration of poverty and the need to location affordable housing in low poverty area. This site is located in such an area.

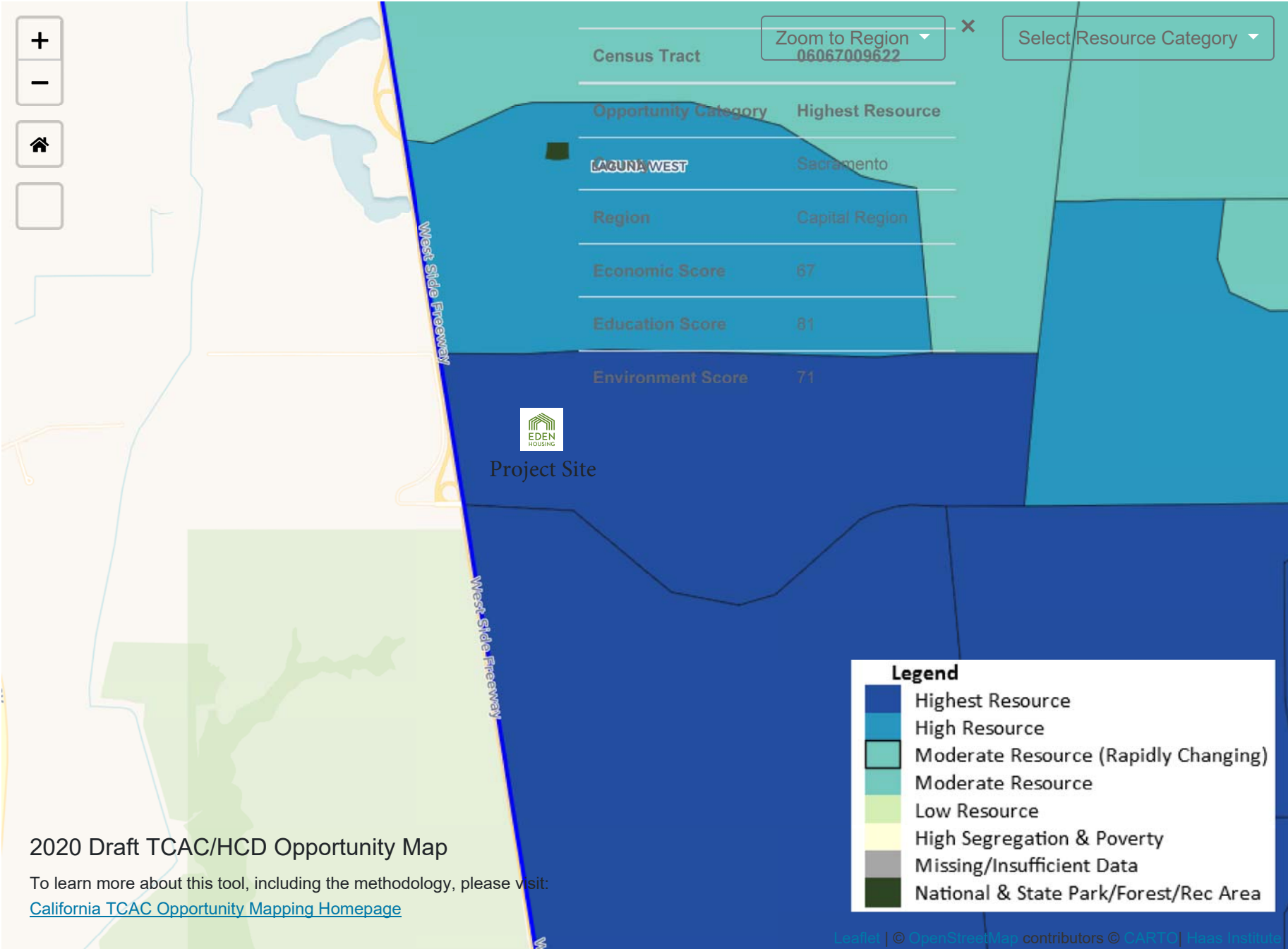
A. Poverty Rate: 3.7%

We have included an Opportunity Map published by CTCAC showing the site is situated in a highest resource area. The project location is signified with an Eden logo in the darkest blue section of the map. We have also included an excerpt from Opportunity360 Community Dashboard report which shows the poverty rate for this census tract.

B. Support Services Location: Provided on site on the ground level of the apartment community.

C. Neighborhood Services: We have provided Attachment C, as well as an excerpt from our Market Study which lists and maps additional neighborhood amenities.





# OPPORTUNITY

## COMMUNITY DASHBOARD 360<sup>®</sup>

POWERED BY ENTERPRISE COMMUNITY PARTNERS

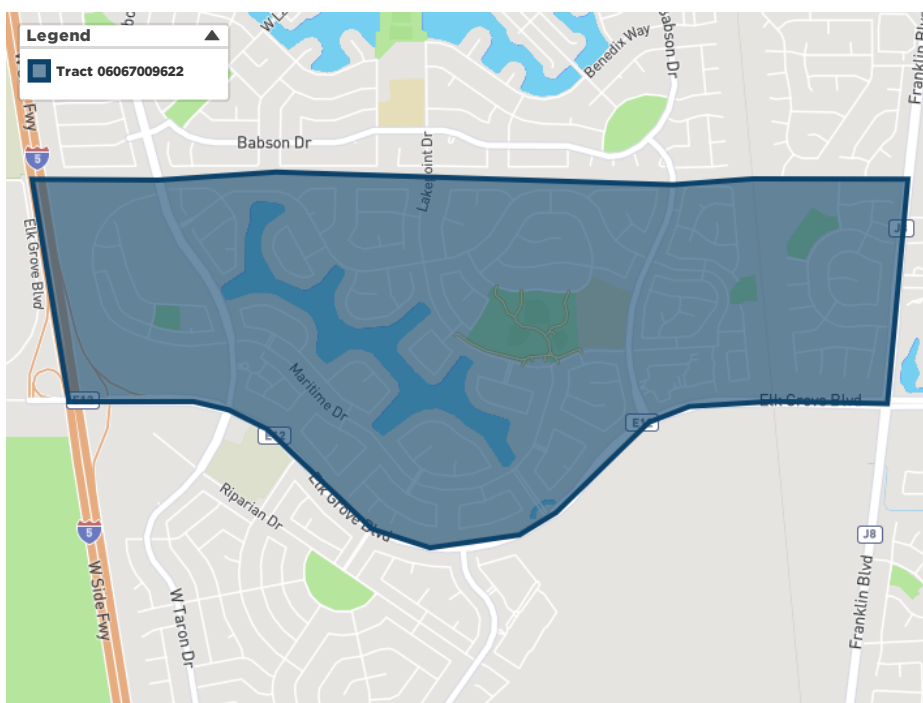


## Community Profile

This Opportunity360 Community Dashboard was designed to provide insights into neighborhoods and how measures of *housing stability, education, health and well-being, economic security, and mobility* impact access to *opportunity*.

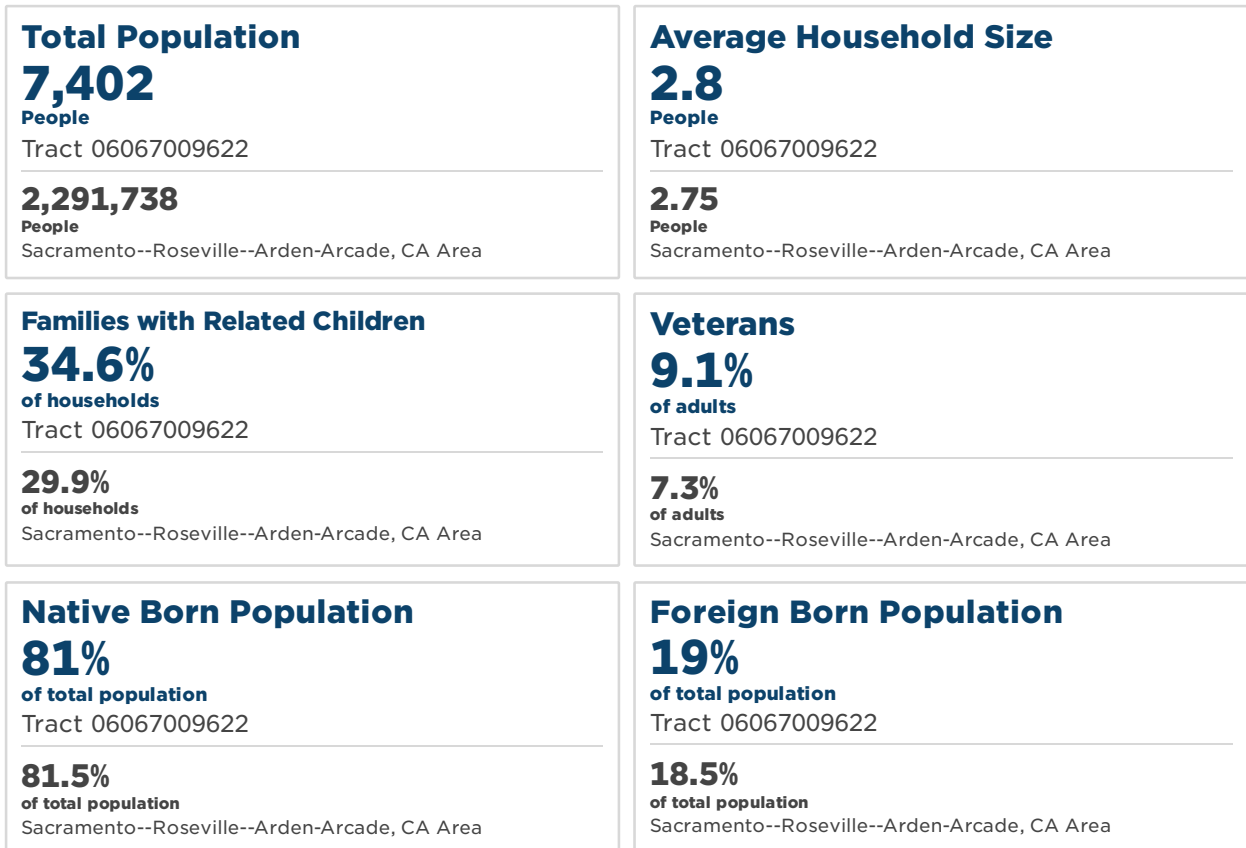
This community profile section provides critical context on the **where** and **who** of neighborhoods. The data below digs into local demographics, social factors, and eligibility for federal programs and designations.

### Your Selected Census Tracts



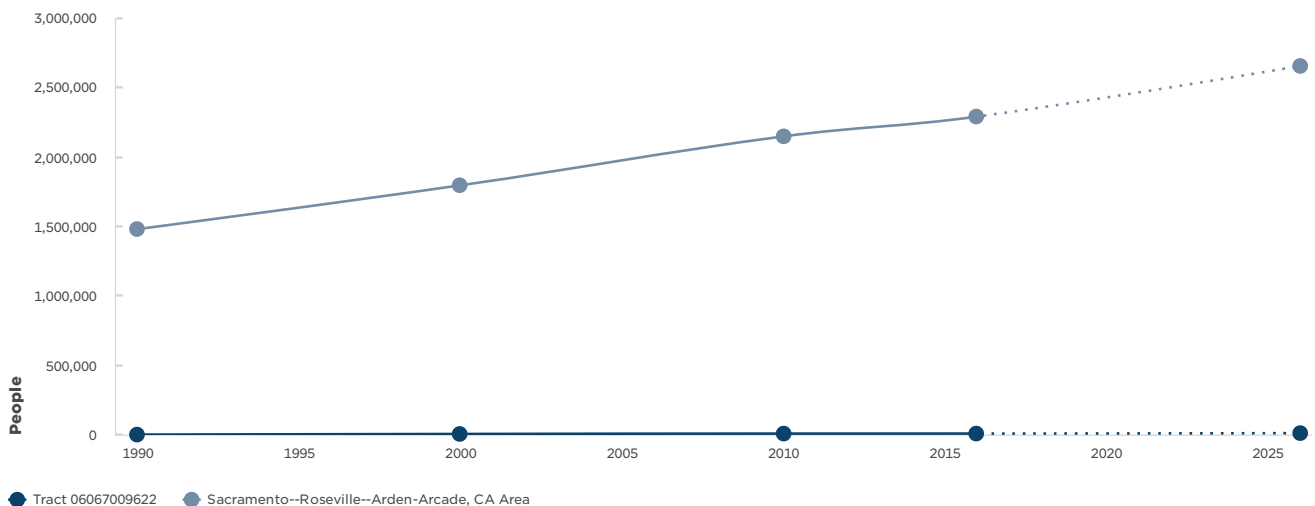
## People

Population demographics are an important factor in understanding who lives in a place, as well as identifying groups with special needs or vulnerabilities. This section includes data on basic population facts, including how many people live in the selected area, information about family composition and children, racial demographics and immigration, veterans, mothers in the workplace, and generational age groups.



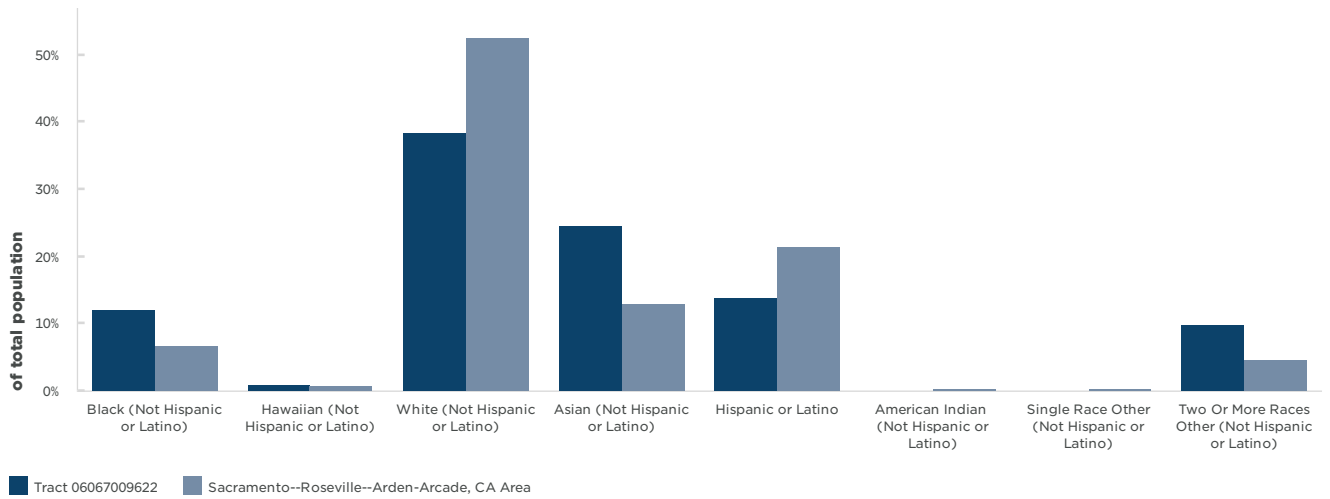
Sources: US Census ACS 2014-2018 5-year Estimates; Table: B01003, Table: B25010, Table: B11003, Table: B21001, Table: B05002

## Total Population Change Over Time



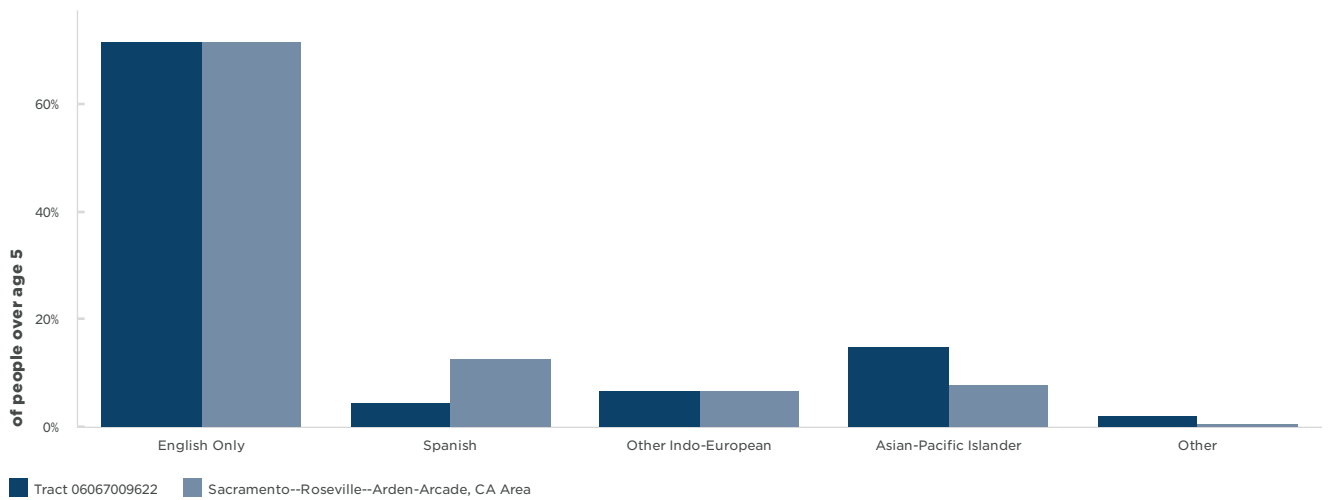
Sources: US Census 1990, 2000, 2010; Table: P001; US Census ACS 2014-2018 5-year Estimates; Table B01003. Projections are calculated using a modified linear regression over the years: 1990, 2000, 2010, and the most recent 5-year ACS estimate and should be interpreted with caution.

## Population by Race/Ethnicity



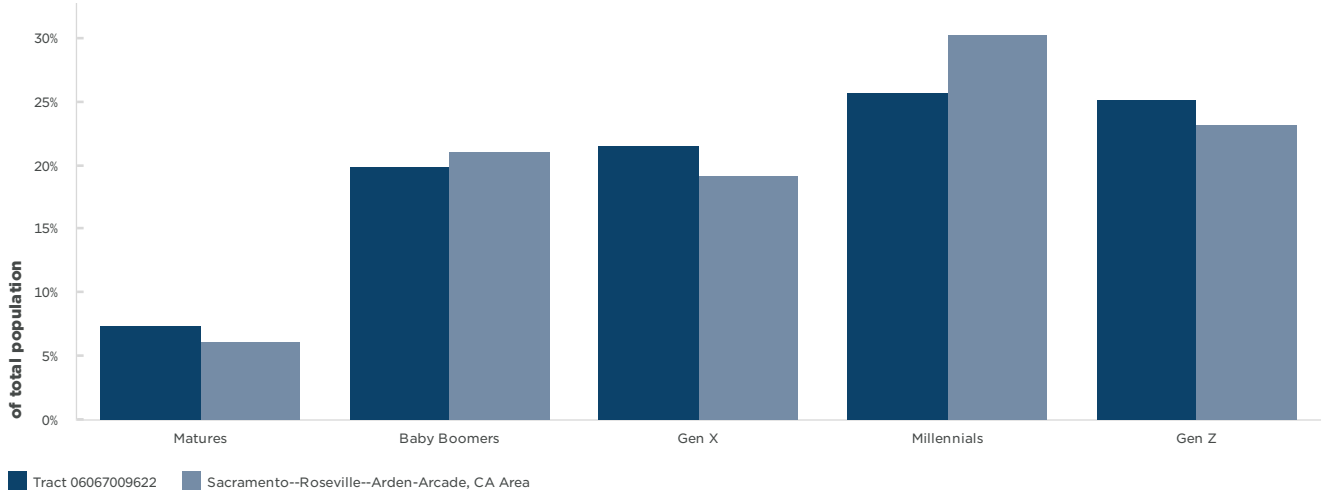
Sources: US Census ACS 2014-2018 5-year Estimates; Table: B03002. Race and ethnicity categories come from the ACS subject definitions. These categories may not fully reflect the identities and experiences of individuals. Race and ethnicity are reported for the head of household, which may not reflect the identity of all household members.

## Language Spoken at Home



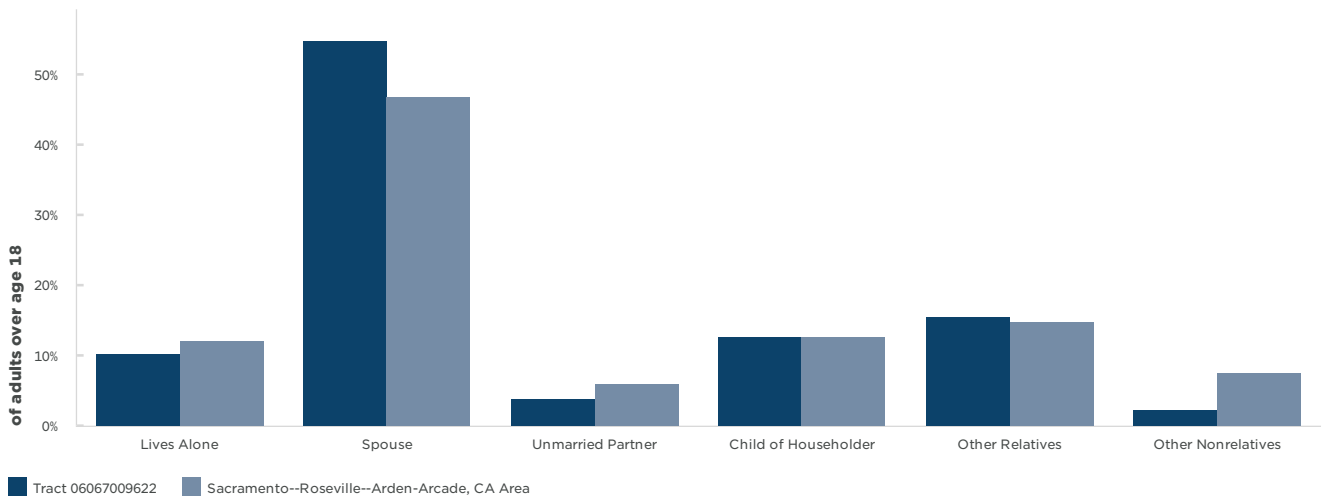
Sources: US Census ACS 2014-2018 5-year Estimates; Table: B16004

## Generational Demographics



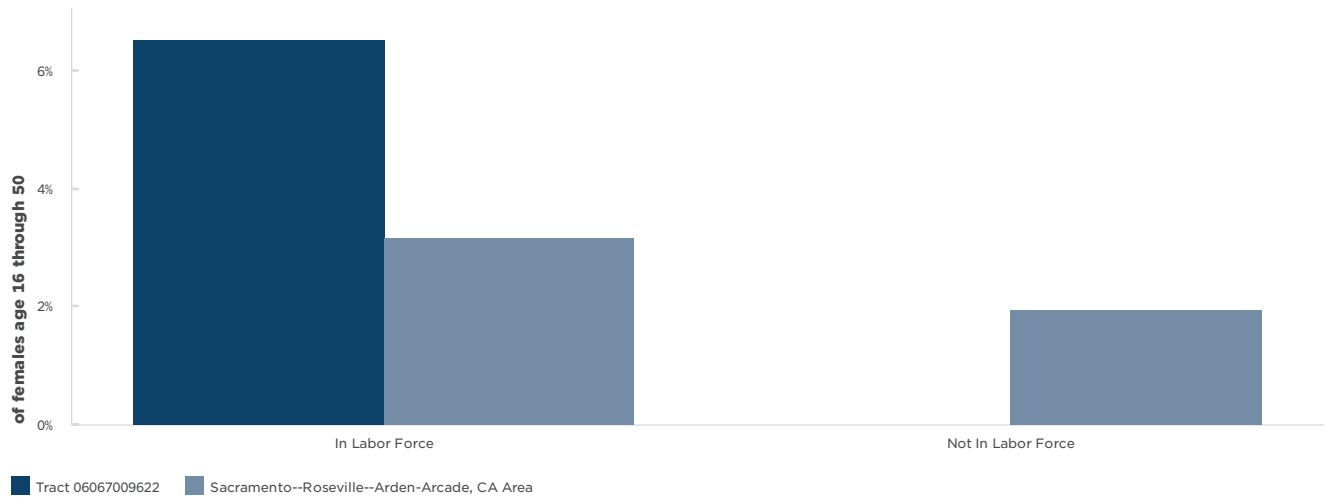
Sources: US Census ACS 2014-2018 5-year Estimates; Table: B01001. The five generations are defined as matures (age 70 and over), baby boomers (age 50 through 69), generation X (age 35 through 49), millennials (age 19 through 34), and generation z (age 18 and under).

## Living Arrangements for Adults (Age 18 and Over)



Sources: US Census ACS 2014-2018 5-year Estimates; Table: B09021

### New Mothers by Workforce Status



Sources: US Census ACS 2014-2018 5-year Estimates; Table: B13012. New Mothers defined as women over age 16 who have given birth in the last year.

## Social Factors

A resilient community is a community that can bounce back from crisis and withstand change. It is supported by a complex fabric of community factors, social networks, and local conditions. Social safety net programs may offer critical supports that carry people through challenging times.

Communities that are more vulnerable to disasters, whether natural or human-made, have higher risk factors, including higher presence of vulnerable people and higher levels of [housing instability](#). Organizations like the Centers for Disease Control and Prevention assess a community's overall social vulnerability using a diverse set of variables, including data on socioeconomic status, household composition, disability, minority status and more.

This section includes two types of composite social vulnerability scores where higher scores represent greater vulnerability. The section also includes a subset of factors used to assess vulnerability and data on public assistance service levels.

### Social Vulnerability Index (Within State)

**0.27**

out of 1

Tract 06067009622

### No data

out of 1

Sacramento--Roseville--Arden-Arcade, CA Area

### Social Vulnerability to Environmental Hazards

**-0.88**

Standard deviations from average tract

Tract 06067009622

### 0.61

Standard deviations from average tract

Sacramento--Roseville--Arden-Arcade, CA Area

### People Below the Poverty Level

**3.6%**

of total population

Tract 06067009622

### 14.1%

of total population

Sacramento--Roseville--Arden-Arcade, CA Area

### People Living with a Disability

**11%**

of total population

Tract 06067009622

### 11.7%

of total population

Sacramento--Roseville--Arden-Arcade, CA Area

Sources: CDC ASTDR SVI; HVRI USC 2010; US Census ACS 2014-2018 5-year Estimates; Table: B17001, Table: B18101. Social Vulnerability Index (within State) represents the relative social vulnerability of a census tract within a given state, based on fifteen social factors. The values are percentile rankings on a scale from 0 to 1, where values near 1 indicate high social vulnerability and values near zero indicate low social vulnerability. More information from the CDC at <https://svi.cdc.gov/>. The Social Vulnerability to Environmental Hazards Index measures the social vulnerability to environmental hazards. High SoVI scores (greater than 1.5) are areas with high social vulnerability to environmental hazards while low SoVI scores (less than -1.5) are areas with low social vulnerability to environmental hazards. More information at <http://artsandsciences.sc.edu/geog/hvri/sovi%C2%AE-0>

## Eligibility for Federal Social Programs

Tract 06067009622

Population Age 65 and Over with Medicare	<b>13.4%</b> of total population
Households Receiving Food Stamps/SNAP	<b>0.9%</b> of total households
Households with Public Assistance Income	<b>3.7%</b> of total households

Sources: US Census ACS 2014-2018 5-year Estimates; Table: C27006, Table: B22010, Table: B19057

## Federal Program Designations

Census tracts qualify for certain federal programs based on demographic information or vulnerability factors. Investors or developers in the community may receive special incentives, such as tax breaks, by investing in qualifying census tracts.

This section includes some relevant federal program designations at the census tract level, including whether incentives exist for investing in Low Income Housing Tax Credit development (Qualified Census Tracts) or in a designated Opportunity Zone. Some designations indicate special need or vulnerability in that location, such as whether the tract is part of a federally declared disaster area, or whether it is recognized as a Racial/Ethnically Concentrated Area of Poverty (R/ECAP).

**0**  
Census tracts  
**Opportunity Zone**  
Tract 06067009622

**0**  
Census Tracts  
**LIHTC Qualified Census Tract**  
Tract 06067009622

**0**  
Census Tracts  
**Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) Census Tract**  
Tract 06067009622

Sources: IRS USDT Opportunity Zones 2018; HUD Low-Income Housing Tax Credit (LIHTC) Qualified Census Tracts (QCT) 2020; HUD Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) Census Tracts 2017. A value of "1" indicates that the census tract in question is a federal program designation area while a value of "0" indicates that the census tract is not.



### Build a new Dashboard

Need another dashboard? Select new geographies and build another Opportunity360 Community Dashboard here.

[Read More](#)



**ATTACHMENT C  
LOCATION CHECKLIST**

Please attach a map showing a ½ mile radius from the proposed project-based vouchers.

As shown in the map, this project is located within:

1.9 mi miles of a grocery store

List the grocery store: Raley's, 2900 Elk Grove Blvd., Elk Grove, CA 95758

1.9 mi miles of a medical services

List the medical services Sutter Walk-In Care, 4810 Elk Grove, CA 95758

1.1 mi miles of an elementary school or transportation to an elementary school

List the elementary school Joseph Sims Elem School, 3033 Buckminster Drive, Elk Grove, CA 95758 (there are 3 elementary schools all within the same dist.)

3.8 mi miles of a high school or transportation to a high school

List the high school Franklin High School, 6400 Whitelock Pkwy, Elk Grove, CA 95758

0.6 mi miles of a college

List the college California Northstate University - College of Pharmacy, 9700 W. Talon Dr., Elk Grove, CA 95757

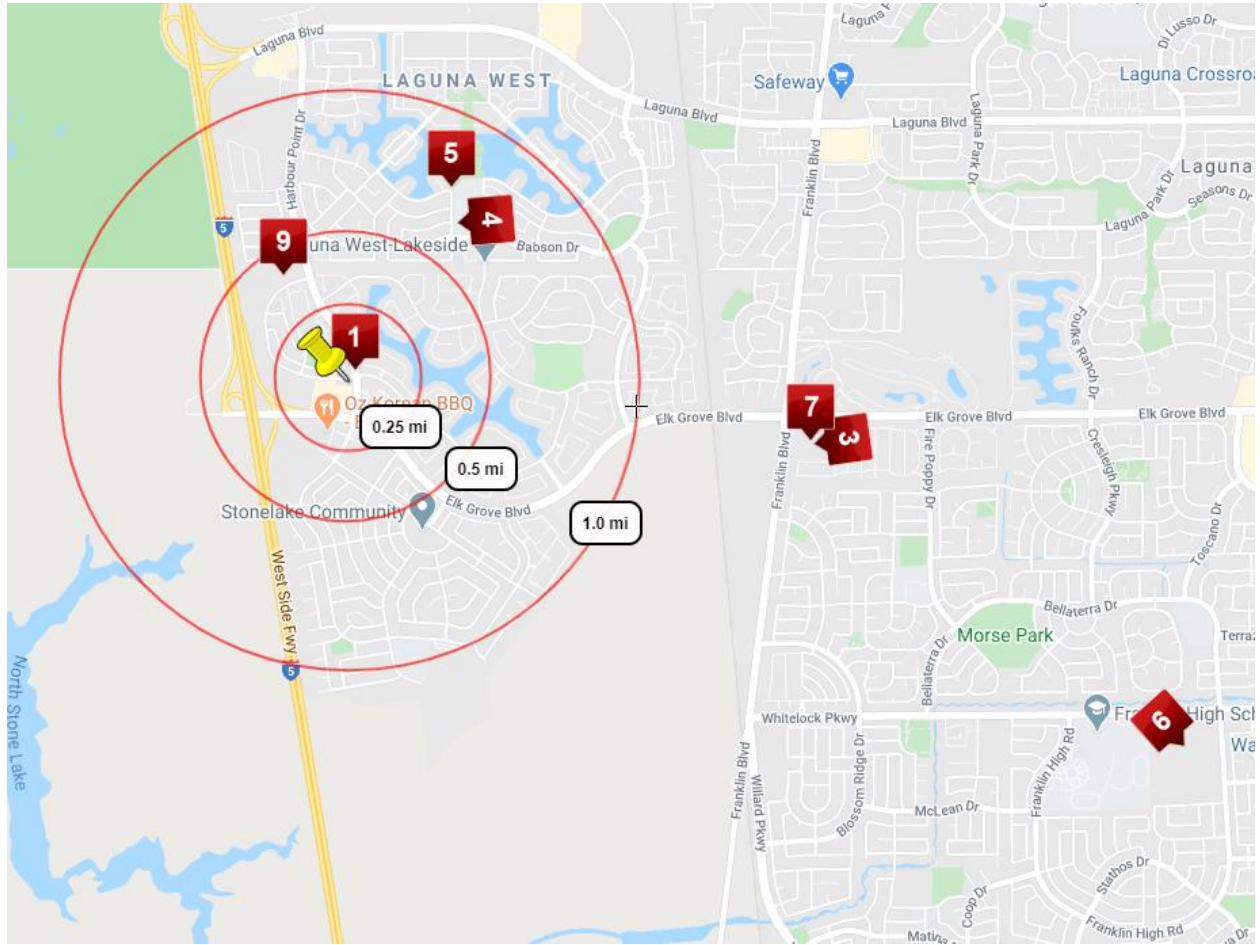
6.2 mi miles of a major hub for public transportation

List the transportation hub SACRT -Franklin Station, Cosumnes River Road & Franklin Blvd., Elk Grove, CA 95823

0.1mi miles of a link to public transportation

List the public transportation Rte. 111, Elk Grove Blvd., & Harbor Point Dr., Elk Grove, CA 95758

## LOCATION OF SERVICES AND FACILITIES



#	Service Type	Address	Distance from Site
1	Bus Stop	Harbour Point Drive and Maritime Drive	<0.25 miles
2	Medical Clinic	9201 Big Horn Blvd.,	3.98 miles
3	Grocery	4900 Elk Grove Blvd	1.62 miles
4	Elementary School	3033 Buckminster Drive	0.66 miles
5	Park	9292 Lakepoint Drive	0.74 miles
6	Library	10150 Franklin High Road	3.11 miles
7	Pharmacy	9201 Big Horn Blvd.,	1.62 miles
8	Police Dept.	8400 Laguna Palms Way	4.53 miles
9	Fire Dept.	2300 Maritime Drive	0.42 miles

## SERVICES AND FACILITIES

- Bus:** The Elk Grove Regional Transit, Bus Line 111 has a stop located at Harbour Point Drive and Maritime Drive, adjacent to the site.
- Medical:** The nearest medical facility to the site is the Kaiser Permanente, which is located at 9201 Big Horn Blvd., 3.98 miles from the site.
- Grocery:** The closest grocery store is Raley's, which is located at 4900 Elk Grove Blvd, 1.62 miles from the site.
- Schools:** Joseph Sims Elementary School is located at 3033 Buckminster Drive,.66 miles from the site.
- Recreation:** Bartholomew Park is located at 9292 Lakepoint Drive, 0.74 miles from the site.
- Library:** Franklin Community Library is located at 10150 Franklin High Road, 3.11 miles from the site.
- Pharmacy:** The nearest pharmacy is located in Raley's, 1.62 miles from the site.
- Police:** The Elk Grove Police Department is located at 8400 Laguna Palms Way, 4.53 miles from the site.
- Fire:** The Cosumnes Fire Department has a station that is located at 2300 Maritime Drive, 0.42 miles from the site

## OTHER SERVICES AND FACILITIES

- Water:** City of Elk Grove
- Sewer:** City of Elk Grove
- Electricity:** SMUD
- Gas:** PG&E
- Telephone:** AT&T

### Transportation:

- Air:** The nearest commercial airport is the Sacramento International Airport.
- Bus:** The closest Greyhound Bus Terminal is located at 420 Richards Boulevard, Sacramento.
- Amtrak:** The Sacramento Amtrak station is located at 401 I Street.



21060 Redwood Road, Suite 110  
Castro Valley, CA 94546  
Office Phone: 510-537-8300  
Office Fax: 510-537-0928  
Email: CA003Shared@nat.com

North American Title Company, Inc.  
21060 Redwood Road, Suite 110  
Castro Valley, CA 94546  
Attn: Suzanne H. Smith

Your Ref:  
Our Order No.: 54605-20-01079  
Property Address: 0000 Maritime Drive, 0000 Harbour  
Point Drive, Elk Grove, CA 95758

Preliminary Report Dated as of April 19, 2021 at 12:00 AM.

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE,

**North American Title Insurance Company**

Hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and limitations on covered risks of said Policy or Policies are set forth in Exhibit A attached. The Policy to be issued may contain an Arbitration Clause. When the amount of insurance is less than that set forth in the Arbitration Clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the Parties. Limitations on covered risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a deductible amount and a maximum dollar limit of liability for certain coverages are also set forth in Exhibit A. Copies of the Policy forms should be read. They are available from the office which issued this report.

**Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.**

**It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.**

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The form of Policy of title insurance contemplated by this report is:  
ALTA Loan Policy

Please note that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) can only be issued on transactions involving individuals as purchasers and residential 1-4 properties. Any indication that the America First Homeowner's Policy (CLTA/ ALTA Homeowner's Policy) will be issued in a transaction that does not meet these criteria is hereby revised to state that the policy contemplated is a Standard Coverage Policy.

Komar Chan, Title Officer III

## **SCHEDULE A**

1. The estate or interest in the land herein after described or referred to covered by this report is:  
A fee as to Parcel 1 and 2.
2. Title to said estate or interest at the date hereof is vested in:  
Maritime Apartments Investors, L.P., a California limited partnership
3. Real Property in the City of Elk Grove, County of Sacramento, State of California, described as follows:

**See attached Legal Description**

## LEGAL DESCRIPTION

Real Property in the City of Elk Grove, County of Sacramento, State of California, described as follows:

Parcel One:

A portion of Parcels 2, 4 and 5, as said parcels are shown on that certain map recorded in Book 157 of Parcel Maps, at Page 10, Sacramento County Records, situated in the County of Sacramento, State of California, more particularly described as follows:

Commencing at the Northwest corner of Parcel 1, as said parcel is shown on said Map, being a point as shown thereon to be on the centerline of Maritime Drive, also being a point on a curve concave Northerly, having a radius of 1600.00 feet, a central angle of 05° 42' 46" and a radial bearing of North 05° 59' 49" East; thence Easterly along said curve, 159.53 feet to the point of beginning, being also a point on said curve, concave Northerly, having a radius of 1600.00 feet and a central angle of 07° 31' 28"; thence continuing Easterly along said curve 210.12 feet to a point on said curve; thence leaving said centerline on a radial bearing of South 07° 14' 25" East 30.00 feet to the right of way line as shown on said map; thence South 00° 43' 19" West a distance of 350.66 feet; thence West a distance of 213.35 feet to a point which intersects with the prolongation of the East property line of said Parcel 1; thence North 00° 43' 19" East a distance of 337.68 feet to the right of way line as shown on said map; thence on a radius bearing of North 00° 17' 02" West a distance of 30.00 feet to the point of beginning.

Excepting therefrom an undivided 50% of all oil, gas, hydrocarbon substances and mineral rights now or hereafter in or under or recoverable from the above real property lying below a depth of 500 feet beneath the present surface of said real property without however, any right to enter on or perform any mining or drilling operations in or on any part of the surface of said real property above a depth of 500 feet, as reserved in the deed from John Elliott Company, a California corporation to Zita Corporation, a California corporation, dated December 14, 1960, recorded March 6, 1961, in Book 4205, Page 542 Official Records.

Further excepting therefrom an undivided 50% of all oil, gas and other hydrocarbon substances, inert gases, minerals, and metal lying below a depth of 500 feet from the surface of said land and real property, whether now known to exist or hereafter discovered, including, but not limited to, the rights to explore for, develop and remove such oil, gas and other hydrocarbon substances, inert gases, minerals and metals without, however, any right to use the surface of such land and real property or any other portion thereof above a depth of 500 feet from the surface of such land and real property for any purpose whatsoever, as reserved in the deed from E & J Properties, LTD., to Grupe Development Associates-2, a California limited partnership, recorded in Book 891129, Page 2350, Official Records.

Parcel Two:

Being a portion of Parcels 2 and 3, as parcels are shown on that certain map recorded in Book 157 of Parcel Maps, at Page 10, Sacramento County Records, situated in the County of Sacramento, State of California, more particularly described as follows:

Commencing at the Northwest corner of Parcel 1, as said parcel is shown on said map, being a point as shown thereon to be on the centerline of Maritime Drive, also being a point on a curve concave Northerly, having a radius of 1600.00 feet, a central angle of 13° 14' 14" and a radial bearing of North 05° 59' 49" East; thence Easterly along said curve 369.66 feet to the point of beginning, being also a point on said curve, concave Northerly, having a radius of 1600.00 feet and a central angle of 01° 55' 02"; thence Easterly along said curve 53.54 feet to a point of tangency; thence continuing along the centerline of Maritime Drive, North 80° 50' 33" East a distance of 173.06 feet; thence leaving said centerline South 09° 09' 27" East a distance of 33.00 feet to a point on the right of way line of Maritime Drive as shown on said map, also being the beginning of a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of 91° 43' 13"; thence along said curve 40.02 feet to a point of compound curvature and being a point on the right of way line of Harbour Point Drive as shown on said map, said curve being concave Westerly, having a radius of 1958.00 feet and a central angle of 01° 47' 36"; thence Southerly along said curve 61.29 feet; thence leaving said right of way line on a radial bearing of North 84° 21' 04" East a distance of 42.00 feet to a point on the centerline of Harbour Point Drive as shown on said map, also being a point on a curve concave Westerly, having a radius of 2000.00 feet and a central angle of 04° 07' 01"; thence Southerly along said

curve 143.71 feet to a point on said curve; thence leaving said centerline on a radial bearing of South 88° 28' 05" West a distance of 52.59 feet to said right of way line of Harbour Point Drive; thence West a distance of 261.59 feet; thence North 00° 43' 19" East a distance of 190.66 feet to said right of way line of Maritime Drive; thence on a radial bearing of North 07° 14' 25" West a distance of 30.00 feet to the point of beginning.

Excepting therefrom an undivided 50% of all oil, gas, hydrocarbon substances and mineral rights now or hereafter in or under or recoverable from the above real property lying below a depth of 500 feet beneath the present surface of said real property without however, any right to enter on or perform any mining or drilling operations in or on any part of the surface of said real property above a depth of 500 feet, as reserved in the deed from John Elliott Company, a California corporation to Zita Corporation, a California corporation, dated December 14, 1960, recorded March 6, 1961, in Book 4205, Page 542, Official Records.

Further excepting therefrom an undivided 50% of all oil, gas and other hydrocarbon substances, inert gases, minerals, and metal lying below a depth of 500 feet from the surface of said land and real property, whether now known to exist or hereafter discovered, including, but not limited to, the rights to explore for, develop and remove such oil, gas and other hydrocarbon substances, inert gases, minerals and metals without, however, any right to use the surface of such land and real property or any other portion thereof above a depth of 500 feet from the surface of such land and real property for any purpose whatsoever, as reserved in the deed from E & J Properties, LTD., to Grupe Development Associates-2, a California limited partnership, recorded in Book 891129, Page 2350, Official Records.

APN: 119-1920-017-0000 and 119-1920-018-0000

## SCHEDULE B

At the date hereof exceptions to coverage in addition to the printed exceptions and exclusions in the policy form designated on the face page of this report would be as follows:

1. General and special taxes and assessments for the fiscal year 2021-2022, a lien not yet due or payable.
2. Taxes for proration purposes only for the fiscal year 2020-2021.  
  
First Installment: \$8,798.04 PAID  
Second Installment: \$8,798.04 PAID  
Tax Rate Area: 07-107  
APN: 119-1920-017-0000
3. Taxes for proration purposes only for the fiscal year 2020-2021.  
  
First Installment: \$7,661.71 PAID  
Second Installment: \$7,661.71 PAID  
Tax Rate Area: 07-107  
APN: 119-1920-018-0000
4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. The lien of special tax for the following community facilities district, which tax is collected with the county taxes.  
District: Laguna Creek Ranch/Elliott Ranch Community Facilities District #1 Improvement Area #2 Mello Roos
6. The lien of special tax for the following community facilities district, which tax is collected with the county taxes.  
District: Elk Grove School District Mello Roos CFD #1
7. Any unpaid amounts now owing, for delinquent utilities, of record or not. Amounts can be ascertained by contacting the following:  
  
County of Sacramento at (916) 875-5555, and/or including:  
City of Sacramento at (916) 808-5454,  
City of Folsom at (916) 355-7200,  
City of Galt at (209) 366-7150  
City of Elk Grove at (916) 478-3641  
City of Rancho Cordova at (916) 638-9000  
City of Isleton at (916) 777-7770  
City of Citrus Heights at (916) 725-2448, and for waste charges - Allied Waste at (916) 725-9060, and as required, fax request to (916) 463-0297  
Sacramento Suburban Water District at (916) 972-7171
8. The terms and provisions contained in the document entitled Agreement, executed by and between County of Sacramento and Grupe Development Associates-2, a California limited partnership, document recorded July 6, 1990 as/in Book 900706, Page 959 of Official Records.
9. The terms and provisions contained in the document entitled Agreement to Mitigation Monitoring and Reporting Program for Elliott Ranch (Lakeside) General Plan Amendment, Community Plan Amendment, Rezone, Tentative Subdivision Map, Special Development Permit, Transportation Management Plan, Abandonment and Exception, executed by and between Grupe Development Associates - 2, a California limited partnership and The Sacramento County Department of Environment Review and Assessment, document recorded April 26, 1991 as/in Book 910426, Page 702 of Official Records.



10. The terms and provisions contained in the document entitled Agreement to Mitigation, Monitoring and Reporting Program for E & J properties Street Dedication, executed by and between Grupe Development Associates - 2, a California limited partnership and The Sacramento County Department of Environmental Review and Assessment, document recorded June 18, 1991 as/in Book 910618, Page 1152 of Official Records.
11. The terms and provisions contained in the document entitled Agreement, executed by and between The County of Sacramento and Grupe Development Associates - 2, a California limited partnership, document recorded March 9, 1993 as/in Book 930309 Page 1025 of Official Records.
12. The terms and provisions contained in the document entitled Development Agreement, executed by and between The County of Sacramento and Grupe Development Associates - 2, a California limited partnership, document recorded September 16, 1993 as/in Book 930916, Page 1349 of Official Records.

An instrument entitled "Amendment No. 1 to Development Agreement", by and between the County of Sacramento, and Grupe Development Associates-2, a California limited partnership, relative to the development known as "Lakeside", dated February 24, 1993, by and between the County of Sacramento, a political subdivision of the State of California and the Grupe Development Associates-2, a California limited partnership, and on the terms and conditions as contained in said agreement, recorded September 16, 1993, (book) 930916, (page) 1349, Official Records.

An instrument entitled, "Ordinance No. SZC 97-0008 Amendment No. 2 to Development Agreement", by and between the County of Sacramento and Grupe Development Associates-2, a California limited partnership, relative to the development known as "Lakeside", dated March 7, 1997, upon the terms, conditions and provisions contained therein, recorded March 19, 1997, (book)19 970319, (page)s 574 and 575, Official Records.

An instrument entitled, "Ordinance No. SZC 97-0036, an Ordinance of the Board of Supervisors of the County of Sacramento to amend the Sacramento County Zoning Code to Approve Amendment No. 3 to that Development Agreement by and between the County of Sacramento and Grupe Development Associates-2, a California limited partnership for the development known as "Lakeside", and on the terms and conditions as contained in said agreement, recorded August 19, 1997, (book) 19970819, (page) 395, and re-recorded September 19, 1997, (book) 19970919, (page) 174, Official Records.

13. Any and all offers of dedications, conditions, restrictions, easements, notes and/or provisions shown or disclosed by the filed or recorded map referred to in the legal description, including but not limited to:

Easement for planting and maintaining trees, electroliers, traffic control devices, water and gas pipes, and for overhead and underground wires and conduits for electric, television and telephone services affecting together in width lying contiguous to the drives and boulevard shown hereon.

Easement for any public purposes affecting over Maritime Drive.

14. Covenants, conditions, restrictions and easements in the document recorded February 24, 1995 as/in Book 950224 Page 1114 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Document(s) declaring modifications thereof recorded March 28, 1996 as Book 19960328 Page 158 of Official Records.

A declaration of annexation recorded September 21, 1998 as Book 19980921 Page 985 of Official Records, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

15. Inquiry should be made of the Lakeside Community Owners Association.
16. Improvement Requirements by the County of Sacramento, as set forth on the herein described parcel Map, as follows:  
  
Streets: Class "A"  
Street Lights: Required  
Sewer: Required  
Drainage: Required
17. Covenants, conditions, restrictions and easements in the document recorded May 17, 2000 as/in Book 20000517 Page 280 of Official Records, which provide that a violation thereof shall not defeat or render invalid the lien of any first mortgage or deed of trust made in good faith and for value, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, medical condition, citizenship, primary language, and immigration status, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
18. Inquiry should be made of the Lakeside Freeway Commercial Center Owner Association.
19. The terms and provisions contained in the document entitled " Declaration of Reciprocal Access and Parking Easement for Lakeside Freeway Commercial Center " recorded May 17, 2000 as Book 20000517, Page 281 of Official Records.
20. An easement for operation of a park and ride facility and incidental purposes, recorded May 10, 2001 as/in Book 20010510, Page 726, Official Records.  
  
In Favor of: Sacramento Regional Transit District  
Affects: A portion of Parcel Two
21. The terms and provisions contained in the document entitled Reciprocal Easement Agreement (for Access and underground utilities), executed by and between Sierra Calvine, LLC and Holmes and Williams, LLC, a Utah limited liability company, document recorded October 9, 2002 as/in Book 20021009, Page 1566 of Official Records.
22. The terms and provisions contained in the document entitled Reciprocal Easement Agreement (for Access and underground Utilities), executed by and between Harbour Point LLC, a California limited liability company and Sierra Calvine, LLC, a California limited liability company, document recorded November 26, 2003 as/in Book 20031126, Page 1425 of Official Records.
23. An easement for Sanitary sewer and incidental purposes, recorded December 16, 2003 as/in Book 20031216, page 1441, Official Records.  
  
In Favor of: County of Sanitation District 1  
Affects: South 5 feet of parcel one

No representation is made as to the current ownership of said easement.

24. An easement for water pipeline and incidental purposes, recorded April 28, 2005 as/in Book 20050428, Page 1631, Official Records.

In Favor of: Sacramento County Water Agency  
Affects: A Southwesterly portion of parcel one

No representation is made as to the current ownership of said easement.

25. Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled Certification Nuisance recorded December 27, 2018 as/in Book 20181227 Page 1084, Official Records.

SAID INSTRUMENT REQUIRES A DEMAND TO BE OBTAINED

26. A Deed of Trust to secure an original indebtedness of \$2,000,000.00 recorded June 11, 2019 as/in Document No. 201906111099 of Official Records.

Dated: June 10, 2019

Trustor: Maritime Apartments Investors, L.P., a California limited partnership

Trustee: Century Affordable Development, Inc., a California corporation

Beneficiary: Century Housing Corporation, a California nonprofit corporation

Please obtain written verification from the borrower that no forbearance or modification agreement is in effect.

27. The terms and provisions contained in the document entitled Regulatory Agreement, executed by and between Maritime Apartment Investors, L.P., a California limited partnership and Century Housing Corporation, a California nonprofit corporation, document recorded June 11, 2019 as/in Document No. 201906111100 of Official Records.

28. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

29. With respect to Maritime Apartments Investors, L.P., a California limited partnership:
- That a certified copy of the certificate of limited partnership (form LP-1) and any amendments thereto (form LP-2) be recorded in the public records;
  - A full copy of the partnership agreement and any amendments;
  - Satisfactory evidence of the consent of a majority in interest of the limited partners to the contemplated transaction;
  - Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

30. 1. Inspection of the land by the company. Should the inspection reveal that construction has commenced. The following items will be required:

Current financial statements for the borrower(s),

Construction cost break-down,

Appraisal showing the estimated value of the land at completion,

Written statement from the Lender as to the procedures followed for inspections, waivers, and disbursements of the construction loan,

Completion of "Construction Loan Questionnaire",

Execution of Indemnification Agreement No. 1 (Construction-Mechanic's Lien) by the borrower(s). NOTE:  
Please schedule the final inspection by the company a minimum of 24 hours prior to the closing of the  
construction loan.

\*\*\*\*\*END OF REPORT\*\*\*\*\*

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\*\*\*\*\*NOTES\*\*\*\*\*

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- A. Any conveyance of the herein described real property if located within the City of Sacramento will be subject to a City Property Transfer Tax at the rate stated below. Any unpaid bonds or assessments which are assumed will be added to the sales price in fixing this tax.

Rate: For transaction over \$10,000,001 = full value x 1.5%

City of Sacramento Transfer Tax must be sent directly to the City of Sacramento. The County of Sacramento will not collect this at the time of recording. The address is 915 "I" Street, Room 104, Sacramento, CA 95814.

- B. NOTICE OF RECORDING PROCEDURE

Pursuant to Cal. Revenue & Tax Code §480.3, all Deeds and other Documents that reflect a change in ownership must be accompanied by a Preliminary Change of Ownership Report to be completed by the transferee. If this special report is not presented at the time of recording, an additional recording fee of \$20.00, as required by law, will be charged. Preliminary Change in Ownership forms, instructions on how to complete them, and a nonexclusive list of documents that are affected by this change, are available from the County Recorder's Office or the Office of the County Assessor.

Effective January 1, 2018, Cal. Government Code §27388.1 imposes an additional fee of \$75.00 to be paid at the time of recording for every real estate instrument, paper, or notice required or permitted by law to record, except those expressly exempted from payment.

- C. GOOD FUNDS LAW

Under Section 12413.1 of the California Insurance Code, may only make funds available for disbursement in accordance with the following rules:

Same day availability. Disbursement on the date of deposit is allowed only when funds are deposited to by Cash or Electronic Transfer (Wire). Cash will be accepted only under special circumstances and upon approval by management.

Next business day availability. If funds are deposited to by cashier's checks, certified checks or teller's checks, disbursement may be on the next business day following deposit. A "teller's check" is one drawn by an insured financial institution against another insured financial institution (e.g., a savings and loan funding with a check drawn against a FDIC insured bank).

Second business day availability. If the deposit is made by checks other than those described in paragraphs 1 and 2 above, disbursement may occur on the day when funds must be made available to depositors under Federal Reserve Regulation CC. In most cases, these checks will be available on the second business day following deposit. (For further details, consult California Insurance Code Section 12413, et seq. and Regulation CC).

These are the minimum periods before funds will be made available. is not obligated to disburse funds at the expiration of the time periods above, and expressly reserves the right to require additional time before disbursing on deposited funds. Close of escrow and final disbursement will not be made based on deposits in the form of personal checks, corporate checks, credit union checks, money market checks, travelers checks and official checks until confirmation of final clearance of the funds.

will not be responsible for accruals of interest or other charges resulting from compliance with the disbursement restrictions imposed by state law.

charges for recording the transaction documents include charges for services performed by , in addition to an estimate of payments to be made to governmental agencies.

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

- D. The map attached, if any, may or may not be a survey of the land depicted hereon. expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

Referring Party: North American Title Company, North American Title Company, Inc., North American Title Company of Colorado, North American Title, LLC, North American Title Agency, Inc., or North American Title Company, LLC, as applicable ("NAT")

This is to give notice that NAT has a business relationship with North American Title Insurance Company ("NATIC"). NAT and NATIC, directly or indirectly, are wholly owned subsidiaries of States Title Holding, Inc. Because of this relationship, this referral of services may provide NAT a financial or other benefit.

Set forth below are the estimated charges or range of charges for the settlement services provided by NATIC. You are NOT required to use NATIC as a condition for closing your transaction.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

## Title Insurance Fees

NAT provides closing services and title insurance through numerous title insurance underwriters, one of which is NATIC. If NATIC is selected as the title insurer, the following fees apply:

10% - 40% of costs for lender's and/or owner's title insurance, as applicable, depending on the property state, and as shown on the Loan Estimate and/or Closing Disclosure provided by your lender.

Contact your local NAT representative for a more detailed title insurance quote based on your specific transaction.

## ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that NAT is referring me/us to purchase the above-described settlement service and may receive a financial or other benefit as the result of this referral.

**Buyer/Borrower:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

**Seller:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

**NORTH AMERICAN TITLE COMPANY, INC.**  
21060 Redwood Road, Suite 110, Castro Valley, CA 94546  
Office Phone: 510-537-8300 Office Fax: 510-537-0928 Email: CA003Shared@nat.com

**Closing Protection Letters can be ordered directly by emailing [cacpl@nat.com](mailto:cacpl@nat.com) with your title order number and property address.**

Attention:

Your Ref:

Our Order No.: 54605-20-01079

**LENDERS SUPPLEMENTAL REPORT**

Dated as of April 19, 2021 at 12:00 AM.

Title Officer: Komar Chan

The above numbered report (including any supplements or amendments thereto) is hereby modified and/or supplemented in order to reflect the following additional items relating to the issuance of an American Land Title Association loan form policy of Title Insurance:

Our ALTA Loan Policy, when issued, will contain Endorsement Nos. 100 and 116.

There is located on said land a Commercial  
Known as: 0000 Maritime Drive, 0000 Harbour Point Drive, Elk Grove, CA 95758  
City of Elk Grove  
County of Sacramento  
State of California.

According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None



# Privacy Policy

Rev. 03/22/2021

## The Doma Family of Companies

FACTS		WHAT DOES THE DOMA FAMILY OF COMPANIES DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some, but not all, sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> <li>• Social Security number and income</li> <li>• Transaction history and payment history</li> <li>• Purchase history and account balances</li> </ul>		
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons the Doma Family of Companies chooses to share, and whether you can limit this sharing.		
Reasons we can share your personal information		Does Doma share?	Can you limit this sharing?
<b>For our everyday business purposes</b> Such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
<b>For our marketing purposes</b> To offer our products and services to you		Yes	No
<b>For joint marketing with other financial companies</b>		No	We don't share
<b>For our affiliates' everyday business purposes</b> Information about your transactions and experiences		Yes	No
<b>For our affiliates' everyday business purposes</b> Information about your creditworthiness		No	We don't share
<b>For our affiliates to market to you</b>		No	We don't share
<b>For nonaffiliates to market to you</b>		No	We don't share
Questions?	Call 1 (650) 419-3827		

### Other important information

\*California Residents – Effective January 1, 2020, the California Consumer Privacy Act allows California residents, upon a verifiable consumer request, to request that a business that collects consumers' personal information give consumers access, in a portable and (if technically feasible) readily usable form, to the specific pieces and categories of personal information that the business has collected about the consumer, the categories of sources for that information, the business or commercial purposes for collecting the information, and the categories of third parties with which the information was shared. California residents also have the right to submit a request for deletion of information under certain circumstances. If a business does not produce the information or delete the consumer's personal information as requested, it must provide an explanation in terms of the exemptions and exceptions provided under the CCPA. To contact us with questions about our compliance with the CCPA, call 1 (650) 419-3827 or email [info@statestitle.com](mailto:info@statestitle.com).

Who we are	
<b>Who is providing this notice?</b>	The Doma Family of Companies (identified below), which offers title insurance and settlement services.
What we do	
<b>How does Doma protect my personal information?</b>	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secure files and buildings.
<b>How does Doma collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance;</li> <li>• Apply for financing;</li> <li>• Give us your contact information</li> <li>• Provide your mortgage information</li> <li>• Show your government-issued ID</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes – information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing.</p>
<b>What happens when I limit sharing for an account I hold jointly with someone else?</b>	Your choices will apply to everyone on your account – unless you tell us otherwise.
Definitions	
<b>Affiliates</b>	Companies related by common ownership or control. They can be financial and nonfinancial companies.
<b>Nonaffiliates</b>	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• Nonaffiliates we share with can include collection agencies, IT service providers, companies that perform marketing services on our behalf, and consumer reporting agencies.</li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• Doma doesn't jointly market.</li> </ul>

The Doma Family of Companies consists of the following entities:

Doma Holdings, Inc.  
States Title, LLC  
States Title Agency, Inc.  
Spear Agency Acquisition Inc.  
Title Agency Holdco, LLC.  
States Settlement Services, Inc.  
NASSA LLC

North American Title Insurance Company  
North American Title Agency, Inc.  
North American Title Company, Inc.  
North American Title Company  
North American Title Company, LLC  
North American Asset Development, LLC  
North American Services, LLC  
North American Title, LLC  
North American Title Company of Colorado

**CLTA Preliminary Report Form - Exhibit A (Rev. 05-06-16)**

**CLTA STANDARD COVERAGE POLICY - 1990**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.  
(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

**EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.  
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13)**  
**EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:

- a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
  6. Lack of a right:
    - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
    - b. in streets, alleys, or waterways that touch the Land.
 This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
  7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
  8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

#### **LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$5,000

#### **2006 ALTA LOAN POLICY (06-17-06)**

##### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
  - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14);
 or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

[Except as provided in Schedule B - Part II, [t[or T]his policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

#### [PART I

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records. ]

#### PART II

In addition to the matters set forth in Part I of this Schedule, the Title is subject to the following matters, and the Company insures against loss or damage sustained in the event that they are not subordinate to the lien of the Insured Mortgage:]

#### 2006 ALTA OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
1. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
2. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
3. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
4. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

[The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.
7. [Variable exceptions such as taxes, easements, CC&R's, etc. shown here.]

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15)**  
**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to (i) the occupancy, use, or enjoyment of the Land;  
(ii) the character, dimensions, or location of any improvement erected on the Land;  
(iii) the subdivision of land; or  
(iv) environmental protection;  
or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.
10. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
11. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### OWNER'S DECLARATION

The undersigned Owner(s) of legal age, being duly sworn, deposes and states under penalty of perjury under the laws of the State of California.

1. That certain real property (the "Property") as described in that certain Commitment of Title Insurance/Preliminary Report No. 54605-20-01079 dated as of ("Commitment/Report") issued by or on behalf of North American Title Company, Inc. is improved by the following (check all that apply)

- Single family residences
- Apartment building
- Commercial building
- Industrial building
- Other: \_\_\_\_\_
- One-to-four family residences
- Office building
- Combination office/commercial building
- Vacant Land

2. WORK OF IMPROVEMENT: Please respond to A, B and C below:

A. For the period of 90-days prior to the date of this Affidavit, no repairs or work of improvement has been conducted on, nor any materials supplied to, the Property except as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Enter "None" if such is true.)

If you have described any work of improvement above, please complete the following:

- Started on \_\_\_\_\_, 20\_\_\_\_.
- Completed on \_\_\_\_\_, 20\_\_\_\_.
- Will be completed on \_\_\_\_\_, 20\_\_\_\_.

B. Cessation of Labor (Please place an "X" by 1 or 2 below):

1. There has been a cessation of labor where a work of Improvement was discontinued before completion within 150 days of the date of this Affidavit.  
PLEASE DESCRIBE THE NATURE OF THE WORK THAT DISCONTINUED:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. There has not been a cessation of labor where a work of improvement was discontinued before completion within 150 days of the date of this Affidavit.

C. There are no unpaid bills for labor or material because of any improvements made to the Property except:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Enter "None" if such is true.)

3. No one is in possession of, or has any right to possession of, the Property except:

- Declarant as owner.

- Tenants based only on month-to-month rental agreements.
- Tenants based upon existing leases as listed on the Rent Roll attached hereto as **Exhibit A** and incorporated herein by reference.
- Other: \_\_\_\_\_

4. No person(s) or entitles, have (i) any options to purchase or rights of first refusal, including but not limited to lessees under any leases referred to in Paragraph 3 above, and/or (ii) easements, licenses, agreements or other rights allowing them to use, encroach on, or access to the Property except (i) as shown in the Commitment/Report, and (ii)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Enter "None" if such is true.)

5. Those certain lease(s) shown as exception number(s) \_\_\_\_\_ in the Commitment/Report have either: (a) expired by their own terms, or (b) if they have not expired, the lessee(s) have vacated the Property and Declarant has been notified of the vacation of the Property either by correspondence from the lessee or by physical inspection of the property.

6. To the best of Declarant's knowledge, there are no unrecorded real property taxes or assessments against the Property.

The undersigned is not aware of any release reports or commitment statements which have been issued pertaining to any environmental issues or liens.

7. This Affidavit is given for the purpose of inducing North American Title Company, Inc. and its agents to issue policy(ies) of title insurance which may provide coverage with respect to all matters set forth herein. If North American Title Company, Inc. elects, in its discretion, to (a) accept this Affidavit, and (b) issue title insurance policy(ies) to third parties, North American Title Company, Inc. will do so in material reliance on this Affidavit and the representation and covenants in this Affidavit.

8. Declarant acknowledges that he/she has read this Affidavit, that all the statements made in this Affidavit are true and correct of his/her own actual knowledge, and fully understands the legal aspects of any misrepresentations or untrue statements made in this Affidavit. Declarant, both personally and on behalf of Owner, covenants and agrees to defend, indemnify, and hold North American Title Company, Inc. harmless from and against any and all claims, actions, suits (including arbitration), liabilities, losses, damages, costs, charges, attorney's fees and other expenses of every nature and character as a result of its reliance on this Affidavit.

Executed on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_, \_\_\_\_\_  
 (City) (State)

**"Declarant"**

\_\_\_\_\_  
 Owner

\_\_\_\_\_  
 Owner



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA ) SS  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
Notary Public, personally appeared \_\_\_\_\_

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

\_\_\_\_\_

*This area for official notarial seal*