

A P P E N D I X H

HAZARDS AND HAZARDOUS
MATERIALS

- PIPELINE SAFETY ASSESSMENT FOR
CORDES RANCH SPECIFIC PLAN

- PHASE I ESA



APPENDIX H
HAZARDS AND HAZARDOUS MATERIALS

H.1: Pipeline Safety Assessment

**PIPELINE SAFETY
ASSESSMENT
FOR:
CORDES RANCH
SPECIFIC PLAN**



prepared for:

CITY OF TRACY

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MARCH 2013

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1. Introduction

1.1 INTRODUCTION

This report presents the results of a pipeline safety assessment (PSA) prepared by The Planning Center|DC&E for the Cordes Ranch Specific Plan. The Specific Plan Area consists of approximately 1,780 acres adjacent to the City of Tracy in unincorporated San Joaquin County. The Plan Area is outside of, but directly adjacent to, the city limits and is within the City's Sphere of Influence (SOI). The project area is bounded by Interstate 205 to the north, Mountain House Parkway and the Delta Mendota Canal to the west, West Schulte Road to the south, and the Tracy city limit to the east (Figure 1). The Cordes Ranch Specific Plan proposes the development of 1,463 acres with commercial, office, and manufacturing, warehouse, and distribution uses. The remaining 318 acres would consist of roads, parks, open spaces, detention basins, wetland preservation areas, and utility and water easements.

Two Pacific Gas & Electric (PG&E) natural gas pipelines and a Chevron crude oil pipeline are located within a 50-foot easement that bisects the Specific Plan area and is aligned in a northwest to southeast orientation. In addition, there is one PG&E natural gas pipeline in a 65-foot easement that crosses the Delta Mendota Canal and is aligned in a southwest to northeast direction terminating at the PG&E Tracy maintenance yard. Finally, there is a PG&E natural gas pipeline in a 50-foot easement that begins at the PG&E Tracy yard and trends to the southeast paralleling the other PG&E 50-foot easement for a short distance before turning east and crossing the northern portion of the property and eventually paralleling the PG&E transmission line easement. The locations of these pipelines are shown on Figure 1.

There was a former Shell crude oil pipeline that trended northwest to southeast and was parallel to but about 2,400 feet east of the 50-foot PG&E easement. However, this pipeline was abandoned by Shell and portions of the pipeline were removed in 2001. Residual contamination from this pipeline is under investigation by the Central Regional Water Quality Control Board (CRWQCB) and is discussed in the hazards section of the EIR. Since this pipeline is not active and has been abandoned, it is not subject to further evaluation in this report.

1.2 PURPOSE AND SCOPE

The purpose of this safety assessment is to identify potential hazards associated with the natural gas and crude oil pipelines and to evaluate risks associated with development within the Specific Plan area in close proximity to the pipelines. Recommendations for development setbacks based on land uses planned along the pipeline alignments are also provided.

The safety assessment is based on information obtained from PG&E and Chevron regarding materials of construction, operating parameters and pressures, and inspection and maintenance procedures. In addition, the following reports were used in preparing this assessment:

- Kiefner & Associates, Inc., 2012. *Safety Aspects of Energy Pipelines Regarding the Proposed Ellis Development*. Dated May 1, 2012.
- J. House Environmental, 2004. *Pipeline Risk Analysis, Mountain House Specific Plan III, San Joaquin County, California*. Prepared for EDAW, Inc. Dated June 4, 2004.
- Pipelines and Informed Planning Alliance (PIPA), 2010. *Partnering to Further Enhance Pipeline Safety in Communities Through Risk-Informed Land Use Planning. Final Report of Recommended Practices*. Dated November 2010.



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- Municipal Research & Services Center (MRSC), 2004. *Setbacks and Zoning for Natural Gas and Hazardous Liquid Transmission Pipelines*. Prepared by Jim Doherty, Legal Consultant. Dated August 2004.

This report discusses 1) the Specific Plan development plans, 2) pipeline specifications and operating parameters, 3) qualitative pipeline safety evaluation, based on Federal and State regulations and inspection, maintenance, and safety procedures, 4) potential building setbacks, 5) quantitative risk analysis, and 6) summary and recommendations.



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2.1 SPECIFIC PLAN DEVELOPMENT

The vision for the Cordes Ranch Specific Plan is to create a state of the art commerce and business park that provides flexibility for a wide variety of uses to develop within the City of Tracy. Permitted land uses within Cordes Ranch are grouped into four zoning districts: General Commercial, General Office, Business Park Industrial, and I-205/Business Park Industrial Overlay. The General Commercial Zone provides for retail commercial goods and services which are oriented to the community and Cordes Ranch. The General Office Zone provides office space for professional services, research and development. The Business Park Industrial Zone provides for warehouse, distribution, manufacturing, storage, industrial flex, and distribution related uses. Parcels within 500 feet of I-205 are included in the I-205/Business Park Industrial Overlay Zone, which addresses the high visibility of development adjacent to I-205 and required higher design standards. Uses include a blend of office with light assembly, manufacturing, and business industrial flex.

Land uses that would be adjacent to the PG&E easements include General Office and Business Park Industrial for the 50-foot easement and General Commercial for the 65-foot easement. The 12-inch PG&E natural gas pipeline would be relocated beneath Capital Parks Drive. A map with the zoning districts and pipeline easements is shown as Figure 2.

2.2 NATURAL GAS PIPELINE SPECIFICATIONS

There are four natural gas pipelines and one crude oil pipeline within the Cordes Ranch Specific Plan area. No other pipelines were identified (NPMS, 2013). The locations of the pipelines are shown on Figure 1.

Natural gas pipeline data were obtained from Pacific Gas & Electric Company (PG&E, 2013). There are two natural gas transmission pipelines (designated as Lines 002 and 401) that cross the property along a 2.2-mile long, 50-foot wide easement at a 45 degree angle. The gas pipelines are separated from each other by 25 feet and there also is a Chevron crude oil pipeline nine feet west of the 26-inch pipeline and 6 feet from the edge of the right-of-way.

The 26-inch natural gas transmission line (designated as Line 002) was constructed in 1972 and runs 118 miles from a PG&E facility near the town of Brentwood, CA to a PG&E facility near Panoche, CA. It has a maximum allowable operating pressure (MAOP) of 890 pounds per square inch (psi). The pipeline is constructed of steel (API 5L X70 grade) and has a wall thickness of 0.322 inch. To minimize corrosion, it is double wrapped with polyethylene tape and is equipped with an induced current cathodic protection system. In addition, the pipeline was pressure tested at the pipe mill to a hoop stress of 90% of the specified minimum yield strength (SMYS) as proof of its structural integrity. An in-line inspection (ILI) of the pipeline was performed in 2006, including the segments which cross the proposed development. The ILI indicated that the pipeline was in overall sound condition. PG&E has not reported any leaks or failures on the segment of pipeline in the vicinity of the project site.

The second 36-inch natural gas transmission pipeline (designated as Line 401) within the easement was constructed in 1993 and has a MAOP of 1,040 psi. The pipeline is constructed of steel (API 5L X60) and has a wall thickness of 0.372 inch. It is coated with a fusion bonded epoxy to minimum corrosion and is also equipped with a cathodic protection system. The pipeline was pressure tested before installation to a hoop stress of 99.6% of the specified minimum yield strength (SMYS) as proof of its structural integrity. An in-line inspection (ILI) of the pipeline was performed in 2005; the results indicated that the pipeline was in overall sound condition. No leaks or failures on the segment of pipeline were reported for the segments within the property. PG&E also reported one investigative dig on Line 002 and two digs on Line 401 in July 2007 that confirmed that no corrosion was occurring. These digs were not conducted on



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the pipeline segments within the property, because there were no indications of potential issues at this location.

There also is a 3-inch PG&E natural gas transmission pipeline (designated as Line 222) that enters the property from the southwest at a 45 degree angle and terminates at the PG&E Tracy Station. The pipeline is located within a former 22-inch PG&E pipeline (designated as Line 107) that has been deactivated and is located within a 65-foot easement. The 22-inch pipeline serves as secondary containment for the 3-inch pipeline. The 3-inch pipeline was constructed in 2001 and has an MAOP of 1,040 psig. No further information was provided by PG&E.

Finally, there is a 12-inch PG&E natural gas pipeline (designated as Line 304) that extends from the PG&E Tracy Station paralleling the 50-foot PG&E easement for about 700 feet and then turning east and continuing for approximately 1.0 mile before slightly turning to the northeast for alignment within the PG&E electrical transmission line easement. According to maps provided by PG&E, the easement for this pipeline is 50 feet. This pipeline was constructed in 1963 and has a MAOP of 825 psig. No other information was available from PG&E for this pipeline. However, future plans for development of the property involve relocation of this pipeline beneath Capital Parks Drive.

Another natural gas pipeline begins at the Tracy Station and heads to the north paralleling Mountain House Parkway. This PG&E 10-inch natural gas pipeline (designated as Line 162A) was installed in 2004 and has a MAOP of 365 psig. Because this pipeline is not aligned within the boundaries of the project site, it was not subject to further evaluation.

2.3 CRUDE OIL PIPELINE SPECIFICATIONS



There is a Chevron 18-inch crude oil pipeline within the 50-foot PG&E easement that is co-located with the natural gas pipelines. This pipeline is designated as the “KLM” line, which transports crude oil from Kettleman, CA to Los Medanos, CA. It was constructed in 1945 with a wall thickness of 0.25 inch and has a capacity to transport 85,000 barrels per day. The pipeline has a somastic coating to minimize corrosion and is also equipped with a cathodic protection system. Information such as operating pressure, hydrostatic test pressure and depth of burial is considered by Chevron to be proprietary information and was not available. However, according to the State Fire Marshal’s Office, the pipeline is operated at a maximum pressure of 920 psig. The pipeline is monitored 24/7 by a SCADA system and is inspected and tested on a regular basis in accordance with the Federal pipeline regulations (49 CFR 195).

Information for all of the pipelines that are present within the Cordes Ranch property is summarized below:

<i>Description</i>	<i>26-Inch Natural Gas Pipeline</i>	<i>36-Inch Natural Gas Pipeline</i>	<i>18-Inch Crude Oil Pipeline</i>	<i>12-Inch Natural Gas Pipeline</i>	<i>3-Inch Natural Gas Pipeline¹</i>
Pipeline Identification	Line 002	Line 401	KLM	Line 304	Line 222
Pipeline Operator	PG&E	PG&E	Chevron	PG&E	PG&E
Year of Installation	1972	1993	1945	1963	2001
Pipeline Diameter, inches	26	36	18	12	3
Wall Thickness, inches	0.322	0.372	0.250	NA ²	NA
Maximum Allowable Operating Pressure, psig	890	1,040	920	825	1,040
Easement Width, feet	50	50	50	50	65

¹This pipeline is entirely enclosed within a 22-inch former PG&E pipeline.

²NA = Not available

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2.4 PIPELINE SAFETY EVALUATION

The PG&E natural gas pipelines and the Chevron crude oil pipeline are constructed, operated, and maintained in accordance with Federal regulations (49 CFR 192 for natural gas and 49 CFR 195 for hazardous liquid pipelines). In addition, these pipelines are subject to State regulations in accordance with California Public Utilities Commission (CPUC) General Order 112-E and the California Pipeline Safety Act of 1981. Procedures and requirements established in these regulations provide safeguards to ensure public safety and reduce risk associated with these pipelines.

2.4.1 Natural Gas Pipeline Safety Procedures

As a result of the San Bruno pipeline incident in 2010 and subsequent investigation, PG&E under the direction of the CPUC has implemented increased inspection, operating, and maintenance procedures for all of their transmission pipelines (CPUC, 2012). PG&E's 2012-2014 Pipeline Safety Implementation Plan includes the following:

- Pressure test 783 miles of natural gas pipelines
- Replace 186 miles of pipeline
- Upgrade 199 miles of pipeline to allow in-line inspection
- Install 228 automated shutoff valves
- Validating MAOP for all transmission pipelines in the system.

PG&E also has a comprehensive testing and inspection program to ensure the safety of its natural gas transmission system by implementing the following:

- Monitoring the pipeline system status on a 24-hour basis, using a Supervisory Control and Data Acquisition (SCADA) computer system
- Hydrostatic testing by pressurizing a pipeline with water to verify a pipeline's MAOP or capability to operate at a safe level of pressure
- Camera inspection by excavating holes along the length of the pipeline and inserting a tethered camera to record internal pipeline conditions
- Checking for leaks by aircraft equipped with advanced laser detection technology followed by teams of gas technicians using handheld detectors
- Surveying, monitoring, and testing pipelines on a continual basis, using "smart pig" in-line inspection devices that identify internal issues, such as corrosion.
- Conducting periodic electrical surveys to inspect the cathodic protection system to detect areas where electrical potentials or flow of currents suggest that corrosion could be occurring.

2.4.2 Crude Oil Pipeline Safety Procedures

Hazardous liquid pipelines, which include the Chevron crude oil pipeline, are required to implement integrity management plans (IMPs) for pipeline segments that could impact high consequence areas (HCAs). Development of the Cordes Ranch Specific Plan would most likely result in the area around the Chevron pipeline being designated as an HCA. The IMP process is similar to that for natural gas pipelines, except that an HCA is defined not only with respect to proximity to populated areas but also the likelihood that a spill could cause pollution of water sources or environmentally sensitive areas.



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The Chevron pipeline could be susceptible to external corrosion and encroachment damage by third parties. To minimize the external corrosion threat, the pipeline is coated with Somastic (a coating consisting of asphaltic mastic) and is required to be cathodically protected. Under the Federal 49 CFR 195 regulations, the pipeline's integrity must be assessed every 7 years in HCAs. Chevron also maintains a damage prevention program.

2.4.3 Historic Pipeline Incident Rates

A search of the natural gas and hazardous liquid pipeline incident databases maintained by Pipeline and Hazardous Materials Safety Administration (PHMSA) indicates that there has been only one reported incident for any of the pipelines in the vicinity of the site (PHMSA, 2013). Pipeline operators are required to report any incident that results in either 1) a fatality or injury that requires hospitalization, 2) more than \$50,000 in cleanup costs, 3) liquid releases of more than 50 barrels, or 4) liquid releases resulting in an unintentional fire or explosion. The PHMSA California Significant Incidents database showed no pipeline incidents were reported within the City of Tracy for any PG&E natural gas pipelines during the last 10 years (2002-2013). There was one incident involving the Chevron crude oil pipeline on December 4, 2003 on the property located just north of Cordes Ranch across I-205. The cause of the incident was third party damage from a tractor working on the farmland accidentally striking the pipeline. Approximately 750 barrels of crude oil were released; no injuries or fatalities were reported.

In addition, the PHMSA natural gas transmission incident databases from 1970 through 2012 were reviewed. No PG&E incidents were reported in the vicinity of the project site. The PHMSA hazardous liquid incident databases from 1968 to 2013 also were reviewed. Other than the incident reported above, there were no other incidents in the vicinity of the project site involving the Chevron crude oil pipeline that crosses the site.

There are four general categories recognized as the main causes of pipeline leaks or ruptures:

- Third Party Excavation Damage
- Internal or External Corrosion
- Material, Weld, or Equipment Failure
- Ground Movement

Third Party Excavation Damage. Third party damage typically arises from people or companies digging in the vicinity of buried pipelines without realizing that the pipelines are there. The excavating equipment accidentally strikes or damages the pipeline. Third party damage is responsible for approximately 50% of all pipeline failures. Federal and State regulations require contractors or landowners to notify in advance (at least 48 hours) where they will be working. This provides the pipeline operators time to mark or flag the exact location of the pipelines prior to the start of excavation. California has a one-call system (Underground Service Alert) in place for both northern and southern California to minimize the potential for third party damage. In addition, PG&E is a member of Common Ground Alliance, which is a nationwide association dedicated to promoting best practices to avoid excavation damage to pipelines.

Construction within the Cordes Ranch area will be conducted by various licensed contractors and as required by law, these contractors must contact USA prior to the initiation of any excavation activities so the exact location of the pipelines may be marked. Additional precautionary measures for construction activities at Cordes Ranch will include close coordination between project engineers and pipeline operators, pothole mapping to confirm pipeline locations within the PG&E easements, and adherence to restrictions on landscaping, grading, and load limitations within the pipeline easements. These measures will reduce the potential for third party damage.



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Internal or External Corrosion. Internal and external pipeline corrosion are functions of pipeline materials, pipeline age, corrosion preventative measures, such as cathodic protection and coatings, and soil conditions. Measures to mitigate corrosion impacts for the pipelines within the Cordes Ranch property include:

- External coatings on all pipelines
- Installation of cathodic protection systems on all pipelines
- Routine inspections of the cathodic protection systems to ensure they are functioning properly
- Periodic electrical surveys along the easements to detect areas where electrical potentials or currents flow suggest corrosion may be occurring
- Periodic in-line inspections to identify, locate, and estimate areas of metal loss occurring inside the pipelines

Routine inspections of the PG&E and Chevron pipelines have not identified any concerns with respect to corrosion or deterioration. The potential for the pipelines within the Cordes Ranch property to fail due to internal or external corrosion is considered to be low to moderate.

Material or Weld Defects. The potential for material or weld defects is typically related to the age of the pipelines. Modern pipelines with arc-welded seams are not as susceptible to failure in comparison to older pipelines that were welded with electric-resistance-welded (ERW) seams. The natural gas pipelines aligned beneath the property are relatively new and were installed between 1963 and 1993. These lines were installed in the modern era of pipe manufacturing and construction. The standards required pressure testing of each length of pipe to at least 90% of the SMYS at the pipe mill to ensure safe operation. In addition, the current plan is to relocate the 12-inch natural gas pipeline beneath Capital Parks Drive. This would result in the oldest pipeline (installed in 1963) being replaced with new pipe. Although the Chevron pipeline, which was installed in 1945, was likely constructed using ERW seams, Federal regulations require that this be addressed in the integrity assessment part of the Integrity Management Plan (IMP).

Routine maintenance and inspections of these pipelines are conducted in accordance with CPUC General Order 112-E and 49 CFR Part 192 regulations for the natural gas pipelines and by 49 CFR Part 195 regulations and the California Pipeline Safety Act of 1981 for the crude oil pipeline. No concerns have been identified with respect to weld or material defects. Therefore, the potential for pipeline failure due to weld or material defects is considered to be low to moderate.

Ground Movement. The potential for ground movement in the vicinity of the site is related to the probability and impact of a strong earthquake or liquefaction. The site is not within an Alquist-Priolo Earthquake Fault Zone. No active faults are located in the immediate vicinity of the project site. The nearest active fault is the Greenville Fault, which is located approximately 8 miles to the southwest (J House Environmental, 2004). The potential for surface fault rupture in the vicinity of the site is considered to be very low.

The site is considered to be in a region of moderate to high seismicity, due to the proximity of the San Andreas and Great Valley fault systems. A horizontal peak ground acceleration (PGA) at the site is estimated to be 0.5g (10 percent probability of being exceeded within a 50-year period). This is considered to be a moderate earthquake hazard (ALA, 2005). A geotechnical report conducted for the property immediately north of Cordes Ranch indicated that the potential for liquefaction to occur was very low, due to the presence of dense soils and the absence of shallow groundwater (Kleinfelder, 2002).



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In summary, the overall potential for ground movement to impact the pipelines at the site is considered to be low. Although the pipelines are in an area of moderate seismicity, the potential for surface fault rupture is very low and there is a very low probability of liquefaction.

The California Department of Education (CDE) has developed a methodology for determining the risk associated with natural gas and hazardous liquid pipelines to be used when siting new schools (CDE, 2007). Based on a detailed analysis of pipeline incident data, the predicted failure probability rates used in the CDE methodology are:

- 1.2E-04 releases per mile per year for natural gas transmission pipelines
- 2.3E-03 releases per mile per year for crude oil pipelines

Given that the longest PG&E pipeline easement that crosses the property is 2.2 miles, this is equivalent to an on-site release of natural gas occurring once every 3,800 years or an on-site release of crude oil occurring once every 200 years.

2.5 BUILDING SETBACKS AND ZONING

2.5.1 Setbacks

Setbacks refer to minimum distances from a pipeline within which permanent structures, such as houses or buildings, are prohibited. The primary goal of pipeline setbacks is to protect pipelines from third party damage, thus reducing the likelihood of pipeline ruptures, with resulting injuries and property damage. There are no Federal or California regulations that establish a minimum setback requirement. However, there are various guidelines that have been promulgated by industry, pipeline operators, and advocacy groups.

Pipeline operators prefer a setback distance of at least 25 feet in order to facilitate access to the pipeline during installation or for maintenance/repair activities. In order for an operator to inspect and repair a pipeline, it is necessary to bring in a backhoe or excavator, remove the topsoil, and dig a trench with sufficient sloping of the sides to meet work safety requirements. A setback of 25 feet is a practical minimum distance for safe and efficient operation without encroaching on the landowner's property.

The Transportation Research Board (TRB) report *Transmission Pipelines and Land Use – A Risk-Informed Approach* (2004) indicates that the most common practice by local governments is to require setbacks of 25 feet. The American Petroleum Institute (API) recommends setbacks of 50 feet from petroleum and hazardous liquid pipelines for new homes, businesses, and places of public assembly (API, 2003). It also recommends 25 feet for garden sheds, septic tanks, and water wells and 10 feet for mailboxes and yard lights. If the purpose of setbacks is to minimize the potential for third party damage to the pipelines, then the setbacks for natural gas transmission pipelines should be the same.

In 2000, following the 1999 Olympic Pipeline tragedy in Bellingham, the Washington state legislature directed the Municipal Research and Services Center (MRSC) to draft model franchise ordinances for natural gas and hazardous liquid transmission pipelines, and also a model ordinance for setbacks from those major energy pipelines. This “model ordinance” recommends setback requirements from gas transmission pipelines and hazardous liquid pipelines for general residential, commercial, and industrial buildings shall be a minimum of 50 feet (MRSC, 2013). They also specify that the setback distance shall be measured from the nearest edge of the pipeline corridor. These model ordinances can be used by local governments for planning new development near existing pipelines.



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The City of Austin, TX has developed an aggressive ordinance regarding development near hazardous pipelines. The ordinance prohibits new construction and/or buildings within 25 feet of a hazardous pipeline and requires stricter building and fire protection codes for buildings within 200 feet of a pipeline. The ordinance also forbids new structures requiring extra evacuation assistance, such as schools and hospitals, within 500 feet of a pipeline.

Bakersfield Municipal Code prohibits habitable portions of structures within 50 feet of a high pressure natural gas transmission line that operates at 250 psi or more. In addition, no habitable structure shall be built within 40 feet of a hazardous liquid pipeline, and no habitable structure shall be built within 30 feet of a crude oil pipeline. San Bernardino County has established a minimum setback of 15 to 25 feet from the centerline of gas pipelines for all buildings and structures. They typically use 25 feet as the basic setback.

A search of the literature did not find any setback distances that were developed on the basis of risk. This would be difficult to accomplish because setbacks based on some level of risk assessment would be complex in order to account for variations in product, pipe diameter, pressure, depth of cover, and pipeline age. Setbacks based on this approach would have to be very wide to minimize the risk for a high consequence but low probability event. Local governments typically prefer simple, rather than complex, regulatory approaches.

In summary, the existing setback ordinances or recommendations typically range from 25 to 50 feet. Because the precise location of a pipeline within an easement is not always known, it is prudent to measure the setback from the edge of the pipeline easement.

2.5.2 Zoning and Risk-Based Design

Natural gas pipelines incorporate a risk-based design that evaluates pipeline wall thickness and operating stress levels (defined as a percentage of the SMYS) to the density of development along the pipeline. This approach results in four location classes as defined in the following table:

<i>Class</i>	<i>Description</i>	<i>Building Density¹</i>	<i>Stress, % of SMYS</i>	<i>Test to Operating Pressure Ratio</i>
1	Rural, unpopulated	<11 buildings	72% max	1.1
2	Outskirts of populated area	11 to 45 buildings	60% max	1.25
3	Developed suburbs and commercial areas	46+ buildings	50% max	1.5
4	Urban, heavy traffic, tall buildings	Buildings > 3 stories high	40% max	1.5

¹Building density defined as the number of buildings intended for human occupancy within a reference area of ¼ mile wide and 1 mile long centered along the pipeline

The Cordes Ranch area is currently designated as Class 1 corresponding to rural land use. Once buildout of the specific plan has occurred, Cordes Ranch will likely be designated as Class 3. In accordance with 49 CFR 192 regulations, PG&E will be required to conduct a technical study to support the change in class designation for these pipelines within the Cordes Ranch specific plan. When an area adjacent to an existing Class 1 or Class 2 pipeline becomes Class 3, the operating pressure of the pipelines must be revalidated for the new class designation by retesting the pipe to a higher margin above its operating stress or by replacing it with heavier-wall or stronger-grade pipe. However, the pipeline does not need to be retested or replaced if the pipeline was previously tested to a sufficiently high margin, and the change in class is only one class increment (i.e, from Class 1 to Class 2).



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The 3-inch and 36-inch natural gas pipelines within the Cordes Ranch property currently operate as Class 1 lines; the 12-inch and 26-inch natural gas pipelines are operating as Class 2 lines. The 12-inch and 26-inch pipelines could be changed to a Class 3 designation since the change is only one-class increment and the pipelines were previously tested to 1.5 times the current MAOP. In addition, relocation of the 12-inch pipeline beneath Capital Parks Drive would likely result in pipeline replacement that would meet Class 3 requirements.

For the 3-inch and 36-inch natural gas pipelines, PG&E would have to apply to PHMSA for a waiver to operate more than “one Class out” contingent on the pipelines meeting criteria for construction and condition and PG&E implementing integrity management practices to assure that overall risk levels are no greater than what was occur with pipeline replacement. The other option is pipeline replacement.

Development of Cordes Ranch would also result in the area being designated as a High Consequence Area (HCA). Natural gas pipelines within an HCA must have formal Integrity Management Plans (IMPs), which include the following elements:

- Identification of HCAs
- Determination of the length of pipeline segments affecting HCAs
- Consideration of all pipeline attributes with respect to integrity threats
- Performing risk assessments to identify risk-driving factors, prioritizing HCA pipeline segments for condition assessment, selecting assessment methods, and weighing mitigation strategies
- Assessing the condition of the HCA pipeline segment with respect to the identified integrity threats
- Responding to conditions identified by the condition assessment within specified time limits
- Developing long-term mitigation strategies to lower risk associated with identified integrity threats
- Repeating assessments at time specified intervals
- Developing plans for management of change, measurement of program effectiveness, continuous improvement, and communication.



This provision applies to any pipeline segment adjacent to or which could affect an HCA. Two methods can be used to identify HRA pipeline segments. PG&E uses Method 2 to identify HCA areas, which is defined as any area where there are 20 or more buildings intended for human occupancy within the Potential Impact Radius (PIR). The PIR is defined as $R = 0.69D(P)^{0.5}$, where R = radius is feet, D is the pipe diameter in inches, and P is the pipeline operating pressure in psig. The PIRs for the pipelines on the Cordes Ranch property are as follows:

<i>Pipeline</i>	<i>Pipeline Diameter (in)</i>	<i>Pipeline Pressure (psig)</i>	<i>Calculated PIR (ft)</i>
002	26	890	535
401	36	1040	801
304	12	825	238
222	3	1040	67

The PIR is related to the radiant heat intensity that a person would be exposed to at the edge of the radius and corresponds to a 99% survival rate or 1% fatality rate in the event that the pipeline was to rupture and the released gas was ignited. The purpose of the PIR is to define pipeline segments that fall within the HCA zone; these segments warrant a higher standard of scrutiny and inspection as specified in the IMP. The PIR is not meant to be used to define setback distances because it only considers the consequences of an event without accounting for the probability of occurrence, but is used solely to define the locations of the HCAs.

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HCA for hazardous liquid pipelines are defined differently, because releases of gasoline or crude oil can spread over land and water, flowing down valleys or waterways and resulting in a risk some distance from the original release point. Identification of HCAs for hazardous liquid pipelines focuses on populated areas, drinking water sources, and unusually sensitive ecological resources. Consequently, a higher percentage of hazardous liquid pipelines are considered to have the potential to impact HCAs.

2.6 RISK ANALYSIS

Risk is made up of two factors, both of which need to be carefully considered in determining how risky an activity may be. One factor is the probability that an event will occur (i.e., the chance that a pipeline will rupture or leak) and the other factor is the possible consequences if it does. People tend to underestimate common risks, such as motor vehicle accidents and smoking, and overestimate the risk of events that have a very low probability of occurrence but can result in large consequences, such as airplane crashes or pipeline ruptures. It is possible to reduce the risk from pipelines by reducing the probability of pipeline incidents through proper pipeline operation and maintenance and integrity management programs, but it is more difficult to reduce the consequences of pipeline events, which are related to pipeline diameter and operating pressure. From the pipeline historic incident databases, it is fairly clear that the probability of a pipeline failing at any particular spot is very, very small but the consequences can be huge and can involve serious injury or death, depending on the circumstances of the incident.

To determine whether a pipeline easement of 25 feet would be protective to workers and occupants at the Cordes Ranch development, a risk analysis was conducted. The California Department of Education's (CDE's) pipeline protocol for determining individual risk at new school sites was used for this analysis (CDE, 2007). The purpose of the CDE protocol is to evaluate whether natural gas and/or hazardous liquid pipelines pose an unreasonable safety hazard to students and staff at a school campus. The protocol uses historic data to estimate the probability of a pipeline failure and product release, as well as models to determine the consequences of a pipeline incident, considering fatality probabilities for difference exposure scenarios (pool fire, flash fire, flammable vapor cloud) and school attendance hours. The result is an estimate of individual risk, which is compared to a significance threshold of one in a million (1.0×10^{-6}). If the estimated risk is less than one in a million, then no significant safety hazard is predicted. The CDE methodology was modified for this assessment to account for worker exposure rather than school attendance, assuming an individual would be present at the site for 8 hours a day and 365 days per year, resulting in a 33% occupancy rate.

Two accident scenarios were evaluated: 1) a rupture or large volume release equal to the pipeline's diameter, and 2) a leak or small volume release from a 1-inch diameter hole. Three potential consequences were evaluated for each accident scenario: 1) jet flame or pool fire, 2) flash fire from a flammable vapor cloud, and 3) explosion. For this assessment, it was assumed that a receptor would be standing at a distance of 25 feet from the pipeline (i.e., the proposed setback distance). The USEPA approved computer model ALOHA (Areal Locations of Hazardous Atmospheres) was used to determine the hazards from each accident scenario (USEPA, 2006).

The results are provided in Appendix A and summarized herein:

- 26-Inch Natural Gas Pipeline – 2.0×10^{-7}
- 36-Inch Natural Gas Pipeline – 3.0×10^{-7}
- 18-Inch Crude Oil Pipeline – 2.6×10^{-7}
- 12-Inch Natural Gas Pipeline – 9.1×10^{-8}
- 3-Inch Natural Gas Pipeline – 3.9×10^{-8}



2. Pipeline Safety Assessment

The calculated individual risk for each pipeline is less than the significance threshold of 1.0×10^{-6} and the total individual risk for all pipelines is 8.9×10^{-7} , which also is less than the significance threshold. Therefore, a 25-foot easement for all the pipelines that exist on the property would be protective of the workers and occupants for the Cordes Ranch development.

These results are consistent with the risk analysis provided in the *Mountain House Specific Plan III*, which evaluated three of the same pipelines (the 26- and 36-inch natural gas pipelines and 18-inch crude oil pipeline) for the property just north of Cordes Ranch and I-205. They found that there were no siting constraints or additional setbacks required for the pipelines within the PG&E easement for the proposed office/commercial/light industrial land uses (J. House Environmental, 2004).

2.7 SUMMARY AND RECOMMENDATIONS

Pipeline incidents are infrequent, although they can and do occur. However, most reportable pipeline incidents do not involve casualties. Only 3% of hazardous liquid incidents and only 11% of natural gas transmission line incidents result in injury or death (OPS, 2010). And less than half of these percentages involve injury or death to the general public. Most injuries or deaths are incurred by pipeline operator employees or contractors working in the pipeline right-of-way.

The pipeline risk analysis indicates that the estimated annual individual risk for the planned land uses at the Cordes Ranch property is less than 1.0×10^{-6} , assuming a 25-foot setback from the pipelines.

2.7.1 Summary

- There are four natural gas pipelines and one crude oil pipeline that traverse the Cordes Ranch property, ranging in diameter from 3 inches to 36 inches
- The pipelines are similar to a large number of pipelines making up the pipeline transportation infrastructure in California and throughout the US and have been evaluated by others for proposed development projects to the north and south
- The gas pipelines are relatively new, ranging in age from 1962 to 2001, and are in sound condition, based on the results of recent integrity assessments and in-line inspections
- The crude oil pipeline was constructed in 1945 but is regularly inspected and assessed for its integrity in accordance with Federal regulations. No incidents have been reported along this pipeline in the vicinity of the site except for third party excavation damage
- The pipelines are expected to continue to operate reliably and safely as the pipeline operators conduct periodic inspections and integrity assessments in accordance with Federal and State regulatory requirements
- The pipelines are exposed to a limited range of potential integrity threats which are mitigated by pipeline operating practices, such as regular inspections and corrosion controls, and the location of the pipelines within easements that limits the potential for third party excavation damage
- The pipelines do not impose hazards to persons occupying the Cordes Ranch development above and beyond those which are commonly present and associated with the same pipelines already in place in adjacent communities. The pipeline present lower risk compared to many other societal risks, such as motor vehicle accidents, household accidents, disease, or crime



2. Pipeline Safety Assessment

- Building setbacks from pipelines are not required by Federal or State regulations nor are they incorporated in the City of Tracy zoning standards. However, proposed site development plans will incorporate a 25-foot setback to further reduce risk and the potential for third-party damage.

2.7.2 Recommendations

The recommendation for the Cordes Ranch Specific Plan is to minimize pipeline risk by incorporating a minimum 25-foot easement for all pipelines within the property and maintain this easement as public space. The 12-inch natural gas pipeline would be relocated beneath the newly constructed Capital Parks Drive, which will be a 4-lane arterial that is 99 feet wide with 25 feet of landscaping on either side of the road. This will ensure that the pipeline is at least 25 feet from the developable portions of the property.

For the three pipelines within the 50-foot easement that crosses the property, it is recommended that an additional 20 feet on the southwest side of the easement and an additional 15 feet on the northeast side of the easement be dedicated as a setback zone with land use as either open space or landscaping. The reason for the additional setback distance is that the Chevron crude oil pipeline is only 6 feet from the west edge of the easement and the 36-inch natural gas pipeline is only 10 feet from the east edge of the easement. This would ensure that there is a 25-foot separation or setback from the centerlines of the pipelines and potential habitable structures.

For the 3-inch natural gas pipeline contained within the 22-inch pipeline, there currently exists a 65-foot easement. Although the configuration of this pipeline within a larger pipeline provides secondary containment, it is recommended that a 25-foot setback also be implemented for this pipeline. Because the alignment of the pipeline is only 7.5 feet from the edge of the right-of-way, it is recommended that an additional 20 feet on the southeasterly side of the ROW be dedicated as a setback zone with land use as either open space or landscaping. This would result in a 25-foot separation from the centerline of the pipeline to any occupied land use.

In addition, it is recommended that to the extent feasible, parking lots, landscaping, driveways, and green space should be located adjacent to the pipeline easements and buildings should be located at greater distances from the easement, if possible.

It is also recommended that the project developer and the City of Tracy work with PG&E and Chevron to develop a plan to minimize potential impacts to the pipelines by implementing the following:

- Incorporate designated land uses over the pipeline easement, such as green space, to minimize the potential for damage
- Prominently mark the line locations prior to site development, maintaining markings throughout the development process, and installing final markings after the work is complete
- Communicate with the pipeline operators when plans call for excavation or utility trenching near the pipelines
- Institute measures that all contractors must initially pothole or hand dig to the proposed depth of the utility trench or excavation if within 25 feet of the pipeline easement
- Evaluate in consultation with the pipeline operators whether heavy construction vehicles with axle loads less than 15,000 pounds would create stress on the pipelines at their burial depths when crossing the lines or easements. Establish temporary fill or other protective measures as needed and establish permanent crossing areas for vehicles \geq 15,000 pounds



2. Pipeline Safety Assessment

- Avoid placing new utilities and services within the pipeline easement and minimize utility crossings over the pipeline easements to the extent feasible.

Other measures for reducing risk suggested in the Pipelines and Informed Planning Alliance (PIPA) recommended practices document should be incorporated, as described below:

- Select landscaping vegetation with shallow root structures within the 25-foot setback area to avoid damaging pipeline coatings
- Avoid planting trees that prevent direct observation of the pipelines by aerial patrol
- Manage storm water runoff to prevent erosion of the pipeline bedding
- Consider accessibility to pipeline personnel and first responders in the event of an emergency
- Incorporate escape routes from areas within the Potential Impact Radius (PIR).

Finally, an emergency contact list should be maintained with phone number of local police, fire departments, and pipeline operators (PG&E and Chevron). Communication should be established with PG&E and Chevron so that the property occupants are notified if excavation or maintenance activities for the pipelines are planned within the Cordes Ranch Specific Plan boundaries. Any roadwork or underground utility work that involves digging in or near the pipelines should be reported to PG&E or Chevron to ensure that they are aware of these activities. Similarly, any odors or leakage from the pipelines also should be reported immediately to the pipeline operators and local emergency response personnel.



3. References

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2. American Lifelines Alliance, 2005. *Seismic Guidelines for Water Pipelines*. Dated March 2005.
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4. California Department of Education (CDE), 2000. Resources for School Facilities Planning, School Selection and Approval Guide. Prepared by School Facilities Planning Division, CDE, Sacramento, CA.
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11. Office of Pipeline Safety (OPS), 2010. *Building Safe Communities: Pipeline Risk and its Application to Local Development Decisions*. US Department of Transportation, Pipeline and Hazardous Materials Safety Administration. Dated October 2010.
12. Pacific Gas & Electric Company (PG&E), 2013. Email correspondence and maps provided by Mr. Neil Flemmer, Pipeline Engineer, PG&E to Mr. Steven Bush, Project Scientist, The Planning Center/DC&E dated February 20, 2013.
13. Pipeline and Hazardous Materials Safety Administration (PHMSA), 2013. *California Significant Incident Listings*. Website: <http://primis.phmsa.dot.gov/comm/reports/safety/>
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Figures



Site Location and Pipeline Map

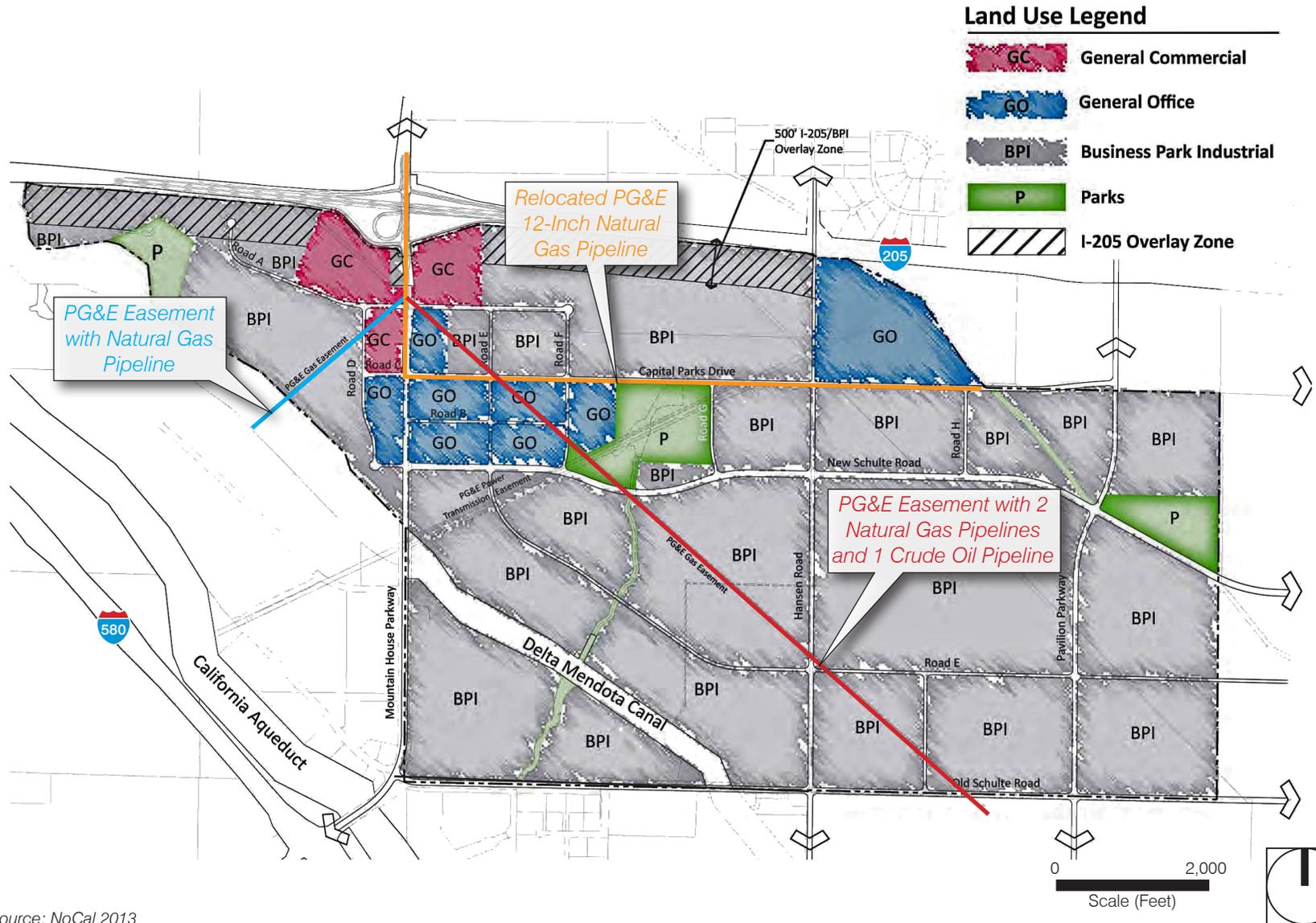


Basemap Source: Google Earth 2013

Pipeline Safety Assessment
Cordes Ranch Specific Plan – City of Tracy

The Planning Center | DC&E • **Figure 1**

Zoning Districts and Pipeline Locations



Basemap Source: NoCal 2013

Appendix A. Agency Correspondence and Risk Calculations



Agency Correspondence



Cathy Fitzgerald

To: Steve Bush
Subject: RE: Cordes Ranch Drawing

From: Flemmer, Neil [<mailto:NCF6@pge.com>]
Sent: Thursday, February 21, 2013 9:47 AM
To: Steve Bush
Subject: RE: Cordes Ranch Drawing

Steve,

See my responses in **red** below.

Thanks.

NEIL FLEMMER, P.E.
PIPELINE ENGINEER
PACIFIC GAS & ELECTRIC
CELL: (925)979-8575
OFFICE: (925) 974-4289
FAX: (925)974-4271



From: Steve Bush [<mailto:sbush@planningcenter.com>]
Sent: Wednesday, February 20, 2013 3:29 PM
To: Flemmer, Neil
Subject: RE: Cordes Ranch Drawing

Hi Neil,

Thank you for the response and pipeline map. I have some additional questions regarding the pipeline map. I just left you a message, but it's probably easiest to just list the questions here:

1. Is there a 20-inch NG pipeline running parallel to the 3-inch line? An unofficial pipeline figure we have received from our client depicts a 2nd pipeline running parallel to the 3-inch line, so I just want to clarify whether there is a 2nd line there or not. Maybe it's been abandoned or idled.

Line 222 (3") is inserted in a deactivated portion of Line 107, which is 22" in diameter.

2. How wide are the easements for the 3-inch, 12-inch, and 10-inch pipelines? We have that the easement width of the 26-inch and 36-inch pipelines is 50 feet.

Give me a few days to have the easement documents pulled and I will get back to you on this.

And for all 5 depicted pipelines:

2. Year of construction of the pipelines?

Line 002 – 1972

Line 162A - 2004

Line 222 - 2001

Line 304 - 1963

Line 401 - 1993

3. Approximate depth of pipeline cover? (estimate from as-built maps is fine)

All pipelines were installed with minimum depth of cover requirements outlined in CFR 192. But, the only reliable way to know depth-of-cover is to pothole or probe for each of the lines. Due to settlement, erosion, farming, etc. depth of cover can change significantly after the pipeline has been constructed.

5. If possible, locations (or distance) to closest upstream and downstream shut off valves for each pipeline.

We can't disclose exact valve locations, but our valves are spaced in compliance with CFR 192. If the class of the pipelines change, we will need to change our valve spacing to comply with the new class.

If you have any questions, please don't hesitate to give me a call.

Regards,
Steven Bush, EIT
Scientist

THE PLANNING CENTER | DC&E
9841 Airport Boulevard Suite 1010 | Los Angeles CA 90045
310.670.9221 | 310.670.9512 (f)
sbush@planningcenter.com
www.planningcenter.com | www.dceplanning.com

From: Flemmer, Neil [<mailto:NCF6@pge.com>]
Sent: Wednesday, February 20, 2013 2:09 PM
To: Steve Bush
Subject: Cordes Ranch Drawing

Steve,

Here is the drawing that you requested. Let me know if you have any questions.

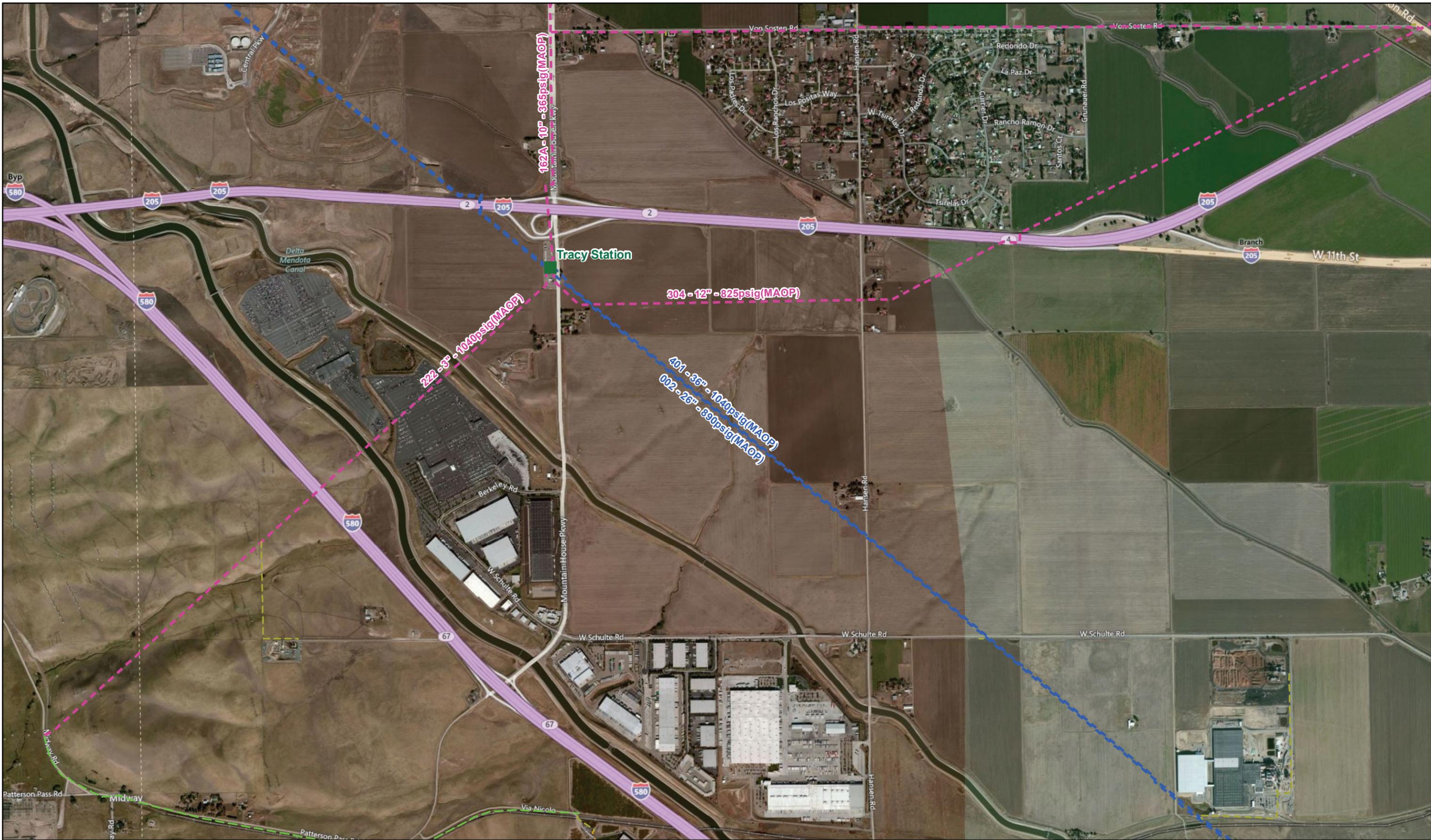
Thanks.

NEIL FLEMMER, P.E.
PIPELINE ENGINEER
PACIFIC GAS & ELECTRIC
CELL: (925)979-8575
OFFICE: (925) 974-4289
FAX: (925)974-4271



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To learn more, please visit <http://www.pge.com/about/company/privacy/customer/>

PG&E is committed to protecting our customers' privacy.
To learn more, please visit <http://www.pge.com/about/company/privacy/customer/>



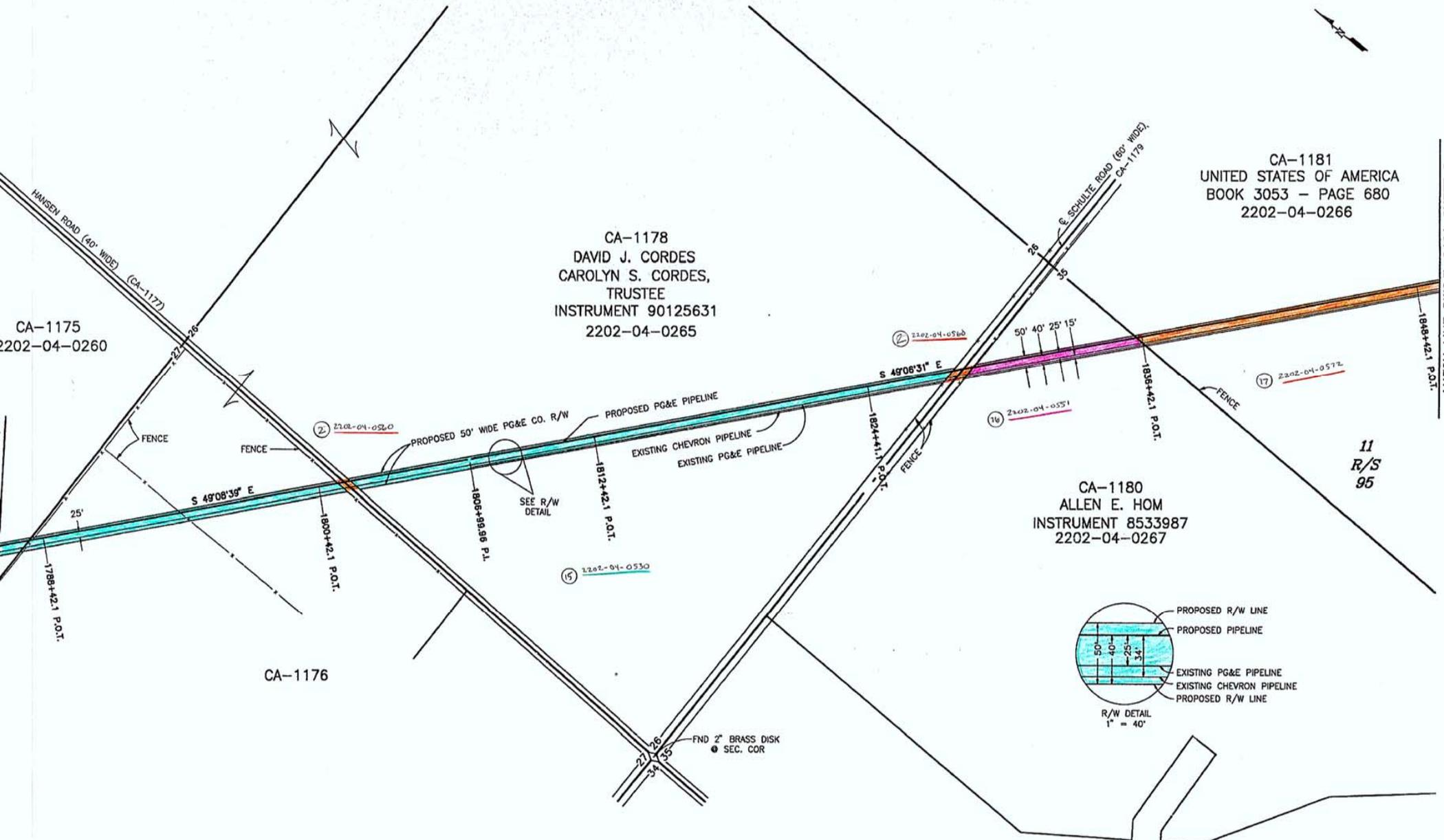
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T-2-S, R-4-E, MDB&M

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UNITED STATES OF AMERICA
BOOK 3053 - PAGE 680
2202-04-0266

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DAVID J. CORDES
CAROLYN S. CORDES,
TRUSTEE
INSTRUMENT 90125631
2202-04-0265

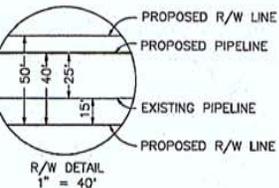
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R/S
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SAN JOAQUIN COUNTY, CALIFORNIA
T-2-S, R-4-E, MDB&M



10
P.M.
87

CA-1175

CA-1173
AMERICAN BUILDING COMPONENTS
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2202-04-0263

CA-1172
STANDARD PACIFIC GAS LINE INC.
BOOK 1576 PAGE 589
2202-04-0270
2202-04-0263

CA-1174
DAVID J. CORDES
CAROLYN S. CORDES,
TRUSTEE
INSTRUMENT 90125631
2202-04-0263
2202-04-0260

CA-1169
CARL J. HOLDENER
ELIZABETH S. HOLDENER
BOOK 2976 PAGE 495
2202-04-0430
2202-04-0446
2202-04-0263

ED	CHG.	DISTRIBUTION	CHG.

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ALIGNMENT SHEET #8677063B
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APPROVED BY	AUTHORIZATION
	GE 155617-8
BY	UD
DR.	UD
O.K.	UD
DATE	10/04/91

PGT-PG&E PIPELINE EXPANSION PROJECT	
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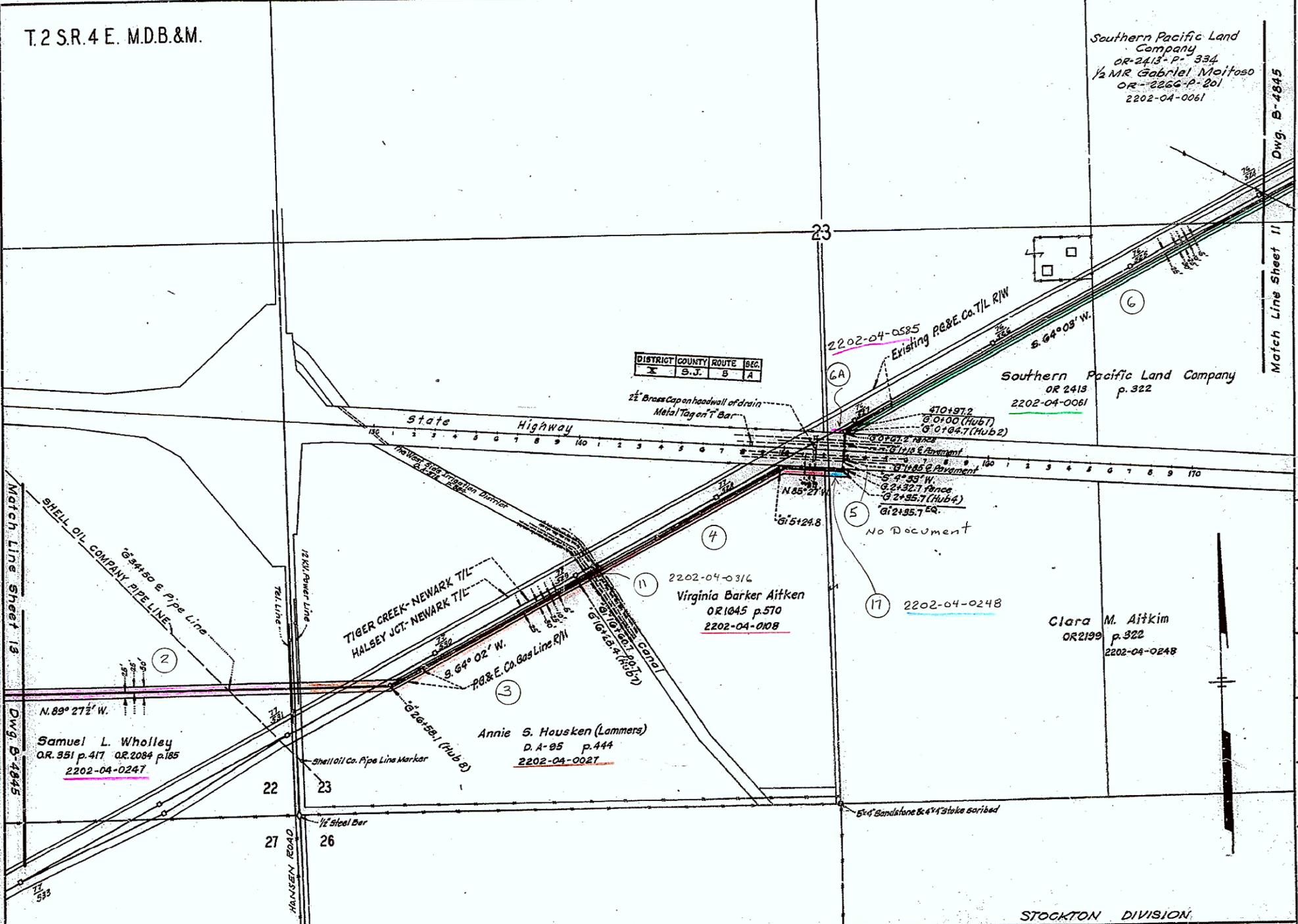
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T.2 S.R.4 E. M.D.B.&M.

Southern Pacific Land Company
 OR-2413-P-334
 1/2 MR Gabriel Moifoso
 OR-2266-P-201
 2202-04-0061

Match Line Sheet 11 Dwg. B-4845



DISTRICT	COUNTY	ROUTE	SEC.
X	S.J.	B	A

2" Brass Cap on headwall of drain
 Metal Tag on T Bar

12KV Power Line

1/2 Steel Bar

5x4 Sandstone 8x4 1/2 stake scribed

2202-04-0585 Existing P&E Co. T/L R/W

2202-04-0316 Virginia Barker Aitken
 OR1045 p.570
 2202-04-0108

2202-04-0248 Clara M. Aitkim
 OR2199 p.322
 2202-04-0248

2202-04-0247 Samuel L. Wholley
 OR.351 p.417 OR.2084 p.185
 2202-04-0247

2202-04-0027 Annie S. Housken (Lammers)
 D.A-85 p.444
 2202-04-0027

2202-04-0061 Southern Pacific Land Company
 OR 2413 p.322

SAN JOAQUIN COUNTY

SEARCHES	SEC.	COMPS.	SEC.	FIELD BOOK	SEC.	NO.	DATE	DESCRIPTION	APPRD.
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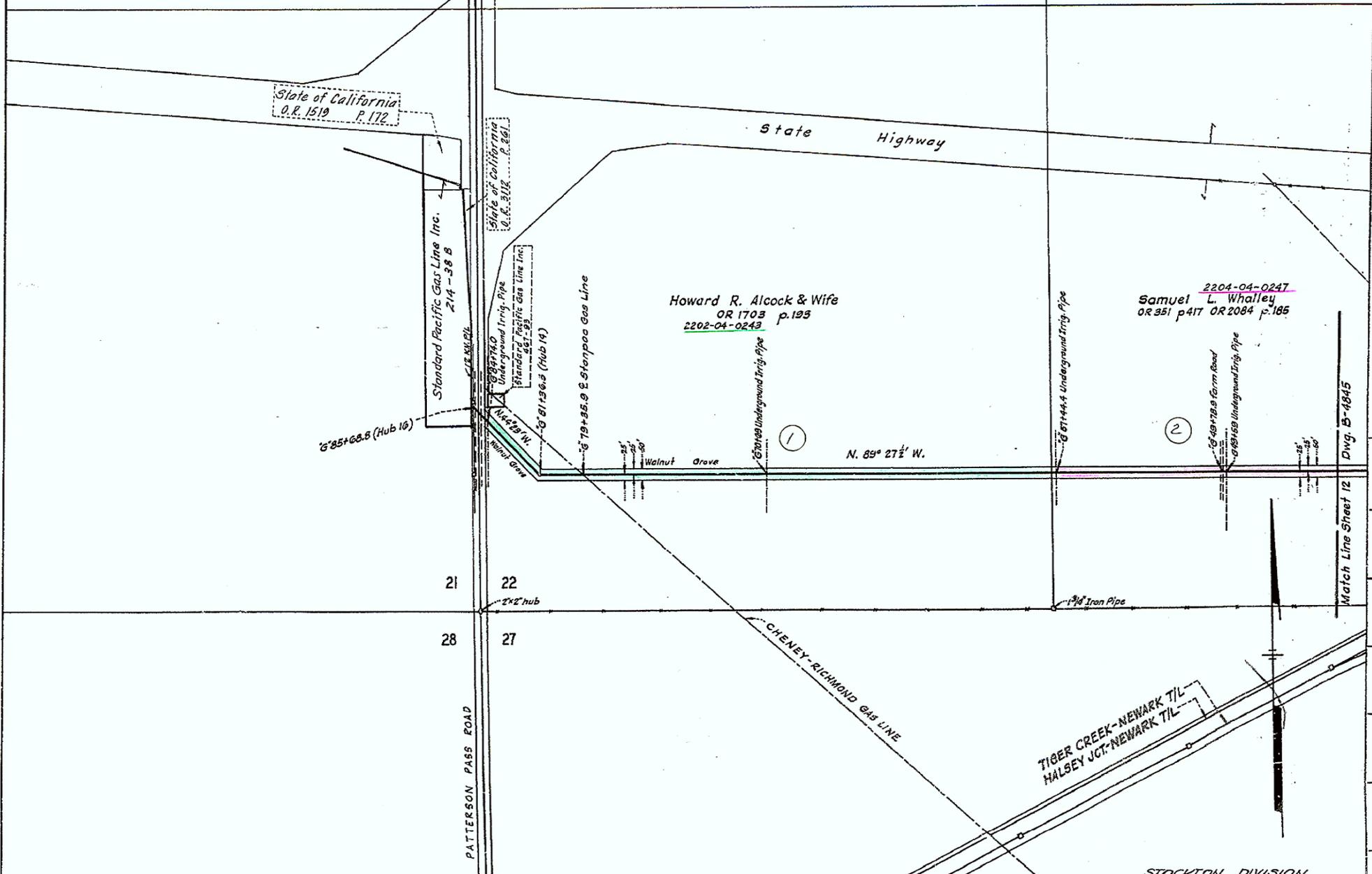
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	BY K. Brantley
	DR. A.H.P. TR. AL
	CH. G.F.H.
	O.K. G.F.H.
	DATE 7-9-62
	SCALES 1"=800'

STOCKTON DIVISION

**LATHROP-TRACY
 REGULATING STATION
 GAS LINE**

PACIFIC GAS AND ELECTRIC COMPANY
 SAN FRANCISCO, CALIFORNIA

PROFILE NUMBER
SUPERSEDES SUPERSEDED BY
SHEET NO. 12 of 18 SHEETS
DRAWING NUMBER
B-4845
CHANGE
2



21
28

22
27

PATTERSON PASS ROAD

SAN JOAQUIN COUNTY

SEARCHES	SEC.	COMPS.	SEC.	FIELD BOOK	SEC.	NO.	DATE	DESCRIPTION	APPRD.
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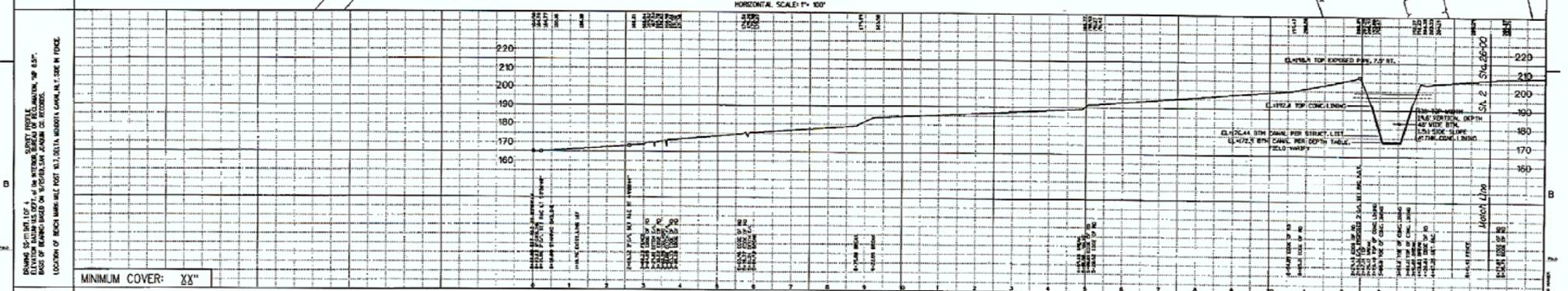
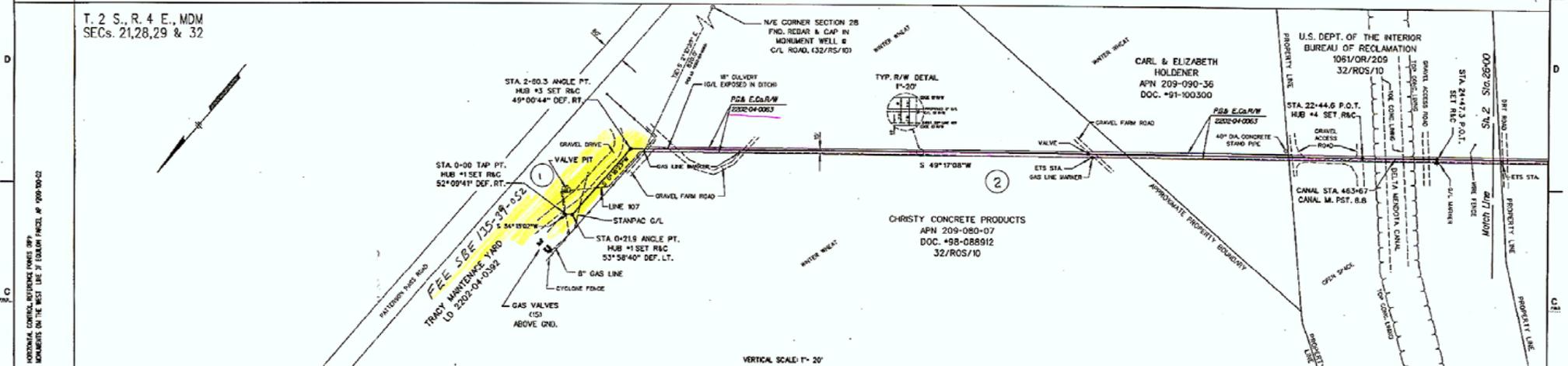
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	O.K. C.F.H.
	DATE 7-9-82
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**LATHROP-TRACY
REGULATING STATION
GAS LINE**

PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

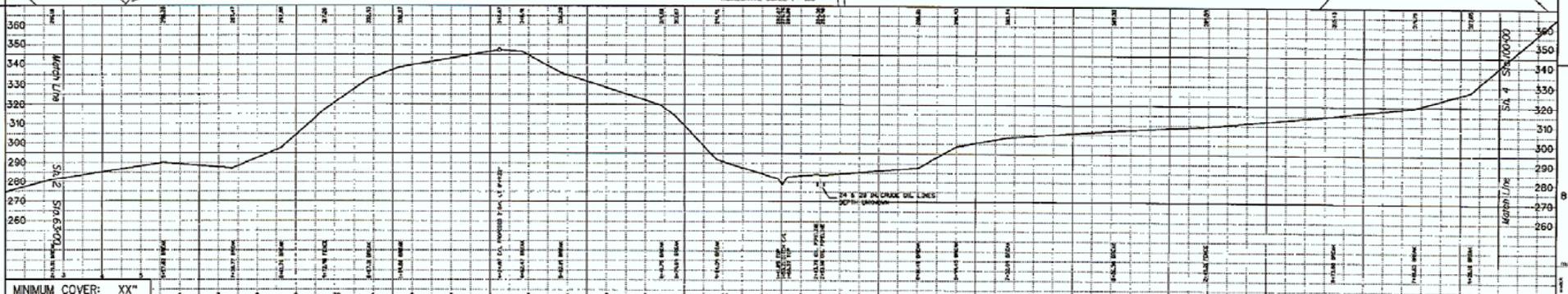
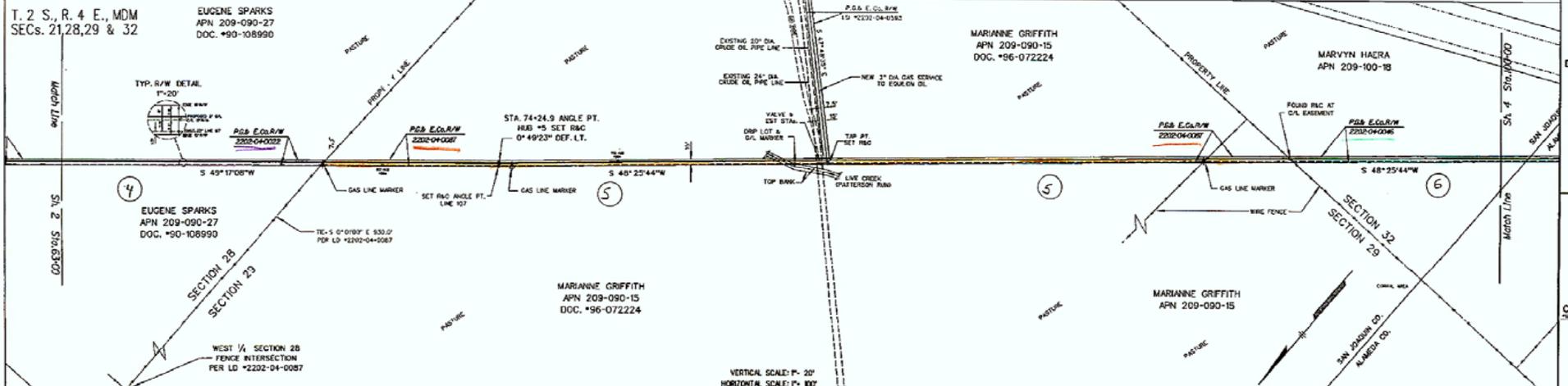
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ITEM NO.	DESCRIPTION	ITEM NO.	DESCRIPTION
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4	WELD INSPECTION HAS STD-40+ CHROMIUM	4	WELD INSPECTION HAS STD-40+ CHROMIUM
5	WELD INSPECTION HAS STD-40+ CHROMIUM	5	WELD INSPECTION HAS STD-40+ CHROMIUM
6	WELD INSPECTION HAS STD-40+ CHROMIUM	6	WELD INSPECTION HAS STD-40+ CHROMIUM
7	WELD INSPECTION HAS STD-40+ CHROMIUM	7	WELD INSPECTION HAS STD-40+ CHROMIUM
8	WELD INSPECTION HAS STD-40+ CHROMIUM	8	WELD INSPECTION HAS STD-40+ CHROMIUM
9	WELD INSPECTION HAS STD-40+ CHROMIUM	9	WELD INSPECTION HAS STD-40+ CHROMIUM
10	WELD INSPECTION HAS STD-40+ CHROMIUM	10	WELD INSPECTION HAS STD-40+ CHROMIUM

EXISTING PIPE SPECIFICATIONS

PIPE SIZE: _____

WALL THICKNESS: _____

WELDING INSPECTED BY: _____

INSPECTOR: _____

NOTE: SEE CONTRACT TEST PRESSURE REQUIRE FOR STATIC HEAD PRESS. CALCULATION.

CALL BEFORE YOU DIG
1-800-227-2600
(UNDERGROUND SERVICE ALERT)

WELDING INSPECTED
BY: _____
INSPECTOR: _____

NOTE: SEE CONTRACT TEST PRESSURE REQUIRE FOR STATIC HEAD PRESS. CALCULATION.

WELDING INSPECTION REQUIREMENTS

WELDING INSPECTION IS TO BE PERFORMED IN ACCORDANCE WITH GAS PIPING AND WELDING REQUIREMENTS AS SET FORTH IN THE SPECIFICATIONS AND TO BE PRINTED IN ACCORDANCE WITH THE SPECIFICATIONS.

ALL WELD JOINTS OF GAS PIPING AND FITTINGS ARE TO BE WELDED IN ACCORDANCE WITH THE SPECIFICATIONS.

WELD JOINTS SHALL BE WELDED IN ACCORDANCE WITH GAS PIPING AND WELDING REQUIREMENTS AS SET FORTH IN THE SPECIFICATIONS.

NOTES:

1. GAS PIPE AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATION WORK.
2. LOCATION OF EXISTING UTILITIES AND APPROXIMATE DEPTH SHALL BE SHOWN ON THE DRAWING AND SHALL BE VERIFIED BY FIELD CHECK.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE DONE TO THE FIELD CHECK.
4. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE DONE TO THE FIELD CHECK.
5. ALL WELDS SHALL BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE DONE TO THE FIELD CHECK.

NO.	DATE	DESCRIPTION	REVISION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

REFERENCE DRAWINGS:

702040

LINE 107

TRUCK STATION TO WARD DRIVE
SAN JOAQUIN ALAMEDA COUNTIES - STOCKTON DIV.
GAS SUPPLY

PACIFIC GAS AND ELECTRIC COMPANY
SAN FRANCISCO, CALIFORNIA

DATE: 04/10/00
DRAWN: JLM
CHECKED: JLM
APPROVED: JLM

SHEET NO. 3 OF 4
REV. 1

LD 2202-04-0606

2000-3503S (06-01-043) 7 01 5
Line 107/Line 222 (Tracy Sta - Telsa Sub)

AFTER RECORDING, RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
245 Market Street, N10A, Room 1015
P.O. Box 770000
San Francisco, California 94177

DOC # 2003-269761
11/21/2003 11:27A Fee:25.00
Page 1 of 7 Doc T Tax Paid
Recorded in Official Records
County of San Joaquin
GARY W. FREEMAN
Assessor-Recorder-County Clerk
Paid by SHOWN ON DOCUMENT



Location: City/Uninc
Recording Fee \$ 22-
Document Transfer Tax \$ 2.75

Computed on Full Value of Property Conveyed, or
 Computed on Full Value Less Liens & Encumbrances
Remaining at Time of Sale

Barbara Collegno
Signature of declarant or agent determining tax

AGREEMENT
MODIFYING AN EASEMENT

consideration
\$2500.00

RUTH J. SHATTUCK

hereinafter called first party, make this agreement with PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party, affecting the lands of first party, situate in the County of San Joaquin, State of California, and described as follows:

(APN 209-090-11)

The parcel of land described in the deed from Boyd L. Shattuck to Ruth J. Shattuck, dated October 1, 1975 and recorded in Book 4038 of Official Records at page 195, San Joaquin County Records

Second party is the owner of the following right of way and easement across first party's said lands:

The right of way and easement described in the deed from Mary E. Maloney to Pacific Gas & Electric Company, dated December 11, 1929 and recorded in Book of Official Records Volume 309 at page 27, San Joaquin County Records.

P.G.&E. CO.
COPY

This agreement is made for the purpose of:

- (a) increasing the width of said right of way and easement as described in said deed dated December 11, 1929 which crosses said lands;
- (b) acquiring certain additional rights.

NOW, THEREFORE, the parties hereto agree as follows:

- A. The portion of right of way and easement as described in said deed dated December 11, 1929 lying within the boundary lines of said lands shall be widened from a right of way and easement of the uniform width of 15 feet to a right of way and easement of the uniform width of 65 feet lying 7.5 feet on the southeasterly side and 57.5 feet on the northwesterly side of the line described in said deed dated December 11, 1929.
- B. Second party shall have the additional right from time to time to excavate for, install, replace (of the initial or any other size), maintain and use such underground wires, cables, conduits, appliances, fixtures and appurtenances, as second party shall from time to time elect for communication purposes.
- C. Second party shall have the right from time to time to trim and to cut down and clear away or otherwise destroy any and all trees and brush now or hereafter on said right of way and easement, as herein modified, and to trim and to cut down and clear away any trees on each side of said right of way and easement, as herein modified, which now or hereafter in the opinion of second party may be a hazard to the facilities installed hereunder by reason of the danger of falling thereon, or may interfere with the exercise of second party's rights hereunder; provided, however, that all trees which second party is hereby authorized to cut and remove, if valuable for timber or wood, shall continue to be the property of Grantor, but all branches, brush, and refuse wood shall be burned, removed, or chipped and scattered, by second party.
- D. Second party shall have the right to mark the location of said right of way and easement, as herein modified, by suitable markers set in the ground; provided that said markers shall be placed in fences or other locations which will not interfere with any reasonable use first party shall make of said right of way and easement, as herein modified.
- E. Second party shall have the right to install, maintain and use gates in all fences which now cross or shall hereafter cross said right of way and easement, as herein modified.
- F. First party shall have the right to use said right of way and easement, as herein modified, for purposes which will not interfere with second party's full enjoyment of the rights hereby granted; provided that first party shall not erect or construct any building or other structure, or drill or operate any well, or construct any reservoir or other obstruction within said right of way and easement as herein modified, or diminish or substantially add to



the ground cover over said facilities, or plant trees, shrubs or vines. First party shall not construct any fences within said right of way and easement without second party's written permission which shall not be unreasonably withheld.

- G. Second party shall indemnify first party against any loss and damage which shall be caused by any wrongful act or negligent act or omission by first party or of its agents or employees in the course of their employment, provided, however, that this indemnity shall not extend to that portion of such loss or damage that shall have been caused by first party's comparative negligence or willful misconduct.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration paid to first party by second party, the receipt of which is hereby acknowledged, the parties hereto agree that the right of way and easement set forth in said deed dated December 11, 1929 shall be modified in the manner and to the extent hereinbefore stated and first party does hereby grant to second party the rights necessary to effect such modification.

Except as expressly set forth herein, this agreement shall not in any way alter, modify, or terminate any provision of said deed dated December 11, 1929.



2003-269761
11/21/2003 11:27A
3 of 7

This agreement shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF the parties hereto have executed this agreement this 4 day of NOVEMBER, 2003.

First Party:

Second Party:

Ruth J. Shattuck

PACIFIC GAS & ELECTRIC COMPANY,
a California corporation



By 

GARBAGE BLOCK PER ADVISORY BULLETIN NO. 2002-06
Northern Region
Sacramento Land Service Office
Operating Department - Gas Transmission
T2S, R4E MDB&M (SE ¼ Sec 21, Sec 28, SE ¼ Sec 29, Sec 32)
Ref Dwg: SZ-079, SL-387, SS-111
AF: 2202-04-0093
TYPE OF INTEREST: (5), (52)
Order #: 6088443
JCN: 06-01-043
County: San Joaquin
Prepared By: syl3
Checked By: tep4
Revision Number 4 (7-29-03) syt
Revision Number 5 (9-29-03) syt



2003-269761
11/21/2003 11:27A
4 of 7

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Joaquin } ss.

On Nov 4 2003 before me, Michele A. Todd
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ruth J. Shattuck
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



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

WITNESS my hand and official seal.

Michele A. Todd
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agreement modifying an Easement

Document Date: November 4, 2003 Number of Pages: 5

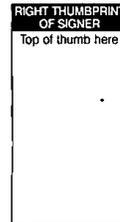
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

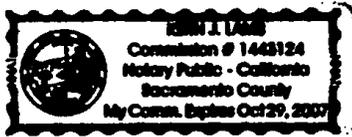
State of California

County of Sacramento

On Nov. 13, 2003 before me, Keith J. Lamb, Notary
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Ettore M. Minor
Name(s) of Signer(s)

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



WITNESS my hand and official seal.

Keith J. Lamb
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

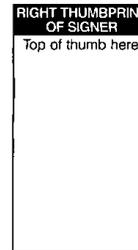
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:



ILLEGIBLE NOTARY SEAL DECLARATION
(GC 27361.7 and CCP 2015.5)

Name of Notary: Keith J. Lamb

Date Commission Expires: Oct 29, 2007

Commission Number: 1443124

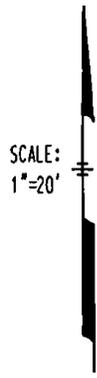
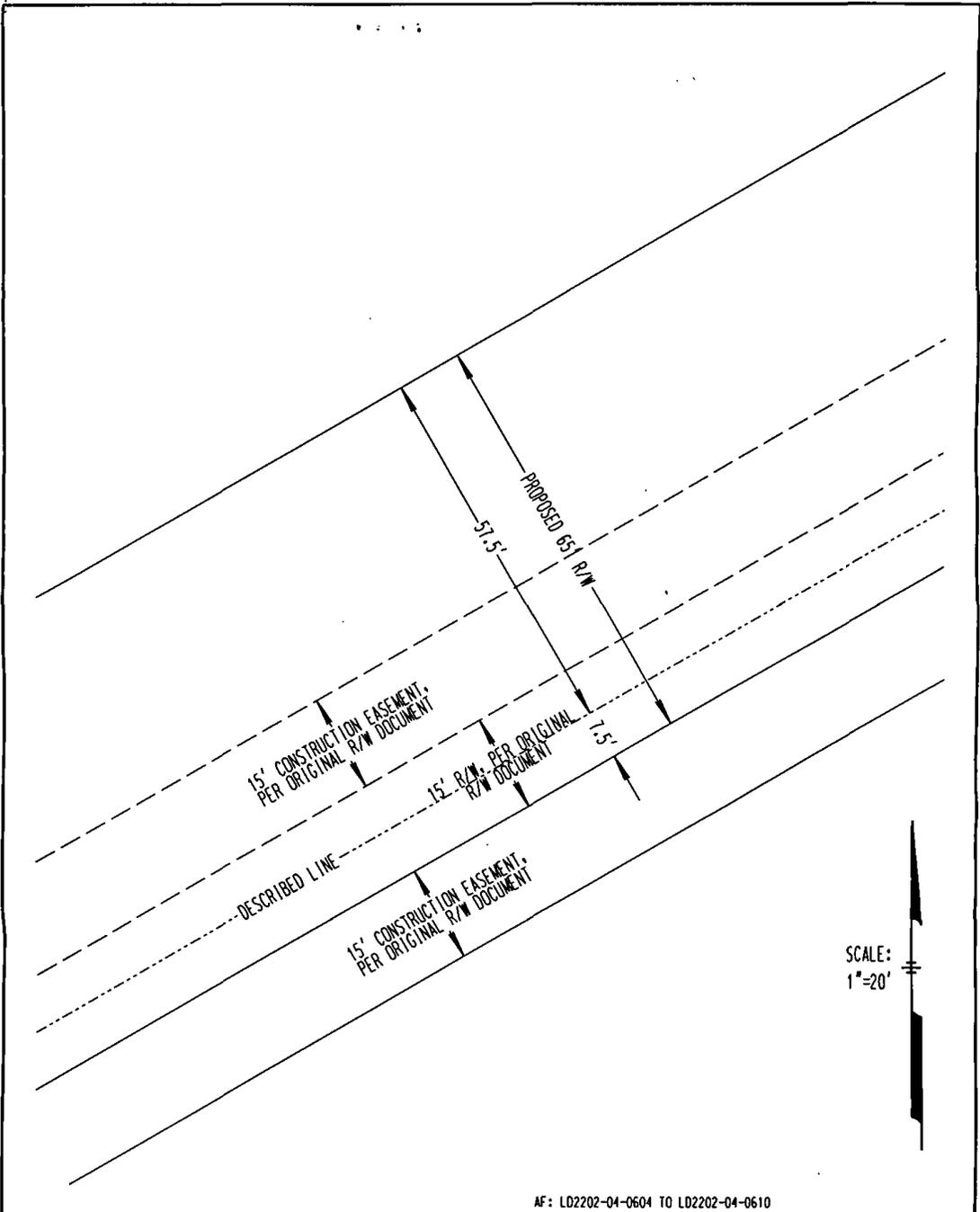
Today's Date: November 19, 2003

Barbara Collignon
Signature of Declarant:

Barbara Collignon
Printed Name

(s:\land\form-letters\notary-illegible-seal.doc
(s:\land\forms\notary-illegible-seal.doc





AF: LD2202-04-0604 TO LD2202-04-0610

AUTHORIZATION 6088443	<p style="text-align: center;"> LINE 107/222 (TRACY SS TO TESLA SS) PROPOSED MODIFICATION TO ORIGINAL EASEMENT (TYPICAL) PACIFIC GAS AND ELECTRIC COMPANY SAN FRANCISCO CAL. </p>		JCN 06-01-043
BY DR S LOUIE CH O.K. DATE 09-27-01			REGION COUNTY SAN JOAQUIN PROFILE -
		SHEET NO. 1 OF 1	
		DRAWING NUMBER SL-387	CHANGE 1

Risk Calculations



26-INCH NATURAL GAS TRANSMISSION PIPELINE

INPUT TABLE

Input Data	Value	Units	Data Source
Product	natural gas		Pacific Gas & Electric Company
Diameter	26	inches	Same as above
Pressure	890	psig (MAOP)	Same as above
R0	25	ft	Easement distance
RX(LJF)	36	ft	ALOHA model result - Appendix A
RX(RJF)	510	ft	ALOHA model result - Appendix A
RX(LFF)	177	ft	ALOHA model result - Appendix A
RX(RFF)	2,322	ft	ALOHA model result - Appendix A
RX(LEX)	0	ft	ALOHA - no GCE explosion
RX(REX)	0	ft	ALOHA - no GCE explosion
XSEG(LJF)	52	ft	Calculated, using CDE methodology
XSEG(RJF)	1019	ft	Calculated, using CDE methodology
XSEG(LFF)	350	ft	Calculated, using CDE methodology
XSEG(RFF)	4644	ft	Calculated, using CDE methodology
XSEG(LEX)	0	ft	Calculated, using CDE methodology
XSEG(REX)	0	ft	Calculated, using CDE methodology

BASE AND CONDITIONAL PROBABILITY TABLE

Base		Leak		Rupture		Exposure	
F0	1.20E-04	PC(L)	0.8	PC(R)	0.2	PC(OCC)	0.33
P0	1.20E-04	PC(LIG)	0.3	PC(RIG)	0.45	PC(OUT)	0.25
PAF	1	PC(FIG)	0.99	PC(FIG)	0.99		
PA	1.20E-04	PC(JF)	0.98	PC(JF)	0.98		
		PC(FF)	0.01	PC(FF)	0.01		
		PC(EIG)	0.01	PC(EIG)	0.01		
Calculated Values		Leak Impact		Rupture Impact		Exposure Probability	
Base Hazard Probabilities		Probabilities		Probabilities			
PA(LJF)	1.18E-06	PCI(LJF)	2.33E-01	PCI(RJF)	8.73E-02	PC(EXPO)	0.0825
PA(RJF)	2.32E-05	PCI(LFF)	2.38E-03	PCI(RFF)	8.91E-04		
PA(LFF)	7.96E-06	PCI(LEX)	2.40E-03	PCI(REX)	9.00E-04		
PA(RFF)	1.06E-04						
PA(LEX)	0.00E+00						
PA(REX)	0.00E+00						

26-INCH NATURAL GAS TRANSMISSION PIPELINE

INDIVIDUAL HAZARD PROBABILITIES

Hazard Conditional Probability PC(X)	Base Hazard Probability PA(X)	Conditional Impact Probability Factor PCI(X)	Conditional Exposure Probability PC(EXPO)	PA(X) Value	PCI(X) Value	PC(EXPO) Value	PC(X)
PC(LJF) =	PA(LJF) x	PCI(LJF) x	PC(EXPO) =	1.18E-06	2.33E-01	0.0825	2.26E-08
PC(RJF) =	PA(RJF) x	PCI(RJF) x	PC(EXPO) =	2.32E-05	8.73E-02	0.0825	1.67E-07
PC(LFF) =	PA(LFF) x	PCI(LFF) x	PC(EXPO) =	7.96E-06	2.38E-03	0.0825	1.56E-09
PC(RFF) =	PA(RFF) x	PCI(RFF) x	PC(EXPO) =	1.06E-04	8.91E-04	0.0825	7.76E-09
PC(LEX) =	PA(LEX) x	PCI(LEX) x	PC(EXPO) =	0.00E+00	2.40E-03	0.0825	0.00E+00
PC(REX) =	PA(REX) x	PCI(REX) x	PC(EXPO) =	0.00E+00	9.00E-04	0.0825	0.00E+00

INDIVIDUAL RISK SUMMARY

IR(X)	Maximum PF(X)	Hazard Conditional Probability PC(X)	IR(X)
IR(LJF) =	1	2.26E-08	2.26E-08
IR(RJF) =	1	1.67E-07	1.67E-07
IR(LFF) =	1	1.56E-09	1.56E-09
IR(RFF) =	1	7.76E-09	7.76E-09
IR(LEX) =	0	0.00E+00	0.00E+00
IR(REX) =	0	0.00E+00	0.00E+00
TIR =			1.99E-07



SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 26 inches Pipe Length: 9000 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 531 sq in
Pipe Press: 905 psia Pipe Temperature: 77° F
Max Flame Length: 77 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 470,000 pounds/min
Total Amount Burned: 5,592,290 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 170 yards --- (15.7 kW/(sq m))



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas escaping from pipe (not burning)
Pipe Diameter: 26 inches Pipe Length: 9000 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 531 sq in
Pipe Press: 905 psia Pipe Temperature: 77° F
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 112,000 pounds/min
(averaged over a minute or more)
Total Amount Released: 5,592,290 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : 774 yards --- (50000 ppm = LEL)

26-Inch Natural Gas Transmission Pipeline
Leak - Jet Flame

ALOHA® 5.4.3



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 26 inches Pipe Length: 9000 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: 0.785 sq in
Pipe Press: 905 psia Pipe Temperature: 77° F
Max Flame Length: 2 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 695 pounds/min
Total Amount Burned: 32,729 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 12 yards --- (15.7 kW/(sq m))



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas escaping from pipe (not burning)
Pipe Diameter: 26 inches Pipe Length: 9000 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: 0.785 sq in
Pipe Press: 905 psia Pipe Temperature: 77° F
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 667 pounds/min
(averaged over a minute or more)
Total Amount Released: 32,729 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : 59 yards --- (50000 ppm = LEL)

36-INCH NATURAL GAS TRANSMISSION PIPELINE

INPUT TABLE

Input Data	Value	Units	Data Source
Product	natural gas		Pacific Gas & Electric Company
Diameter	36	inches	Same as above
Pressure	1040	psig (MAOP)	Same as above
R0	25	ft	Easement distance
RX(LJF)	39	ft	ALOHA model result - Appendix A
RX(RJF)	804	ft	ALOHA model result - Appendix A
RX(LFF)	192	ft	ALOHA model result - Appendix A
RX(RFF)	1,629	ft	ALOHA model result - Appendix A
RX(LEX)	0	ft	ALOHA - no GCE explosion
RX(REX)	0	ft	ALOHA - no GCE explosion
XSEG(LJF)	60	ft	Calculated, using CDE methodology
XSEG(RJF)	1607	ft	Calculated, using CDE methodology
XSEG(LFF)	381	ft	Calculated, using CDE methodology
XSEG(RFF)	3258	ft	Measured, stops 650 feet from school
XSEG(LEX)	0	ft	Calculated, using CDE methodology
XSEG(REX)	0	ft	Calculated, using CDE methodology

BASE AND CONDITIONAL PROBABILITY TABLE

Base		Leak		Rupture		Exposure	
F0	1.20E-04	PC(L)	0.8	PC(R)	0.2	PC(OCC)	0.33
P0	1.20E-04	PC(LIG)	0.3	PC(RIG)	0.45	PC(OUT)	0.25
PAF	1	PC(FIG)	0.99	PC(FIG)	0.99		
PA	1.20E-04	PC(JF)	0.98	PC(JF)	0.98		
		PC(FF)	0.01	PC(FF)	0.01		
		PC(EIG)	0.01	PC(EIG)	0.01		
Calculated Values		Leak Impact		Rupture Impact		Exposure Probability	
Base Hazard Probabilities		Probabilities		Probabilities			
PA(LJF)	1.36E-06	PCI(LJF)	2.33E-01	PCI(RJF)	8.73E-02	PC(EXPO)	0.0825
PA(RJF)	3.65E-05	PCI(LFF)	2.38E-03	PCI(RFF)	8.91E-04		
PA(LFF)	8.65E-06	PCI(LEX)	2.40E-03	PCI(REX)	9.00E-04		
PA(RFF)	7.40E-05						
PA(LEX)	0.00E+00						
PA(REX)	0.00E+00						

36-INCH NATURAL GAS TRANSMISSION PIPELINE

INDIVIDUAL HAZARD PROBABILITIES

Hazard Conditional Probability PC(X)	Base Hazard Probability PA(X)	Conditional Impact Probability Factor PCI(X)	Conditional Exposure Probability PC(EXPO)	PA(X) Value	PCI(X) Value	PC(EXPO) Value	PC(X)
PC(LJF) =	PA(LJF) x	PCI(LJF) x	PC(EXPO) =	1.36E-06	2.33E-01	0.0825	2.61E-08
PC(RJF) =	PA(RJF) x	PCI(RJF) x	PC(EXPO) =	3.65E-05	8.73E-02	0.0825	2.63E-07
PC(LFF) =	PA(LFF) x	PCI(LFF) x	PC(EXPO) =	8.65E-06	2.38E-03	0.0825	1.70E-09
PC(RFF) =	PA(RFF) x	PCI(RFF) x	PC(EXPO) =	7.40E-05	8.91E-04	0.0825	5.44E-09
PC(LEX) =	PA(LEX) x	PCI(LEX) x	PC(EXPO) =	0.00E+00	2.40E-03	0.0825	0.00E+00
PC(REX) =	PA(REX) x	PCI(REX) x	PC(EXPO) =	0.00E+00	9.00E-04	0.0825	0.00E+00

INDIVIDUAL RISK SUMMARY

IR(X)		Maximum PF(X)	Hazard Conditional Probability PC(X)	IR(X)
IR(LJF) =		1	2.61E-08	2.61E-08
IR(RJF) =		1	2.63E-07	2.63E-07
IR(LFF) =		1	1.70E-09	1.70E-09
IR(RFF) =		1	5.44E-09	5.44E-09
IR(LEX) =		0	0.00E+00	0.00E+00
IR(REX) =		0	0.00E+00	0.00E+00
TIR =				2.96E-07

Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 36 inches Pipe Length: 9000 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 1,018 sq in
Pipe Press: 1055 psia Pipe Temperature: 77° F
Max Flame Length: 110 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 1,050,000 pounds/min
Total Amount Burned: 14,876,078 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 268 yards --- (15.7 kW/(sq m))

Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 36 inches Pipe Length: 9000 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: .785 sq in
Pipe Press: 1055 psia Pipe Temperature: 77° F
Max Flame Length: 2 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 812 pounds/min
Total Amount Burned: 42,812 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 13 yards --- (15.7 kW/(sq m))

12-INCH NATURAL GAS TRANSMISSION PIPELINE

INPUT TABLE

Input Data	Value	Units	Data Source
Product	natural gas		Pacific Gas & Electric Company
Diameter	12	inches	Same as above
Pressure	825	psig (MAOP)	Same as above
R0	25	ft	Easement distance
RX(LJF)	33	ft	ALOHA model result - Appendix A
RX(RJF)	210	ft	ALOHA model result - Appendix A
RX(LFF)	168	ft	ALOHA model result - Appendix A
RX(RFF)	807	ft	ALOHA model result - Appendix A
RX(LEX)	0	ft	ALOHA - no GCE explosion
RX(REX)	0	ft	ALOHA - no GCE explosion
XSEG(LJF)	43	ft	Calculated, using CDE methodology
XSEG(RJF)	417	ft	Calculated, using CDE methodology
XSEG(LFF)	332	ft	Calculated, using CDE methodology
XSEG(RFF)	1613	ft	Calculated, using CDE methodology
XSEG(LEX)	0	ft	Calculated, using CDE methodology
XSEG(REX)	0	ft	Calculated, using CDE methodology

BASE AND CONDITIONAL PROBABILITY TABLE

Base		Leak		Rupture		Exposure	
F0	1.20E-04	PC(L)	0.8	PC(R)	0.2	PC(OCC)	0.33
P0	1.20E-04	PC(LIG)	0.3	PC(RIG)	0.45	PC(OUT)	0.25
PAF	1	PC(FIG)	0.99	PC(FIG)	0.99		
PA	1.20E-04	PC(JF)	0.98	PC(JF)	0.98		
		PC(FF)	0.01	PC(FF)	0.01		
		PC(EIG)	0.01	PC(EIG)	0.01		
Calculated Values		Leak Impact		Rupture Impact		Exposure Probability	
Base Hazard Probabilities		Probabilities		Probabilities			
PA(LJF)	9.79E-07	PCI(LJF)	2.33E-01	PCI(RJF)	8.73E-02	PC(EXPO)	0.0825
PA(RJF)	9.48E-06	PCI(LFF)	2.38E-03	PCI(RFF)	8.91E-04		
PA(LFF)	7.55E-06	PCI(LEX)	2.40E-03	PCI(REX)	9.00E-04		
PA(RFF)	3.67E-05						
PA(LEX)	0.00E+00						
PA(REX)	0.00E+00						

12-INCH NATURAL GAS TRANSMISSION PIPELINE

INDIVIDUAL HAZARD PROBABILITIES

Hazard Conditional Probability PC(X)	Base Hazard Probability PA(X)	Conditional Impact Probability Factor PCI(X)	Conditional Exposure Probability PC(EXPO)	PA(X) Value	PCI(X) Value	PC(EXPO) Value	PC(X)
PC(LJF) =	PA(LJF) x	PCI(LJF) x	PC(EXPO) =	9.79E-07	2.33E-01	0.0825	1.88E-08
PC(RJF) =	PA(RJF) x	PCI(RJF) x	PC(EXPO) =	9.48E-06	8.73E-02	0.0825	6.83E-08
PC(LFF) =	PA(LFF) x	PCI(LFF) x	PC(EXPO) =	7.55E-06	2.38E-03	0.0825	1.48E-09
PC(RFF) =	PA(RFF) x	PCI(RFF) x	PC(EXPO) =	3.67E-05	8.91E-04	0.0825	2.70E-09
PC(LEX) =	PA(LEX) x	PCI(LEX) x	PC(EXPO) =	0.00E+00	2.40E-03	0.0825	0.00E+00
PC(REX) =	PA(REX) x	PCI(REX) x	PC(EXPO) =	0.00E+00	9.00E-04	0.0825	0.00E+00

INDIVIDUAL RISK SUMMARY

IR(X)		Maximum PF(X)	Hazard Conditional Probability PC(X)	IR(X)
IR(LJF) =		1	1.88E-08	1.88E-08
IR(RJF) =		1	6.83E-08	6.83E-08
IR(LFF) =		1	1.48E-09	1.48E-09
IR(RFF) =		1	2.70E-09	2.70E-09
IR(LEX) =		0	0.00E+00	0.00E+00
IR(REX) =		0	0.00E+00	0.00E+00
TIR =				9.13E-08



SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 12 inches Pipe Length: 26400 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 113 sq in
Pipe Press: 840 psia Pipe Temperature: 77° F
Max Flame Length: 35 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 92,900 pounds/min
Total Amount Burned: 428,066 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 70 yards --- (15.7 kW/(sq m))

12-Inch Natural Gas Transmission Pipeline
Rupture - Flammable Vapor Cloud



Text Summary

ALOHA® 5.4.3

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas escaping from pipe (not burning)
Pipe Diameter: 12 inches Pipe Length: 26400 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 113 sq in
Pipe Press: 840 psia Pipe Temperature: 77° F
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 13,400 pounds/min
(averaged over a minute or more)
Total Amount Released: 428,066 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : 269 yards --- (50000 ppm = LEL)

Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 12 inches Pipe Length: 26400 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: 0.785 sq in
Pipe Press: 840 psia Pipe Temperature: 77° F
Max Flame Length: 2 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 645 pounds/min
Total Amount Burned: 26,498 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 11 yards --- (15.7 kW/(sq m))

12-Inch Natural Gas Transmission Pipeline
Leak - Flammable Vapor Cloud

ALOHA® 5.4.3



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas escaping from pipe (not burning)
Pipe Diameter: 12 inches Pipe Length: 26400 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: 0.785 sq in
Pipe Press: 840 psia Pipe Temperature: 77° F
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 608 pounds/min
(averaged over a minute or more)
Total Amount Released: 26,498 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : 56 yards --- (50000 ppm = LEL)

3-INCH NATURAL GAS TRANSMISSION PIPELINE

INPUT TABLE

Input Data	Value	Units	Data Source
Product	natural gas		Pacific Gas & Electric Company
Diameter	3	inches	Same as above
Pressure	1040	psig (MAOP)	Same as above
R0	25	ft	Easement distance
RX(LJF)	39	ft	ALOHA model result - Appendix A
RX(RJF)	42	ft	ALOHA model result - Appendix A
RX(LFF)	180	ft	ALOHA model result - Appendix A
RX(RFF)	153	ft	ALOHA model result - Appendix A
RX(LEX)	0	ft	ALOHA - no GCE explosion
RX(REX)	0	ft	ALOHA - no GCE explosion
XSEG(LJF)	60	ft	Calculated, using CDE methodology
XSEG(RJF)	67	ft	Calculated, using CDE methodology
XSEG(LFF)	357	ft	Calculated, using CDE methodology
XSEG(RFF)	302	ft	Calculated, using CDE methodology
XSEG(LEX)	0	ft	Calculated, using CDE methodology
XSEG(REX)	0	ft	Calculated, using CDE methodology

BASE AND CONDITIONAL PROBABILITY TABLE

Base		Leak		Rupture		Exposure	
F0	1.20E-04	PC(L)	0.8	PC(R)	0.2	PC(OCC)	0.33
P0	1.20E-04	PC(LIG)	0.3	PC(RIG)	0.45	PC(OUT)	0.25
PAF	1	PC(FIG)	0.99	PC(FIG)	0.99		
PA	1.20E-04	PC(JF)	0.98	PC(JF)	0.98		
		PC(FF)	0.01	PC(FF)	0.01		
		PC(EIG)	0.01	PC(EIG)	0.01		
Calculated Values		Leak Impact		Rupture Impact		Exposure Probability	
Base Hazard Probabilities		Probabilities		Probabilities			
PA(LJF)	1.36E-06	PCI(LJF)	2.33E-01	PCI(RJF)	8.73E-02	PC(EXPO)	0.0825
PA(RJF)	1.53E-06	PCI(LFF)	2.38E-03	PCI(RFF)	8.91E-04		
PA(LFF)	8.10E-06	PCI(LEX)	2.40E-03	PCI(REX)	9.00E-04		
PA(RFF)	6.86E-06						
PA(LEX)	0.00E+00						
PA(REX)	0.00E+00						

3-INCH NATURAL GAS TRANSMISSION PIPELINE

INDIVIDUAL HAZARD PROBABILITIES

Hazard Conditional Probability PC(X)	Base Hazard Probability PA(X)	Conditional Impact Probability Factor PCI(X)	Conditional Exposure Probability PC(EXPO)	PA(X) Value	PCI(X) Value	PC(EXPO) Value	PC(X)
PC(LJF) =	PA(LJF) x	PCI(LJF) x	PC(EXPO) =	1.36E-06	2.33E-01	0.0825	2.61E-08
PC(RJF) =	PA(RJF) x	PCI(RJF) x	PC(EXPO) =	1.53E-06	8.73E-02	0.0825	1.11E-08
PC(LFF) =	PA(LFF) x	PCI(LFF) x	PC(EXPO) =	8.10E-06	2.38E-03	0.0825	1.59E-09
PC(RFF) =	PA(RFF) x	PCI(RFF) x	PC(EXPO) =	6.86E-06	8.91E-04	0.0825	5.04E-10
PC(LEX) =	PA(LEX) x	PCI(LEX) x	PC(EXPO) =	0.00E+00	2.40E-03	0.0825	0.00E+00
PC(REX) =	PA(REX) x	PCI(REX) x	PC(EXPO) =	0.00E+00	9.00E-04	0.0825	0.00E+00

INDIVIDUAL RISK SUMMARY

IR(X)	Maximum PF(X)	Hazard Conditional Probability PC(X)	IR(X)
IR(LJF) =	1	2.61E-08	2.61E-08
IR(RJF) =	1	1.11E-08	1.11E-08
IR(LFF) =	1	1.59E-09	1.59E-09
IR(RFF) =	1	5.04E-10	5.04E-10
IR(LEX) =	0	0.00E+00	0.00E+00
IR(REX) =	0	0.00E+00	0.00E+00
TIR =			3.93E-08



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 3 inches Pipe Length: 26400 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 7.07 sq in
Pipe Press: 1055 psia Pipe Temperature: 77° F
Max Flame Length: 8 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 7,310 pounds/min
Total Amount Burned: 14,552 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 14 yards --- (15.7 kW/(sq m))



SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas escaping from pipe (not burning)
Pipe Diameter: 3 inches Pipe Length: 26400 feet
Unbroken end of the pipe is connected to an infinite source
Pipe Roughness: smooth Hole Area: 7.07 sq in
Pipe Press: 1055 psia Pipe Temperature: 77° F
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 496 pounds/min
(averaged over a minute or more)
Total Amount Released: 14,552 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : 51 yards --- (50000 ppm = LEL)
Note: Threat zone was not drawn because effects of near-field patchiness
make dispersion predictions less reliable for short distances.

Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas is burning as it escapes from pipe
Pipe Diameter: 3 inches Pipe Length: 26400 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: 0.785 sq in
Pipe Press: 1055 psia Pipe Temperature: 77° F
Max Flame Length: 3 yards
Burn Duration: ALOHA limited the duration to 1 hour
Max Burn Rate: 812 pounds/min
Total Amount Burned: 3,747 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from jet fire
Red : 13 yards --- (15.7 kW/(sq m))

3-Inch Natural Gas Transmission Pipeline
Leak - Flammable Vapor Cloud

ALOHA® 5.4.3



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 24, 2013 1720 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: METHANE Molecular Weight: 16.04 g/mol
PAC-1: 2900 ppm PAC-2: 2900 ppm PAC-3: 17000 ppm
LEL: 50000 ppm UEL: 150000 ppm
Ambient Boiling Point: -258.8° F
Vapor Pressure at Ambient Temperature: greater than 1 atm
Ambient Saturation Concentration: 1,000,000 ppm or 100.0%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Flammable gas escaping from pipe (not burning)
Pipe Diameter: 3 inches Pipe Length: 26400 feet
Unbroken end of the pipe is closed off
Pipe Roughness: smooth Hole Area: 0.785 sq in
Pipe Press: 1055 psia Pipe Temperature: 77° F
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 681 pounds/min
(averaged over a minute or more)
Total Amount Released: 3,747 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : 60 yards --- (50000 ppm = LEL)

18-INCH CRUDE OIL PIPELINE

INPUT TABLE

Input Data	Value	Units	Data Source
Product	Crude Oil		Chevron Pipe Line Company
Diameter	18	inches	Same as above
Pressure	920	psig	Proprietary - based on pressure of similar diameter pipeline
R0	25	ft	Easement distance
Release Rate - Rupture	743	ft ³ /min	CDE Protocol - Pipeline area x flow velocity (1.77 ft ² x 420 ft/min - default value)
Release Rate - Leak	2.29	ft ³ /min	CDE Protocol - 1-inch hole x flow velocity of 420 ft/min
Release Period	15	min	CDE default value
Release Volume - Rupture	11,145	ft ³	Release rate x release period
Release Volume - Leak	34	ft ³	Release rate x release period
Pool Area - Rupture	44,580	ft ²	Assuming depth of pool is 3 inches
Pool Area - Leak	137	ft ²	Assuming depth of pool is 3 inches
Pool Diameter - Rupture	238	ft	Effective diameter = $[4(\text{pool area})/\pi]^{0.5}$
Pool Diameter - Leak	13	ft	Effective diameter = $[4(\text{pool area})/\pi]^{0.5}$
RX(LJF)	36		Pool fire - leak - uncontained spread and ALOHA run
RX(RJF)	330		Pool fire - rupture - uncontained spread and ALOHA run
RX(LFF)	33		Flash fire - leak - uncontained spread and ALOHA run
RX(RFF)	138		Flash fire - rupture - uncontained spread and ALOHA run
RX(LEX)	0		ALOHA - no VCE explosion - uncongested setting
RX(REX)	0		ALOHA - no VCE explosion - uncongested setting
XSEG(LJF)	52		Calculated via CDE Manual
XSEG(RJF)	658		Calculated via CDE Manual
XSEG(LFF)	43		Calculated via CDE Manual
XSEG(RFF)	271		Calculated via CDE Manual
XSEG(LEX)	0		Calculated via CDE Manual
XSEG(REX)	0		Calculated via CDE Manual

BASE AND CONDITIONAL PROBABILITY TABLE

Base		Leak		Rupture		Exposure	
F0	2.30E-03	PC(L)	0.8	PC(R)	0.2	PC(OCC)	0.33
P0	2.30E-03	PC(LIG)	0.09	PC(RIG)	0.03	PC(OUT)	0.25
PAF	1	PC(FIG)	0.95	PC(FIG)	0.95		
PA	2.30E-03	PC(JF)	0.95	PC(JF)	0.95		
		PC(FF)	0.05	PC(FF)	0.05		
		PC(EIG)	0.05	PC(EIG)	0.05		
Calculated Values		Leak Impact Probabilities		Rupture Impact Probabilities		Exposure Probability	
Base Hazard Probabilities							
PA(LJF)	2.26E-05	PCI(LJF)	6.50E-02	PCI(RJF)	5.42E-03	PC(EXPO)	0.0825
PA(RJF)	2.87E-04	PCI(LFF)	3.42E-03	PCI(RFF)	2.85E-04		
PA(LFF)	1.88E-05	PCI(LEX)	3.60E-03	PCI(REX)	3.00E-04		
PA(RFF)	1.18E-04						
PA(LEX)	0.00E+00						
PA(REX)	0.00E+00						

18-INCH CRUDE OIL PIPELINE

INDIVIDUAL HAZARD PROBABILITIES

Hazard Conditional Probability PC(X)	Base Hazard Probability PA(X)	Conditional Impact Probability Factor PCI(X)	Conditional Exposure Probability PC(EXPO)	PA(X) Value	PCI(X) Value	PC(EXPO) Value	PC(X)
PC(LJF) =	PA(LJF) x	PCI(LJF) x	PC(EXPO) =	2.26E-05	6.50E-02	0.0825	1.21E-07
PC(RJF) =	PA(RJF) x	PCI(RJF) x	PC(EXPO) =	2.87E-04	5.42E-03	0.0825	1.28E-07
PC(LFF) =	PA(LFF) x	PCI(LFF) x	PC(EXPO) =	1.88E-05	3.42E-03	0.0825	5.29E-09
PC(RFF) =	PA(RFF) x	PCI(RFF) x	PC(EXPO) =	1.18E-04	2.85E-04	0.0825	2.78E-09
PC(LEX) =	PA(LEX) x	PCI(LEX) x	PC(EXPO) =	0.00E+00	3.60E-03	0.0825	0.00E+00
PC(REX) =	PA(REX) x	PCI(REX) x	PC(EXPO) =	0.00E+00	3.00E-04	0.0825	0.00E+00

INDIVIDUAL RISK SUMMARY

IR(X)		Maximum PF(X)	Hazard Conditional Probability PC(X)	IR(X)
IR(LJF) =		1	1.21E-07	1.21E-07
IR(RJF) =		1	1.28E-07	1.28E-07
IR(LFF) =		1	5.29E-09	5.29E-09
IR(RFF) =		1	2.78E-09	2.78E-09
IR(LEX) =		0	0.00E+00	0.00E+00
IR(REX) =		0	0.00E+00	0.00E+00
TIR =				2.57E-07



SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: N-HEXANE Molecular Weight: 86.18 g/mol
AEGL-1 (60 min): N/A AEGL-2 (60 min): 3300 ppm AEGL-3 (60 min): 8600 ppm
IDLH: 1100 ppm LEL: 12000 ppm UEL: 72000 ppm
Ambient Boiling Point: 155.4° F
Vapor Pressure at Ambient Temperature: 0.20 atm
Ambient Saturation Concentration: 201,097 ppm or 20.1%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Burning Puddle / Pool Fire
Puddle Diameter: 238 feet Average Puddle Depth: 3 inches
Initial Puddle Temperature: Air temperature
Flame Length: 95 yards Burn Duration: 8 minutes
Burn Rate: 56,400 pounds/min
Total Amount Burned: 455,486 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from pool fire
Red : 157 yards --- (15.7 kW/(sq m))



SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: N-HEXANE Molecular Weight: 86.18 g/mol
AEGL-1 (60 min): N/A AEGL-2 (60 min): 3300 ppm AEGL-3 (60 min): 8600 ppm
IDLH: 1100 ppm LEL: 12000 ppm UEL: 72000 ppm
Ambient Boiling Point: 155.4° F
Vapor Pressure at Ambient Temperature: 0.20 atm
Ambient Saturation Concentration: 201,097 ppm or 20.1%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Burning Puddle / Pool Fire
Puddle Diameter: 13 feet Average Puddle Depth: 3 inches
Initial Puddle Temperature: Air temperature
Flame Length: 12 yards Burn Duration: 8 minutes
Burn Rate: 168 pounds/min
Total Amount Burned: 1,359 pounds

THREAT ZONE:

Threat Modeled: Thermal radiation from pool fire
Red : 12 yards --- (15.7 kW/(sq m))



Text Summary

SITE DATA:

Location: TRACY, CALIFORNIA
Building Air Exchanges Per Hour: 0.63 (unsheltered single storied)
Time: February 22, 2013 1716 hours PST (using computer's clock)

CHEMICAL DATA:

Chemical Name: N-HEXANE Molecular Weight: 86.18 g/mol
AEGL-1 (60 min): N/A AEGL-2 (60 min): 3300 ppm AEGL-3 (60 min): 8600 ppm
IDLH: 1100 ppm LEL: 12000 ppm UEL: 72000 ppm
Ambient Boiling Point: 155.4° F
Vapor Pressure at Ambient Temperature: 0.20 atm
Ambient Saturation Concentration: 201,097 ppm or 20.1%

ATMOSPHERIC DATA: (MANUAL INPUT OF DATA)

Wind: 3 meters/second from N at 3 meters
Ground Roughness: urban or forest Cloud Cover: 5 tenths
Air Temperature: 77° F Stability Class: D
No Inversion Height Relative Humidity: 50%

SOURCE STRENGTH:

Evaporating Puddle (Note: chemical is flammable)
Puddle Diameter: 13 feet Average Puddle Depth: 3 inches
Ground Type: Default soil Ground Temperature: 77° F
Initial Puddle Temperature: Air temperature
Release Duration: ALOHA limited the duration to 1 hour
Max Average Sustained Release Rate: 7.24 pounds/min
(averaged over a minute or more)
Total Amount Released: 331 pounds

THREAT ZONE:

Threat Modeled: Flammable Area of Vapor Cloud
Model Run: Gaussian
Red : less than 10 meters (10.9 yards) --- (12000 ppm = LEL)
Note: Threat zone was not drawn because effects of near-field patchiness
make dispersion predictions less reliable for short distances.

APPENDIX H

HAZARDS AND HAZARDOUS MATERIALS

H.2: Phase I Environmental Site Assessment

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT
FOR:**

CORDES RANCH

SPECIFIC PLAN AREA



prepared for:

CITY OF TRACY

Contact:
Mr. Bill Dean
Assistant Director,
Development and
Engineering Services

prepared by:

**THE PLANNING
CENTER | DC&E**

Contact:
Karl Rodenbaugh, D.Env.
Senior Scientist

MARCH 2013

**PHASE I
ENVIRONMENTAL
SITE ASSESSMENT
FOR:**

CORDES RANCH

SPECIFIC PLAN AREA



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CITY OF TRACY

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MARCH 2013

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Executive Summary

The City of Tracy is preparing an Environmental Impact Report (EIR) to assess the potential environmental impacts of approving the Cordes Ranch Specific Plan (the Specific Plan). The 1,780-acre Specific Plan Area (also the “Site” or “Project Area”) is located on the eastern slope of the Altamont Pass in unincorporated San Joaquin County, California, adjacent to and south of Interstate 205 near Mountain House Parkway and northeast of Interstate 580, directly adjacent to the City limits.

The Planning Center|DC&E was retained by the City of Tracy to conduct a Phase I Environmental Site Assessment (ESA) in support of the Draft EIR being prepared for the Specific Plan. The primary objective of the Phase I ESA was to identify and evaluate historical and/or current activities that resulted in, or potentially could have resulted in, environmental impairment to the Specific Plan Project Area through the release of hazardous substances (including petroleum compounds) to soil, soil gas, groundwater, or surface water. Both on-site and off-site sources of potential environmental concern were considered.

The Project Area is nearly flat, sloping gradually from an elevation of approximately 220 feet at the southwest Specific Plan Area corner to an elevation of 90 feet at the northeast Specific Plan Area corner, with a general slope of approximately 1 percent.

The Specific Plan Area consists primarily of agricultural land, currently utilized for irrigated crop production, dry farming, and periodic cattle grazing. There are several existing buildings and structures within the Project Area including: eleven existing residences and associated structures; a PG&E gas facility; two public roadways (Mountain House Parkway and Hansen Road); and a cell tower installation and related equipment building.

Historically, the Specific Plan Area was predominately agricultural and undeveloped land with a few residences and other structures. Improvements in the form of additional roadways, residences, and other structures were added periodically since the 1950’s. Topographically, the Site remains largely as it existed in 1907.

Existing power, gas and oil utility lines that traverse the specific Plan Area include: two sets of overhead PG&E electric power transmission lines, four underground PG&E natural gas pipelines, and one underground oil pipeline (Chevron). A former oil pipeline (Shell) beneath the Site has been abandoned and partially removed.

Three existing surface water and storm water conveyance facilities traverse the Project Area, including: a segment of the Delta-Mendota canal; a segment of the West Side Irrigation District Canal; and, an existing swale and drainage channel that extends from the southern Specific Plan area boundary to the mid-portion of the Specific Plan area, terminating at a small basin. In addition, an historic stock pond of approximately 2 acres is present in the northwest corner of the Project Area.

It is The Planning Center|DC&E’s professional opinion that an appropriate level of inquiry has been made into previous activities and uses of the Site in an effort to protect future occupants from significant exposures to hazardous substances and safety hazards. Recognized Environmental Conditions (RECs) have been identified, discussed, and further evaluated as part of this Phase I ESA. Based on the findings of this Phase I ESA, it is The Planning Center|DC&E’s further professional opinion that no RECs remain in connection with the Site, with the exception of the following:

- **Asbestos-Containing Materials (ACM) and Lead-Based Paint (LBP)** – Some of the buildings and structures currently occupying the Specific Plan Area were constructed in between circa 1940 and the early 1980’s and, therefore, could contain ACM and/or LBP. The building materials



Executive Summary

should be assessed for ACM and LBP by a certified professional in accordance with agency guidance and, if necessary, abated prior to building demolition.

- **Shell Pipeline Release Site** – Crude oil released from a former Shell pipeline underneath the Specific Plan Area has been under investigation since 2001. Soil, soil vapor and groundwater (approximately 30 feet bgs) have been significantly impacted. A timeline for completion of remedial actions cannot be estimated at this time. Depending upon the success of the remedial actions with respect to the development timeline, vapor intrusion concerns could exist at the time of development. In such a case, implementation of engineering controls on building placement or designs, particularly for below grade structures, may be required.
- **Pesticide Residuals** - The Specific Plan Area has historically been used for agricultural purposes. Records indicate periodic routine use of herbicides, insecticides, and rodenticides on the agricultural land encompassing most of the Specific Plan Area over most of the five year period reviewed (2008 – 2013). The possibility that pesticides were or are likely to have been stored, mixed, or disposed of on the property it is possible that they may be present in soil at these isolated locations. In order to address this possibility, a limited soil sampling program for OCPs is recommended for the land around existing structures or other areas where pesticides may have been stored or mixed on the plan area, prior to development of these areas.

Other features and issues of potential environmental concern at the Site identified during this Phase I ESA include:

- **Former Natural Gas Well** - A natural gas well formerly existed on the southern portion of the specific Plan Area, east of Hansen Road (Figure 3). The non-producing well was drilled and abandoned in 1959. However, no records were available indicating a formal review of the abandonment procedures was performed. A formal review of abandonment procedures and inspection of the well location and seal would be required prior to development of the Site in the vicinity of the former gas well. However, given that the well was non-producing, the feature is not anticipated to pose an environmental concern to the Site.
- **Historical Release Site** - The Tri-State Motor Transit Company, located at 25501 Patterson Pass Road, adjacent to the southwest corner and up gradient of the Specific Plan Area, was identified as a petroleum release site based on historical State records more than 20 years ago. The site was not identified as a release site on contemporary State records. A telephone inquiry to the local UST regulatory agency – San Joaquin County Environmental Health Department – also yielded no records of release or investigation at the site. A written request for records from the local agency still is being processed. However, based on the lack of contemporary records and inactive status of the historical investigation, it is reasonable to conclude the historical release is/was likely a low priority case and any potential impact is unlikely to adversely affect commercial development in the Specific Plan Area.



1. Introduction

1.1 PROJECT BACKGROUND

The Cordes Ranch Specific Plan involves the adoption and implementation of a General Plan amendment and the Specific Plan; the execution of one or more development agreements to implement the Specific Plan; annexation of the 1780-acre Specific Plan Area to the City of Tracy; and development of the Specific Plan Area consistent with the Specific Plan (collectively, the “Project”). A regional map showing the Project location is presented as Figure 1. The Specific Plan Area is depicted on Figure 2.

The Cordes Ranch Specific Plan proposes the development of 1,463 acres with commercial, office, and manufacturing, warehouse, and distribution uses. The remaining 318 acres would consist of roads, parks, open spaces, detention basins, wetland preservation areas, and utility and water easements.

The vision for the Specific Plan is to create a commerce and business park, providing flexibility in development so that a variety of uses can be attracted to develop within Tracy. The development described in the Specific Plan would occur as development applications are brought forth by property owners. Development of the Specific Plan would involve site grading and the demolition of on-site existing structures, except for the PG&E gas facility, overhead electrical transmission lines, six underground pipelines, cell tower installation and related equipment building, and the Delta Mendota Canal.

1.2 OBJECTIVES

The Planning Center|DC&E has been retained by the City of Tracy to conduct a Phase I Environmental Site Assessment (ESA) of the Cordes Ranch Specific Plan Area as part of its due diligence responsibilities for implementation of the Specific Plan and associated property redevelopment. The primary objective then of the Phase I ESA was to identify historical and/or current activities that resulted in, or potentially could have resulted in, environmental impairment to the Site through the release of hazardous substances (including petroleum compounds) to soil, soil gas, groundwater, or surface water). Both on-site and off-site sources of potential environmental concern were considered.



1.3 SCOPE OF SERVICES

The Phase I ESA was conducted in substantial conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-05)*, approved November 1, 2005. Tasks included the following:

- Visual observation of Site conditions and nearby land uses to evaluate the nature and type of activities that have been or are being conducted, particularly with respect to the potential for release of hazardous substances or petroleum products.
- Review of Federal, State, and local environmental database information within ASTM-specified distances from the Site using a private database service to access records.
- Review of available public agency environmental files pertaining to the Site and nearby properties with the potential to impact the Site.
- Acquisition and review of historical reports and records, including maps and aerial photographs.
- Contacts with State and local agencies regarding the Site and surrounding properties.

1. Introduction

- Development of an environmental setting (e.g., geology, hydrogeology, etc.) using topographic maps and other publicly available resources.
- Installation of soil borings and temporary soil gas probes to collect soil and soil gas samples for laboratory analysis.
- Interpretation of information and data assembled as a result of the above tasks and formulation of conclusions regarding the potential presence and impact of recognized environmental conditions (RECs), as defined by the ASTM E 1527-05 standard.

Access to the Site was via public roadways. Limitations of this Phase I ESA are discussed in Section 8.1.

1.4 AGENCY GUIDANCE UTILIZED FOR THE STUDY

In addition to the ASTM E 1527-05 standard, the following regulations and agency guidance were relevant to the preparation of this Phase I ESA:

- California Department of Toxic Substances Control (DTSC). Interim Guidance for Sampling Agricultural Properties (Third Revision), California DTSC, Cal-EPA, April 7, 2008.
- DTSC. *Preliminary Endangerment Assessment Guidance Manual*, DTSC, June 1999 (second printing)

1.5 PREVIOUS ENVIRONMENTAL INVESTIGATIONS UTILIZED FOR THE STUDY

Four previous Phase I ESAs prepared for discrete portions of the Specific Plan Area were reviewed and utilized by The Planning Center|DC&E in the preparation of this Phase I ESA:

- URS, Inc., 2012. Phase I Environmental Site Assessment, Tracy Pritzer Property, Tracy, San Joaquin County California. Unpublished professional report prepared for Prologis Inc. July 25, 2012.
- Tetra Tech, Inc., 2007. Phase I Environmental Site Assessment, Agricultural Land, 24007 South Hansen Road, San Joaquin County, California 95377. Unpublished professional report prepared for TC No. Cal. Development, Inc. c/o EASI. June 14, 2007.
- United Soil Engineering, Inc., (USEI).1999. Phase I Environmental Site Assessment (ESA) for the Patterson Pass property at 24000 Mountain House Road (formerly South Patterson Pass Road), Tracy, California. Unpublished professional report prepared for Reynolds & Brown, May 17, 1999.
- Construction Testing and Engineering, Incorporated ("CTE"), 1997. Phase I Environmental Site Assessment (ESA) report for the Bob-A-Lou Farms Property, Tracy, California. Prepared for Commercial Real Estate Services, Walnut Creek, California. December 19, 1997.

The discrete portions of the Specific Plan Area that each of the above previous Phase I ESAs addressed is depicted on Figure 3.



2. Site Description

2.1 SITE LOCATION AND DESCRIPTION

The Specific Plan Area (or “Site”) is located on the eastern slope of the Altamont Pass in unincorporated San Joaquin County, California, approximately an hour and a half east of San Francisco (Figure 1). The Specific Plan Area is bordered by Interstate 205 to the north, Mountain House Parkway and the Delta Mendota Canal to the west, West Schulte Road to the south, and the Tracy City limit to the east (Figure 2).

The Site comprises 25 contiguous parcels that total approximately 1780 acres, as shown on the Parcel Map in Appendix A.

The Specific Plan Area is nearly flat, sloping gradually from an elevation of approximately 220 feet at the southwest Specific Plan Area corner to an elevation of 90 feet at the northeast Specific Plan Area corner, with a general slope of approximately one percent.

2.2 CURRENT SITE USES AND IMPROVEMENTS

There are several existing buildings and structures within the Specific Plan Area including: eleven existing residences and associated structures; a PG&E gas maintenance facility (Tracy Yard); two public roadways (Mountain House Parkway and Hansen Road); and a cell tower installation and related equipment building. The remainder of the Site consists primarily of agricultural land, currently utilized for irrigated crop production, dry farming, and periodic cattle grazing.

There are several utility lines that traverse the Plan Area:

Two Pacific Gas & Electric (PG&E) natural gas pipelines and a Chevron crude oil pipeline are located within a 50-foot easement that traverses the Plan area from the northwest to the southeast. In addition, there is one PG&E natural gas pipeline in a 65-foot easement that crosses the Delta Mendota Canal and is aligned in a southwest-northeast direction terminating at the PG&E Tracy maintenance yard. Finally, there is a PG&E natural gas pipeline in a 50-foot easement that begins at the PG&E Tracy yard and trends to the southeast paralleling the other PG&E 50-foot easement for a short distance before turning east across the northern portion of the property and eventually trending northeast paralleling the PG&E transmission line easement. The locations of these pipeline easements are shown on Figure 2.

There was a former Shell crude oil pipeline that trended northwest to southeast and was parallel to but about 2,400 feet east of the 50-foot PG&E easement. However, this pipeline was abandoned by Shell and portions of the pipeline were removed in 2001. Over excavation of contaminated soil was performed during pipeline removal. Residual contamination from this pipeline is currently under investigation by the Regional Water Quality Control Board (RWQCB) and is discussed in Section 5.3.1 of this Phase I ESA. The investigation area is depicted on Figure 3.

There are PG&E overhead electrical transmission lines within easements, as shown on Figure 2.

Three existing water and storm water conveyance facilities traverse the Specific Plan Area:

- The Delta-Mendota canal enters at the southern Specific Plan Area boundary and extends northwest and exits the property at Mountain House Parkway, and then parallels the western Specific Plan Area boundary.



2. Site Description

- The West Side Irrigation District Canal enters at the mid-portion of the eastern Specific Plan Area boundary and extends northwest and exits at the proposed Commerce Drive and parallels the Specific Plan Area boundary.
- An existing swale and drainage channel extends from the southern Specific Plan Area boundary to the mid-portion of the Specific Plan Area, terminating at a small basin. From this basin, a series of ditches convey the storm water to the east to Hansen Road, and then north along Hansen Road to a pumping station that pumps the storm water to the north side of Interstate 205. The channel and basin area have both been delineated as jurisdictional wetlands.

Also, in the northwest corner of the Specific Plan Area is a historic stock pond of approximately 2 acres. It extends west from the base of an existing slope bank as a narrow overland flow, and widens once it reaches the leveled field portion of the Specific Plan Area, and then extends north to Interstate 205 where it enters into a culvert which drains to the north side of Interstate 205.

2.3 PAST SITE USES

Aerial photographs, historical records and previous assessment reports reviewed indicate the Specific Plan Area land uses since the 1950's were predominately agricultural and undeveloped land with a few residences and other structures. Improvements in the form of additional roadways, residences, and other structures were added periodically since the 1950's. Structures at the Site range in age from circa 1940 to 1989 (see Appendix A). In terms of topography, based on topographic maps reviewed, the Site remains largely as it existed in 1907.

2.4 DESCRIPTION OF ADJACENT OFF-SITE PROPERTIES

Properties in the vicinity of the Site are used primarily for agricultural, residential and commercial purposes.

The Patterson Pass Business Park, with distribution centers, warehouses and other business activities, is adjacent to the south and west, as shown on Figure 2. Also adjacent to the Specific Plan Area is the existing South County Fire Authority Station 94/California Department of Fire Station 26, located at the southwest corner of Hansen Road and Old Schulte Road.

The Tracy Biomass Plant is located to the southeast of the Specific Plan Area, south of West Schulte Road, in unincorporated San Joaquin County. The plant is owned by the US Renewable Group and is operated and maintained by the North American Energy Services Company.

The unincorporated 421-acre residential community of Lammersville is located directly north of the Specific Plan Area. Agricultural lands and residential and urban development uses are located to the east of the Specific Plan Area.



3. Environmental Setting

3.1 TOPOGRAPHY

The landform of the Specific Plan Area vicinity is typified by very flat topography, with typical slopes of less than 1 degree, generally towards the northeast.

3.2 GEOLOGY

The Specific Plan Area is located on the west edge of the Central Valley, an important geomorphic province that trends northwest-southeast, lying between the Sierra Nevada Mountains to the east and the Coast Ranges to the west. The Central Valley represents a deep sedimentary trough, and it spans a length of more than 400 miles through the geographic center of the state. In turn, the Coast Range province is comprised of a series of parallel, linear ranges separated by structural depressions. The Diablo Range, immediately west of the Specific Plan Area, is the eastern-most of these linear ranges. Numerous faults and shear zones are present in the ranges, the most prominent of which is the San Andreas Fault system.

3.3 HYDROGEOLOGY

Based on surface topography, groundwater is anticipated to be toward the northeast. Soils underneath the Site consist of sands, silts, clays and gravels, deposited as alluvial fans. Depth to groundwater at the Site is approximately 30 to 40 feet below ground surface (bgs).

3.4 SURFACE WATER

Based on a review of topographic maps in the vicinity of the Specific Plan Area, surface water flow is generally directed to the northeast. In the vicinity of the Specific Plan Area, the otherwise natural drainage pattern is intersected by three prominent, engineered features. The Delta-Mendota Canal is a nearly 120 mile-long aqueduct that is part of the Central Valley Project. Its function is to restore water to the San Joaquin River drainage that has been diverted at upstream locations to the southeast, notably, the Friant Dam located roughly 15 miles northeast of Fresno, California. The second feature is the California Aqueduct, part of the California State Water Project (SWP). One important role of the aqueduct is the transfer of water from the Sacramento Delta in north-central California for agricultural use and domestic consumption elsewhere in Central and Southern California. The third feature is an irrigation canal known as the "Upper Main Canal" operated by the West Side Irrigation District (WSID).

3.5 POTENTIAL OIL AND GAS FIELD/WELL ISSUES

According to the Division of Oil, Gas & Geothermal Resources (DOGGR) web site reviewed during the URS (2012) ESA, one natural gas well formerly existed on the southern portion of the subject property, east of Hansen Road (see Figure 3). Inspection of this area revealed a slight soil depression with buried wood planks at the approximate former well location. This natural gas well is identified as Weaver-Cordes 1 (API 07700337). The well was drilled in 1959 to a depth of 8,222 feet bgs. The well is listed as non-producing and was abandoned in 1959. Documents indicate the well was not abandoned to the surface for the purpose of converting the boring to a water well. Copies of the natural gas well files from DOGGR are included in Appendix E.

During their ESA, URS interviewed DOGGR representative Mr. B.G. Tackett regarding the Site gas well abandonment procedures. Mr. Tackett indicated converting borings to groundwater wells was common practice during this period, and often the conversion would not be performed. Mr. Tackett indicated a



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formal review of the abandonment procedures would be required prior to development and at a minimum the well location and surface sealed would need to be inspected. Given that the well was non-producing, the feature is not anticipated to pose an environmental concern to the Site.



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4.1 AERIAL PHOTOGRAPHS

Historical aerial photographs were obtained for the Specific Plan Area and surrounding areas during previous ESAs prepared for the discrete sites evaluated in those assessments. Together those discrete sites and surrounding areas comprise the Specific Plan Area (see Figure 3). The photographs were reviewed to identify historical features of the target sites and the surrounding areas. Interpretations of site and surrounding features and conditions based on the aerial photograph review are summarized below.

URS (2012)

Aerial photographs were obtained from EDR. The photographs available for review included the years 1949, 1957, 1968, 1972, 1982, 1993, 1998, 2005, and 2006. Information from review of the aerial photographs is presented below.

1949 – The 1949 aerial photograph depicts the site as primarily undeveloped land with possible limited agricultural activities (field crops). Hansen Road appears to be an unimproved roadway, and limited residential or farm related development exists in the central portion of the site, at the location of current development. The Delta Mendota Canal is present through the southwestern portion of the site, and the Upper Main Canal is present through the northeastern portion of the site. Aboveground high voltage towers are present along the northwestern portion of the site. Traces are visible for the current and former pipeline locations through the central portion of the site. Schulte Road and Mountain House Parkway are present to the south and west, respectively. Surrounding properties are being used for agricultural development, and the only visible structures exist south of the site and appear residential or farm related.

1957 – 1998 – The 1957 through 1998 aerial photographs depict the site similar to the previous photograph, with more distinct row crops on the central portion of the site (APN 209-12-07). These distinctive agricultural activities are expanded to other portions of the site over time. The structures on the central portion of the site appear expanded and more numerous with a long storage style building along the southern portion of the developed area. Hansen Road appears improved by 1972, and developments west and north of the site are present by this time. The Safeway Distribution Center and portions of the Patterson Pass Business park complex are present to the south in 1998. It should be noted that the 1993 photograph does not show complete coverage for the site.

2005 & 2006 – The 2005 and 2006 photographs do not show complete coverage for the site. The photographs depict the developed central portion of the site with fewer buildings; in particular the long storage style building on the southern portion is no longer present. The remainder of the site is shown as being used for agricultural purposes. Surrounding properties are not shown.

Based on URS' review of aerial photographs, since 1949 the site has been used for agricultural purposes with the only development consisting of the central portion along Hansen Road, similar to current conditions. No specific environmental concerns were identified in the aerial photographs. While residual agricultural chemicals could exist in Site soils from historic use of the Specific Plan Area for agricultural purposes, the potential presence of these constituents is considered de minimis under a planned commercial/industrial setting.

Tetra Tech (2007)

Aerial photographs were obtained from EDR of Milford, Connecticut. Aerial photographs dated 1957, 1963, 1982, 1993, and 1998 were reviewed. In addition, Tetra Tech reviewed a 2006 aerial photograph



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obtained from the San Joaquin County Geographical Information System (GIS). Descriptions of the features depicted in these photographs are provided below.

1957 - Agricultural land (possible row crops) with no on-site structures. A drainage ditch running along eastern and western property lines. A linear feature is visible on eastern portion of site with NW-SE orientation (possible pipeline or irrigation line). An additional linear feature with N-S orientation on western portion of site (an irrigation line, based on site inspection). Surrounding Areas show agricultural land with complex of buildings (possible house and outbuildings) to east at southeast corner of Hansen Road and I-205.

1963 - No changes in uses of site, except for additional linear feature on site having E-W orientation north of southern property line. Surrounding areas show no changes in uses of adjacent properties apparent, except E-W linear feature noted on site extends onto eastern adjacent properties.

1982 - No changes in uses of site, except for linear features on site having NW-SE and E-W orientations noted in 1963 not visible in 1982 aerial photograph. Surrounding areas show no changes in uses of adjacent properties apparent, except construction of three small complexes of buildings (possibly houses and outbuildings) on eastern adjacent properties.

1993 - No changes in uses of site. Surrounding areas show no changes in uses of adjacent properties except for construction of additional building complex on eastern adjacent properties.

1998 - No changes in uses of site. Possible evidence of water flow across the site from the pond on the southern adjacent properties to the depression at the NE corner of the site. An additional linear feature was observed on site having E-W orientation north of southern property line. Surrounding areas show no changes in uses of adjacent properties.

2006 - No changes in uses of site. The linear feature with a NW-SE orientation was visible faintly on the site. Surrounding areas show no changes in uses of adjacent properties.

United Soil Engineering Inc. (1999)

Historical aerial photographs, prepared by Pacific Aerial Surveys in Oakland, California, were reviewed to evaluate past land uses of the site and surrounding area. Photographs from 1957 through 1996 were examined for recognizable environmental condition that might have adversely impacted the site.

1957 – The site was being used for agricultural purposes. Two small storage structures were located on the western side of the property. The site was surrounded by agricultural land and widely scattered residences. The site and surrounding areas included agricultural land.

1968 – The site appeared similar to the 1957 aerial photograph. The surrounding area included agricultural land and widely scattered residences. The vicinity of the site appeared unchanged since the 1957 aerial photograph.

1979 – The site appeared similar to the 1968 aerial photograph. The site was surrounded by agricultural land and widely scattered residences. The properties to the northeast of the site are being developed as residential subdivisions in this aerial photograph.

1985 - The site appeared as it did in the 1979 aerial photograph with the exception of residential development in the southwest corner of the property. The vicinity of the subject site was mostly



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undeveloped land at this time, however, the properties to the northeast of the site were being further developed as residential subdivisions in this aerial photograph.

1996 – The site and vicinity generally appeared unchanged, with the exception that a maintenance storage facility (Tracy PG&E Yard) was present on the property adjacent to the southwest of the site.

4.2 SANBORN FIRE INSURANCE MAPS

Historical Sanborn fire insurance maps that depict local land uses can provide useful information regarding residential, commercial, and industrial property uses over time. According to EDR, there are no Sanborn maps available for the Specific Plan Area.

4.3 TOPOGRAPHIC MAPS

Historical topographic maps were obtained for the Specific Plan Area and surrounding areas during previous ESAs prepared for the discrete sites evaluated in those assessments. Together those discrete sites and surrounding areas comprise the Specific Plan Area (see Figure 3). The maps were reviewed to identify historical features of the target sites and the surrounding areas. Interpretations of site and surrounding features and conditions based on the topographic maps review are summarized below.

URS (2012)

Topographic maps were obtained from EDR. The maps available for review included the years 1907, 1953, 1968, and 1980. Information obtained from the topographic map review is summarized below.

1907 - The 1907 topographic map is a Series 15 map and depicts the site area as primarily undeveloped land. Roadways at the locations of Schulte Road and Patterson Pass Road are present, along with Hansen Road. One small residential style building is present at the current developed portion of the site off Hansen Road. An additional small residential style building is shown on the east-central portion of the site. The extreme eastern portion of the site is not shown in the map. A natural drainage area is shown along the eastern portion of the site running in a southwest to northeast direction. Surrounding properties are primarily undeveloped with scattered residential style buildings. Numerous drainage canals exist on surrounding properties, and railroad tracks are present to the distant south of the site.

1953 – 1980 - The 1953 through 1980 topographic maps are Series 7.5 maps and depict the site as primarily undeveloped land. The central developed portion of the site contains six small structures in 1953, eight structures in 1968, and ten structures in 1980. The residential style building observed in 1907 on the east-central portion of the site is no longer present, but a small structure is present on the north-central portion of the site in the 1968 map only. Agricultural activities are shown on the southern portion of the site, east and west of Hansen Road in the 1980 map. Two oil pipelines are shown running through the site, and the high voltage lines are also shown. Surface water features described previously are also present, along with surrounding roadways. Surrounding development consists of residential or farm style structures only, with the exception of some potential commercial buildings near the southwestern corner of the site in 1980. The 205 freeway is under construction to the north in the 1953 map, and is completed by 1968. Similarly to the 1907 map, the extreme eastern portion of the Site is not shown in the maps.

No specific RECs were identified in the topographic maps reviewed.



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Tetra Tech (2007)

Topographic maps were obtained for review from EDR. Topographic maps dated 1907, 1953, 1968, and 1980 were reviewed. Descriptions of the features depicted on these maps are provided in the table below.

1907 – The site and surrounding areas are shown as undeveloped or vacant land.

1953 - Undeveloped or vacant land. A pipeline is shown running through the eastern portion of the site with a NW-SE orientation. A intermittent stream is shown running through site from southern adjacent properties to the NE corner of site. Power lines passing through eastern part of site with SW-NE orientation. Surrounding areas show undeveloped or vacant land with a structure on eastern adjacent properties at SE corner of Hansen Road and 1-205.

1968 - No changes in uses of site or adjacent properties except for additional small buildings on eastern adjacent properties along Hansen Road.

1980 - No changes in uses of site or adjacent properties except for additional small buildings on eastern adjacent properties along Hansen Road.



5. Site Environmental Assessment

5.1 SITE RECONNAISSANCE

The Planning Center|DC&E conducted an inspection of the Specific Plan Area on February 23, 2013 to better assess current Site conditions and features of potential environmental interest. At the same time, a reconnaissance was conducted of the surrounding areas to identify potential activities that could impact the Plan Area and to assess the current status of nearby off-site properties identified in the EDR[®] Report. Select photographs that were taken during the Site reconnaissance are provided in Appendix B. Weather conditions were mostly clear and warm during the reconnaissance, and there were no conditions or limitations that would adversely affect the ability to observe features of interest at the Specific Plan Area or in the surrounding areas.

5.2 INTERVIEWS

The area is mostly agricultural land and current or past owners, occupants or operators were not available to be interviewed; therefore no interviews with current or past owners, occupants, or operators were conducted for this Site reconnaissance.

5.3 ISSUES OF ENVIRONMENTAL INTEREST

The following issues of potential environmental interest were assessed for this Phase I ESA.

5.3.1 Hazardous Material Sites

Seven “hazardous materials sites” were identified on or within ½-mile of the Specific Plan Area, based on review of 1) the RWQCB’s GeoTracker database (see Section 6.2.1) and 2) the Environmental Data Resources (EDR) report (see Appendix C) for the Specific Plan Area. The seven sites are located on Figure 4. The criteria used to identify these seven sites and a discussion of each is presented in the remainder of this Section.

GeoTracker is the RWQCB’s online database that (1) provides access to statewide environmental data and (2) tracks regulatory data for the following types of sites:

- Leaking Underground Fuel Tank (LUFT) cleanup sites;
- Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites);
- Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]);
- Land Disposal sites (Landfills); and
- Permitted UST facilities.

The EDR report includes the results of a database search of federal and state environmental records. Specific databases searched and the search radius for each are identified in the EDR report and are consistent with the requirements of ASTM E1527-05. The EDR database report was reviewed to note reported releases of hazardous materials in the vicinity of the Specific Plan Area that are known to have or are expected to result in an environmental condition that could adversely impact the Specific Plan



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Area. Reported release sites listed in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported release from the Specific Plan Area, and the position of a reported release with respect to known or expected local and/or regional groundwater flow direction. Generally, reported release sites located within ½-mile up-gradient, ¼-mile cross-gradient, or adjacent down-gradient were considered to have a potential to impact the Specific Plan Area, and are discussed below. Properties that were listed in the EDR database search report, but were not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release) were not considered to have a potential to impact the Specific Plan Area. Non-release sites identified adjacent to the Specific Plan Area generally are not discussed.

A GeoTracker database search, conducted on February 25, 2013, revealed six sites on or within ½-mile of the Specific Plan Area. A seventh site within ½ mile of the Specific Plan Area, not identified on GeoTracker, was identified on the RWQCB's SLIC (Spills, Leaks, Investigation and Cleanup) list during review of the EDR report.

The seven hazardous material sites on or within ½-mile of the Specific Plan Area are depicted in Figure 4 by site number, and are discussed below:

- **Site 1: Other Cleanup Site, Shell Oil**, located along Hansen Road, within the Specific Plan Area. This site is the location of a crude oil release from a former pipeline, which release was subject to a subsequent investigation and on-going cleanup. Historically, Shell operated two pipelines (8-inch and 10-inch diameter) running in a northwest-southeast orientation east of Hansen Road and north of Schulte Road. In 2001 Shell abandoned the pipelines and removed portions of the pipelines in advance of anticipated development. The pipelines were buried at a depth of approximately 4 feet below ground surface (bgs). During pipeline removal, six areas referred to as Trenches 1 through 6 were observed to be impacted by petroleum hydrocarbons. Shell over excavated two trenches to depths ranging from 6 to 20 feet bgs and excavated to 4 feet bgs at 4 additional trenches.

Since the discovery of soil contamination, numerous soil borings have been in-stalled and soil samples analyzed. The site currently contains approximately 19 groundwater monitoring wells and three nested vapor monitoring wells. Quarterly groundwater monitoring reports are submitted to the RWQCB.

Groundwater has been impacted by dissolved phase petroleum contamination from the Shell pipeline release. In addition, free phase product (crude oil) has been detected floating on the ground of the monitoring wells in the investigation area.

Given that the pipelines were located 4 feet bgs, and over-excavation was performed to a minimum depth of 4 feet bgs, a release from the pipelines would not be expected to impact soils above 4 feet bgs, which is generally confirmed by the soil data. The soil impact, which exists variably in the area, extends to first encountered groundwater, which occurs between 30 and 35 feet bgs. Soil impact has been identified at select locations at depths greater than 130 feet bgs; however, the impact is suspected to be cross-contamination from direct push drilling techniques. Shell's consultants originally speculated that total petroleum hydrocarbon (TPHc) monitoring results observed below 171 feet bgs reflected naturally occurring TPHc or were related to regional oil production, but have subsequently concluded the observed TPHc is related to cross-contamination from direct-push sampling techniques. To date, the RWQCB has not confirmed or agreed with this determination.



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The latest site investigation report on GeoTracker, and correspondence with the RWQCB case worker, indicate a complete Conceptual Site Model (CSM) and human health risk assessment (HRA) are being prepared for the site by Shell's consultant (CRA, 2012a; RWQCB 2013a). After publication of these documents, and following the RWQCB's review and concurrence, the RWQCB should be able to define with some certainty future remedial action requirements and cleanup standards for the contamination at this site. Completion of the CSM and HRA are anticipated to occur near the end of April 2013 (RWQCB, 2013b).

Limited soil remedial actions have been performed to date, and additional soil remedial actions may be required by the regulatory agency. Shell's remediation progress will be monitored and the nature and schedule for any future remediation will be considered during redevelopment planning. In the absence of proposed and approved remedial actions, a timeline for completion of remedial actions cannot be estimated at this time. Residual soil impact following completion of remedial actions will likely exist at depths greater than 4 feet bgs. In the event grading or soil excavation activities will be required at depths greater than 4 feet bgs, appropriate precautions would be imposed by the regulatory agency (e.g. Health and Safety Plan for workers, Soil Management Plan). Depending upon the success of the remedial actions with respect to the development timeline, vapor intrusion concerns could exist at the time of development. In such a case, implementation of engineering controls on building placement or designs, particularly for below grade structures, may be required.

In addition, monitoring wells on the subject property will require abandonment following remediation, or replacement if remedial actions are not completed before development of the impacted portion of the Specific Plan Area.

- **Site 2: Permitted UST, Robert Mehring**, located at 16343 Diablo Court, approximately 550 feet to the north of the Specific Plan Area. This is a permitted UST site; no release has been reported.
- **Site 3: Permitted UST, PG&E**, located at 24081 Mountain House Parkway (Patterson Pass Road), within the northwest portion of the Specific Plan Area. This is a permitted UST site; no release has been reported.
- **Site 4: Other Cleanup Site, Tracy Youth Sports Park**, located at 15178 Old (West) Schulte Road. This property is located adjacent to the southeast of the Specific Plan Area (across West Schulte Road) and is relatively cross-gradient with respect to groundwater flow direction. This property is listed as an open, inactive, and unspecified soil release. The case was opened September 1, 2006 and inactive as of May 20, 2009. No other information was provided on GeoTracker. This release is unlikely to affect the Specific Plan Area based on soil only reported impact, absence of regulatory follow up action, and location and orientation relative to the Specific Plan Area.
- **Site 5: Leaking UST Cleanup Site, Former ARCO #6100**, located at 25775 Patterson Pass Road, approximately 2000 feet to the southwest of the Specific Plan Area. This site is relatively up gradient from the Specific Plan Area with respect to groundwater flow direction. The property is the site of a gasoline re-lease with free product migrating to the southeast/east with impact primarily isolated to the subject property. Perched thin lenses of groundwater are impacted; high contaminant mass poses potential migration hazard and hazard to regional groundwater. Initial contamination was detected in 1986. Soil vapor extraction was initiated in 2004. A new remedial action work plan was submitted and approved in 2012. Cleanup via soil vapor extraction is



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ongoing. GeoTracker indicates impediments to case closure include inadequate site characterization, and potential risks from vapor intrusion, worker direct exposure hazards and risks not assessed. However, these concerns generally apply only to the immediate vicinity of this site. As a result, this release is unlikely to affect the Specific Plan Area based on distance and existing groundwater data. Nevertheless, given that GeoTracker describes the site as inadequately characterized, it is possible that future characterization of the site and vicinity may yield unexpected results that indicate a potential threat to groundwater (and soil vapor) beneath the Specific Plan Area.

- **Site 6: Other Cleanup Site, Owens Brockway Glass Container Facility**, located at 14700 Old (West) Schulte Road, approximately 700 feet from the southeast corner of the Specific Plan Area. The facility is listed in the EDR report as industrial (glass manufacture). Historically, the facility included waste oil USTs and was identified as a hazardous waste generator. This site is listed as an unspecified release site with a case status on Geo-Tracker of Open – Inactive in 2002. This site is unlikely to affect the Specific Plan Area based on inactive case status since 2002 and orientation with respect to the Specific Plan Area.
- **Site 7. Other Cleanup Site, Tri-State Motor Transit Co**, located at 25501 Patterson Pass Road, adjacent to the southwest corner of the Specific Plan Area, across Patterson Pass Road (Mountain House Parkway) and Schulte Road. This site is up gradient of the Specific Plan Area with respect to groundwater flow. No information was provided on GeoTracker. However, the EDR report includes a listing from a historical database suggesting a possible historical release of petroleum product at the site more than 20 years ago. The site was identified on the EDR report under the RWQCB's SLIC (Spills, Leaks, Investigation and Cleanup) list, which identifies this property for diesel, gasoline, oil and grease, and solvent releases, with a status of open-inactive as of 1991. The EDR report, under the SWEEPS UST database (a historical statewide database previously maintained for the SWRCB by a private contractor, dated 06/01/1994), also indicates seven (7) USTs at the site on or before 1994, ranging in size from 10,000 to 500 gallons and storing diesel, gasoline, oil and waste oil. However, the EDR report does not list this site as a leaking UST under the current LUST database (the SWRCB's Leaking Underground Storage Tank [LUST] Incident Reports and Tank Information System database list, dated 12/17/2012). In addition, the San Joaquin County Environmental Health Department, Site Mitigation Program, which oversees UST release investigations in the county, reported no file records for this site following a telephone request for information (SJCEHD 2013a). As follow up to the telephone request, a formal written request for site information (e.g., UST monitoring/removal, UST site cleanup, other site cleanup, etc) was submitted to the San Joaquin County Environmental Health Department on March 15, 2013 (SJCEHD 2013b). If any such records exist they may be made available for review in the county offices approximately 10 business days after the written request.

Because of the orientation and close proximity of this property to the Specific Plan Area, the potential exists for a release from this site to have impacted groundwater beneath the Specific Plan Area. However, given: 1) that the reported release was identified on a historical database more than 20 years ago, 2) was not identified on a current leaking UST database, 3) the inactive status and the absence of regulatory follow up actions to the historical reported release, and 4) the absence of any hardcopy files with the county Environmental Health Department for a release or on-going assessment or mitigation at this site, it is reasonable to conclude the historical release is/was likely a low priority case and any potential impact is unlikely to adversely affect commercial development in the Specific Plan Area.



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5.3.2 Chemical and Hazardous Material Handling and Storage

The Site is mostly agricultural land. Various residential and farm support structures are present. Structures observed consisted of residential houses, and wood and sheet metal storage sheds. The interior of the structures was not accessible during The Planning Center|DC&E's Site reconnaissance. The storage sheds are used to store agricultural equipment and chemicals. Developed portions of the Site included various usable and discarded agricultural equipment and materials. This included but was not limited to irrigation pipe, used and unused portable and stationary petroleum ASTs, debris piles containing vegetation cuttings and municipal/construction materials, operable and non-operable tractors and trucks, used truck and tractor tires, harvesting equipment, water storage tanks, well equipment, animal pens, and mobile tanker trailers. See Appendix B for photographs of some of these items. The extent of materials on the Specific Plan Area made detailed inspection limited. Additional equipment and debris storage observed included asphalt pile, wood debris pile, harvesting equipment, used tractor tires, and animal watering troughs.

Material and waste storage on the Specific Plan Area is limited to the developed areas of the Site. There are structures and storage sheds in the developed areas that are used to store agricultural chemicals. Substances are stored in original packaging prior to mixing in mobile tanker trailers for use on crops. As indicated above, various debris piles containing asphalt, wood, vegetation, and municipal and construction debris were observed at developed areas. Photographs of some of these areas are included in Appendix B. The size of these debris piles made detailed inspection impractical. While no significant environmental concerns were identified for the wastes, the material will require proper disposal prior to development. No evidence of the use or storage of hazardous chemicals or hazardous waste was observed at the Site during the reconnaissance, other than petroleum ASTs and agricultural chemicals. No other evidence of chemical spills or releases was observed during the Site reconnaissance.



5.3.3 Aboveground and Underground Storage Tanks

As noted above, used and unused portable and stationary petroleum ASTs were observed at 24915 Hansen Road (see Photo Nos. 5 and 6 in Appendix B). Also, a mobile mixing tank was observed at the residence at 24332 Hansen Road. As discussed in Section 5.3.1, there is a permitted UST at the PG&E Tracy Yard facility at 24081 Mountain House Parkway; no release has been reported from this UST. No other on-site aboveground or underground storage tanks were observed during the Site reconnaissance. Furthermore, the agency records and historical documents reviewed do not indicate that any other such tanks historically were, or currently are, present at the Site.

The EDR report lists two off-site AST sites adjacent to the Specific Plan Area, in addition to the USTs and ASTs discussed above and in section 5.3.1. The Safeway Distribution Center at 16900 West Schulte Road, adjacent and to the south of the Specific Plan Area reportedly has ASTs with total capacity of 42,460 gallons. The Owens Brockway facility at 14700 West Schulte Road has AST(s) totaling 2078 gallons capacity. There are no reports or evidence of releases or environmental concerns for either of these AST sites.

5.3.4 Agricultural Use

The Specific Plan Area currently is predominantly used for agriculture. A review of historical aerial photographs, topographic maps, and other records indicates that predominantly agricultural activities were conducted at portions of the Site since at least approximately the 1950s.

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5.3.5 Pesticide Application

Much of the Specific Plan Area has historically been used for agricultural purposes. A Pesticide Use Report (PUR) public records request was made to the San Joaquin County Agricultural Commissioner's office for the Specific Plan Area, by APN numbers. The requested PUR records received from the county cover the past five years (2008 – 2013) and are reproduced as Appendix D. The records include data for the following growers: Stephen Alegre, Holdener Ranches, Albert Lafrancis, and Mark Gouvaia. Crops grown were mostly barely, wheat, oats, and alfalfa, as well as lesser amounts of forage hay, corn, ryegrass and dry beans. The PUR records indicate periodic routine use of herbicides, insecticides, and rodenticides on the agricultural land encompassing most of the Specific Plan Area over most of the five year period reviewed. Categories of pesticides applied include organophosphate insecticides (e.g., methyl parathion), carbamate insecticides (e.g., Methomyl), chloro-phenoxy herbicides (e.g., MCPA dimethylamine), and others. The PUR records do not indicate any routine use of organochlorine (OCP) insecticides (e.g., DDT, Dieldrin, etc.) the category of pesticide that is most persistent in the environment.

Previous Environmental Site Assessments (ESAs) for portions of the Specific Plan Area have included Phase I assessments of potential past use of pesticides, as well as limited Phase II soil sampling programs to screen for residual pesticide contamination, as summarized below:

- **Bob-A-Lou Farms Property;** Phase I ESA prepared by Construction Testing and Engineering, Inc., (1997). This property represents the northwest portion of the Specific Plan Area, west of Mountain House Parkway (see Figure 3). The Phase I ESA noted that chemical farming methods were used on the property, including from the 1960s through the 1980s. Row crops farmed included alfalfa, corn, wheat and oats. Specific pesticides reportedly used historically included Ambush, Lorsban, and Lomate, as well as herbicides Roundup, Gowan, Direx, and Velpar. The report concluded that the on-site farming business had properly handled agricultural chemicals and petroleum products and there was "No evidence of significant volumes of spillage (other than minor surface spills) was observed in areas used for the storage of agricultural chemicals and petroleum products."
- **Property at 24007 Hansen Road;** Phase I ESA prepared by Tetra Tech, Inc., (2007). This 106-acre property, identified as APN 209-460-31, is a rectangular parcel located along the northern boundary of the Specific Plan Area and at the southwest corner of Hansen Road and Interstate 205 (see Figure 3). The site was used for dry hay farming prior to 1940; used for growing barley, oats, and wheat from the 1940s through the 1960s; and used for growing alfalfa since the 1970s. No pesticide/herbicide mixing activities, pesticide/herbicide storage, or farm equipment fueling/maintenance were reported to have been conducted at the site. A limited Phase II subsurface investigation conducted by Tetra Tech on August 15, 2007, included collecting a total of 20 soil samples at depths of approximately 0.5 and 2 feet below ground surface (bgs) from soil borings drilled using hand auger equipment at 20 locations. The soil samples were collected at locations distributed across the site on a grid to provide relatively uniform areal coverage. No evidence of elevated concentrations of organo-chlorine (OCP) pesticides, organophosphate pesticides, chlorinated herbicides, or California Title 22 metals was found based on the soil sampling and analysis conducted during this assessment.

Residual agricultural chemicals could exist in Specific Plan Area soils from historic use of the area for agricultural purposes. If there are localized spills of pesticides and farming chemicals, there could be localized hot spots in soil present. However, based on the available data, the potential presence of these constituents generally is considered *de minimis* across the Specific Plan Area as a whole, particularly under a planned commercial/industrial setting.



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The most recent guidance from DTSC states "...the only pesticide class requiring analyses at agricultural properties are OCPs [organochlorine pesticides], such as DDT, toxaphene, dieldrin, etc.," due to the persistence of OCPs in the environment. As noted above, records reviewed for the past five years don't indicate the use of these OCPs at the agricultural lands on the Specific Plan Area. In addition, available records don't indicate the area has routinely had intensive management for orchard, nursery, or other high-value crops, which would be associated with significant use of pesticides and irrigation. Nevertheless, given the long agricultural history of the plan area, and the possibility that pesticides, including possibly OCPs, were or are likely to have been stored, mixed, or disposed of on the property, or pesticide equipment was cleaned there – activities which potentially could lead to isolated hot spots – it is possible that OCPs may be present in soil at these isolated locations. In order to address this possibility, a limited soil sampling program is recommended for the land around existing structures or other areas where pesticides may have been stored or mixed on the plan area, prior to development of these areas.

5.3.6 Asbestos and Lead-Based Paint

Asbestos-containing materials (ACM) were commonly used in a wide range of building products prior to 1976. These products include roofing shingles, composite siding, linoleum flooring, acoustic ceiling tiles, furnace and water heater exhaust piping and insulation, glues and mastics, joint compounds, and composite wallboards. The Phase I ESA scope of work did not include the performance of an asbestos survey or materials testing of the existing buildings at the Site. However, because some of the buildings at the Site were constructed variously between circa 1940 and early 1980s, some undergoing alterations and repairs during that time, they could contain ACM.

Lead-based plumbing and/or paints also could be present in the buildings, given the age of its construction. Lead-based paints (LBP) were phased out of production in the early 1970s. Exposure to lead is possible if the paint is in poor condition or during demolition, maintenance or removal activities. The Phase I ESA scope of work did not include testing of the existing buildings at the Site for the possible presence of LBP. However, as stated above, because some buildings were constructed in stages between circa 1940 and the early 1980s, some undergoing alterations and repairs during that time, these structures could contain LBP.

5.3.7 Drums

No drums were observed at the Site during the reconnaissance.

5.3.8 Radon

Sampling for radon gas in Site buildings was not included in the Phase I ESA scope of work. However, a United States Environmental Protection Agency (USEPA, 1993) map of radon zones in California lists Los Angeles County as Zone 3, where residents may have a low potential of exposure to radon, with average indoor concentrations are less than 2.0 pCi/l.

Radon is an invisible, odorless radioactive gas formed by the decay of uranium in the earth's soil that migrates to surface through cracks and pore spaces in the soil. Radon gas dissipates in outdoor settings and is present at concentrations considered to be harmless. However, radon gas can accumulate inside buildings and closed spaces; depending on building location, ventilation, and other factors. The USEPA recommends considering indoor remedial measures when the radon concentration exceeds 4.0 picoCuries per liter (pCi/L) on an annual average basis.



5. Site Environmental Assessment

5.3.9 **Fill Material and Stockpiled Soil**

Given the relatively flat topography of the Site and its elevation with respect to the surrounding terrain, it is unlikely that significant quantities of fill material (if any) have been imported or applied to the Site.

5.3.10 **Mines**

Based on the review of historical sources (aerial photographs and topographic maps) and the agency database search, there is no evidence to suggest that the Site was ever utilized for mining operations.

5.3.11 **Storm Water Discharge and Drainage**

Agricultural uses occupy most of the Site. Incident rainfall onto the site primarily infiltrates into the ground. The topography slopes gently toward the northeast, and any storm water runoff would tend to follow this topographic grade.

5.3.12 **Monitoring, Water Supply, or Dry Wells**

The groundwater monitoring wells associated with the Shell pipeline clean up discussed in Section 5.3.1 may require abandonment and/or replacement prior to development of the Site, depending on future progress of the ongoing investigation and remediation of this location. In addition, there are groundwater production wells at various developed locations on the Specific Plan Area, including the water supply wells depicted on Figure 3, that will require abandonment prior to re-development of the Site. Also, as discussed in section 3.5, one natural gas well formerly existed on the southern portion of the Site, east of Hansen Road (see Figure 3); a formal review of abandonment procedures and inspection of the well seal is recommended prior to development on this location.

5.3.13 **Stressed Vegetation**

No stressed vegetation was observed during the Site reconnaissance.

5.3.14 **Odors**

No unusual odors were detected during the Site reconnaissance.



6. Regulatory Agency Information

6.1 REGULATORY DATABASE RESEARCH

A search of available Federal, State, and local environmental database records for the Site and nearby properties was received from EDR® on February 26, 2013. In general, the databases reviewed by EDR® include facilities that generate, store, treat, or dispose of hazardous substances, as well as facilities where hazardous substance releases have contaminated soil and/or groundwater. Facilities of particular interest include those with historical or active USTs, especially in instances where the USTs have leaked. The EDR® report meets the government records search requirements of ASTM E 1527-05; search distances were in accordance with this standard. In order to provide coverage for the entire irregularly shaped Specific Plan Area as well as areas surrounding the Site, the EDR search was based on a point (target) approximately in the center of the property (Latitude and Longitude: 37.7323, -121.5212) with the specification to extend the search 2.75 miles around the target point. A summary of information gleaned from notable databases searched by EDR is present in the following subsections of this report. A copy of the EDR® report (entitled “The EDR Radius Atlas®”) is provided in Appendix C.

6.1.1 NPL Sites

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for clean-up by the EPA.

- The Site is not listed on the NPL List.
- The database search did not identify any NPL sites within a one-half mile of the Site.

6.1.2 CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites that are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the NPL.

- The Site is not listed on the CERCLIS List.
- The database search did not identify any CERCLIS site within one-half mile of the Site.

6.1.3 CERCLIS-NFRAP Sites

CERCLIS-NFRAP status indicates that a site was once on the CERCLIS List, but has No Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, contamination was removed quickly, or the contamination was not significant enough to warrant NPL status.

- The Site is not listed on the CERCLIS-NFRAP List.
- The database search did not identify any CERCLIS-NFRAP site within one-half mile of the Site.



6. Regulatory Agency Information

6.1.4 Federal ERNS List

The Federal Emergency Response Notification System (ERNS) list tracks information on reported releases of oil and hazardous materials.

- The Site is not identified on the Federal ERNS list.
- The data base search identified six ERNS incidents/sites within one mile of the Specific Plan Area:
 - Summit Logistics Inc., 16900 West Schulte Road. Adjacent and south of the Specific Plan Area. The EDR reported the following information: Spill date; 07/08/1999. Spill material; Ammonia. Maintenance shutdown of ammonia refrigeration system. Comments: Had to remove a line. Tracy Fire Department responded due to odors; fire department took no action. Ammonia levels were monitored. No offsite impact reported.
 - Summit Logistics Inc., 16900 West Schulte Road. Adjacent and south of the Specific Plan Area. The EDR reported the following information: Spill date; 02/19/1998. Spill material; Ammonia, anhydrous. Comments: Gasket blew; secured and repaired gasket. No other information. Will notify EPA.
 - Shell Tracy Pump Station, 25705 Patterson Pass Road S. Approximately one mile south west of the Specific Plan Area. The EDR reported the following information: Spill date; 10/5/2008. Spill material; crude oil. Quantity; less than two barrels, to containment area. Comments; Thermal release due to equipment malfunction from Unit 1 to a secondary containment area. Contractor hired to clean up release. Repairs conducted.
 - Shell Tracy Pump Station, 25705 Patterson Pass Road S. Approximately one mile south west of the Specific Plan Area. The EDR reported the following information: Spill date; 02/27/2001. Spill material; crude oil. Quantity; 1500 barrels. Comments; Incident location at the pump station on the north 20-inch pipeline. Line shut down.
 - ARCO Station, 25775 Patterson Pass Road. Approximately one-half mile southwest of the Specific Plan Area. The EDR reported the following information: Spill date; 06/25/1990. Spill material; gasoline. Quantity; unknown. Comments; gasoline release discovered from the USTs at the ARCO station. ARCO removing the USTs and remediating the site.
 - Owens Brockway, 14700 Schulte Road. Adjacent and southeast of the Specific Plan Area. The EDR reported the following information: Spill date; 07/10/1992. Spill material; hydrochloric acid. Quantity; 1980 pounds. Comments; pump failed, release went into secondary containment pond. Remediation contractor to clean up. Notified OES.



6.1.5 RCRA Non-CORRACTS TSD Facilities

The Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity.

- The Site is not listed as a RCRA non-CORRACTS TSD facility.

6. Regulatory Agency Information

- The database search did not identify any RCRA non-CORRACTS TSD facilities within one-half mile of the Site.

6.1.6 RCRA CORRACTS TSD Facilities

The RCRA CORRACTS TSD Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity.

- The Site is not listed as a RCRA CORRACTS TSD facility.
- The database search did not identify any RCRA CORRACTS TSD facilities within one-mile of the Site.

6.1.7 RCRA Large Quantity Generators

The RCRA Large Quantity Generator (LQG) list is maintained by the EPA to track facilities that generate over 1,000 kilograms of hazardous waste or over 1 kilogram of acutely hazardous waste per month.

- The Site was not listed as a RCRA Hazardous Waste Generator.
- One large quantity RCRA Hazardous Waste Generators were listed within one-quarter mile of the Site: Owens-Brockway Glass Container, 14700 W. Schulte Road, adjacent to the southeast corner of the Specific Plan Area. .

6.1.8 EnviroStor

The EnviroStor database, maintained by the DTSC, contains both known and potential hazardous substance sites.

- The Site is not listed in the EnviroStor database.
- Four EnviroStor facilities were identified within approximately 1 to 2 miles of the Specific Plan Area; one of which requires further DTSC action and three which require no further action. Due to their distance and orientation from the Specific Plan Area, none of these sites is likely to affect the Specific Plan Area:
 - School Cleanup Site, Kimball High School, is located at 24606 South Lammers Road, approximately 1 mile to the east of the Specific Plan Area. Metals and organochlorine pesticides are potential contaminants of concern in the soil, resulting from the prior use of the property for agriculture. The site is undergoing investigation. Due to its distance and orientation down-gradient from the Specific Plan Area, this site is unlikely to affect the Specific Plan Area.
 - School Investigation Site, Addition to Kimball High School, is located at 24606 South Lammers Road, approximately 1 mile to the east of the Specific Plan Area.
 - School Investigation Site, George Kelly School, is located at Veneto Drive/Mabel Josephine Drive, approximately 1.7 miles to the east of the Specific Plan Area.



6. Regulatory Agency Information

- Voluntary Cleanup Site, Old Valley Pipeline—Mansfield Site, is located at 13880 West Grant Line Road, approximately 1.4 miles to the northeast of the Specific Plan Area.

6.2 OTHER RECORD SOURCES

Various State, regional, and local environmental regulatory agencies were contacted to determine if additional information were available for the Site and/or other nearby facilities of environmental interest. Files were requested and/or reviewed from the regulatory agencies identified in the following sections. Copies of agency file request forms for which responses are pending are provided in Appendix F.

6.2.1 California State Water Resources Control Board GeoTracker Database

A GeoTracker database search, conducted on February 25, 2013, revealed six hazardous material sites on or within ½-mile of the Specific Plan Area. Various groundwater monitoring and site investigation reports concerning the Shell pipeline release were downloaded from the GeoTracker website (CRA 2009, 2011, 2012a and 2012b). A seventh site within ½ mile of the Specific Plan Area, not identified on GeoTracker, was identified on the RWQCB's SLIC (Spills, Leaks, Investigation and Cleanup) list during review of the EDR report.

The seven sites on or within ½-mile of the Specific Plan Area are discussed in Section 5.3.1 and their locations with respect to the Specific Plan Area are depicted in Figure 4.

6.2.2 Regional Water Quality Control Board – Central Valley Region 5

Telephone and email contact was initiated with the Central Valley Regional Water Quality Control Board (RWQCB) for additional information, primarily related to the ongoing investigation of the Shell pipeline release, as discussed in Section 5.3.1 (RWQCB 2013).

6.2.3 San Joaquin County Environmental Health Department

The San Joaquin County Environmental Health Department, Site Mitigation Program, which oversees UST release investigations in the county, was contacted by telephone for additional information regarding the Tri-State Motor Transit Co, located at 25501 Patterson Pass Road, adjacent to the southwest corner of the Specific Plan Area, across Patterson Pass Road (Mountain House Parkway) and Schulte Road. The County reported no file records for this site based on a manual search of cabinet files, following a telephone request for information (SJCEHD 2013a). As follow up to the telephone request, a formal written request for site information (e.g., UST monitoring/removal, UST site cleanup, other site cleanup, etc) was submitted to the San Joaquin County Environmental Health Department on March 15, 2013 (SJCEHD 2013b). If any such records exist they may be made available for review in the county offices approximately 10 days after the written request. At the time this Phase I ESA was prepared no indication had been received that any such files were available.

6.2.4 San Joaquin County Agricultural Commissioner's Office

A Pesticide Use Report (PUR) public records request was made to the San Joaquin County Agricultural Commissioner's office for the Specific Plan Area, by APN numbers. The requested PUR records received from the county cover the past five years (2008 – 2013) and are reproduced as Appendix D. A summary of the review of these records is provided in Section 5.3.5.



6. Regulatory Agency Information

6.3 USER-PROVIDED INFORMATION

ASTM E 1527-05 requires disclosure in the Phase I ESA as to whether the user of the report has specialized knowledge about previous ownership or uses of the property that may be material to identifying RECs, or whether the user has determined that the property's title contains environmental liens or other information related to environmental conditions of the property, including engineering and institutional controls and activity and use limitations, as defined by ASTM.

The scope of this Phase I ESA did not include an environmental lien search. However, based on the absence of environmental releases or investigations on the Site, with the exception of the Shell pipeline release, this Phase I ESA yielded no indication that any such liens currently exist for the Site.



7. Conclusions and Recommendations

7.1 CONCLUSIONS AND RECOMMENDATIONS

The Planning Center|DC&E has performed a Phase I ESA/SSI in conformance within the scope and limitations of ASTM E 1527-05 for a 1780-acre property known as the Specific Plan Area, Tracy, California. Any limitations or exceptions to this practice are described in Section 8.1 of this report. The Site consists primarily of agricultural land, currently utilized for irrigated crop production, dry farming, and periodic cattle grazing. There are several existing buildings and structures within the Specific Plan Area including: eleven existing residences and associated structures; a PG&E gas maintenance facility (Tracy Yard); two public roadways (Mountain House Parkway and Hansen Road); and a cell tower installation and related equipment building.

The Specific Plan Area land uses from the 1950's on were predominately agricultural and undeveloped land with a few residences and other structures. Improvements in the form of additional roadways, residences, and other structures were added periodically since the 1950's.

Properties in the vicinity of the Site are used primarily for agricultural, residential and commercial purposes.

It is The Planning Center|DC&E's professional opinion that an appropriate level of inquiry has been made into previous activities and uses of the Site in an effort to protect future occupants from significant exposures to hazardous substances and safety hazards. Recognized Environmental Conditions (RECs) have been identified, discussed, and further evaluated as part of this Phase I ESA. Based on the findings of this Phase I ESA, it is The Planning Center|DC&E's further professional opinion that no RECs remain in connection with the Site, with the exception of the following:

- **Asbestos-Containing Materials (ACM) and Lead-Based Paint (LBP)** – Some of the buildings and structures currently occupying the Site were constructed in between circa 1940 and the early 1980's, undergoing alterations and repairs since this time, and, therefore, could contain ACM and/or LBP. The building materials should be assessed for ACM and LBP by a certified professional in accordance with agency guidance and, if necessary, abated prior to building demolition.
- **Shell Pipeline Release Site** – Crude oil released from a former Shell pipeline underneath the Specific Plan Area has been under investigation since 2001. Soil, soil vapor and groundwater (approximately 30 feet bgs) have been significantly impacted. A Conceptual Site Model (CSM) and human health risk assessment (HRA) reportedly are being prepared. Future remedial action requirements and cleanup standards for the contamination at this site are still unknown. As a result, a timeline for completion of remedial actions cannot be estimated at this time. Residual soil impact following completion of remedial actions will likely exist at depths greater than 4 feet bgs. In the event grading or soil excavation activities will be required at depths greater than 4 feet bgs, appropriate precautions would be imposed by the regulatory agency (e.g. Health and Safety Plan for workers, Soil Management Plan). Depending upon the success of the remedial actions with respect to the development timeline, vapor intrusion concerns could exist at the time of development. In such a case, implementation of engineering controls on building placement or designs, particularly for below grade structures, may be required.
- **Pesticide Residuals** - The Specific Plan Area has historically been used for agricultural purposes. Records indicate periodic routine use of herbicides, insecticides, and rodenticides on the agricultural land encompassing most of the Specific Plan Area over most of the five year



7. Conclusions and Recommendations

period reviewed (2008 – 2013). Given the long agricultural history of the area, and the possibility that pesticides, including possibly organo-chlorine pesticides (OCPs), were or are likely to have been stored, mixed, or disposed of on the property, activities which potentially could lead to isolated hot spots, it is possible that OCPs may be present in soil at these isolated locations. In order to address this possibility, a limited soil sampling program for OCPs is recommended for the land around existing structures or other areas where pesticides may have been stored or mixed on the plan area, prior to development of these areas.

Other features and issues of potential environmental concern at the Site identified during this Phase I ESA include:

- **Former Natural Gas Well** - A natural gas well formerly existed on the southern portion of the Site, east of Hansen Road (Figure 3). The non-producing well was drilled and abandoned in 1959. However, no records were available indicating a formal review of the abandonment procedures was performed. A formal review of abandonment procedures and inspection of the well location and seal would be required prior to development of the Site in the vicinity of the former gas well. However, given that the well was non-producing, the feature is not anticipated to pose an environmental concern to the Site.
- **Historical Release Site** - The Tri-State Motor Transit Company, located at 25501 Patterson Pass Road, adjacent to the southwest corner and up gradient of the Specific Plan Area, was identified as a petroleum release site based on historical State records more than 20 years ago. The site was not identified as a release site on contemporary State records. A telephone inquiry to the local UST regulatory agency – San Joaquin County Environmental Health Department – also yielded no records of release or investigations at this site. A written request for records from the local agency still is being processed. However, based on the lack of contemporary records and inactive status of the historical investigation, it is reasonable to conclude the historical release is/was likely a low priority case and any potential impact is unlikely to adversely affect commercial development in the Specific Plan Area.



8. *Limitations and Exceptions*

8.1 **LIMITATIONS**

This Phase I ESA was designed to assess the likelihood that soil, soil gas, and/or groundwater beneath the subject Site have been impacted by releases of hazardous substances or wastes, including petroleum compounds. The assessment was performed in substantial conformance with ASTM E 1527-05 (November 2005) and is consistent with good commercial and customary practice for the conduct of environmental site assessments. Services were provided within the time and cost limitations of The Planning Center|DC&E's scopes of work. No warranty or guarantee of Site conditions is expressed or implied.

This report does not warrant against future operations or conditions, nor does it warrant against:

- Operations that are not in evidence from visual observations or search of published agency records, or facts that were concealed, withheld, or not fully disclosed at the time the inspection was conducted.
- Conditions that could only be determined by physical sampling or intrusive testing.
- Conditions at locations other than the provided Site address and/or legal parcel description.

The opinions and conclusions expressed in this Phase I ESA are based on professional interpretations and judgments; they are not legal opinions. They apply to property conditions at the time the assessment was performed. The passage of time may result in significant changes in Site conditions, technology, or economic conditions that could alter the findings and/or recommendations of the report. Therefore, The Planning Center|DC&E endorses the ASTM recommendation that Phase I ESAs older than 180 days only be used subject to certain limitations and update procedures. The Planning Center|DC&E is not responsible for the accuracy or completeness of information provided by other individuals or entities that were relied upon in this report.



8.2 **PROPRIETARY NOTICE**

This report and its contents are privileged and confidential information and should not be duplicated or copied under any circumstances without the expressed permission of The Planning Center|DC&E. Any unauthorized reuse of The Planning Center|DC&E reports or data will be at the unauthorized user's sole risk and liability. The report is intended solely for the use of the City of Tracy. The scope of services for this assessment may not be appropriate to the needs of other users. Therefore, any unauthorized use of this document, or of the findings or conclusions presented herein, is at the sole risk of the third party.

9. Statement of Qualifications

This Phase I ESA was conducted under the direct oversight of William Hass, Director of Environmental Sciences with The Planning Center|DC&E. Dr. Karl Rodenbaugh, Senior Scientist with The Planning Center|DC&E, performed the Site reconnaissance, file reviews, and the bulk of the report preparation. Mr. Hass and Dr. Rodenbaugh each have been providing environmental consulting services for the past 25 years. Relevant qualifications and experience for both individuals include numerous projects involving site investigation, remediation, regulatory/permitting assistance, risk assessment, and environmental compliance. Mr. Hass is a Registered Professional Engineer (P.E.) with the State of California; his certification and stamp appear below:





William Hass, P.E. (No. CO33772)
Director, Environmental Sciences
The Planning Center|DC&E

10. References

References:

- Conestoga-Rovers & Associates (CRA), 2009, *Site Investigation Report*, Former Shell Crude Oil Pipelines, Cordes Ranch, dated January 8, 2009.
- Construction Testing and Engineering, Incorporated ("CTE"), 1997. *Phase I Environmental Site Assessment (ESA) report for the Bob-A-Lou Farms Property*, Tracy, California. Prepared for Commercial Real Estate Services, Walnut Creek, California. December 19, 1997.
- CRA, 2011, *Site Assessment Work Plan*, Former Shell Central Valley Crude Oil Pipelines, Hansen Road Near Schulte Road, dated September 28, 2011.
- CRA, 2012a. *Site Investigation and Third Quarter 2011 Groundwater Monitoring Report*, Former Shell Central Valley Crude Oil Pipelines, Cordes Ranch, dated January 4, 2012.
- CRA, 2012b. *Groundwater Monitoring Report – Fourth Quarter 2011*, Former Shell Central Valley Crude Oil Pipelines, Cordes Ranch, dated February 15, 2012.
- CRA, 2012c. *Groundwater Monitoring Report – Third Quarter 2012*, Former Shell Central Valley Crude Oil Pipelines, Cordes Ranch, dated November 16, 2012.
- Kleinfelder, Inc., 2005. *Phase I and Limited Phase II Environmental Site Assessment*, Approximately 105 Acres, APN 209-130-36, 24007 S. Hansen Road, Mountain House, California. Unpublished professional report prepared for Pegasus Development. July 26, 2005.
- RWQCB, 2013a. Telephone communication with Ms. Patricia Vellines, RWQCB case worker for the Shell pipeline investigation, February 20, 2013.
- RWQCB, 2013b. Email correspondence with Ms. Patricia Vellines, RWQCB case worker for the Shell pipeline investigation, March 27, 2013.
- San Joaquin County Environmental Health Department (SJCEHD), 2013a. Telephone communication with Ms. Adrienne Ellsaesser, Lead Senior REHS, SJCEHD, March 15, 2013.
- SJCEHD, 2013b. *Public Records Release Application*, submitted via facsimile to Ms. Cheryl Field, Sr. Office Assistant Environmental Health Department San Joaquin County, March 15, 2013.
- Tetra Tech, Inc., 2007. *Phase I Environmental Site Assessment, Agricultural Land*, 24007 South Hansen Road, San Joaquin County, California 95377. Unpublished professional report prepared for TC No. Cal. Development, Inc. c/o EASI. June 14, 2007.
- The Planning Center/DC&E, 2013. *Pipeline Safety Hazard Assessment for Cordes Ranch Specific Plan*, March 2013
- United Soil Engineering, Inc., (USEI).1999. *Phase I Environmental Site Assessment (ESA) for the Patterson Pass property at 24000 Mountain House Road (formerly South Patterson Pass Road)*, Tracy, California. Unpublished professional report prepared for Reynolds & Brown, May 17, 1999.



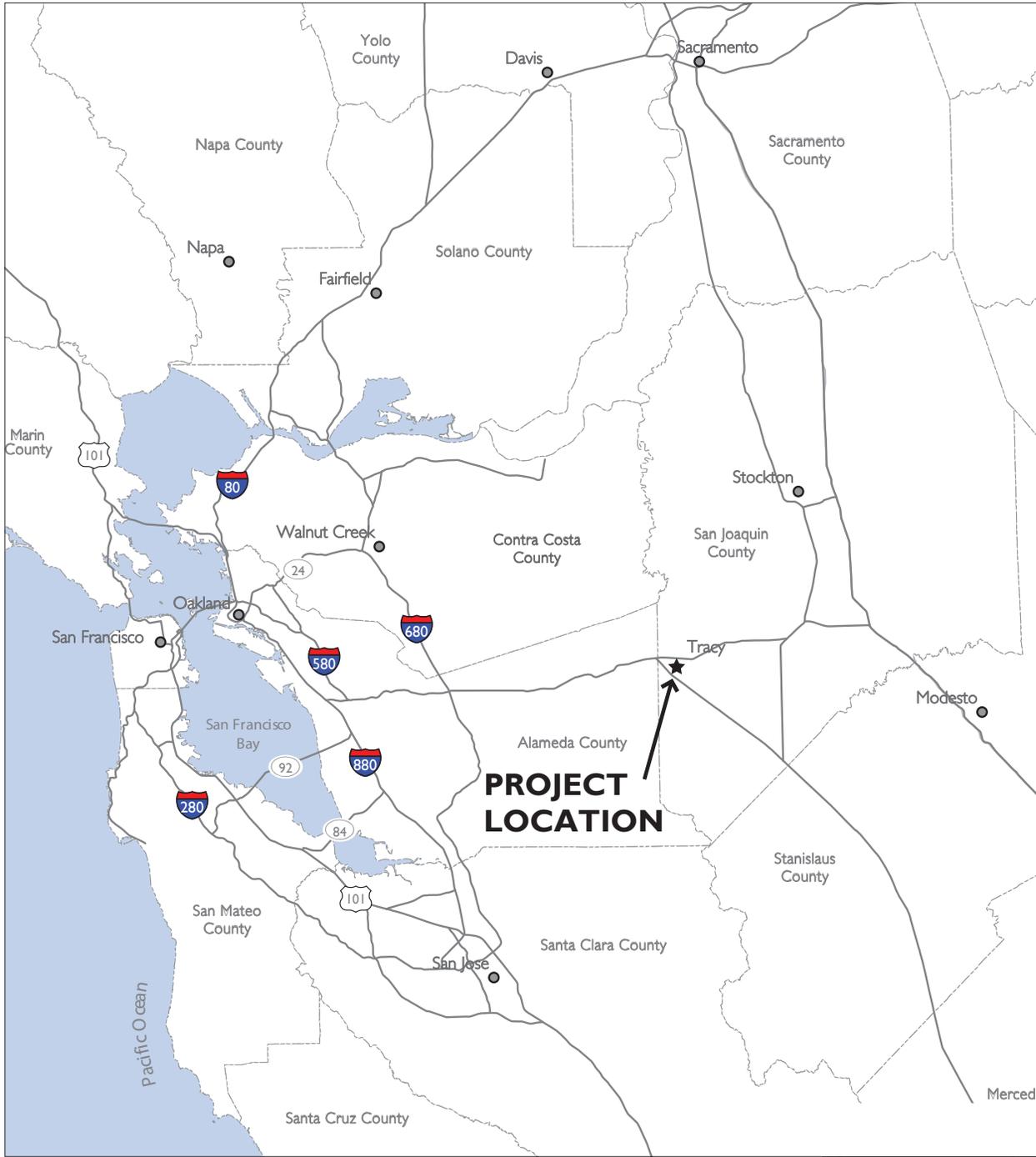
10. References

URS, Inc., 2012. *Phase I Environmental Site Assessment, Tracy Pritzler Property*, Tracy, San Joaquin County California. Unpublished professional report prepared for Prologis Inc. July 25, 2012.

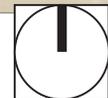
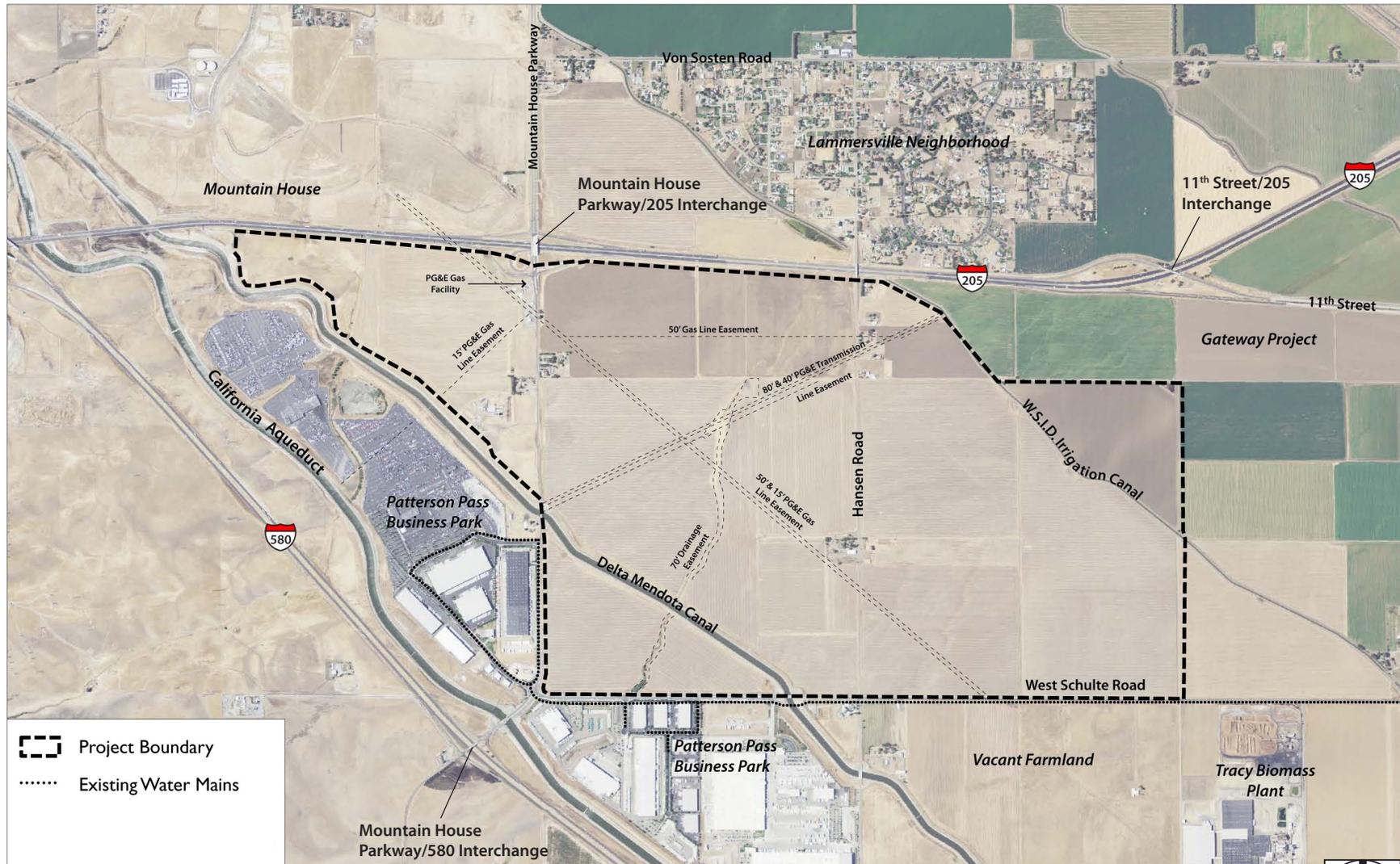




Site Location

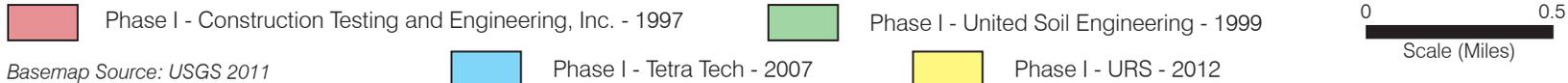
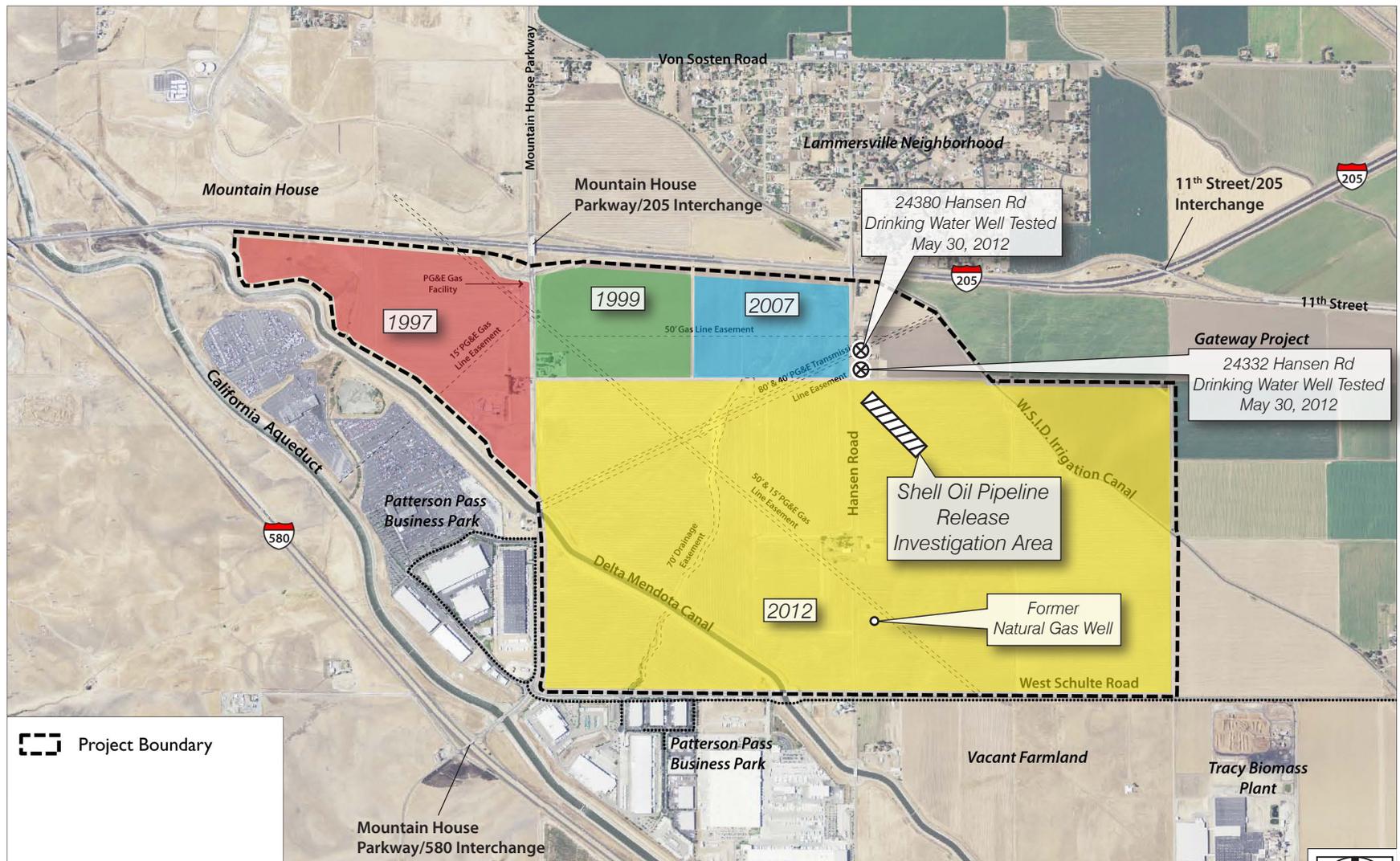


Site and Surrounding Land Use



Basemap Source: USGS 2011

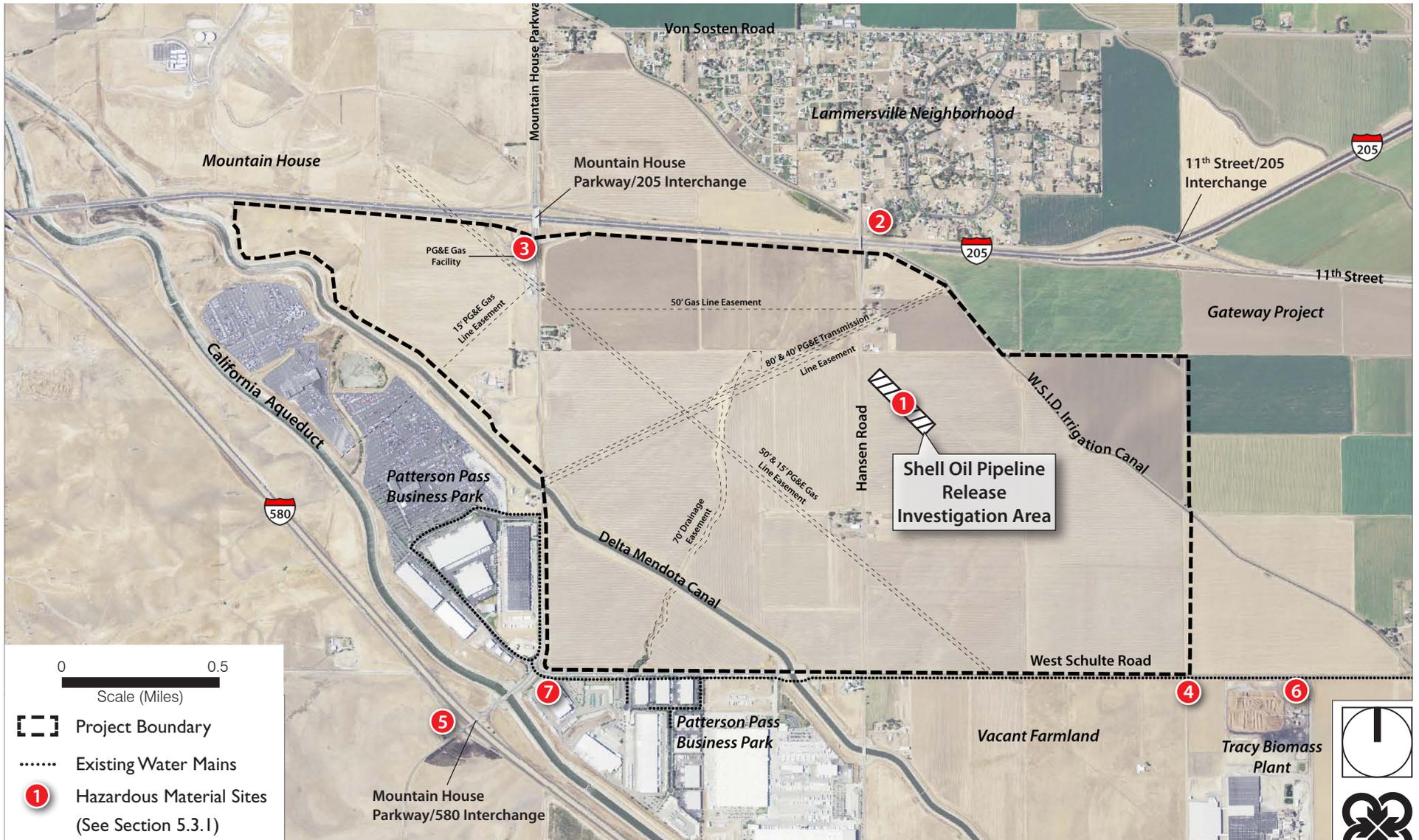
Previous Phase I Environmental Site Assessment Areas



Basemap Source: USGS 2011



Hazardous Material Sites



Basemap Source: The Planning Center | DC&E, 2013; USGS, 2011.

*Appendix A. Parcel Map, Site Ownership, and
Property Details*

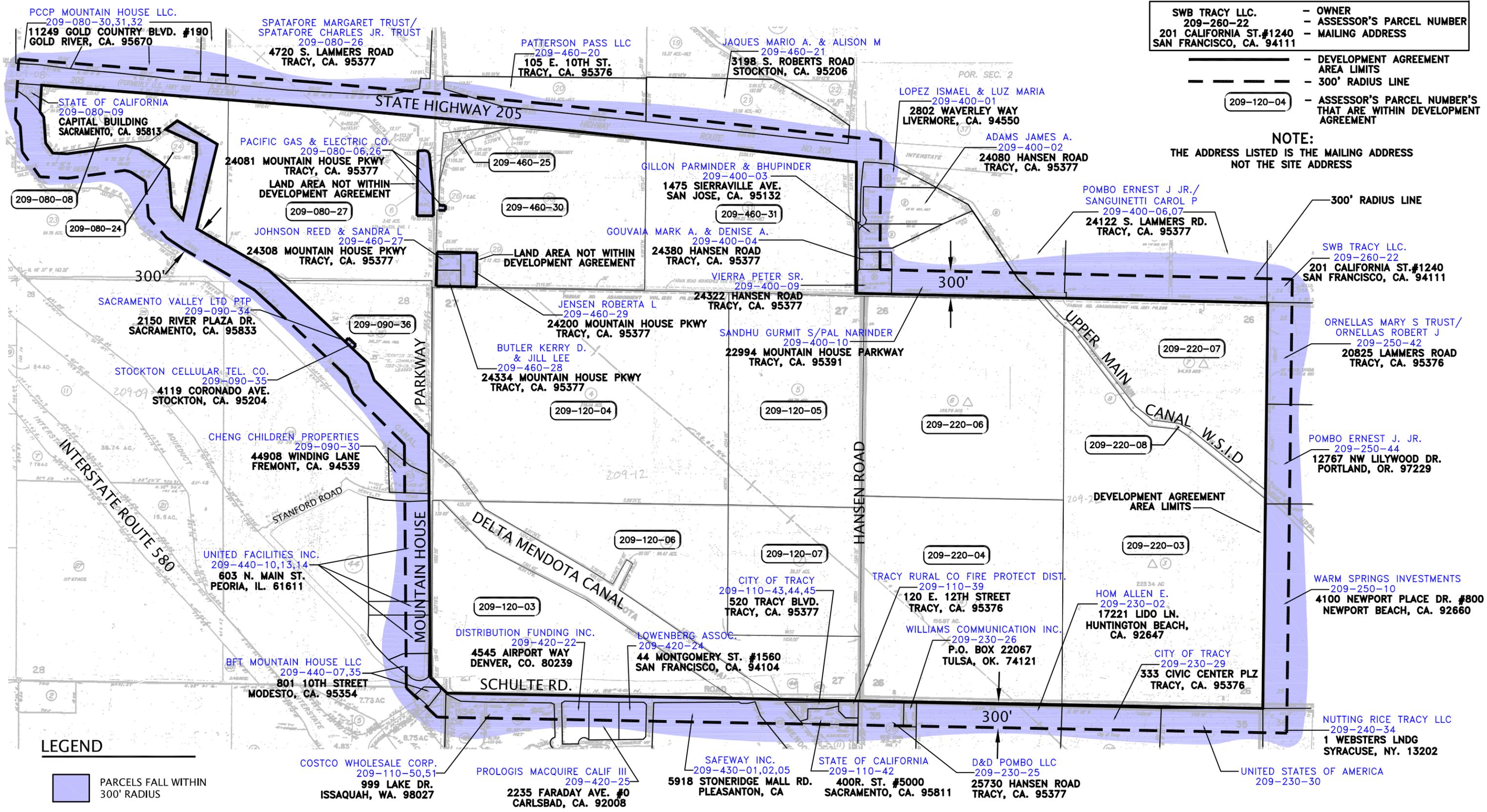


LEGEND

- SWB TRACY LLC. 209-260-22 - OWNER
- 201 CALIFORNIA ST.#1240 SAN FRANCISCO, CA. 94111 - ASSESSOR'S PARCEL NUMBER
- 201 CALIFORNIA ST.#1240 SAN FRANCISCO, CA. 94111 - MAILING ADDRESS
- DEVELOPMENT AGREEMENT AREA LIMITS
- - - 300' RADIUS LINE
- (209-120-04) - ASSESSOR'S PARCEL NUMBER'S THAT ARE WITHIN DEVELOPMENT AGREEMENT

NOTE:

THE ADDRESS LISTED IS THE MAILING ADDRESS NOT THE SITE ADDRESS



LEGEND

- PARCELS FALL WITHIN 300' RADIUS

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road (925) 245-8788
 Livermore, California 94551 Fax (925) 245-8796



**CROSSROADS BUSINESS CENTER
 AT CORDES RANCH**

**CORDES RANCH
 DEVELOPMENT AGREEMENT EXHIBIT
 300' RADIUS PARCELS**

TRACY

CALIFORNIA

DATE	7/21/2011
BY	K.E.L.
JOB NO.	A09500
SCALE	N.T.S.
SHEET	APN-300

Cordes Ranch - Existing Building Area

APN	Owner	Building Area (SF)
209-090-36	Christy Concrete Products Inc	1,492
209-460-27	Reed and Sandra Johnson	1,400
209-460-28	Kerry and Jill Butler	2,700
209-460-29	Roberta Jensen	2,308
209-120-07	Crossroads Business Center	2,498
209-400-01	Ismael and Luz Maria Lopez	967
209-400-02	James Adams	1,443
209-400-03	Parminder and Bhupinder Gillon	2,381
209-400-04	Mark and Denise Gouvaia	1,818
209-400-09	Peter Vierra	1,946

Property Detail Report

For Property Located At


24383 MOUNTAIN HOUSE PKWY, TRACY, CA 95377-8903

Owner Information:

Owner Name: **CHRISTY CONCRETE PRODUCTS INC**
 Mailing Address: **1000 COLLINS AVE, COLMA CA 94014-3207 C047**
 Phone Number: Vesting Codes: //

Location Information:

Legal Description:
 County: **SAN JOAQUIN, CA** APN: **209-090-36**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **209-9 / 698-G1**
 Legal Lot: Tract #:
 Legal Block: School District: **LAMMERSVILLE**
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **12/09/1998 /** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **147785**

Last Market Sale Information:

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #:
 Document #: 2nd Mtg Amount/Type: /
 Deed Type: 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information:

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics:

Year Built / Eff: 1940 /	Total Rooms/Offices:	Garage Area:
Gross Area: 1,492	Total Restrooms: 1.00	Garage Capacity: 2
Building Area: 1,492	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction: WOOD	Air Cond:
# of Stories: 1.00	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality: AVERAGE
	Basement Area:	Condition:

Site Information:

Zoning: AG-40	Acres: 38.37	County Use: IRR FIELD CROP W/RES (451)
Lot Area: 1,671,397	Lot Width/Depth: x	State Use:
Land Use: FIELD & SEED	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information:

Total Value: \$1,119,612	Assessed Year: 2011	Property Tax: \$12,554.12
Land Value: \$1,058,431	Improved %: 5%	Tax Area: 092002
Improvement Value: \$61,181	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$1,119,612		

Property Detail Report

For Property Located At

**24308 MOUNTAIN HOUSE PKWY, TRACY, CA 95377-8904****Owner Information:**

Owner Name: **JOHNSON REED & SANDRA L**
 Mailing Address: **24308 MOUNTAIN HOUSE PKWY, TRACY CA 95377-8904 R005**
 Phone Number: **(209) 833-7412** Vesting Codes: **HW // JT**

Location Information:

Legal Description:
 County: **SAN JOAQUIN, CA** APN: **209-460-27**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **/**
 Legal Lot: Tract #: **LAMMERSVILLE**
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **09/28/2006 / 09/22/2006** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **206304**
 Document #: **206303**

Last Market Sale Information:

Recording/Sale Date: **03/17/1989 / 00/1989** 1st Mtg Amount/Type: **\$150,000 / CONV**
 Sale Price: **\$195,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **23882**
 Document #: **23881** 2nd Mtg Amount/Type: **/**
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$139.29**
 New Construction: Multi/Split Sale:

Title Company:

Lender: **HOUSEHOLD MTG SVC INC**
 Seller Name: **FOREMAN RONALD & ROSANNE**

Prior Sale Information:

Prior Rec/Sale Date: **07/08/1985 /** Prior Lender:
 Prior Sale Price: **\$138,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **44815** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics:

Gross Area: Parking Type: **ATTACHED GARAGE** Construction: **WOOD**
 Living Area: **1,400** Garage Area: Heat Type:
 Tot Adj Area: Garage Capacity: **3** Exterior wall:
 Above Grade: Parking Spaces: Porch Type:
 Total Rooms: Basement Area: Patio Type:
 Bedrooms: **3** Finish Bsmnt Area: Pool:
 Bath(F/H): **2 /** Basement Type: Air Cond:
 Year Built / Eff: **1985 /** Roof Type: Style: **L-SHAPE**
 Fireplace: **Y / 1** Foundation: Quality: **AVERAGE**
 # of Stories: **1.00** Roof Material: Condition:

Other Improvements:**Site Information:**

Zoning: **AG-40** Acres: **1.38** County Use: **SINGLE FAMILY RESID (010)**
 Lot Area: **60,113** Lot Width/Depth: **x** State Use:
 Land Use: **SFR** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information:

Total Value: **\$294,000** Assessed Year: **2011** Property Tax: **\$3,131.06**
 Land Value: **\$70,000** Improved %: **76%** Tax Area: **092002**
 Improvement Value: **\$224,000** Tax Year: **2011** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$287,000**

Property Detail Report

For Property Located At

**24334 MOUNTAIN HOUSE PKWY, TRACY, CA 95377-8904****Owner Information:**

Owner Name: **BUTLER KERRY D & JILL LEE**
 Mailing Address: **24334 MOUNTAIN HOUSE PKWY, TRACY CA 95377-8904 R005**
 Phone Number: Vesting Codes: **//**

Location Information:

Legal Description:
 County: **SAN JOAQUIN, CA** APN: **209-460-28**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **/**
 Legal Lot: Tract #: **LAMMERSVILLE**
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: **02/12/1999 / 02/10/1999** 1st Mtg Amount/Type: **\$255,000 / CONV**
 Sale Price: **\$355,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **21690**
 Document #: **21689** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$131.48**
 New Construction: Multi/Split Sale:

Title Company: **FIRST AMERICAN TITLE**
 Lender: **COUNTRYWIDE HM LNS INC**
 Seller Name: **BRAJKOVICH STEVEN SR & GANELLE**

Prior Sale Information:

Prior Rec/Sale Date: **01/03/1986 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **376** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics:

Gross Area:	Parking Type:	ATTACHED GARAGE	Construction:	WOOD
Living Area: 2,700	Garage Area:		Heat Type:	
Tot Adj Area:	Garage Capacity: 2		Exterior wall:	
Above Grade:	Parking Spaces:		Porch Type:	
Total Rooms:	Basement Area:		Patio Type:	
Bedrooms: 3	Finish Bsmnt Area:		Pool:	GUNITE
Bath(F/H): 2 /	Basement Type:		Air Cond:	
Year Built / Eff: 1983 /	Roof Type:		Style:	L-SHAPE
Fireplace: Y / 1	Foundation:		Quality:	GOOD
# of Stories: 1.00	Roof Material:		Condition:	
Other Improvements:				

Site Information:

Zoning: **AG-40** Acres: **1.38** County Use: **RURAL RESID-1 UNITS (051)**
 Lot Area: **60,113** Lot Width/Depth: **x** State Use:
 Land Use: **RURAL HOMESITE** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information:

Total Value: \$434,385	Assessed Year: 2011	Property Tax: \$4,691.40
Land Value: \$165,189	Improved %: 62%	Tax Area: 092002
Improvement Value: \$269,196	Tax Year: 2011	Tax Exemption: HOMEOWNER
Total Taxable Value: \$427,385		

Property Detail Report

For Property Located At

**24200 MOUNTAIN HOUSE PKWY, TRACY, CA 95377-8904****Owner Information:**

Owner Name: **JENSEN ROBERTA L**
 Mailing Address: **24200 MOUNTAIN HOUSE PKWY, TRACY CA 95377-8904 R005**
 Phone Number: _____ Vesting Codes: **// TR**

Location Information:

Legal Description: _____
 County: **SAN JOAQUIN, CA** APN: **209-460-29**
 Census Tract / Block: **52.07 / 1** Alternate APN: _____
 Township-Range-Sect: _____ Subdivision: _____
 Legal Book/Page: _____ Map Reference: **/ 421-G7**
 Legal Lot: _____ Tract #: _____
 Legal Block: _____ School District: **LAMMERSVILLE**
 Market Area: _____ Munic/Township: _____
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **05/28/1998 / 05/26/1998** Deed Type: **GRANT DEED**
 Sale Price: _____ 1st Mtg Document #: _____
 Document #: **61602**

Last Market Sale Information:

Recording/Sale Date: **01/31/1990 / 00/1990** 1st Mtg Amount/Type: **\$292,500 / CONV**
 Sale Price: **\$325,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: _____
 Document #: **9418** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: _____ Price Per SqFt: **\$140.81**
 New Construction: _____ Multi/Split Sale: _____

Title Company: _____

Lender: _____
 Seller Name: **FIRST INTERSTATE
 WELLS ROY T**

Prior Sale Information:

Prior Rec/Sale Date: **08/20/1984 /** Prior Lender: _____
 Prior Sale Price: **\$47,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **57556** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics:

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	WOOD
Living Area:	2,308	Garage Area:		Heat Type:	
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	GUNITE
Bath(F/H):	2 / 1	Basement Type:		Air Cond:	
Year Built / Eff:	1987 /	Roof Type:		Style:	U-SHAPE
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information:

Zoning: **AG-40** Acres: **2.12** County Use: **RURAL RESID-1 UNITS (051)**
 Lot Area: **92,347** Lot Width/Depth: **x** State Use: _____
 Land Use: **RURAL HOMESITE** Res/Comm Units: **/** Water Type: _____
 Site Influence: _____ Sewer Type: _____

Tax Information:

Total Value:	\$419,496	Assessed Year:	2011	Property Tax:	\$4,479.74
Land Value:	\$203,392	Improved %:	52%	Tax Area:	092002
Improvement Value:	\$216,104	Tax Year:	2011	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$412,496				

Property Detail Report

For Property Located At


25111 S HANSEN RD, TRACY, CA 95304

Owner Information:

Owner Name: **CROSSROADS BUSINESS CENTER**
 Mailing Address: **18952 MACARTHUR BLVD, IRVINE CA 92612-1432 C/O GOLDEN STATE DEVELOPERS INC**
 Phone Number: Vesting Codes: // LP

Location Information:

Legal Description:
 County: **SAN JOAQUIN, CA** APN: **209-120-07**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **209-12 /**
 Legal Lot: Tract #: **LAMMERSVILLE**
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **02/15/2001 /** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #:
 Document #: **21986**

Last Market Sale Information:

Recording/Sale Date: **01/14/1993 /** 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: **5563** 2nd Mtg Amount/Type: /
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale: **MULTIPLE**
 Title Company:
 Lender:
 Seller Name: **CORDES MABEL C EST ETL**

Prior Sale Information:

Prior Rec/Sale Date: / Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics:

Year Built / Eff: 1978 /	Total Rooms/Offices:	Garage Area:
Gross Area: 2,498	Total Restrooms: 3.00	Garage Capacity: 2
Building Area: 2,498	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction: WOOD	Air Cond:
# of Stories: 1.00	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality: GOOD
	Basement Area:	Condition:

Site Information:

Zoning: **AG-40** Acres: **59.27** County Use: **IRR FIELD CROP W/RES (451)**
 Lot Area: **2,581,801** Lot Width/Depth: **x** State Use:
 Land Use: **FIELD & SEED** Commercial Units: Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information:

Total Value: \$728,100	Assessed Year: 2011	Property Tax: \$8,161.46
Land Value: \$563,100	Improved %: 23%	Tax Area: 092002
Improvement Value: \$165,000	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$728,100		

Property Detail Report

For Property Located At

**23928 HANSEN RD, TRACY, CA 95377-7229****Owner Information:**

Owner Name: **LOPEZ ISMAEL & LUZ MARIA**
 Mailing Address: **2802 WAVERLEY WAY, LIVERMORE CA 94550**
 Phone Number: Vesting Codes: **HW // JT**

Location Information:

Legal Description:
 County: **SAN JOAQUIN, CA** APN: **209-400-01**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **209-40 / 421-J7**
 Legal Lot: Tract #: **LAMMERSVILLE**
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: **05/11/2009 / 04/06/2009** 1st Mtg Amount/Type: **/**
 Sale Price: **\$180,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **70138** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$186.14**
 New Construction: Multi/Split Sale:

Title Company: **CHICAGO TITLE CO.**

Lender:

Seller Name: **INDYMAC BANK FSB****Prior Sale Information:**

Prior Rec/Sale Date: **03/06/2007 / 02/28/2007** Prior Lender: **NL INC**
 Prior Sale Price: **\$742,000** Prior 1st Mtg Amt/Type: **\$593,600 / CONV**
 Prior Doc Number: **46432** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics:

Gross Area: 967	Parking Type:	Construction: MASONRY
Living Area: 967	Garage Area:	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: L-SHAPE
Year Built / Eff: 1949 /	Roof Type:	Style: AVERAGE
Fireplace: Y / 1	Foundation:	Quality:
# of Stories: 1.00	Roof Material:	Condition:

Site Information:

Zoning: **AG-40** Acres: **4.86** County Use: **RURAL RESID-1 UNITS (051)**
 Lot Area: **211,702** Lot Width/Depth: **x** State Use:
 Land Use: **RURAL HOMESITE** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information:

Total Value: \$180,925	Assessed Year: 2011	Property Tax: \$2,042.38
Land Value: \$100,514	Improved %: 44%	Tax Area: 092002
Improvement Value: \$80,411	Tax Year: 2011	Tax Exemption:
Total Taxable Value: \$180,925		

Property Detail Report

For Property Located At

**24080 HANSEN RD, TRACY, CA 95377-7229****Owner Information:**

Owner Name: **ADAMS JAMES A**
 Mailing Address: **24080 HANSEN RD, TRACY CA 95377-7229 R005**
 Phone Number: Vesting Codes: **UM //**

Location Information:

Legal Description: **REC OF SURVEY 24 PG 100**
 County: **SAN JOAQUIN, CA** APN: **209-400-02**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **/ 421-J7**
 Legal Lot: Tract #:
 Legal Block: School District: **LAMMERSVILLE**
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: **08/28/1997 /** 1st Mtg Amount/Type: **\$192,000 / CONV**
 Sale Price: **\$249,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **84487** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$172.56**
 New Construction: Multi/Split Sale:
 Title Company: **OLD REPUBLIC TITLE**
 Lender: **PROVIDENT FUND ASSN**
 Seller Name: **MCDONALD MICHAEL LEONARD EXECUTOR**

Prior Sale Information:

Prior Rec/Sale Date: **07/12/1984 /** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **48006** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics:

Year Built / Eff: **1973 /** Total Rooms/Offices: Garage Area:
 Gross Area: **1,443** Total Restrooms: **2.00** Garage Capacity: **2**
 Building Area: **1,443** Roof Type: Parking Spaces:
 Tot Adj Area: Roof Material: Heat Type:
 Above Grade: Construction: **WOOD** Air Cond:
 # of Stories: **1.00** Foundation: Pool:
 Other Improvements: Exterior wall: Quality: **AVERAGE**
 Basement Area: Condition:

Site Information:

Zoning: **AG-40** Acres: **12.61** County Use: **IRR FIELD CROP W/RES (451)**
 Lot Area: **549,292** Lot Width/Depth: **x** State Use:
 Land Use: **FIELD & SEED** Commercial Units: Water Type:
 Site Influence: Sewer Type: Building Class:

Tax Information:

Total Value: **\$333,387** Assessed Year: **2011** Property Tax: **\$3,551.94**
 Land Value: **\$211,869** Improved %: **36%** Tax Area: **092002**
 Improvement Value: **\$121,518** Tax Year: **2011** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$326,387**

Property Detail Report

For Property Located At

**24184 HANSEN RD, TRACY, CA 95377-9757****Owner Information:**

For Sale

Owner Name: **GILLON PARMINDER S & BHUPINDER**
 Mailing Address: **1475 SIERRAVILLE AVE, SAN JOSE CA 95132-2329 C036**
 Phone Number: _____ Vesting Codes: **HW // JT**

Location Information:

Legal Description: _____
 County: **SAN JOAQUIN, CA** APN: **209-400-03**
 Census Tract / Block: **52.07 / 1** Alternate APN: _____
 Township-Range-Sect: _____ Subdivision: _____
 Legal Book/Page: _____ Map Reference: **209-40 / 678-J7**
 Legal Lot: _____ Tract #: _____
 Legal Block: _____ School District: **LAMMERSVILLE**
 Market Area: _____ Munic/Township: _____
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **/** Deed Type: _____
 Sale Price: _____ 1st Mtg Document #: _____
 Document #: _____

Last Market Sale Information:

Recording/Sale Date: **10/17/2002 / 10/08/2002** 1st Mtg Amount/Type: **\$464,000 / CONV**
 Sale Price: **\$580,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **183501**
 Document #: **183500** 2nd Mtg Amount/Type: **\$58,000 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/ FIXED**
 Transfer Document #: _____ Price Per SqFt: **\$243.60**
 New Construction: _____ Multi/Split Sale: _____
 Title Company: **ALLIANCE TITLE CO**
 Lender: **WELLS FARGO HM MTG INC**
 Seller Name: **LANCASTER TRUST**

Prior Sale Information:

Prior Rec/Sale Date: **05/16/1985 /** Prior Lender: _____
 Prior Sale Price: **\$180,000** Prior 1st Mtg Amt/Type: **\$144,000 / CONV**
 Prior Doc Number: **32954** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics:

Gross Area: 2,381	Parking Type: ATTACHED GARAGE	Construction: WOOD
Living Area: 2,381	Garage Area: _____	Heat Type: FORCED AIR
Tot Adj Area: _____	Garage Capacity: 2	Exterior wall: STUCCO
Above Grade: _____	Parking Spaces: 2	Porch Type: SCREENED PORCH
Total Rooms: 7	Basement Area: _____	Patio Type: COVERED PATIO
Bedrooms: 3	Finish Bsmnt Area: _____	Pool: _____
Bath(F/H): 2 /	Basement Type: _____	Air Cond: YES
Year Built / Eff: 1978 /	Roof Type: _____	Style: RECTANGULAR DESIGN
Fireplace: Y / 1	Foundation: RAISED	Quality: GOOD
# of Stories: 1.00	Roof Material: TILE	Condition: AVERAGE
Other Improvements: COVERED PATIO;FENCE;OPEN DECK;SCREENED PORCH		

Site Information:

Zoning: **AG-40** Acres: **5.24** County Use: **RURAL RESID-1 UNITS (051)**
 Lot Area: **228,254** Lot Width/Depth: **x** State Use: _____
 Land Use: **RURAL HOMESITE** Res/Comm Units: **/** Water Type: **PUBLIC**
 Site Influence: _____ Sewer Type: **SEPTIC TANK**

Tax Information:

Total Value: **\$655,661** Assessed Year: **2011** Property Tax: **\$7,041.28**
 Land Value: **\$339,135** Improved %: **48%** Tax Area: **092002**
 Improvement Value: **\$316,526** Tax Year: **2011** Tax Exemption: _____
 Total Taxable Value: **\$655,661**

Property Detail Report

For Property Located At

**24380 HANSEN RD, TRACY, CA 95377-9757****Owner Information:**

Owner Name: **GOUVAIA MARK A & DENISE A**
 Mailing Address: **24380 HANSEN RD, TRACY CA 95377-9757 R005**
 Phone Number: Vesting Codes: **HW // JT**

Location Information:

Legal Description: **PARCEL MAPS 13 PG 148**
 County: **SAN JOAQUIN, CA** APN: **209-400-04**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **209-40 / 678-J7**
 Legal Lot: Tract #: **LAMMERSVILLE**
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: **02/27/1998 / 02/20/1998** 1st Mtg Amount/Type: **\$215,950 / CONV**
 Sale Price: **\$270,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **23018** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$148.51**
 New Construction: Multi/Split Sale:
 Title Company: **FIRST AMERICAN TITLE/STOCKTON**
 Lender: **WESTERN SUNRISE**
 Seller Name: **LIMA JOSE C & HILDA**

Prior Sale Information:

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics:

Gross Area: 1,818	Parking Type: ATTACHED GARAGE	Construction: WOOD
Living Area: 1,818	Garage Area: 3	Heat Type:
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms:	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 2 / 1	Basement Type:	Air Cond: YES
Year Built / Eff: 1989 /	Roof Type:	Style: L-SHAPE
Fireplace: Y / 1	Foundation:	Quality: GOOD
# of Stories: 1.00	Roof Material:	Condition:
Other Improvements:		

Site Information:

Zoning: **AG-40** Acres: **2.01** County Use: **RURAL RESID-1 UNITS (051)**
 Lot Area: **87,556** Lot Width/Depth: **x** State Use:
 Land Use: **RURAL HOMESITE** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information:

Total Value: \$336,436	Assessed Year: 2011	Property Tax: \$3,564.44
Land Value: \$149,555	Improved %: 56%	Tax Area: 092002
Improvement Value: \$186,881	Tax Year: 2011	Tax Exemption: HOMEOWNER
Total Taxable Value: \$329,436		

Property Detail Report

For Property Located At

**24322 HANSEN RD, TRACY, CA 95377-9757****Owner Information:**

Owner Name: **VIERRA PETER SR**
 Mailing Address: **24322 HANSEN RD, TRACY CA 95377-9757 R005**
 Phone Number: Vesting Codes: **UM / /**

Location Information:

Legal Description: **TWP 02S RGE 04E SEC 23**
 County: **SAN JOAQUIN, CA** APN: **209-400-09**
 Census Tract / Block: **52.07 / 1** Alternate APN:
 Township-Range-Sect: Subdivision:
 Legal Book/Page: Map Reference: **209-40 / 678-J7**
 Legal Lot: Tract #: **LAMMERSVILLE**
 Legal Block: School District:
 Market Area: Munic/Township:
 Neighbor Code: **840**

Owner Transfer Information:

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information:

Recording/Sale Date: **03/09/1993 /** 1st Mtg Amount/Type: **\$200,000 / CONV**
 Sale Price: **\$250,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **29000** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$128.47**
 New Construction: Multi/Split Sale:

Title Company: **OLD REPUBLIC TITLE**
 Lender: **TRACY FED'L**
 Seller Name: **NANCE TOM & TERRY JO**

Prior Sale Information:

Prior Rec/Sale Date: **04/24/1989 / 00/1989** Prior Lender:
 Prior Sale Price: **\$270,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **35196** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics:

Gross Area: 1,946	Parking Type:	ATTACHED GARAGE	Construction: WOOD
Living Area: 1,946	Garage Area:	2	Heat Type:
Tot Adj Area:	Garage Capacity:		Exterior wall:
Above Grade:	Parking Spaces:		Porch Type:
Total Rooms:	Basement Area:		Patio Type:
Bedrooms: 3	Finish Bsmnt Area:		Pool: GUNITE
Bath(F/H): 2 /	Basement Type:		Air Cond: YES
Year Built / Eff: 1974 /	Roof Type:		Style: L-SHAPE
Fireplace: Y / 1	Foundation:		Quality: AVERAGE
# of Stories: 1.00	Roof Material:		Condition:
Other Improvements:			

Site Information:

Zoning: **AG-40** Acres: **3.00** County Use: **RURAL RESID-1 UNITS (051)**
 Lot Area: **130,680** Lot Width/Depth: **x** State Use:
 Land Use: **RURAL HOMESITE** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information:

Total Value: \$338,212	Assessed Year: 2011	Property Tax: \$3,606.34
Land Value: \$169,106	Improved %: 50%	Tax Area: 092002
Improvement Value: \$169,106	Tax Year: 2011	Tax Exemption: HOMEOWNER
Total Taxable Value: \$331,212		

COULDES - LIST OF ON-SITE STRUCTURES AND DISPOSITION

Property	Owner	Property Address	APN	No. Structures	Current Use	Notes
GBC Investments (WTOG)	Christy Concrete	24383 S. Mountain House Parkway	209-090-036	4 Barns 1 Mobile home	Storage, vacant	Structures may be removed to accommodate water tank construction
Sacramento Valley Ltd	Sacramento Valley Ltd	24355 Mountain House Parkway	209-090-034	1 cell tower site	Cell tower site	to remain
Stockton Cellular Tel. Co	Stockton Cellular Tel. Co	24371 Mountain House Parkway	209-090-034	1 cell tower site	Cell tower site	to remain
GBC Investments (WTOG)	Chistry Concrete	24211 S. Mountain House Parkway	209-090-036	1 Barn 1 House 2 Garages 1 bill board	House occupied	Structures may be removed as part of Phase 1, billboard to remain
PG & E	Pacific Gas & Electric	24081 Mountain House Parkway	209-080-06	6 out buildings	Gas facilities and maintenance buildings	to remain Phase 1
Johnson Butler	Reed & Sandra Johnson Kerry and Jill Butler	24308 Mountain House Parkway 24334 Mountain House Parkway	209-460-027 290-460-028	1 house 1 house 1 Barn	House occupied House occupied	to remain Phase 1 to remain Phase 1
Jensen	Roberta Jensen	24200 Mountain House Parkway	290-460-029	1 Garage 1 Garage	House occupied	to remain Phase 1
Lopez	Ismael Lopez Trust	23928 Hansen Road	209-400-01	1 House 3 out buildings	Occupancy?	to remain Phase 1
Adams	James Adams	24080 Hansen Road	209-400-02	1 House 3 out buildings	House Occupied	to remain Phase 1
Dohanota	Sulekha Harinderjit Dohanota	24184 Hansen Road	209-400-03	1 House 1 out building	House occupied	to remain Phase 1
Gouvaia	Mark & Denise Gouvaia	24380 Hansen Road	209-400-04	1 House 1 Out building	House occupied	to remain Phase 1
Vierra	Peter Vierra	24311 Hanseb Road	209-400-09	1 House 1 out building	House occupied	to remain Phase 1
Sanhu	Gurmit & Narinder Sanhu	22994 Mountain House Parkway	209-400-10	1 out building Vacant no structures		
Prologis (WTOG)	Prologis	24915 Hansen Road	209-120-05	1 House 1 out building 1 billboard	House occupied	to be removed Phase 1
Delta Properties (WTOG)	Delta Properties	24000 S. Mountain House Parkway	209-460-30			Billboard to remain

15 APNS
11 LIQUFS

Appendix B. Site Reconnaissance Photographs





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 1	Date: 2-23-13
-----------------------	-------------------------

Description:

View of on-site agricultural field, looking northeast; taken from Hansen Road near West Schulte Road



Photo No: 2	Date: 2-23-13
-----------------------	-------------------------

Description:

View of on-site Hansen Road, looking north; taken near West Schulte Road.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 3	Date: 2-23-13
-----------------------	-------------------------

Description:

View of on-site agricultural field, looking northwest; taken from Hansen Road near West Schulte Road.



Photo No: 4	Date: 2-23-13
-----------------------	-------------------------

Description:

View of on-site storage structure and miscellaneous equipment at developed property at 24915 Hansen Road, looking west.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 5
Date: 2-23-13

Description:

View of on-site above ground storage tanks and miscellaneous equipment at developed property at 24915 Hansen Road, looking west.



Photo No: 6
Date: 2-23-13

Description:

View of on-site above ground storage tanks at developed property at 24915 Hansen Road, looking west.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 7	Date: 2-23-13
-----------------------	-------------------------

Description:

View of on-site property at 24332 Hansen Road with farming equipment, looking east.



Photo No: 8	Date: 2-23-13
-----------------------	-------------------------

Description:

View of on-site property at 24380 Hansen Road, looking east.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 9	Date: 2-23-13
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Description:

View of on-site agricultural field, looking south-southwest; taken from Hansen Road at the 205 freeway overpass.



Photo No: 10	Date: 2-23-13
------------------------	-------------------------

Description:

View of on-site agricultural field, looking southeast; taken from Hansen Road at the 205 freeway overpass. The WSID irrigation canal and 230kV power line are visible in the background.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 11	Date: 2-23-13
Description:	

View of off-site Tracy Biomass Power Plant, looking southeast; taken from West Schulte Road at southeast corner of site.



Photo No: 12	Date: 2-23-13
Description:	

View of off-site Tracy Biomass Power Plant, looking south-southeast; taken from West Schulte Road at southeast corner of site.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 13	Date: 2-23-13
------------------------	-------------------------

Description:

View of on-site agricultural field, looking north-northwest; taken from the WSID Irrigation Canal at the eastern boundary of the site.



Photo No: 14	Date: 2-23-13
------------------------	-------------------------

Description:

View of on-site agricultural field, looking northeast; taken from Mountain House Parkway.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 15	Date: 2-23-13
------------------------	-------------------------

Description:

View of PG&E's on-site Tracy Maintenance Station at 24810 Mountain House Parkway, looking northwest.



Photo No: 16	Date: 2-23-13
------------------------	-------------------------

Description:

View of storage structure and house at 24383 Mountain House Parkway, looking west.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 17	Date: 2-23-13
Description:	

View of on-site Verizon cell towers (24371 Mountain Pass Road), looking west; taken from Mountain House Parkway.



Photo No: 18	Date: 2-23-13
Description:	

View across Delta-Mendota Canal of off-site land, structures and transmission line in background, looking west-southwest; taken from Mountain House Parkway at the Delta Mendota Canal.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 19	Date: 2-23-13
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Description:

View of on-site 230 kV Transmission line and fields, looking northeast; taken from Mountain House Parkway at the Delta Mendota Canal.



Photo No: 20	Date: 2-23-13
------------------------	-------------------------

Description:

View of on-site drainage easement, looking northeast; taken from the Delta Mendota Canal levee.





Client Name: City of Tracy
Site Location: Cordes Ranch Specific Plan – Phase I ESA
Project No.: TCY-05.0E

Photo No: 21	Date: 2-23-13
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Description:

View across the Delta Mendota Canal of on-site drainage easement and off-site business park buildings in the background, looking northwest; taken from the canal levee.



Photo No: 22	Date: 2-23-13
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Description:

View of off-site Shell station at Patterson Pass Business Park adjacent to the southwest corner of the site, looking northwest



*Appendix C. EDR® Regulatory Agency Research
Report*



Cordes Ranch Specific Plan Area

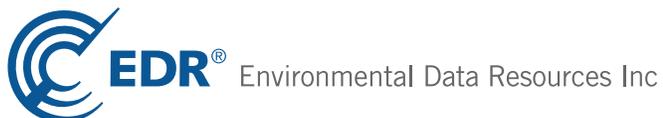
37.7323000, -121.5212000

Tracy, CA 95377

Inquiry Number: 3524818.1s

February 26, 2013

The EDR Radius Atlas™



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Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

37.7323000, -121.5212000
TRACY, CA 95377

COORDINATES

Latitude (North): 37.7323000 - 37° 43' 56.28"
Longitude (West): 121.5212000 - 121° 31' 16.32"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 630312.1
UTM Y (Meters): 4176938.0
Elevation: 152 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 37121-F5 MIDWAY, CA
Most Recent Revision: 1980

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

Federal CERCLIS list

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

Federal CERCLIS NFRAP site List

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

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

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

Federal RCRA generators list

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROL..... Sites with Institutional Controls
LUCIS..... Land Use Control Information System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

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

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

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

State and tribal registered storage tank lists

INDIAN UST..... Underground Storage Tanks on Indian Land
FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

EXECUTIVE SUMMARY

Local Lists of Landfill / Solid Waste Disposal Sites

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

Local Lists of Hazardous waste / Contaminated Sites

US CDL.....	Clandestine Drug Labs
HIST Cal-Sites.....	Historical Calsites Database
Toxic Pits.....	Toxic Pits Cleanup Act Sites
US HIST CDL.....	National Clandestine Laboratory Register

Local Land Records

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

Records of Emergency Release Reports

MCS.....	Military Cleanup Sites Listing
----------	--------------------------------

Other Ascertainable Records

DOT OPS.....	Incident and Accident Data
DOD.....	Department of Defense Sites
FUDS.....	Formerly Used Defense Sites
CONSENT.....	Superfund (CERCLA) Consent Decrees
ROD.....	Records Of Decision
UMTRA.....	Uranium Mill Tailings Sites
US MINES.....	Mines Master Index File
TSCA.....	Toxic Substances Control Act
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS.....	Section 7 Tracking Systems
ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
RAATS.....	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN.....	Bond Expenditure Plan
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
Notify 65.....	Proposition 65 Records
DRYCLEANERS.....	Cleaner Facilities
WIP.....	Well Investigation Program Case List
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List

EXECUTIVE SUMMARY

HWP.....	EnviroStor Permitted Facilities Listing
Financial Assurance.....	Financial Assurance Information Listing
2020 COR ACTION.....	2020 Corrective Action Program List
PRP.....	Potentially Responsible Parties
EPA WATCH LIST.....	EPA WATCH LIST
US FIN ASSUR.....	Financial Assurance Information
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database
MWMP.....	Medical Waste Management Program Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/11/2012 has revealed that there is 1 RCRA-LQG site within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>OWENS-BROCKWAY GLASS CONTAINER</i>	<i>14700 W. SCHULTE RD</i>	<i>ESE 1 - 2 (1.544 mi.)</i>	<i>V109</i>	<i>241</i>

EXECUTIVE SUMMARY

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/11/2012 has revealed that there are 7 RCRA-SQG sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRACY MAINTENANCE STATION	24081 PATTERSON PASS RD	NW 1/2 - 1 (0.809 mi.)	E13	41
MISSION BELL	25656 SCHULTE CT	SSW 1/2 - 1 (0.811 mi.)	F15	45
ENXCO	17401 COMMERCE WAY	S 1/2 - 1 (0.840 mi.)	I32	72
COSTCO WHOLESALE 179	25862 S SCHULTE CT	SSW 1/2 - 1 (0.859 mi.)	J38	88
ACUITY SPECIALTY PRODUCTS	25224 SOUTH SCULTE ROAD	SW 1/2 - 1 (0.929 mi.)	L53	111
COMCAST CABLE COMMUNICATIONS M	25201 S SCHULTE RD	WSW 1/2 - 1 (0.940 mi.)	O63	123
SHELL OIL PRODUCTS US TRACY PU	25705 PATTERSON PASS RD	SW 1 - 2 (1.229 mi.)	Q73	135

Federal ERNS list

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2012 has revealed that there are 7 ERNS sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	16900 WEST SCHULTE ROAD	SSE 1/2 - 1 (0.833 mi.)	G27	65
Not reported	16900 WEST SCHULTE	SW 1/2 - 1 (0.897 mi.)	45	105
Not reported	25705 PATTERSON PASS RD	SW 1 - 2 (1.240 mi.)	Q77	145
Not reported	25705 WEST PATTERSON PA	SW 1 - 2 (1.253 mi.)	Q88	159
Not reported	25775 S. PATTERSON PASS	WSW 1 - 2 (1.657 mi.)	W115	308
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	14700 SCHULTE RD	ESE 1 - 2 (1.700 mi.)	X120	311
Not reported	14700 W. SCHULTE RD	ESE 1 - 2 (1.700 mi.)	X121	312

State- and tribal - equivalent CERCLIS

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

A review of the ENVIROSTOR list, as provided by EDR, and dated 12/05/2012 has revealed that there are

EXECUTIVE SUMMARY

3 ENVIROSTOR sites within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHEA HOMES - NEIGHBORHOOD C Status: Inactive - Action Required	19855 WEST GRANT LINE R	NW >2 (2.428 mi.)	AB157	386
KIMBALL HIGH SCHOOL Status: Active	24606 SOUTH LAMMERS ROAE	>2 (2.440 mi.)	159	390
OLD VALLEY PIPELINE - MANSFIEL Status: No Further Action	13880 W GRANT LINE RD	NE >2 (2.638 mi.)	AF177	407

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 12/17/2012 has revealed that there are 5 LUST sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #6100 Status: Open - Assessment & Interim Remedial Action	25775 PATTERSON PASS	WSW 1 - 2 (1.657 mi.)	W114	305

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAMMERSVILLE SCHOOL Status: Completed - Case Closed	16555 VON SOSTEN RD W	NNE 1 - 2 (1.340 mi.)	R91	161
OWENS-BROCKWAY GLASS CONTAINER Status: Completed - Case Closed	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241
POMBO RANCH Status: Completed - Case Closed	24100 LAMMERS	E >2 (2.447 mi.)	160	394
INTERLAND CORP Status: Completed - Case Closed	8715 GRANT LINE RD W	NE >2 (2.563 mi.)	AD168	400

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

A review of the SLIC list, as provided by EDR, and dated 12/17/2012 has revealed that there are 8 SLIC sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRI-STATE MOTOR TRANSIT COMPAN TRI-STATE MOTOR TRANSIT COMPAN Facility Status: Open - Inactive	25501 PATTERSON PASS RD 25501 SOUTH PATTERSON P	SW 1/2 - 1 (0.805 mi.) SW 1/2 - 1 (0.934 mi.)	C10 N60	37 119
SHELL TRACY PUMP STATION	25705 PATTERSON PASS RD	SW 1 - 2 (1.240 mi.)	Q76	145
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRACY YOUTH SPORTS PARK Facility Status: Open - Inactive	15178 SCHULTE ROAD	ESE 1 - 2 (1.392 mi.)	S97	165

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OWENS-BROCKWAY GLASS CONTAINER Facility Status: Open - Inactive	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241
OWENS-BROCKWAY GLASS CONTAINER	14700 SHULTE RD W	ESE 1 - 2 (1.700 mi.)	X118	311
SHELL CENTRAL VALLEY CRUDE OIL	MOUNTAIN HOUSE PKWY & GNNW 1 - 2	ESE 1 - 2 (1.965 mi.)	138	364
CHEVRON PIPE LINE COMPANY, MCC	12450 BYRON RD W	ENE >2 (2.631 mi.)	AE174	406

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 12/17/2012 has revealed that there are 13 UST sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
P G & E COMPANY	24081 PATTERSON PASS RD	NW 1/2 - 1 (0.761 mi.)	A4	34
PG&E (TRACY MAINTENANCE STATIO	24081 S MOUNTAIN HOUSE	NW 1/2 - 1 (0.761 mi.)	A5	34
COSTCO WHOLESALE - MEATS #210	17880 W SCHULTE RD	SW 1/2 - 1 (0.862 mi.)	K40	91
ARCO STATION #6100*	25775 PATTERSON PASS RD	SW 1 - 2 (1.249 mi.)	Q82	154
ARP MINI MART CORP	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q83	155
MUSCO FAMILY OLIVE CO	17950 W VIA NICOLO	SSW 1 - 2 (1.434 mi.)	T100	166

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MERHING, ROBERT	16343 DIABLO CT	NE 1/2 - 1 (0.930 mi.)	M55	114
LAMMERSVILLE SCHOOL	16555 VON SOSTEN RD	NNE 1 - 2 (1.341 mi.)	R93	163
FAA - ANTENNAE FARM	15178 W SCHULTE RD	ESE 1 - 2 (1.392 mi.)	S98	165
OWENS BROCKWAY	14700 W SCHULTE RD	ESE 1 - 2 (1.700 mi.)	X117	310
RAYHER, BILL	19822 W GRANT LINE RD	NW >2 (2.428 mi.)	AB156	386
POMBO RANCH	24100 S LAMMERS RD	E >2 (2.475 mi.)	AC163	397
CALDRONS GENERAL STORE	12750 W BYRON RD	ENE >2 (2.629 mi.)	AE170	403

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the AST list, as provided by EDR, and dated 08/01/2009 has revealed that there are 2 AST sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAFEWAY DISTRIBUTION CENTER	16900 W SCHULTE	SSE 1/2 - 1 (0.833 mi.)	G22	55

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OWENS BROCKWAY	14700 W SCHULTE	ESE 1 - 2 (1.700 mi.)	X119	311

EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

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

A review of the VCP list, as provided by EDR, and dated 12/05/2012 has revealed that there are 2 VCP sites within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SHEA HOMES - NEIGHBORHOOD C</i>	<i>19855 WEST GRANT LINE R</i>	<i>NW >2 (2.428 mi.)</i>	<i>AB157</i>	<i>386</i>
<i>OLD VALLEY PIPELINE - MANSFIEL</i>	<i>13880 W GRANT LINE RD</i>	<i>NE >2 (2.638 mi.)</i>	<i>AF177</i>	<i>407</i>

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>MUSLO FAMILY OLIVE CO</i>	<i>17950 VIA NICOLO</i>	<i>SSW 1 - 2 (1.513 mi.)</i>	<i>U103</i>	<i>169</i>

Local Lists of Hazardous waste / Contaminated Sites

SCH: This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category. depending on the level of threat to public health and safety or the. environment they pose.

A review of the SCH list, as provided by EDR, and dated 12/05/2012 has revealed that there is 1 SCH site within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>KIMBALL HIGH SCHOOL</i>	<i>24606 SOUTH LAMMERS ROAE</i>	<i>>2 (2.440 mi.)</i>	<i>159</i>	<i>390</i>

CDL: A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

A review of the CDL list, as provided by EDR, and dated 06/30/2012 has revealed that there are 3 CDL sites within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	18601 N GRANT LINE RD	NNW 1 - 2 (1.979 mi.)	139	364
Not reported	19814 W GRANT LINE RD	NW >2 (2.424 mi.)	AB154	385

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	19942 W GRANT LINE RD	NW >2 (2.461 mi.)	161	396

Local Lists of Registered Storage Tanks

CA FID UST: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 12 CA FID UST sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRACY IFST	SCHULTE/PATTERSON PASS	SW 1/2 - 1 (0.798 mi.)	C8	37
TRI STATE MOTOR COMPANY	25501 S PATTERSON PASS	SW 1/2 - 1 (0.934 mi.)	N58	116
ARCO FAC NO. 6100	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q81	149
MUSCO OLIVE PRODUCTS	7950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U104	232

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROBERT MERHING	16343 DIABLO CT	NE 1/2 - 1 (0.930 mi.)	M56	114
LAMMERSVILLE SCHOOL DIST	16555 W VON SOSTEN	NNE 1 - 2 (1.340 mi.)	R90	160
OWENS ILLINOIS INC TRACY PLANT	14700 W SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V110	297
BILL RAYHER	19822 W GRANTLINE RD	NW >2 (2.186 mi.)	142	365
ERNEST POMBO	24100 S LAMMERS RD	E >2 (2.475 mi.)	AC164	398
TONY CARDOZA ET AL	8715 W GRANTLINE RD	NE >2 (2.563 mi.)	AD169	401
CALDRONS GENERAL STORE	12750 W BYRON ROAD	ENE >2 (2.629 mi.)	AE172	404
STANLEY ROBERTSON	8063 W GRANTLINE RD	NE >2 (2.683 mi.)	AG180	411

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 10 HIST UST sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRI-STATE MOTOR TRANSIT COMPAN	25501 SOUTH PATTERSON P	SW 1/2 - 1 (0.934 mi.)	N60	119
RICHARD D BOKIDES	25775 PATTERSON PASS RD	SW 1 - 2 (1.249 mi.)	Q84	156

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DOUGLAS LITTLE	17250 VON SOSTEN RD	N 1 - 2 (1.285 mi.)	89	159
LAMMERSVILLE SCHOOL DIST.	16555 VON SOSTEN RD	NNE 1 - 2 (1.341 mi.)	R94	163
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241
MARIE M RAYHER	19822 W GRANT LINE RD	NW >2 (2.428 mi.)	AB155	386
POMBO REAL ESTATE	24100 S LAMMERS RD	E >2 (2.475 mi.)	AC165	399
CALDRON'S GENERAL STORE	12750 WEST BYRON ROAD	ENE >2 (2.629 mi.)	AE171	403
VELMA PIMENTEL & SONS DAIRY	8297 W GRANT LINE RD	NE >2 (2.639 mi.)	AF178	410
STANLEY ROBERTSON	8063 W GRANT LINE RD	NE >2 (2.683 mi.)	AG179	411

EXECUTIVE SUMMARY

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 12 SWEEPS UST sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC GAS & ELECTRIC CO	24081 S PATTERSON PASS	NW 1/2 - 1 (0.809 mi.)	E11	38
TRI STATE MOTOR COMPANY	25501 S PATTERSON PASS	SW 1/2 - 1 (0.934 mi.)	N58	116
ARCO FAC NO. 6100	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q81	149
MUSCO OLIVE PRODUCTS	7950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U104	232
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ROBERT MERHING	16343 DIABLO CT	NE 1/2 - 1 (0.930 mi.)	M56	114
LAMMERSVILLE SCHOOL DIST	16555 W VON SOSTEN	NNE 1 - 2 (1.340 mi.)	R90	160
OWENS ILLINOIS INC TRACY PLANT	14700 W SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V110	297
BILL RAYHER	19822 W GRANTLINE RD	NW >2 (2.186 mi.)	142	365
ERNEST POMBO	24100 S LAMMERS RD	E >2 (2.475 mi.)	AC164	398
TONY CARDOZA ET AL	8715 W GRANTLINE RD	NE >2 (2.563 mi.)	AD169	401
CALDRONS GENERAL STORE	12750 W BYRON ROAD	ENE >2 (2.629 mi.)	AE172	404
STANLEY ROBERTSON	8063 W GRANTLINE RD	NE >2 (2.683 mi.)	AG180	411

Records of Emergency Release Reports

HMIRS: The Hazardous Materials Incident Report System contains hazardous material spill incidents reported to the Department of Transportation. The source of this database is the U.S. EPA.

A review of the HMIRS list, as provided by EDR, and dated 04/01/2012 has revealed that there is 1 HMIRS site within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	16900 SCHULTE RD.	SSE 1/2 - 1 (0.833 mi.)	G26	65

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 03/28/2012 has revealed that there are 12 CHMIRS sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAFEMART STORES	16900 W SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G18	49
Not reported	16900 W SCHULTE RD.	SSE 1/2 - 1 (0.833 mi.)	G19	52
Not reported	16900 W. SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G20	53
SUMMIT LOGISTICS INC	16900 WEST SCHULTE RD.	SSE 1/2 - 1 (0.833 mi.)	G23	56
SUMMIT LOGISTICS	16900 W SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G24	60
Not reported	16900 WEST SHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G25	64
Not reported	17298 COMMERCE	S 1/2 - 1 (0.835 mi.)	H28	65
Not reported	25862 S. SCHULTE COURT	SSW 1/2 - 1 (0.861 mi.)	J39	89
Not reported	25241 SCHULTE	SW 1/2 - 1 (0.932 mi.)	L57	115

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	17950 WEST VIA NICHOLO	SSW 1 - 2 (1.434 mi.)	T101	167
MUSLO FAMILY OLIVE CO	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U103	169

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	14700 WEST SHULTE RD	ESE 1 - 2 (1.546 mi.)	V111	301

LDS: The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

A review of the LDS list, as provided by EDR, and dated 12/17/2012 has revealed that there is 1 LDS site within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MUSLO FAMILY OLIVE CO	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U103	169

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/11/2012 has revealed that there are 2 RCRA NonGen / NLR sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ZEP SALES AND SERVICES	25224 S SCHULTE RD	SW 1/2 - 1 (0.929 mi.)	L51	109

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
M AND T SOUZA	19720 W GRANT LINE RD	NW >2 (2.384 mi.)	152	384

TRIS: The Toxic Chemical Release Inventory System identifies facilities that release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313. The source of this database is the U.S. EPA.

A review of the TRIS list, as provided by EDR, and dated 12/31/2009 has revealed that there is 1 TRIS site within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241

EXECUTIVE SUMMARY

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 10/23/2011 has revealed that there are 23 FINDS sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRACY MAINTENANCE STATION	24081 PATTERSON PASS RD	NW 1/2 - 1 (0.809 mi.)	E13	41
FLAT AGRICULTURAL TERRAIN. INS	24081 PATTERSON PASS RO	NW 1/2 - 1 (0.809 mi.)	E14	44
MISSION BELL	25656 SCHULTE CT	SSW 1/2 - 1 (0.811 mi.)	F16	48
SAFEWAY DISTRIBUTION CENTER	16900 W. SCHULTE ROAD	SSE 1/2 - 1 (0.833 mi.)	G21	55
ENXCO	17401 COMMERCE WAY	S 1/2 - 1 (0.840 mi.)	I32	72
COSTCO WHOLESALE 179	25862 S SCHULTE CT	SSW 1/2 - 1 (0.859 mi.)	J37	87
COSTCO WHOLESALE MEAT PLANT -	17880 WEST SCHULTE ROAD	SW 1/2 - 1 (0.868 mi.)	K43	104
ACUITY SPECIALTY PRODUCTS	25224 S SCHULTE RD	SW 1/2 - 1 (0.929 mi.)	L52	111
ZEP MANUFACTURING CO.	25224 S. SCHULTE RD.	SW 1/2 - 1 (0.929 mi.)	L54	113
ADESA CALIFORNIA LLC/ATTN: EN	18501 STANFORD ROAD	WSW 1/2 - 1 (0.950 mi.)	P69	132
SHELL PIPELINE-TRACY PUMP STAT	25705 W PATTERSON PASS	SW 1 - 2 (1.229 mi.)	Q74	139
ATLANTIC RICHFIELD OIL COMPANY	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q86	159
ARCO #06100 - ARP MINIMART COR	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q87	159
CONCRETE PRODUCTS, INC.	26901 HANSEN ROAD	SSE 1 - 2 (1.748 mi.)	Y124	313
LOCATED ON HOLDEN FARM APPROX.	24371 PATTERSON PASS RO	W 1 - 2 (1.769 mi.)	126	314
GWF ENERGY, LLC-TRACY PEAKER P	14950 W. SCHULTE ROAD	SE >2 (2.213 mi.)	AA144	369
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAMMERSVILLE ELEMENTARY	16555 W. VON SOSTEN ROA	NNE 1 - 2 (1.341 mi.)	R92	162
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241
THERMAL ENERGY DEVELOPMENT COR	14800 W SCHULTE RD	ESE 1 - 2 (1.927 mi.)	Z132	321
TRACY OPERATORS	14800 W. SCHULTE ROAD	ESE 1 - 2 (1.927 mi.)	Z135	363
M AND T SOUZA	19720 W GRANT LINE RD	NW >2 (2.384 mi.)	152	384
SHEA HOMES - NEIGHBORHOOD C	19855 WEST GRANT LINE R	NW >2 (2.428 mi.)	AB158	389
OLD VALLEY PIPELINE - MANSFIEL	13880 W GRANT LINE RD	NE >2 (2.638 mi.)	AF176	407

RMP: When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

A review of the RMP list, as provided by EDR, and dated 05/08/2012 has revealed that there are 2 RMP sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTCO WHOLESALE - TRACY DEPOT	25862 S. SCHULTE COURT	SSW 1/2 - 1 (0.859 mi.)	J35	75

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
COSTCO WHOLESALE MEAT PLANT -	17880 WEST SCHULTE ROAD SW 1/2 - 1	(0.868 mi.)	K41	91

UIC: A listing of underground control injection wells.

A review of the UIC list, as provided by EDR, and dated 10/17/2012 has revealed that there are 14 UIC sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RICHARD S. RHEEM, OPERATOR		SE 1/2 - 1 (0.664 mi.)	3	33
MUSCO OLIVE PRODUCTS, INC.		SSW 1 - 2 (1.409 mi.)	99	166
ANNIE FABIAN		SW 1 - 2 (1.522 mi.)	107	236
SANTA FE MINERALS		W 1 - 2 (1.730 mi.)	122	312
COAST EXPLORATION COMPANY		SSE >2 (2.396 mi.)	153	385

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE TERMO COMPANY		E 1 - 2 (1.934 mi.)	136	363
ENERFIN RESOURCES NORTHWEST LI		NE >2 (2.079 mi.)	141	365
CONLEY & ASSOCIATES INC.		NE >2 (2.253 mi.)	145	380
S. M. REYNOLDS, OPR.		N >2 (2.254 mi.)	146	380
CONLEY & ASSOCIATES INC.		NE >2 (2.288 mi.)	148	381
ENERFIN RESOURCES NORTHWEST LI		NE >2 (2.333 mi.)	150	382
TOWNE EXPLORATION COMPANY		NNE >2 (2.494 mi.)	166	399
NAHAMA & WEAGANT ENERGY COMPAN		NE >2 (2.506 mi.)	167	400
TIGER OIL COMPANY		ENE >2 (2.687 mi.)	181	412

NPDES: A listing of NPDES permits, including stormwater.

A review of the NPDES list, as provided by EDR, and dated 11/19/2012 has revealed that there are 8 NPDES sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAFEWAY STORES	16900 W SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G18	49
MOUNTAIN HOUSE GAS STATION & CA	25456 SCHULTE RD	SW 1/2 - 1 (0.900 mi.)	46	105
MASONRY DEVELOPMENT OF NORTHER	25437 S SCHULTE RD	SW 1/2 - 1 (0.927 mi.)	48	107
ADESA CA INC	18501 W STAFORD RD	WSW 1/2 - 1 (0.942 mi.)	P64	125
MUSLO FAMILY OLIVE CO	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U103	169
G W F ENERGY LLC	14950 W SCHULTE RD	SE >2 (2.213 mi.)	AA143	366
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DMC CA INTERTIE PUMPING PLANT	17601 WEST GRANT LINE R	N 1 - 2 (1.818 mi.)	129	315
KIMBALL HIGH SCHOOL	24606 SOUTH LAMMERS ROAE	>2 (2.440 mi.)	159	390

EXECUTIVE SUMMARY

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

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 6 HIST CORTESE sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ARCO #6100	25775 PATTERSON PASS	WSW 1 - 2 (1.657 mi.)	W114	305
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAMMERSVILLE SCHOOL DIST.	16555 VON SOSTEN RD	NNE 1 - 2 (1.341 mi.)	R94	163
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241
BRUCE & JOANNE KIMBROUGH	17529 GRANT LINE	NNW 1 - 2 (1.809 mi.)	128	315
POMBO RANCH	24100 LAMMERS	E >2 (2.447 mi.)	160	394
INTERLAND CORP	8715 GRANT LINE RD W	NE >2 (2.563 mi.)	AD168	400

ENF: A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

A review of the ENF list, as provided by EDR, and dated 11/16/2012 has revealed that there are 2 ENF sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MUSLO FAMILY OLIVE CO	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U103	169
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2011 has revealed that there are 53 HAZNET sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SM ALEGRE FARMS	24915 HANSEN RD	ESE 1/4 - 1/2 (0.497 mi.)	1	32
BARBOSA CABINETS INC	25520 SCHULTE CT	SSW 1/2 - 1 (0.773 mi.)	B6	35
R EMMETT PACKAGING	25653 GATEWAY BLVD	S 1/2 - 1 (0.803 mi.)	D9	37
PACIFIC GAS & ELECTRIC/TRACY D	24081 PATTERSON PASS RD	NW 1/2 - 1 (0.809 mi.)	E12	39
TRACY MAINTENANCE STATION	24081 PATTERSON PASS RD	NW 1/2 - 1 (0.809 mi.)	E13	41
MISSION BELL	25656 SCHULTE CT	SSW 1/2 - 1 (0.811 mi.)	F15	45
PALLET KING INC	25686 GATEWAY BLVD	S 1/2 - 1 (0.822 mi.)	D17	48
SAFeway STORES	16900 W SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G18	49
SUMMIT LOGISTICS INC	16900 WEST SCHULTE RD.	SSE 1/2 - 1 (0.833 mi.)	G23	56
SUMMIT LOGISTICS	16900 W SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G24	60
ENXCO INC-TRACY SHOP	17298 W COMMERCE WAY	S 1/2 - 1 (0.835 mi.)	H30	69
LEGEND TRANSPORTATION	17365 W COMMERCE WAY	S 1/2 - 1 (0.836 mi.)	I31	71

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ENXCO	17401 COMMERCE WAY	S 1/2 - 1 (0.840 mi.)	I32	72
COSTCO WHOLESALE #210	25701 S CORPORATE CT	S 1/2 - 1 (0.848 mi.)	I33	75
COSTCO C/O 3E COMPANY	25862 SCHULTE CT	SSW 1/2 - 1 (0.859 mi.)	J34	75
COSTCO WHOLESALE 179	25862 S SCHULTE CT	SSW 1/2 - 1 (0.859 mi.)	J36	86
COSTCO WHOLESALE MEATS #210	17880 W SCHULTE RD	SW 1/2 - 1 (0.868 mi.)	K42	102
LIFT TRUCK SERVICE INC	25385 S SCHULTE RD	SW 1/2 - 1 (0.927 mi.)	47	105
ZEP MANUFACTURING CO INC	25224 S SCHULTE RD	SW 1/2 - 1 (0.929 mi.)	L49	107
ZEP MANUFACTURING CO	25224 S SCHULTE RD	SW 1/2 - 1 (0.929 mi.)	L50	109
TRACY INDUSTRIAL PARTNERS	25501 SO PATTERSON PASS	SW 1/2 - 1 (0.934 mi.)	N59	119
TRI-STATE MOTOR TRANSIT COMPAN	25501 SOUTH PATTERSON P	SW 1/2 - 1 (0.934 mi.)	N60	119
THE COMPLETE LOGISTICS CO INC	25188 S SCHULTE RD BLDG	WSW 1/2 - 1 (0.935 mi.)	O61	121
JOHNS MANVILLE	25176 S SCHULTE RD	WSW 1/2 - 1 (0.937 mi.)	O62	122
COSTCO WHOLESALE DEPOT #179	25701 CORPORATE CT	S 1/2 - 1 (0.948 mi.)	65	126
ADESA CALIFORNIA, LLC	18501 W STANFORD RD	WSW 1/2 - 1 (0.950 mi.)	P67	129
ADESA CALIFORNIA LLC DBA ADESA	18501 STANFORD RD	WSW 1/2 - 1 (0.950 mi.)	P68	130
COSTCO	25701 CORPORATE CIR	SW 1/2 - 1 (0.965 mi.)	71	133
SHELL OIL PRODUCTS US TRACY PU	25705 PATTERSON PASS RD	SW 1 - 2 (1.229 mi.)	Q73	135
SHELL PIPELINE COMPANY LP-TRAC	25705 WEST PATTERSON PA	SW 1 - 2 (1.240 mi.)	Q78	146
ARCO FAC NO. 6100	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q81	149
RICHARD D BOKIDES	25775 PATTERSON PASS RD	SW 1 - 2 (1.249 mi.)	Q84	156
MUSLO FAMILY OLIVE CO	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U103	169
MUSCO OLIVE PRODUCTS	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U105	233
UNOCAL PIPE LINES	PATTERSON PASS ROAD AND	WSW 1 - 2 (1.623 mi.)	112	303
ARCO PRODUCTS COMPANY	25775 S PATTERSON PAS	WSW 1 - 2 (1.657 mi.)	W113	303
R & L BROSAMER INC	26820 HANSEN RD	SSE 1 - 2 (1.676 mi.)	116	309
G W F ENERGY LLC	14950 W SCHULTE RD	SE >2 (2.213 mi.)	AA143	366
ALTAMONT RACEWAY PARK	17001 MIDWAY RD	WSW >2 (2.367 mi.)	151	382

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EXCEL ENVIRONMENTAL SERVICES	23399 HANSEN RD	NNE 1 - 2 (1.012 mi.)	72	134
LAMMERSVILLE ELEMENTARY SCHOOL	16555 W VON SOSTEN RD	NNE 1 - 2 (1.341 mi.)	R95	164
WRIGHT ENVIRONMENTAL	17798 VON SOSTEN	NNW 1 - 2 (1.350 mi.)	96	164
OWENS ILLINOIS INC TRACY PLANT	14700 W SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V110	297
PG & E	16895 GRANT LINE RD	N 1 - 2 (1.801 mi.)	127	315
THERMAL ENERGY DEVELOPMENT PAR	14800 W SCHULTE RD	ESE 1 - 2 (1.927 mi.)	Z131	316
TRACY OPERATORS	14800 SCHULTE AVE	ESE 1 - 2 (1.927 mi.)	Z133	361
TRACY BIOMASS	14800 SCHULTE AVE	ESE 1 - 2 (1.927 mi.)	Z134	362
CITY OF TRACY/DEVELOPMENT & EN	15173 SCHULTE RD	ESE 1 - 2 (1.939 mi.)	137	363
KAMLIOS DEVELOPMENT INC	18888 W GRANT LINE RD	NNW >2 (2.056 mi.)	140	365
SHEA HOMES INC	19475 W GRANT LINE RD	NW >2 (2.273 mi.)	147	381
NWCPL0040 TRACY PUMP STATION	14821 W GRANT LINE RD	NE >2 (2.308 mi.)	149	381
D & L CARGO	14222 W BYRON RD	NE >2 (2.465 mi.)	162	396
P & C AUTO RECYCLERS	12600 W BYRON RD	ENE >2 (2.630 mi.)	AE173	405

EMI: Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies

A review of the EMI list, as provided by EDR, and dated 12/31/2008 has revealed that there are 18 EMI sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
VERIZON WIRELESS - PATTERSON P	24371 MOUNTAIN HOUSE RO	WNW 1/2 - 1 (0.616 mi.)	2	32
CLUB RESOURCE GROUP	25520 SCHULTE COURT	SSW 1/2 - 1 (0.781 mi.)	B7	36

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	17298 COMMERCE	S 1/2 - 1 (0.835 mi.)	H28	65
ALGOMA HARDWOOD INC	17298 WEST COMMERCE WAYS	S 1/2 - 1 (0.835 mi.)	H29	68
SECURITY CAPITAL INDSTRL TRUST	25780 S CORPORATE CT	S 1/2 - 1 (0.896 mi.)	44	104
ADESA CALIFORNIA LLC/ATTN: ENV	18501 STANFORD ROAD	WSW 1/2 - 1 (0.950 mi.)	P66	127
EQUILON	25705 PATTERSON PASS RD	SW 1 - 2 (1.240 mi.)	Q75	143
ATLANTIC RICHFIELD OIL COMPANY	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q79	147
ARCO #06100 - ARP MINIMART COR	25775 S PATTERSON PASS	SW 1 - 2 (1.249 mi.)	Q80	149
MUSCO OLIVE PRODUCTS	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U105	233
CONCRETE PRODUCTS, INC.	26901 HANSEN ROAD	SSE 1 - 2 (1.748 mi.)	Y123	312
CONCRETE PRODUCTS INC	26901 HANSEN RD.	SSE 1 - 2 (1.748 mi.)	Y125	313
G W F ENERGY LLC	14950 W SCHULTE RD	SE >2 (2.213 mi.)	AA143	366
Lower Elevation	Address	Direction / Distance	Map ID	Page
THERMAL ENERGY DEVELOPMENT COR	14800 W. SCHULTE ROAD	ESE 1 - 2 (1.514 mi.)	106	235
OWENS-BROCKWAY GLASS CONTAINER	14700 W SCHULTE ROAD	ESE 1 - 2 (1.544 mi.)	V108	237
OWENS ILLINOIS INC TRACY PLANT	14700 W SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V110	297
AT&T MOBILITY	16163 W GRANT LINE RD	NNE 1 - 2 (1.902 mi.)	130	316
THERMAL ENERGY DEVELOPMENT PAR	14800 W SCHULTE RD	ESE 1 - 2 (1.927 mi.)	Z131	316

HWT: A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

A review of the HWT list, as provided by EDR, and dated 01/15/2013 has revealed that there is 1 HWT site within approximately 2.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EXCEL ENVIRONMENTAL SERVICES	23399 HANSEN RD	NNE 1 - 2 (1.012 mi.)	72	134

US AIRS: The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

A review of the US AIRS list, as provided by EDR, and dated 11/15/2012 has revealed that there are 4 US AIRS sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SHELL PIPELINE-TRACY PUMP STAT	25705 W PATTERSON PASS	SW 1 - 2 (1.229 mi.)	Q74	139
GWF ENERGY, LLC-TRACY PEAKER P	14950 W. SCHULTE ROAD	SE >2 (2.213 mi.)	AA144	369
Lower Elevation	Address	Direction / Distance	Map ID	Page
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241
THERMAL ENERGY DEVELOPMENT COR	14800 W SCHULTE RD	ESE 1 - 2 (1.927 mi.)	Z132	321

EXECUTIVE SUMMARY

WDS: California Water Resources Control Board - Waste Discharge System.

A review of the WDS list, as provided by EDR, and dated 06/19/2007 has revealed that there are 6 WDS sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUMMIT LOGISTICS	16900 W SCHULTE RD	SSE 1/2 - 1 (0.833 mi.)	G24	60
ADESA CA INC	18501 W STAFORD RD	WSW 1/2 - 1 (0.942 mi.)	P64	125
PALESTRO DISTRIBUTION CENTERS	25125 S SCHULTE RD	WSW 1/2 - 1 (0.955 mi.)	70	132
WWT & LAND DISPOSAL FACILITY	17950 VIA NICOLO	SSW 1 - 2 (1.434 mi.)	T102	168
MUSLO FAMILY OLIVE CO	17950 VIA NICOLO	SSW 1 - 2 (1.513 mi.)	U103	169
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OWENS-BROCKWAY GLASS CONTAINER	14700 W. SCHULTE RD	ESE 1 - 2 (1.544 mi.)	V109	241

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 2 EDR US Hist Auto Stat sites within approximately 2.75 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	25775 PATTERSON PASS R	SW 1 - 2 (1.249 mi.)	Q85	158
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1262 ANNAMARIE WAY	ENE >2 (2.633 mi.)	175	407

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Cleaners list, as provided by EDR, has revealed that there is 1 EDR US

EXECUTIVE SUMMARY

Hist Cleaners site within approximately 2.75 miles of the target property.

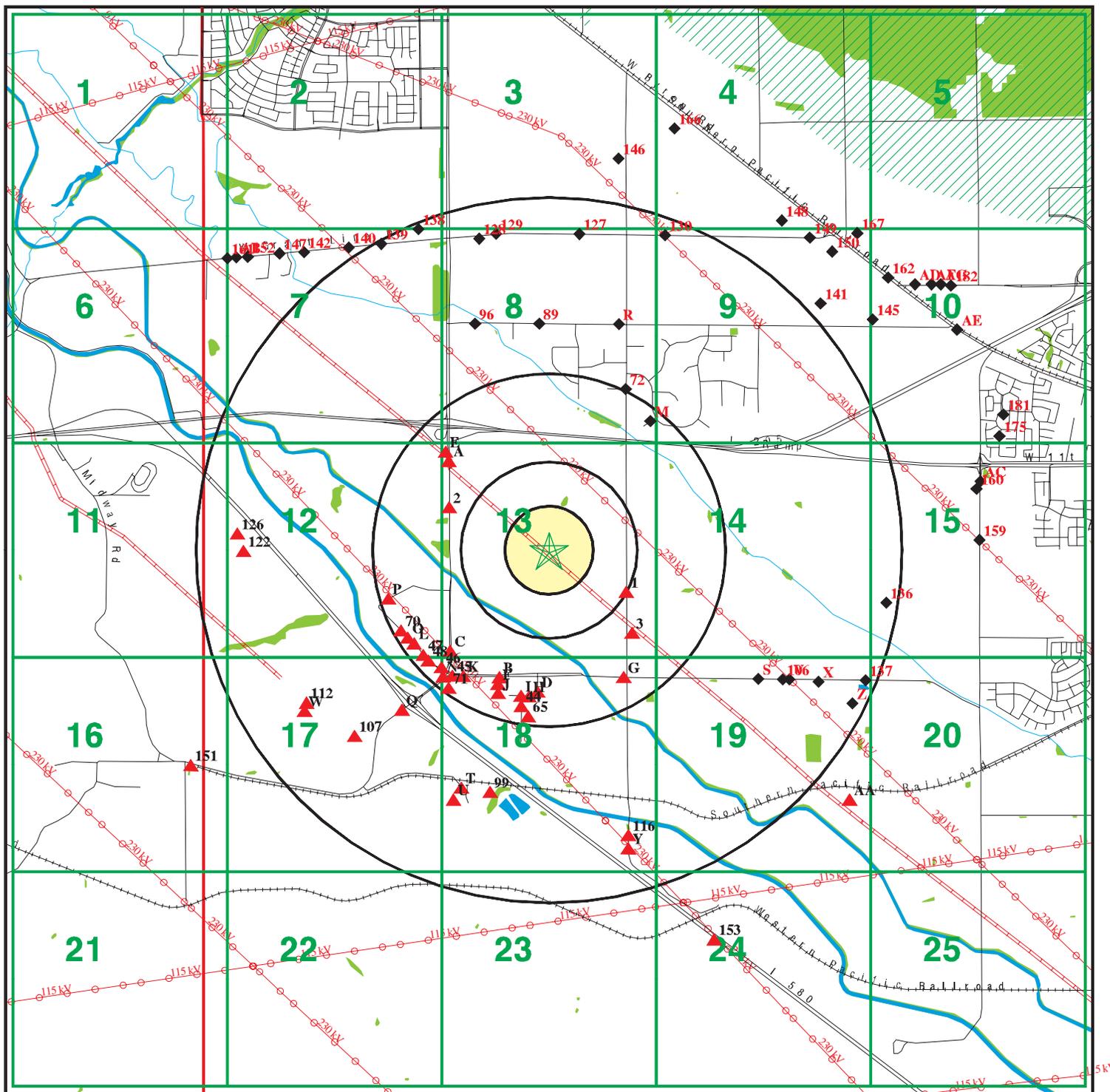
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	13588 W GRANT LINE RD	ENE >2 (2.728 mi.)	182	412

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

<u>Site Name</u>	<u>Database(s)</u>
PATTERSON PASS WATER TREATMENT PLA	RMP
CHEVRON	HIST CORTESE
VANGUARD CONSTRUCTION BATCH PLANT	NPDES
MCFARLAND SUB	NPDES
MOUNTAIN HOUSE HIGH SCHOOL	NPDES
CORRAL HOLLOW SANITARY LANDFILL	NPDES
MITSUBISHI ELECTRIC POWER PRODUCT	HAZNET, NPDES
	CDL
	CDL
	CDL
	CDL
	CERCLIS-NFRAP
	CERCLIS-NFRAP
PG&E GAS PLANT LIVERMORE	LUST
CALIFORNIA WATER SERV WELL #10-01	HAZNET
CHEVRON	HAZNET
CALTRANS DIST 4/CONSTR/EA04-2R0604	HAZNET
FOLEY RANCH	EMI
CORRAL HOLLOW LANDFILL	EMI
NEXTEL OF CALIFORNIA INC SITE	EMI
VERIZON WIRELESS (WINDFARM)	EMI
SAN JOAQUIN COUNTY DEPT OF PUBLIC	EMI

OVERVIEW MAP - 3524818.1s

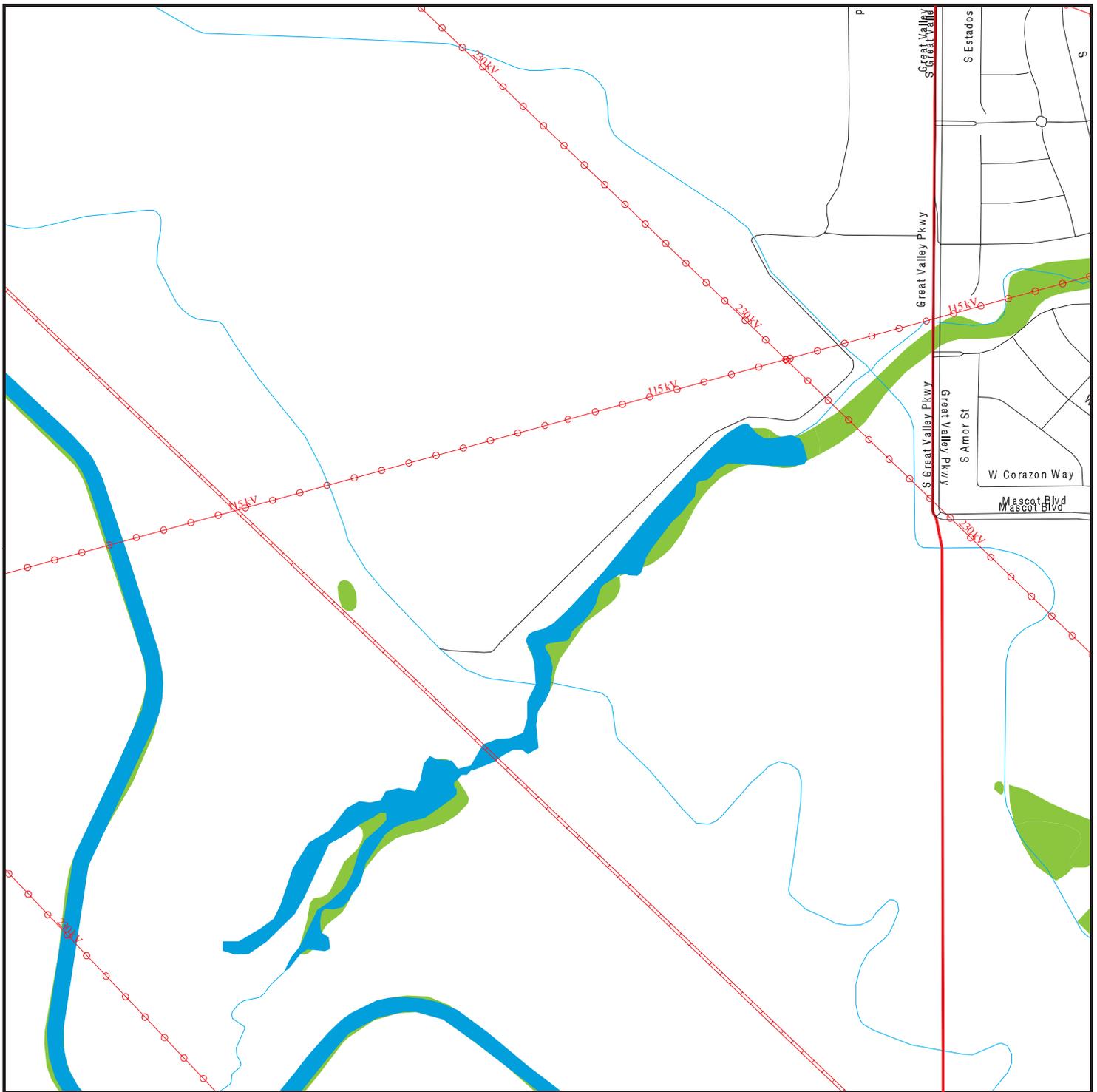


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- ~ County Boundary
- Power transmission lines
- ~ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
CONTACT: Karl Rodenbaugh
INQUIRY #: 3524818.1s
DATE: February 26, 2013 8:53 am

DETAIL MAP 1 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

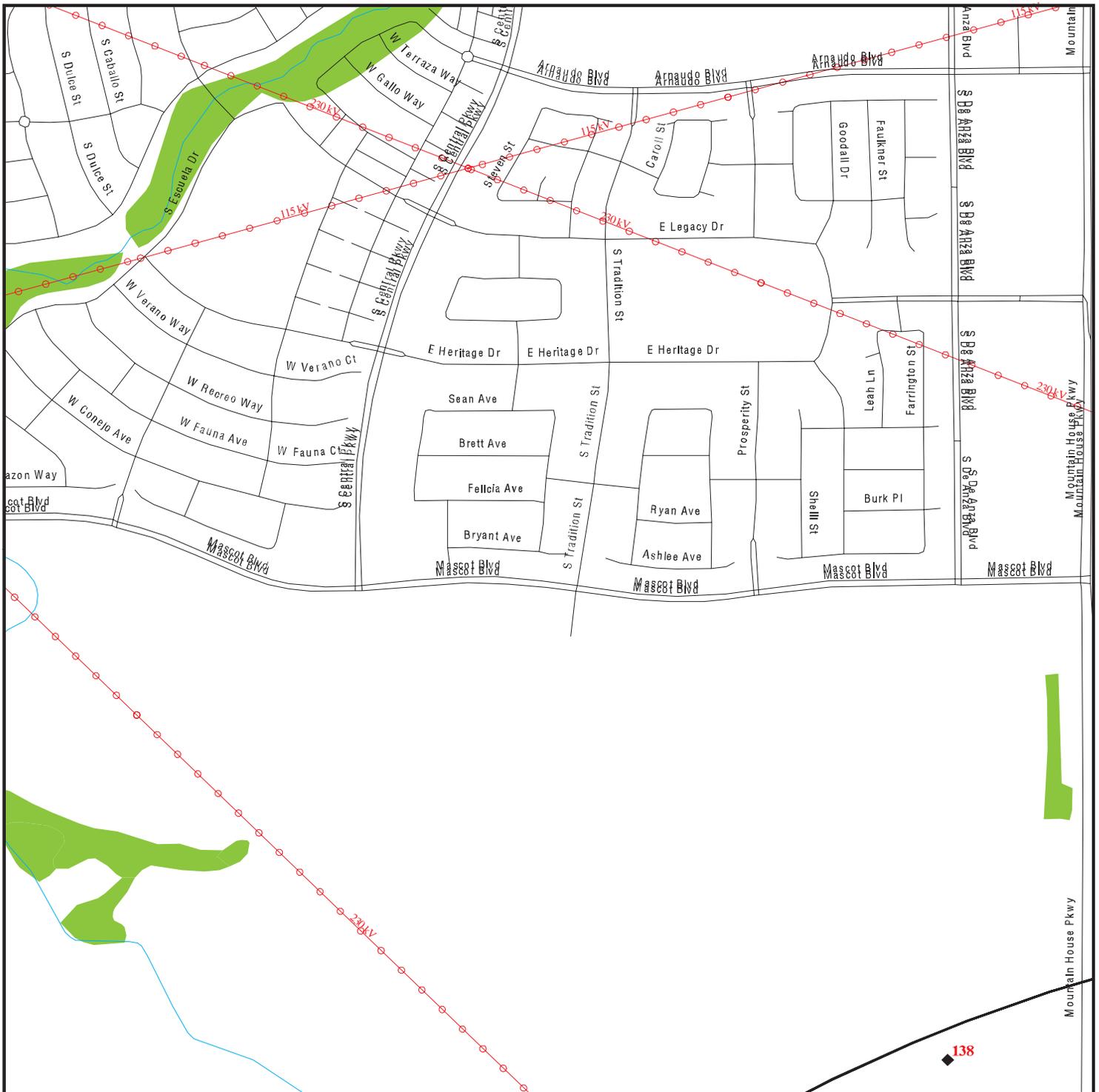
- 0 1/8 1/4 1/2 Miles
- Indian Reservations BIA
- ▲ County Boundary
- ▲ Power transmission lines
- ▲ Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 8:54 am

DETAIL MAP 2 of 25 - 3524818.1s



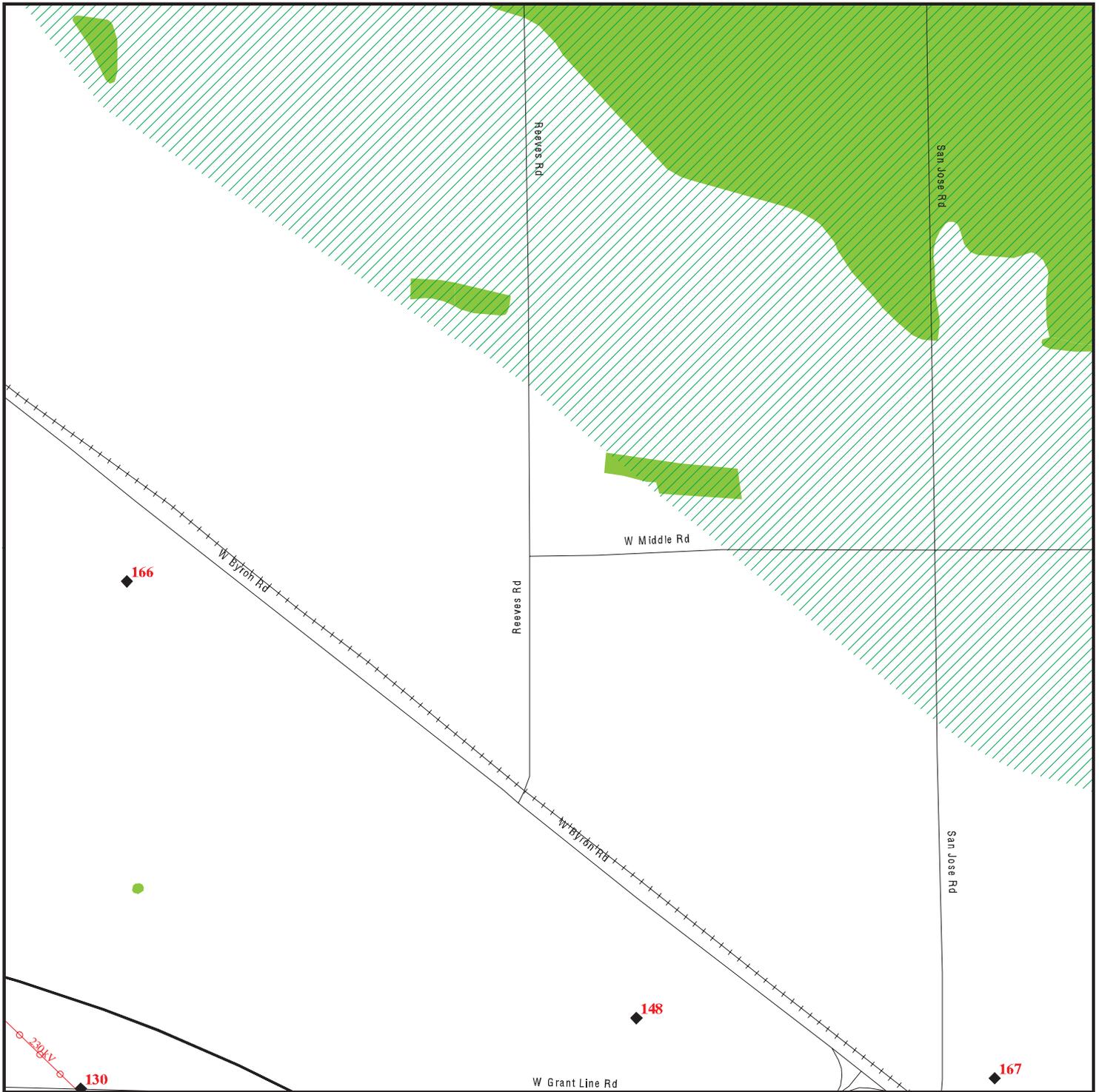
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- 0 1/8 1/4 1/2 Miles
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
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 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 8:54 am

DETAIL MAP 4 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites

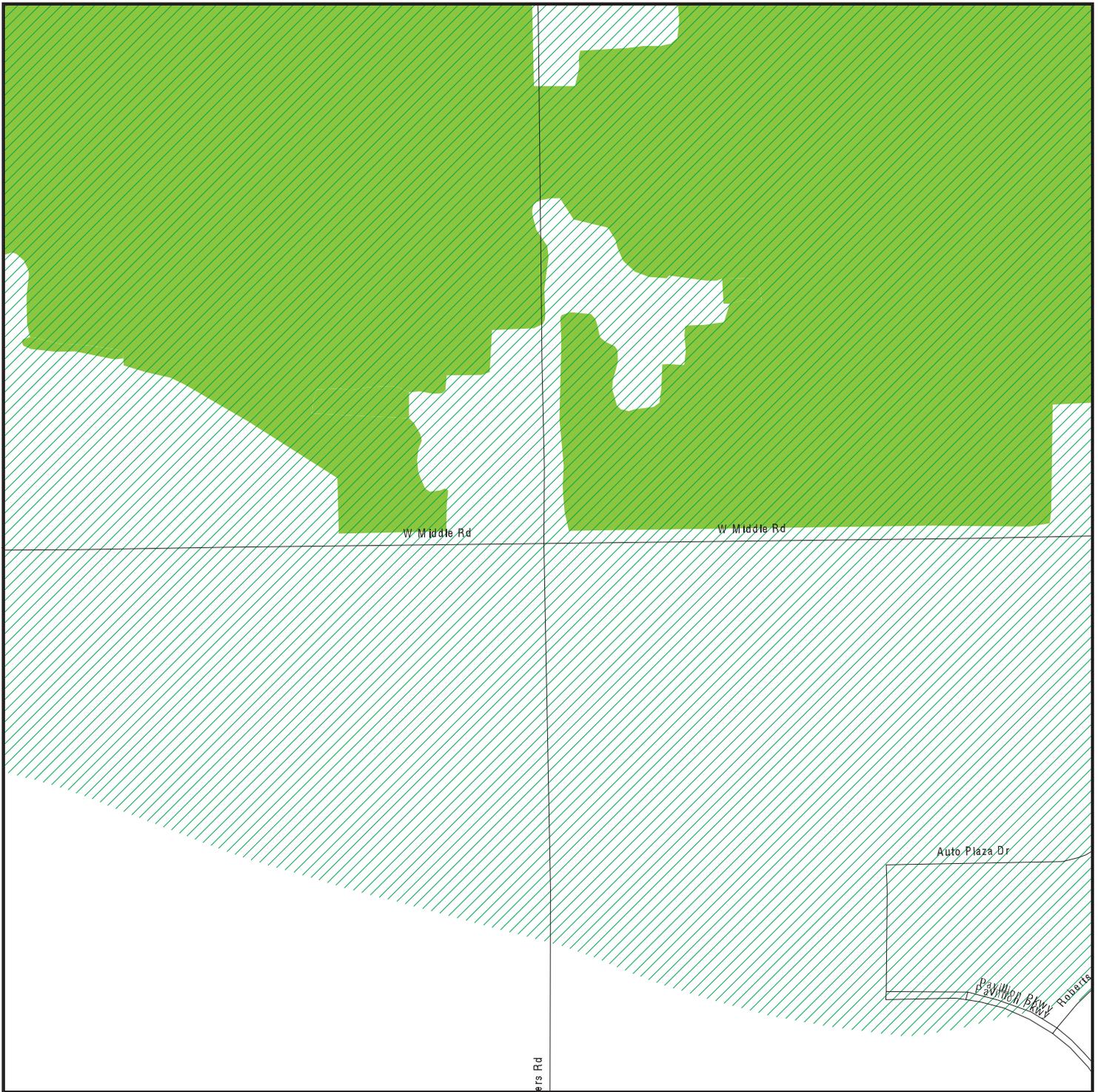
- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- ▨ Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 8:56 am

DETAIL MAP 5 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🚚 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory

🏠 Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 8:57 am

DETAIL MAP 6 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 8:58 am

DETAIL MAP 7 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites

- 0 1/8 1/4 1/2 Miles
- ☒ Indian Reservations BIA
- ☒ Areas of Concern
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:00 am

DETAIL MAP 8 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- ⚡ Power transmission lines
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 🏠 Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
CONTACT: Karl Rodenbaugh
INQUIRY #: 3524818.1s
DATE: February 26, 2013 9:01 am

DETAIL MAP 9 of 25 - 3524818.1s



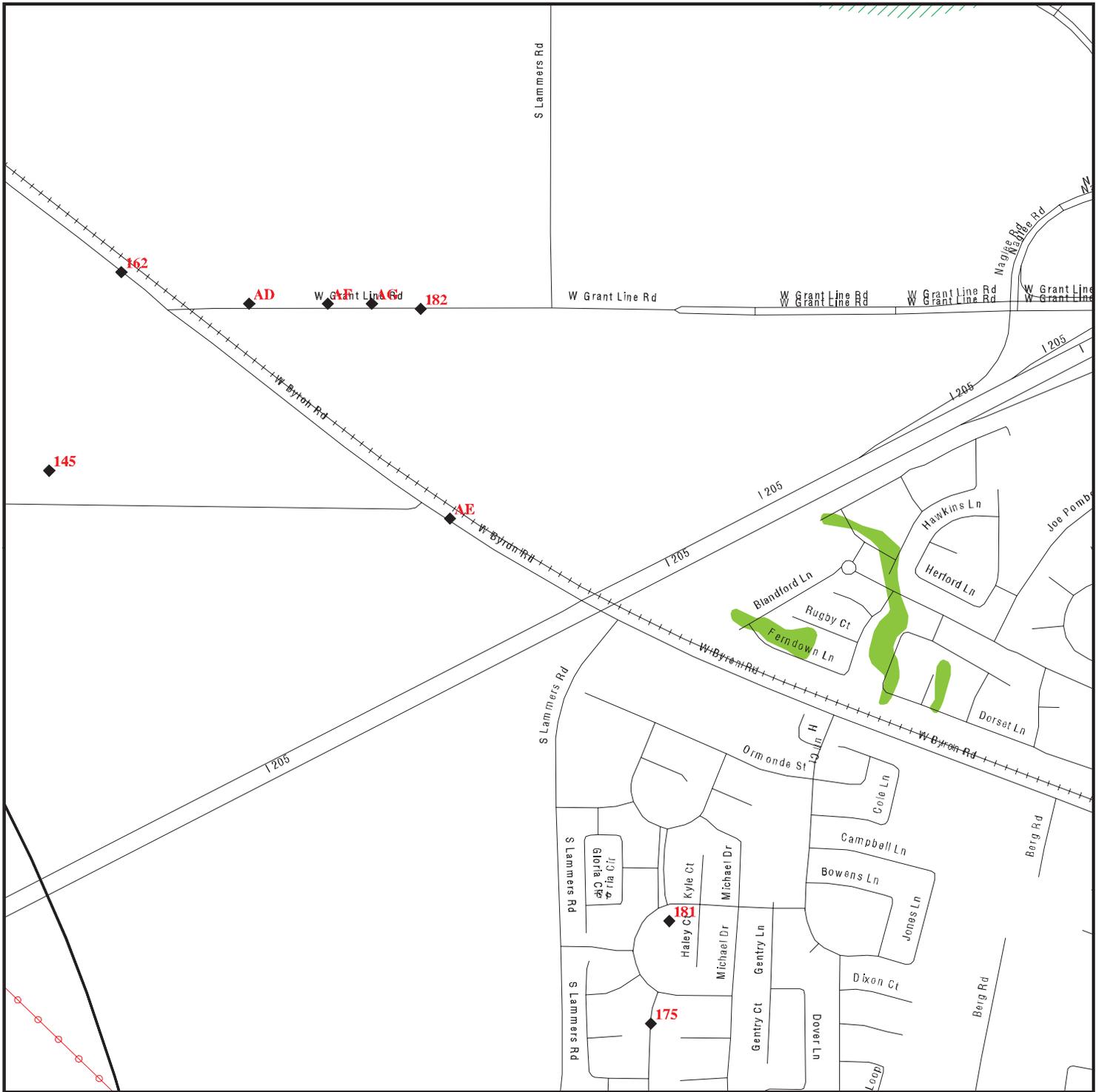
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites

- 🏞 Indian Reservations BIA
- ⚡ Power transmission lines
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 🏠 Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:02 am

DETAIL MAP 10 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:03 am

DETAIL MAP 11 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚠ Sensitive Receptors
- 🚚 National Priority List Sites
- 🏠 Dept. Defense Sites

- 🏠 Indian Reservations BIA
- 📏 County Boundary
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 🔴 Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:04 am

DETAIL MAP 12 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

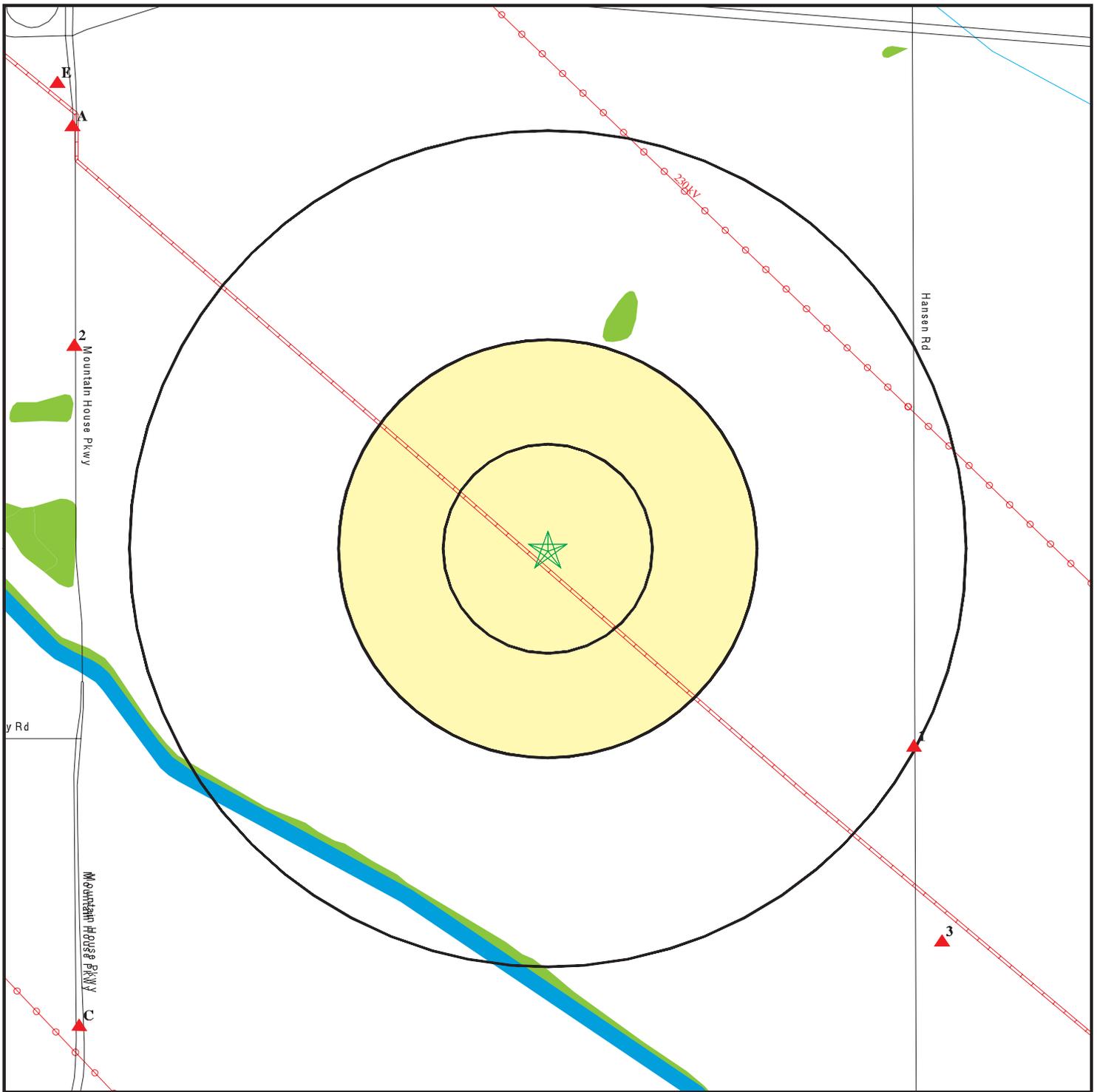
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:05 am

DETAIL MAP 13 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites



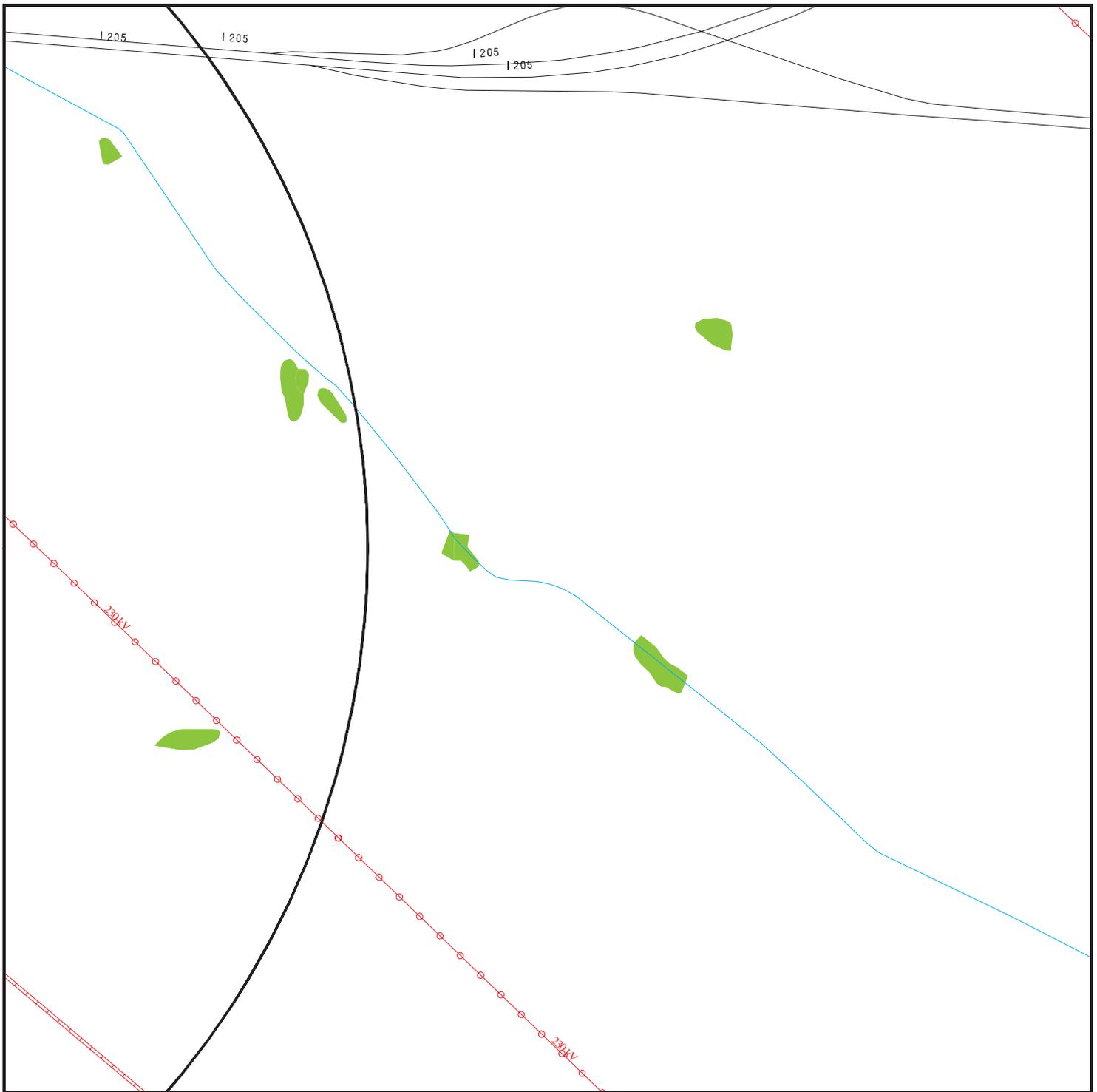
- ☒ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ☒ 100-year flood zone
- ☒ 500-year flood zone
- ☒ National Wetland Inventory
- ☒ Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:06 am

DETAIL MAP 14 of 25 - 3524818.1s



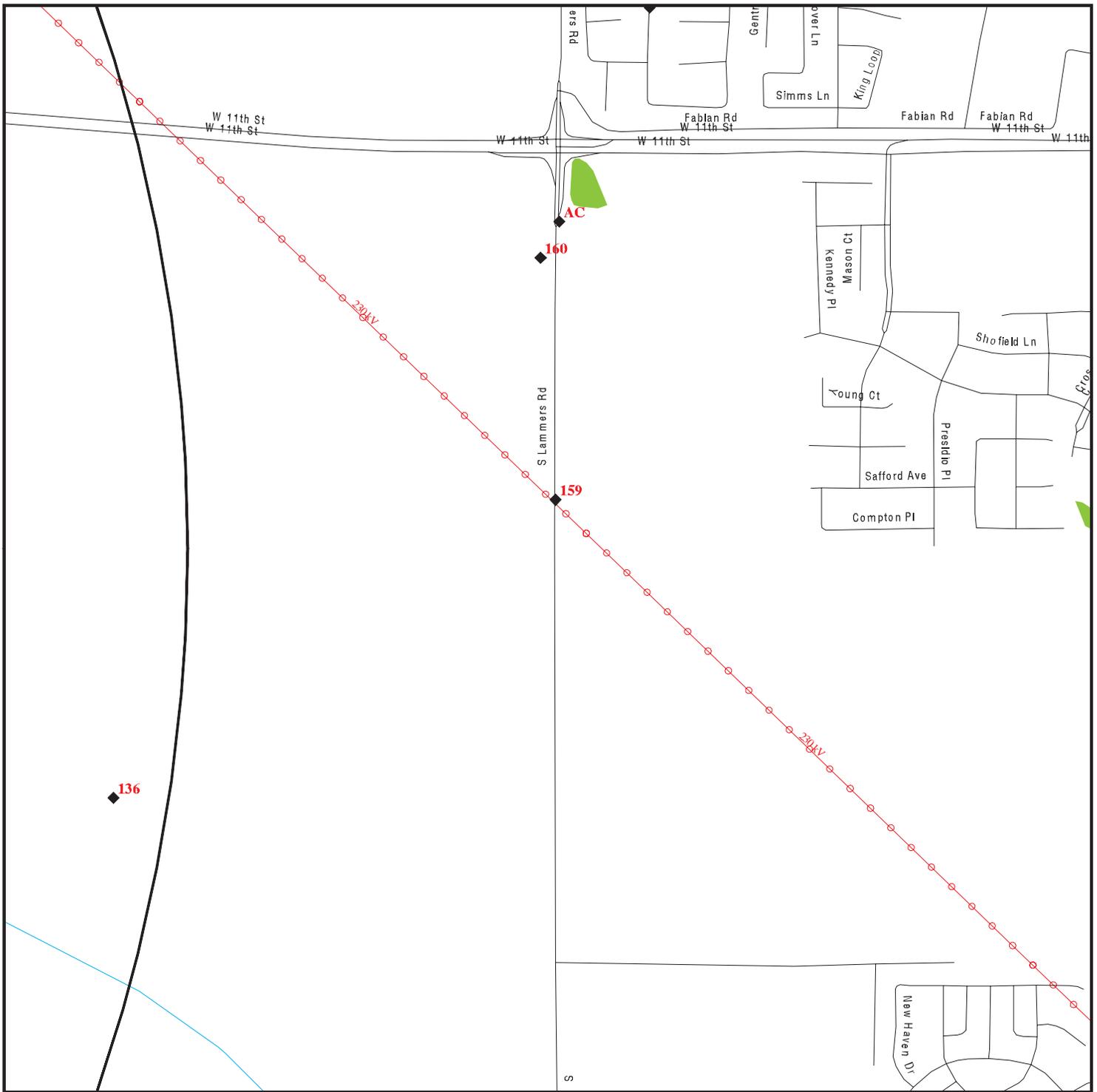
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites

- 📏 Indian Reservations BIA
- ⚡ Power transmission lines
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 🏠 Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:07 am

DETAIL MAP 15 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:08 am

DETAIL MAP 16 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites



- ☒ Indian Reservations BIA
- ⚡ County Boundary
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ☒ 100-year flood zone
- ☒ 500-year flood zone
- ☒ Areas of Concern
- ☒ National Wetland Inventory



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:09 am

DETAIL MAP 17 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites



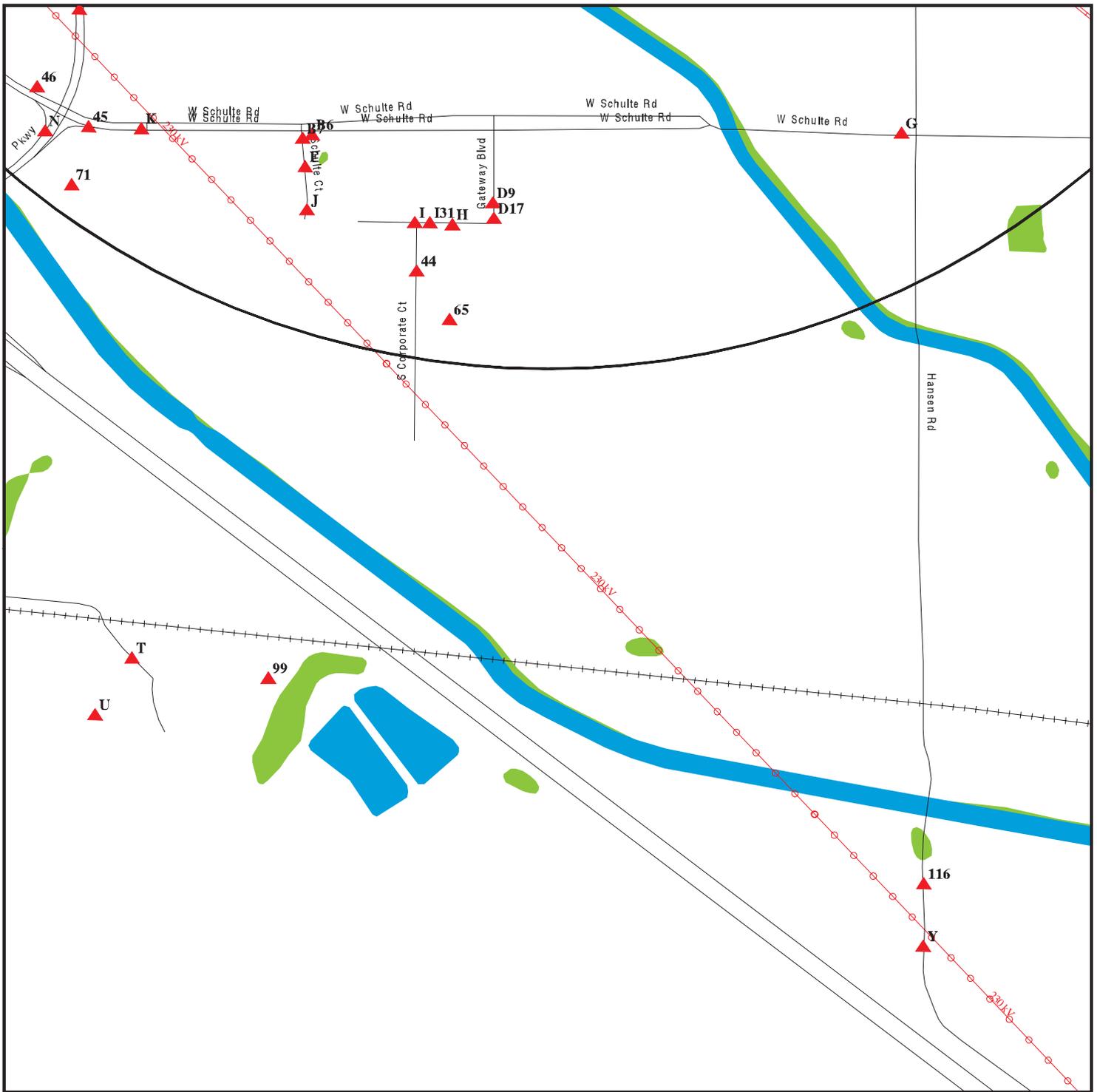
- ☒ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ☒ 100-year flood zone
- ☒ 500-year flood zone
- ☒ Areas of Concern
- ☒ National Wetland Inventory



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:10 am

DETAIL MAP 18 of 25 - 3524818.1s

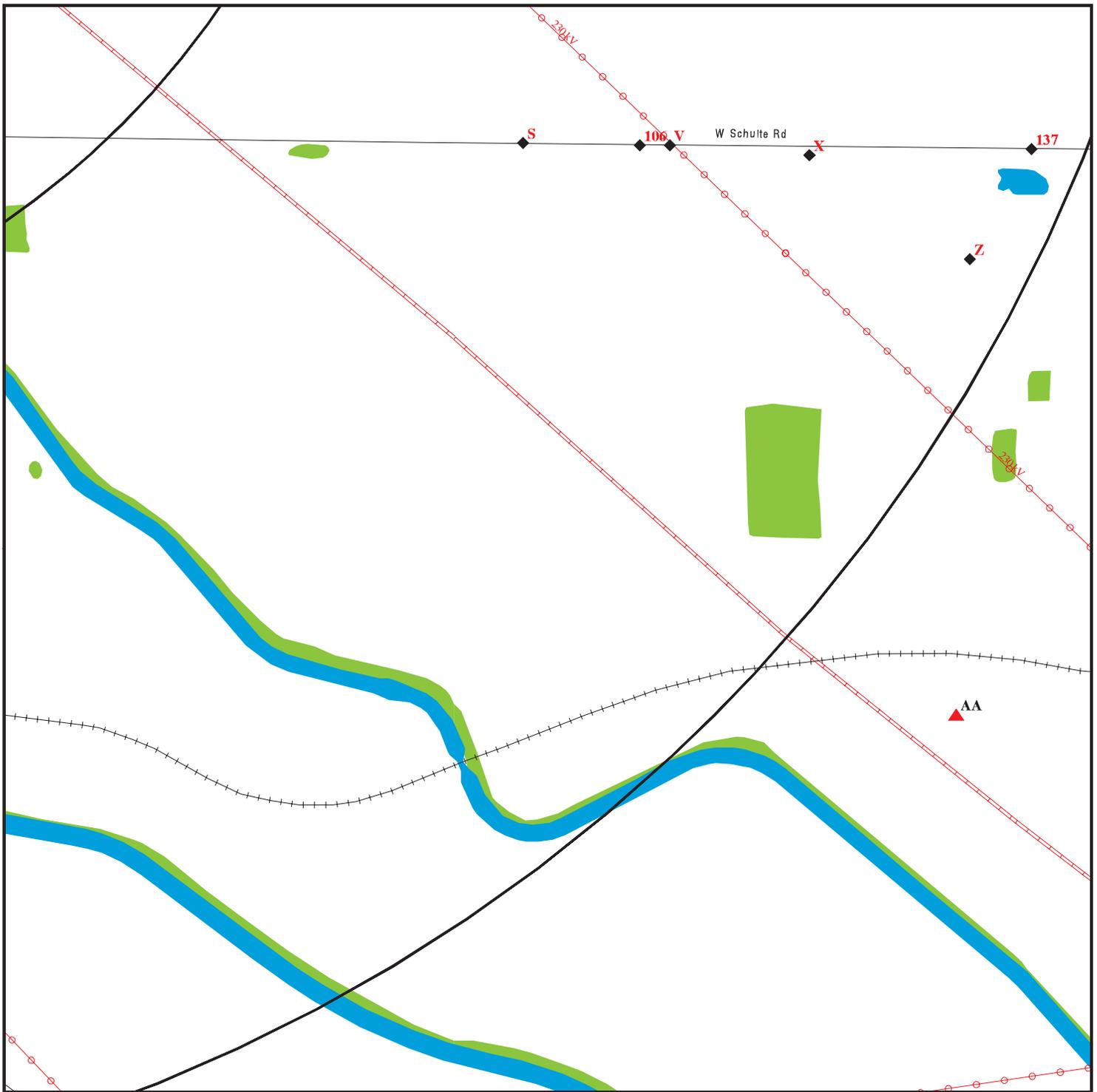


- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏢 Dept. Defense Sites
- 🏠 Indian Reservations BIA
- ⚡ Power transmission lines
- 🛢 Oil & Gas pipelines from USGS
- 🌊 100-year flood zone
- 🌊 500-year flood zone
- 🌿 National Wetland Inventory
- 🏠 Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:11 am

DETAIL MAP 19 of 25 - 3524818.1s



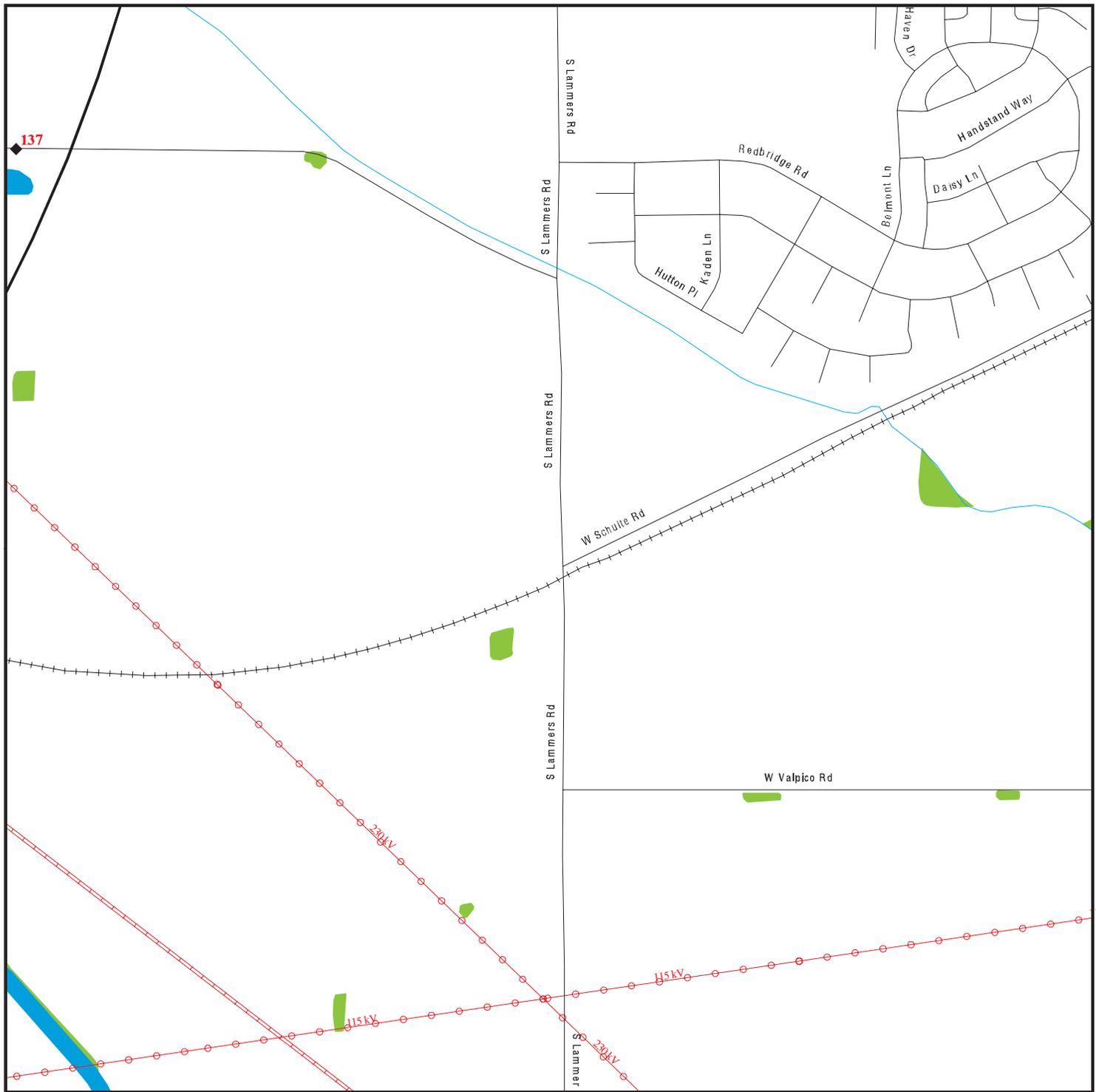
- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites

- ▨ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- ▨ Areas of Concern

SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:12 am

DETAIL MAP 20 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🏠 National Priority List Sites
- 🏠 Dept. Defense Sites

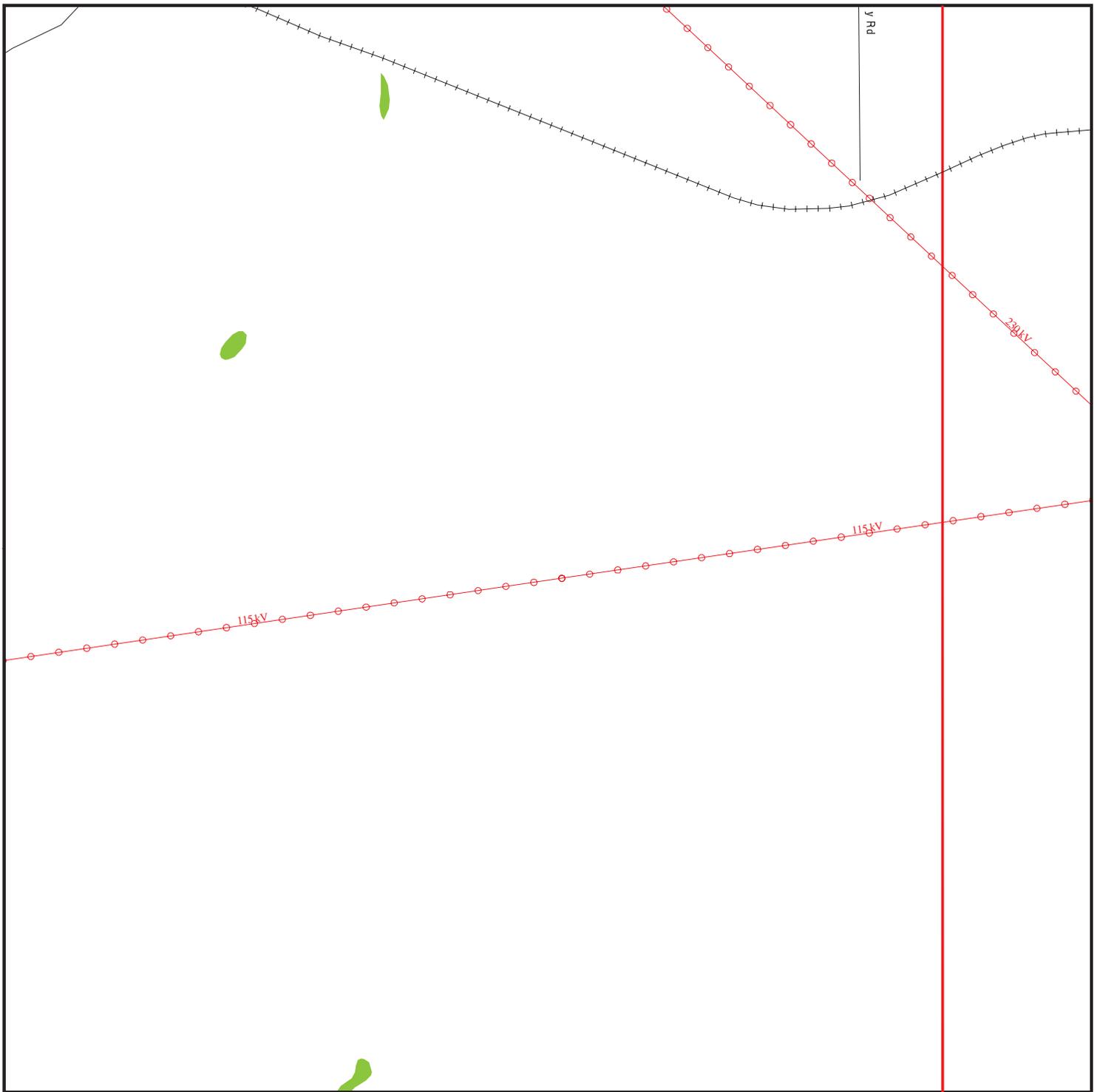
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:13 am

DETAIL MAP 21 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites



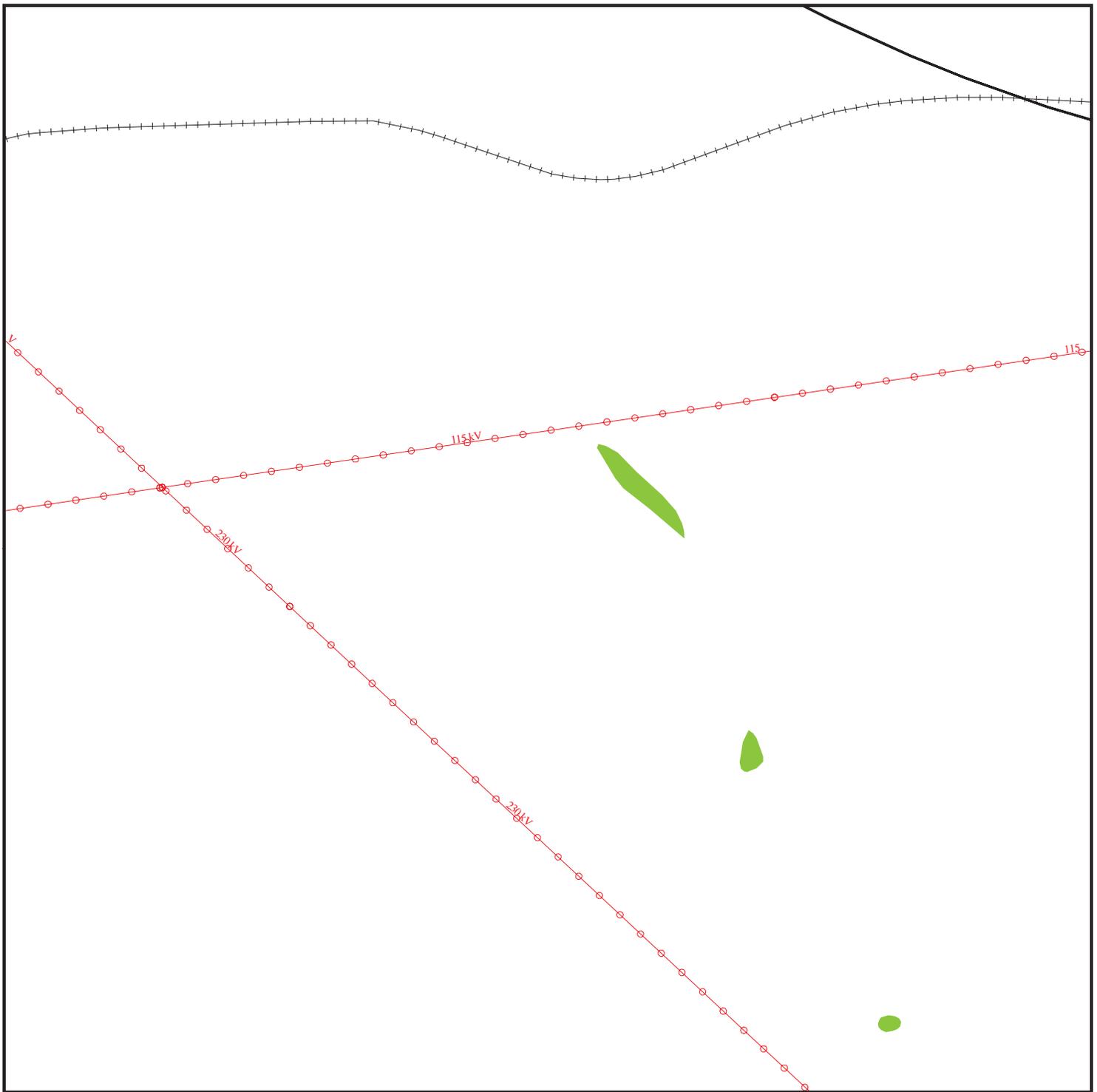
- Indian Reservations BIA
- Areas of Concern
- County Boundary
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:14 am

DETAIL MAP 22 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites



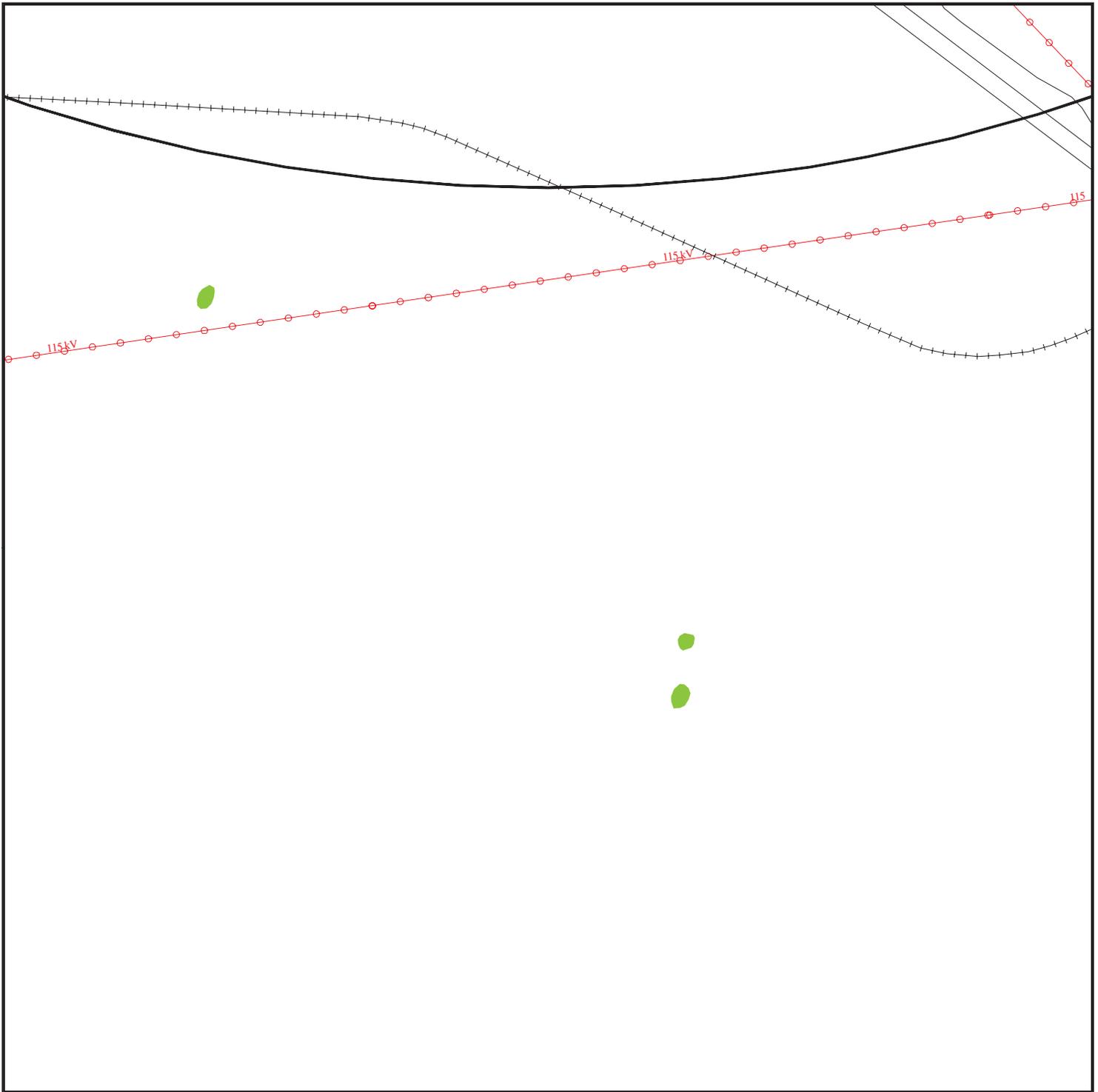
- ☒ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- ☒ Areas of Concern



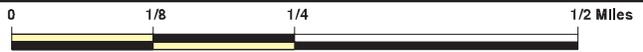
SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:16 am

DETAIL MAP 23 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ⚙ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- 🚒 National Priority List Sites
- 🏢 Dept. Defense Sites



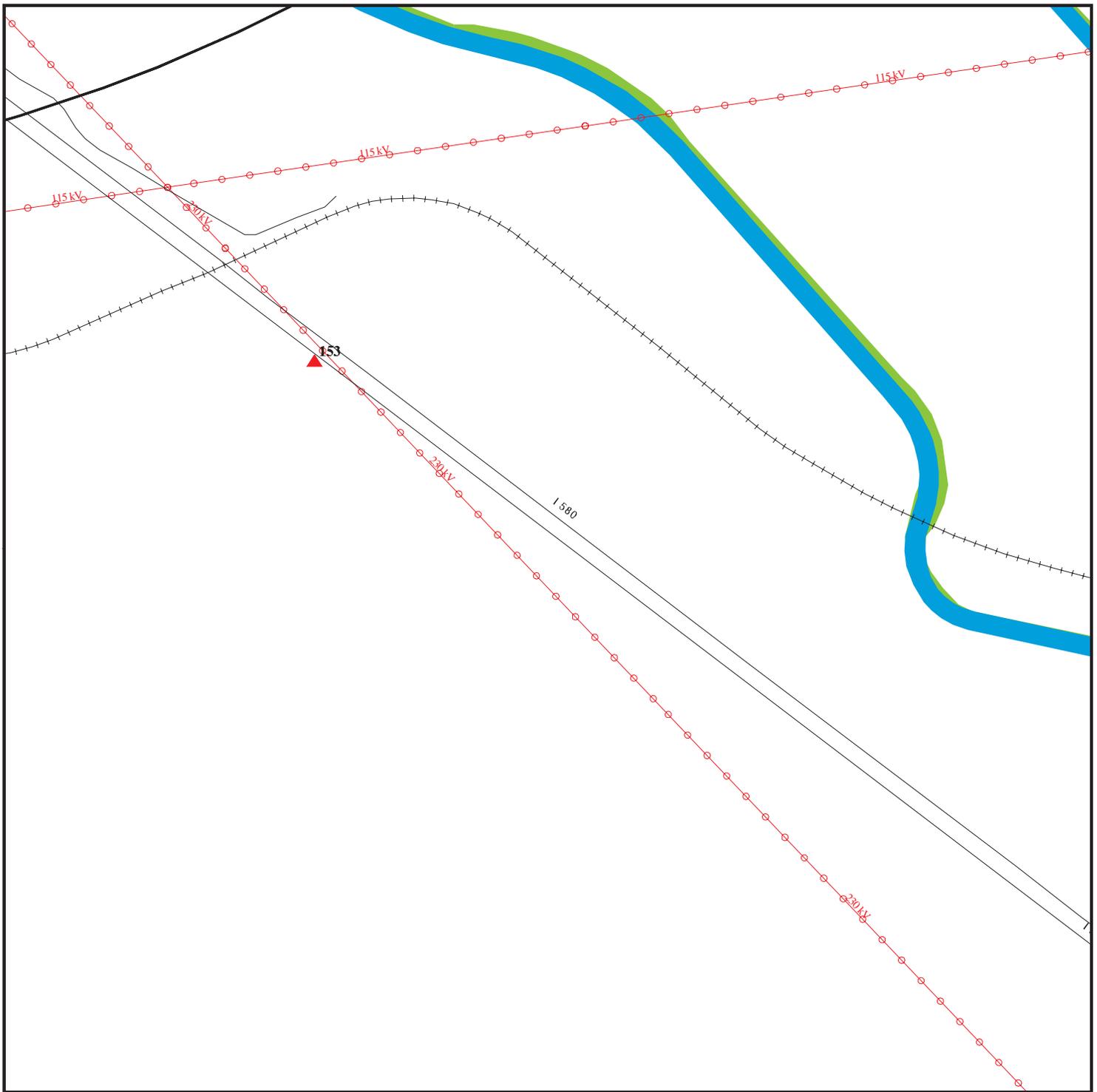
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:17 am

DETAIL MAP 24 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- ⚡ Sensitive Receptors
- ☒ National Priority List Sites
- ☒ Dept. Defense Sites



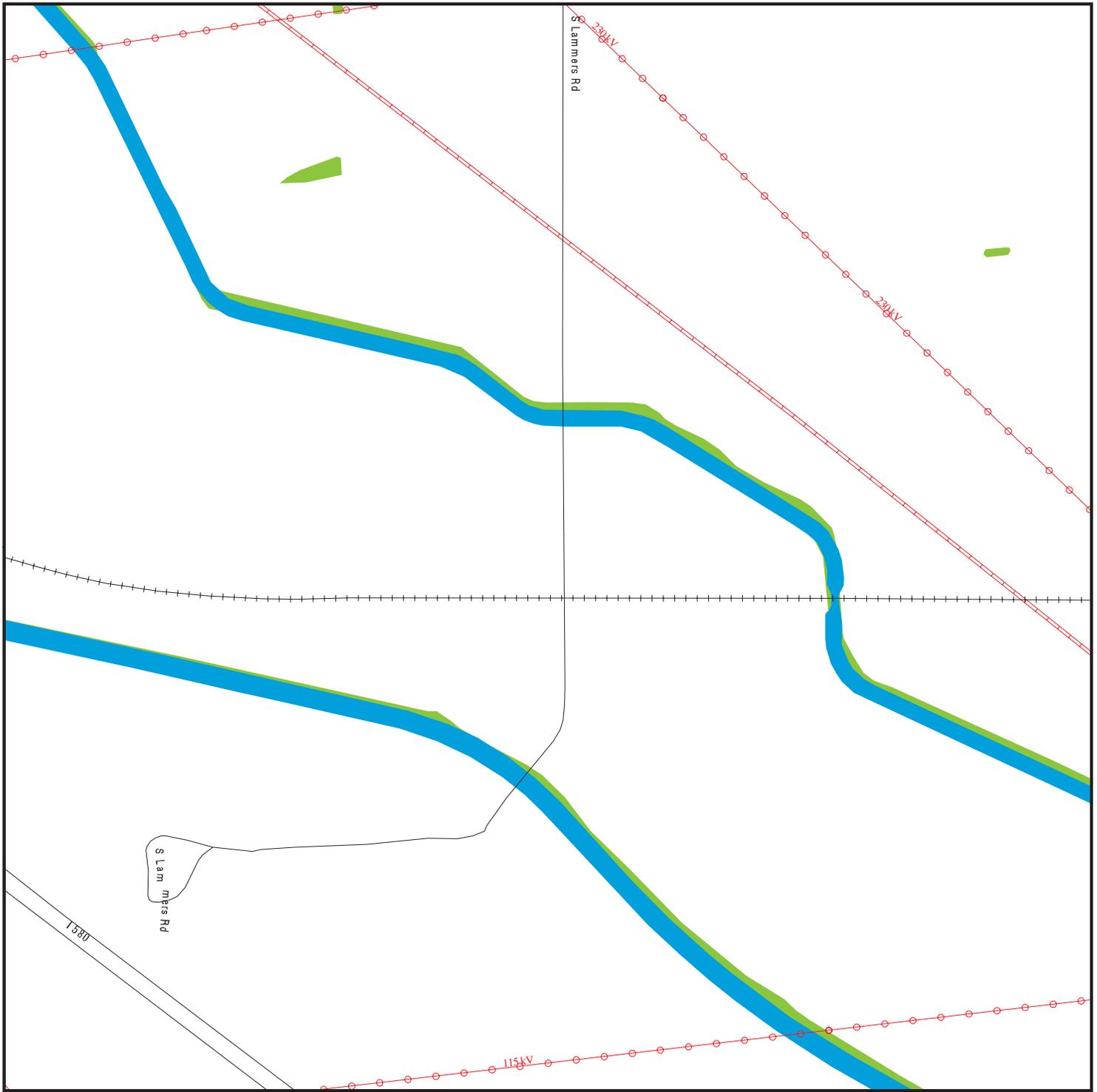
- ☒ Indian Reservations BIA
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines from USGS
- ☒ 100-year flood zone
- ☒ 500-year flood zone
- ☒ National Wetland Inventory
- ☒ Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:18 am

DETAIL MAP 25 of 25 - 3524818.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- National Wetland Inventory
- Areas of Concern



SITE NAME: Cordes Ranch Specific Plan Area
 ADDRESS: 37.7323000, -121.5212000
 Tracy CA 95377
 LAT/LONG: 37.7323 / -121.5212

CLIENT: The Planning Center-LA Office
 CONTACT: Karl Rodenbaugh
 INQUIRY #: 3524818.1s
 DATE: February 26, 2013 9:19 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	2.750		0	0	0	0	0	0
Proposed NPL	2.750		0	0	0	0	0	0
NPL LIENS	2.750		0	0	0	0	0	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	2.750		0	0	0	0	0	0
<i>Federal CERCLIS list</i>								
CERCLIS	2.750		0	0	0	0	0	0
FEDERAL FACILITY	2.750		0	0	0	0	0	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	2.750		0	0	0	0	0	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	2.750		0	0	0	0	0	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	2.750		0	0	0	0	0	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	2.750		0	0	0	0	1	1
RCRA-SQG	2.750		0	0	0	6	1	7
RCRA-CESQG	2.750		0	0	0	0	0	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	2.750		0	0	0	0	0	0
US INST CONTROL	2.750		0	0	0	0	0	0
LUCIS	2.750		0	0	0	0	0	0
<i>Federal ERNS list</i>								
ERNS	2.750		0	0	0	2	5	7
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	2.750		0	0	0	0	0	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	2.750		0	0	0	0	3	3
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	2.750		0	0	0	0	0	0
<i>State and tribal leaking storage tank lists</i>								
LUST	2.750		0	0	0	0	5	5

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	2.750		0	0	0	2	6	8
INDIAN LUST	2.750		0	0	0	0	0	0
State and tribal registered storage tank lists								
UST	2.750		0	0	0	4	9	13
AST	2.750		0	0	0	1	1	2
INDIAN UST	2.750		0	0	0	0	0	0
FEMA UST	2.750		0	0	0	0	0	0
State and tribal voluntary cleanup sites								
VCP	2.750		0	0	0	0	2	2
INDIAN VCP	2.750		0	0	0	0	0	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	2.750		0	0	0	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites								
ODI	2.750		0	0	0	0	0	0
DEBRIS REGION 9	2.750		0	0	0	0	0	0
WMUDS/SWAT	2.750		0	0	0	0	1	1
SWRCY	2.750		0	0	0	0	0	0
HAULERS	2.750		0	0	0	0	0	0
INDIAN ODI	2.750		0	0	0	0	0	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	2.750		0	0	0	0	0	0
HIST Cal-Sites	2.750		0	0	0	0	0	0
SCH	2.750		0	0	0	0	1	1
Toxic Pits	2.750		0	0	0	0	0	0
CDL	2.750		0	0	0	0	3	3
US HIST CDL	2.750		0	0	0	0	0	0
Local Lists of Registered Storage Tanks								
CA FID UST	2.750		0	0	0	3	9	12
HIST UST	2.750		0	0	0	1	9	10
SWEEPS UST	2.750		0	0	0	3	9	12
Local Land Records								
LIENS 2	2.750		0	0	0	0	0	0
LIENS	2.750		0	0	0	0	0	0
DEED	2.750		0	0	0	0	0	0
Records of Emergency Release Reports								
HMIRS	2.750		0	0	0	1	0	1
CHMIRS	2.750		0	0	0	9	3	12
LDS	2.750		0	0	0	0	1	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MCS	2.750		0	0	0	0	0	0
Other Ascertainable Records								
RCRA NonGen / NLR	2.750		0	0	0	1	1	2
DOT OPS	2.750		0	0	0	0	0	0
DOD	2.750		0	0	0	0	0	0
FUDS	2.750		0	0	0	0	0	0
CONSENT	2.750		0	0	0	0	0	0
ROD	2.750		0	0	0	0	0	0
UMTRA	2.750		0	0	0	0	0	0
US MINES	2.750		0	0	0	0	0	0
TRIS	2.750		0	0	0	0	1	1
TSCA	2.750		0	0	0	0	0	0
FTTS	2.750		0	0	0	0	0	0
HIST FTTS	2.750		0	0	0	0	0	0
SSTS	2.750		0	0	0	0	0	0
ICIS	2.750		0	0	0	0	0	0
PADS	2.750		0	0	0	0	0	0
MLTS	2.750		0	0	0	0	0	0
RADINFO	2.750		0	0	0	0	0	0
FINDS	2.750		0	0	0	10	13	23
RAATS	2.750		0	0	0	0	0	0
RMP	2.750		0	0	0	2	0	2
CA BOND EXP. PLAN	2.750		0	0	0	0	0	0
UIC	2.750		0	0	0	1	13	14
NPDES	2.750		0	0	0	4	4	8
Cortese	2.750		0	0	0	0	0	0
HIST CORTESE	2.750		0	0	0	0	6	6
CUPA Listings	2.750		0	0	0	0	0	0
Notify 65	2.750		0	0	0	0	0	0
DRYCLEANERS	2.750		0	0	0	0	0	0
WIP	2.750		0	0	0	0	0	0
ENF	2.750		0	0	0	0	2	2
HAZNET	2.750		0	0	1	27	25	53
EMI	2.750		0	0	0	6	12	18
INDIAN RESERV	2.750		0	0	0	0	0	0
SCRD DRYCLEANERS	2.750		0	0	0	0	0	0
COAL ASH DOE	2.750		0	0	0	0	0	0
COAL ASH EPA	2.750		0	0	0	0	0	0
HWT	2.750		0	0	0	0	1	1
HWP	2.750		0	0	0	0	0	0
Financial Assurance	2.750		0	0	0	0	0	0
2020 COR ACTION	2.750		0	0	0	0	0	0
US AIRS	2.750		0	0	0	0	4	4
PRP	2.750		0	0	0	0	0	0
WDS	2.750		0	0	0	3	3	6
EPA WATCH LIST	2.750		0	0	0	0	0	0
US FIN ASSUR	2.750		0	0	0	0	0	0
PCB TRANSFORMER	2.750		0	0	0	0	0	0
PROC	2.750		0	0	0	0	0	0
MWMP	2.750		0	0	0	0	0	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	2.750		0	0	0	0	0	0
EDR US Hist Auto Stat	2.750		0	0	0	0	2	2
EDR US Hist Cleaners	2.750		0	0	0	0	1	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

1 ESE 1/4-1/2 0.497 mi. 2623 ft.	SM ALEGRE FARMS 24915 HANSEN RD TRACY, CA 95377	HAZNET	S111858575 N/A
---	--	---------------	---------------------------------

Relative: Higher	HAZNET: Year: 2011 Gepaid: CAL000363352 Contact: STEPHEN ALEGRE Telephone: 2093216819 Mailing Name: Not reported Mailing Address: 21763 S LAMMERS RD Mailing City,St,Zip: TRACY, CA 95304 Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported Waste Category: Other organic solids Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization) Tons: 0.015 Facility County: San Joaquin
Actual: 155 ft.	Year: 2011 Gepaid: CAL000363352 Contact: STEPHEN ALEGRE Telephone: 2093216819 Mailing Name: Not reported Mailing Address: 21763 S LAMMERS RD Mailing City,St,Zip: TRACY, CA 95304 Gen County: Not reported TSD EPA ID: NVT330010000 TSD County: Not reported Waste Category: Latex waste Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect Tons: 0.025 Facility County: San Joaquin

2 WNW 1/2-1 0.616 mi. 3254 ft.	VERIZON WIRELESS - PATTERSON PASS 24371 MOUNTAIN HOUSE ROAD TRACY, CA 92001	EMI	S109283022 N/A
---	--	------------	---------------------------------

Relative: Higher	EMI: Year: 2006 County Code: 39 Air Basin: SJV Facility ID: 6167 Air District Name: SJU SIC Code: 4812 Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD Community Health Air Pollution Info System: Not reported Consolidated Emission Reporting Rule: Not reported Total Organic Hydrocarbon Gases Tons/Yr: .0005709453948840337 Reactive Organic Gases Tons/Yr: .000477710011899471 Carbon Monoxide Emissions Tons/Yr: .0042203301051259 NOX - Oxides of Nitrogen Tons/Yr: .00685544017076492 SOX - Oxides of Sulphur Tons/Yr: .0000071020001769065
Actual: 180 ft.	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

VERIZON WIRELESS - PATTERSON PASS (Continued)

S109283022

Particulate Matter Tons/Yr: .0001269979539831157
Part. Matter 10 Micrometers & Smlr Tons/Yr: .000123950003087521

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 6167
Air District Name: SJU
SIC Code: 4812
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0007158121093885012
Reactive Organic Gases Tons/Yr: .000598919991925359
Carbon Monoxide Emissions Tons/Yr: .00529115992866457
NOX - Oxides of Nitrogen Tons/Yr: .0085948798841238
SOX - Oxides of Sulphur Tons/Yr: .0000089039998799562
Particulate Matter Tons/Yr: .0001592213093287879
Part. Matter 10 Micrometers & Smlr Tons/Yr: .000155399997904897

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 6167
Air District Name: SJU
SIC Code: 4812
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0011941279886058682
Reactive Organic Gases Tons/Yr: .00099912688806653
Carbon Monoxide Emissions Tons/Yr: .00882678859457374
NOX - Oxides of Nitrogen Tons/Yr: .0143381014287472
SOX - Oxides of Sulphur Tons/Yr: .000014853779822588
Particulate Matter Tons/Yr: .0002656152632209610
Part. Matter 10 Micrometers & Smlr Tons/Yr: .000259240496903658

3
SE
1/2-1
0.664 mi.
3507 ft.

RICHARD S. RHEEM, OPERATOR
SAN JOAQUIN (County), CA

UIC S111646991
N/A

Relative:
Higher

UIC:
API Number: 07700337
Confidential Well: N
Well Number: 1
Lease Name: Weaver-Cordes
Well Located On A BLW Lease: N
Field Name: Any Field
Area Name: Any Area
Section: 26
Township: 02S
Range: 04E
Base And Meridian; Part Of The PLSS: MD
Elevation: Not reported
Location Desc: Not reported
Latitude: 37.72551

Actual:
163 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

RICHARD S. RHEEM, OPERATOR (Continued)

S111646991

Longitude: -121.5126
GIS Source Code: hud
Comments: Status Code 006

**A4
NW
1/2-1
0.761 mi.
4018 ft.**

**P G & E COMPANY
24081 PATTERSON PASS RD
TRACY, CA 95377**

**UST U003940993
N/A**

Site 1 of 2 in cluster A

**Relative:
Higher**

UST:
Facility ID: FA0003948
Latitude: 37.73898
Longitude: -121.53149

**Actual:
166 ft.**

**A5
NW
1/2-1
0.761 mi.
4018 ft.**

**PG&E (TRACY MAINTENANCE STATION)
24081 S MOUNTAIN HOUSE PKWY
TRACY, CA 95377**

**UST U004024502
N/A**

Site 2 of 2 in cluster A

**Relative:
Higher**

UST SAN JOAQUIN:
Region: SJ
Facility Id: FA0003948
Mail Address: PO BOX 106
Mail Care of: ROBERTS, RALPH
Mail City,St,Zip: HOLT, CA 95234

**Actual:
166 ft.**

Tank Rec ID: TA0170701
Tank Number: 1
Tank Status: CLOSED
Tank Capacity: 50
Product Code/Type: 1A/REGULAR UNLEADED
Program Element: 2380

Tank Rec ID: TA0170702
Tank Number: 2
Tank Status: CLOSED
Tank Capacity: 1000
Product Code/Type: 1A/REGULAR UNLEADED
Program Element: 2380

Tank Rec ID: TA0170703
Tank Number: 3
Tank Status: CLOSED
Tank Capacity: 3000
Product Code/Type: 1A/REGULAR UNLEADED
Program Element: 2362

Tank Rec ID: TA0170704
Tank Number: 4
Tank Status: CLOSED
Tank Capacity: 3000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PG&E (TRACY MAINTENANCE STATION) (Continued)

U004024502

Product Code/Type: 03/DIESEL
Program Element: 2360

B6
SSW
1/2-1
0.773 mi.
4079 ft.

BARBOSA CABINETS INC
25520 SCHULTE CT
TRACY, CA 95376

HAZNET **S104581269**
N/A

Site 1 of 2 in cluster B

Relative:
Higher

HAZNET:

Actual:
212 ft.

Year: 2005
Gepaid: CAL000182045
Contact: PAUL BISCHOFBERGER SAFETY &
Telephone: 2098362501
Mailing Name: Not reported
Mailing Address: 25520 SCHULTE CT
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: CA0000084517
TSD County: Sacramento
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Tons: 0.4
Facility County: Not reported

Year: 2004
Gepaid: CAL000182045
Contact: PAUL BISCHOFBERGER SAFETY &
Telephone: 2098362501
Mailing Name: Not reported
Mailing Address: 25520 SCHULTE CT
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: CA0000084517
TSD County: Sacramento
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Tons: 0.4
Facility County: Not reported

Year: 2003
Gepaid: CAL000182045
Contact: PAUL BISCHOFBERGER SAFETY &
Telephone: 2098362501
Mailing Name: Not reported
Mailing Address: 25520 SCHULTE CT
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: CA0000084517
TSD County: San Joaquin
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 2.41
Facility County: San Joaquin

Year: 2002
Gepaid: CAL000182045
Contact: PAUL BISCHOFBERGER SAFETY &

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BARBOSA CABINETS INC (Continued)

S104581269

Telephone: 2098362501
Mailing Name: Not reported
Mailing Address: 25520 SCHULTE CT
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: Not reported
TSD County: Sacramento
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 2.34
Facility County: Not reported

Year: 2001
Gepaid: CAL000182045
Contact: PAUL BISCHOFBERGER SAFETY &
Telephone: 2098362501
Mailing Name: Not reported
Mailing Address: 25520 SCHULTE CT
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: Not reported
TSD County: Sacramento
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Tons: 1
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
3 additional CA_HAZNET: record(s) in the EDR Site Report.

B7
SSW
1/2-1
0.781 mi.
4122 ft.

CLUB RESOURCE GROUP
25520 SCHULTE COURT
TRACY, CA

EMI S110502016
N/A

Site 2 of 2 in cluster B

Relative:
Higher

EMI:
Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 7650
Air District Name: SJU
SIC Code: 2499
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0881066679759141139
Reactive Organic Gases Tons/Yr: .0666464749542236
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: .4739995250702125
Part. Matter 10 Micrometers & Smllr Tons/Yr: .189599810028085

Actual:
213 ft.

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

C8 SW 1/2-1 0.798 mi. 4215 ft.	TRACY IFST SCHULTE/PATTERSON PASS TRACY, CA 95376 Site 1 of 2 in cluster C	CA FID UST	S101593241 N/A
---	---	-------------------	---------------------------------

Relative: Higher	CA FID UST: Facility ID: 39003550 Regulated By: UTKNI Regulated ID: Not reported Cortese Code: Not reported SIC Code: Not reported Facility Phone: Not reported Mail To: Not reported Mailing Address: 21615 HESPERIAN BLVD Mailing Address 2: Not reported Mailing City,St,Zip: TRACY 95376 Contact: Not reported Contact Phone: Not reported DUNS Number: Not reported NPDES Number: Not reported EPA ID: Not reported Comments: Not reported Status: Inactive
Actual: 224 ft.	

D9 South 1/2-1 0.803 mi. 4242 ft.	R EMMETT PACKAGING 25653 GATEWAY BLVD TRACY, CA 95377 Site 1 of 2 in cluster D	HAZNET	S108753500 N/A
--	---	---------------	---------------------------------

Relative: Higher	HAZNET: Year: 2006 Gepaid: CAL000310125 Contact: BUD CARROLL Telephone: 2092297230 Mailing Name: Not reported Mailing Address: 25653 GATEWAY BLVD Mailing City,St,Zip: TRACY, CA 953778645 Gen County: San Joaquin TSD EPA ID: CAD028409019 TSD County: Los Angeles Waste Category: Unspecified solvent mixture Disposal Method: Transfer Station Tons: 0.45 Facility County: San Joaquin
Actual: 213 ft.	

C10 SW 1/2-1 0.805 mi. 4250 ft.	TRI-STATE MOTOR TRANSIT COMPANY 25501 PATTERSON PASS RD S TRACY, CA Site 2 of 2 in cluster C	SLIC	S106230458 N/A
--	---	-------------	---------------------------------

Relative: Higher	SLIC REG 5: Region: 5 Facility Status: Preliminary Assessment
Actual: 224 ft.	Unit: Facility is a Spill or site Pollutant: TPH - o & g, solvents

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRI-STATE MOTOR TRANSIT COMPANY (Continued)

S106230458

Lead Agency: Not reported
Date Filed: 10/21/91
Report Date: / /
Date Added: Not reported
Date Closed: Not reported

**E11
NW
1/2-1
0.809 mi.
4274 ft.**

**PACIFIC GAS & ELECTRIC CO
24081 S PATTERSON PASS
TRACY, CA 95376**

**SWEEPS UST S106930409
N/A**

Site 1 of 4 in cluster E

**Relative:
Higher**

SWEEPS UST:

**Actual:
164 ft.**

Status: Active
Comp Number: 1707
Number: 1
Board Of Equalization: 44-024839
Referral Date: 01-22-91
Action Date: 08-30-91
Created Date: 07-15-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-001707-000003
Actv Date: 10-24-88
Capacity: 3000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: 2

Status: Active
Comp Number: 1707
Number: 1
Board Of Equalization: 44-024839
Referral Date: 01-22-91
Action Date: 08-30-91
Created Date: 07-15-88
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-001707-000004
Actv Date: 10-24-88
Capacity: 3000
Tank Use: M.V. FUEL
Stg: P
Content: DIESEL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 1707
Number: Not reported
Board Of Equalization: 44-024839
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-001707-000001
Actv Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC GAS & ELECTRIC CO (Continued)

S106930409

Capacity: 50
Tank Use: CHEMICAL
Stg: PRODUCT
Content: HYDROCARBON
Number Of Tanks: 2

Status: Not reported
Comp Number: 1707
Number: Not reported
Board Of Equalization: 44-024839
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-001707-000002
Actv Date: Not reported
Capacity: 1000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: Not reported

**E12
NW
1/2-1
0.809 mi.
4274 ft.**

**PACIFIC GAS & ELECTRIC/TRACY DISTRICTY
24081 PATTERSON PASS RD (WAS)
TRACY, CA 95376**

**HAZNET S103645197
N/A**

Site 2 of 4 in cluster E

**Relative:
Higher**

HAZNET:
Year: 2003
Gepaid: CAD981163298
Contact: DAVID J GERMANN
Telephone: 9259744083
Mailing Name: ATTN: CENT AREA ENV CONSULT
Mailing Address: 375 N WIGET LN #200
Mailing City,St,Zip: WALNUT CREEK, CA 945982412
Gen County: San Joaquin
TSD EPA ID: CAD009466392
TSD County: San Joaquin
Waste Category: Other empty containers 30 gallons or more
Disposal Method: Recycler
Tons: 6
Facility County: San Joaquin

**Actual:
164 ft.**

Year: 2003
Gepaid: CAD981163298
Contact: DAVID J GERMANN
Telephone: 9259744083
Mailing Name: ATTN: CENT AREA ENV CONSULT
Mailing Address: 375 N WIGET LN #200
Mailing City,St,Zip: WALNUT CREEK, CA 945982412
Gen County: San Joaquin
TSD EPA ID: CAT000646117
TSD County: San Joaquin
Waste Category: Contaminated soil from site clean-up
Disposal Method: Disposal, Land Fill
Tons: 0.3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACIFIC GAS & ELECTRIC/TRACY DISTRICTY (Continued)

S103645197

Facility County: San Joaquin

Year: 2003
Gepaid: CAD981163298
Contact: DAVID J GERMANN
Telephone: 9259744083
Mailing Name: ATTN: CENT AREA ENV CONSULT
Mailing Address: 375 N WIGET LN #200
Mailing City,St,Zip: WALNUT CREEK, CA 945982412
Gen County: San Joaquin
TSD EPA ID: CAD009452657
TSD County: San Joaquin
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: Recycler
Tons: 3.12
Facility County: San Joaquin

Year: 2003
Gepaid: CAD981163298
Contact: DAVID J GERMANN
Telephone: 9259744083
Mailing Name: ATTN: CENT AREA ENV CONSULT
Mailing Address: 375 N WIGET LN #200
Mailing City,St,Zip: WALNUT CREEK, CA 945982412
Gen County: San Joaquin
TSD EPA ID: CAD009452657
TSD County: San Joaquin
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Tons: 0.04
Facility County: San Joaquin

Year: 2003
Gepaid: CAD981163298
Contact: DAVID J GERMANN
Telephone: 9259744083
Mailing Name: ATTN: CENT AREA ENV CONSULT
Mailing Address: 375 N WIGET LN #200
Mailing City,St,Zip: WALNUT CREEK, CA 945982412
Gen County: San Joaquin
TSD EPA ID: CAD044429835
TSD County: San Joaquin
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Tons: 0.1
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 41 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

E13
NW
1/2-1
0.809 mi.
4274 ft.

TRACY MAINTENANCE STATION
24081 PATTERSON PASS RD
TRACY, CA 95376

RCRA-SQG 1000200011
FINDS CAD981163298
HAZNET

Site 3 of 4 in cluster E

Relative:
Higher

RCRA-SQG:

Date form received by agency: 02/19/2004

Facility name: TRACY MAINTENANCE STATION

Facility address: 24081 S MOUNTAIN HOUSE PKWY

TRACY, CA 95376

EPA ID: CAD981163298

Mailing address: 4801 OAKPORT ST BLDG 2

OAKLAND, CA 94601

Contact: LARRY DENISTON

Contact address: Not reported

Not reported

Contact country: Not reported

Contact telephone: (510) 437-2581

Contact email: Not reported

EPA Region: Not reported

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: PACIFIC GAS AND ELECTRIC COMPANY

Owner/operator address: Not reported

Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 01/01/1930

Owner/Op end date: Not reported

Owner/operator name: PACIFIC GAS AND ELECTRIC COMPANY

Owner/operator address: 77 BEALE ST
 SAN FRANCISCO, CA 94105

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 01/01/1930

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRACY MAINTENANCE STATION (Continued)

1000200011

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/19/2004
Facility name: TRACY MAINTENANCE STATION
Classification: Large Quantity Generator

Date form received by agency: 10/12/2000
Facility name: TRACY MAINTENANCE STATION
Site name: TRACY MAINTENANCE SERVICE CENTER
Classification: Large Quantity Generator

Date form received by agency: 05/20/1997
Facility name: TRACY MAINTENANCE STATION
Site name: TRACY MAINTENANCE FACILITY
Classification: Small Quantity Generator

Date form received by agency: 09/01/1996
Facility name: TRACY MAINTENANCE STATION
Site name: TRACY MAINTENANCE FACILITY
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018
Waste name: BENZENE

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

FINDS:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRACY MAINTENANCE STATION (Continued)

1000200011

Registry ID: 110002679487

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program 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.

HAZARDOUS WASTE BIENNIAL REPORTER

HAZNET:

Year: 2011
Gepaid: CAD981163298
Contact: RALPH ROBERTS
Telephone: 2099441450
Mailing Name: Not reported
Mailing Address: 3401 CROW CANYON RD
Mailing City,St,Zip: SAN RAMON, CA 945830000
Gen County: Not reported
TSD EPA ID: CAT000646117
TSD County: Not reported
Waste Category: Contaminated soil from site clean-up
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.02
Facility County: San Joaquin

Year: 2011
Gepaid: CAD981163298
Contact: RALPH ROBERTS
Telephone: 2099441450
Mailing Name: Not reported
Mailing Address: 3401 CROW CANYON RD
Mailing City,St,Zip: SAN RAMON, CA 945830000
Gen County: Not reported
TSD EPA ID: CAT000646117
TSD County: Not reported
Waste Category: Alkaline solution without metals pH >= 12.5
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.255
Facility County: San Joaquin

Year: 2009
Gepaid: CAD981163298
Contact: RALPH ROBERTS
Telephone: 2099441450
Mailing Name: Not reported
Mailing Address: 3401 CROW CANYON RD
Mailing City,St,Zip: SAN RAMON, CA 945830000
Gen County: San Joaquin
TSD EPA ID: CAT000646117
TSD County: Kings
Waste Category: Latex waste

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TRACY MAINTENANCE STATION (Continued)

1000200011

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
 Tons: 0.0625
 Facility County: San Joaquin

Year: 2009
 Gepaid: CAD981163298
 Contact: RALPH ROBERTS
 Telephone: 2099441450
 Mailing Name: Not reported
 Mailing Address: 3401 CROW CANYON RD
 Mailing City,St,Zip: SAN RAMON, CA 945830000
 Gen County: San Joaquin
 TSD EPA ID: CAT000646117
 TSD County: Kings
 Waste Category: Other organic solids
 Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
 Tons: 0.1
 Facility County: San Joaquin

Year: 2009
 Gepaid: CAD981163298
 Contact: RALPH ROBERTS
 Telephone: 2099441450
 Mailing Name: Not reported
 Mailing Address: 3401 CROW CANYON RD
 Mailing City,St,Zip: SAN RAMON, CA 945830000
 Gen County: San Joaquin
 TSD EPA ID: CAT000646117
 TSD County: Kings
 Waste Category: Unspecified organic liquid mixture
 Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
 Tons: 0.075
 Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 6 additional CA_HAZNET: record(s) in the EDR Site Report.

**E14
 NW
 1/2-1
 0.809 mi.
 4274 ft.**

**FLAT AGRICULTURAL TERRAIN. INSIDE PG&E GAS PIPELINE MAINTENA
 24081 PATTERSON PASS ROAD
 TRACY, CA 95376**
Site 4 of 4 in cluster E

**FINDS 1008205983
 N/A**

**Relative:
 Higher**

FINDS:

Registry ID: 110020908179

**Actual:
 164 ft.**

Environmental Interest/Information System
 US EPA Air Quality System (AQS) contains ambient air pollution data collected by EPA, State, Local, and Tribal air pollution control agencies from thousands of monitoring stations.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

F15
SSW
1/2-1
0.811 mi.
4283 ft.

MISSION BELL
25656 SCHULTE CT
TRACY, CA 95377
Site 1 of 2 in cluster F

RCRA-SQG 1010314117
HAZNET CAR000182238

Relative:
Higher

RCRA-SQG:

Date form received by agency: 03/06/2007

Facility name: MISSION BELL

Facility address: 25656 SCHULTE CT

TRACY, CA 95377

EPA ID: CAR000182238

Contact: MIKE FISHER

Contact address: 25656 SCHULTE CT

TRACY, CA 95377

Contact country: US

Contact telephone: 408-465-8341

Contact email: Not reported

EPA Region: Not reported

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: MISSION BELL

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 03/01/2007

Owner/Op end date: Not reported

Owner/operator name: MISSION BELL

Owner/operator address: Not reported

Not reported

Owner/operator country: Not reported

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: 03/01/2007

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION BELL (Continued)

1010314117

User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

HAZNET:

Year: 2009
Gepaid: CAR000182238
Contact: MIKE FISHER
Telephone: 4084658341
Mailing Name: Not reported
Mailing Address: 15740 CONCORD CL
Mailing City,St,Zip: MORGAN HILL, CA 950370000
Gen County: San Joaquin
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.22
Facility County: San Joaquin

Year: 2009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MISSION BELL (Continued)

1010314117

Gepaid: CAR000182238
Contact: MIKE FISHER
Telephone: 4084658341
Mailing Name: Not reported
Mailing Address: 15740 CONCORD CL
Mailing City,St,Zip: MORGAN HILL, CA 950370000
Gen County: San Joaquin
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.187
Facility County: San Joaquin

Year: 2009
Gepaid: CAR000182238
Contact: MIKE FISHER
Telephone: 4084658341
Mailing Name: Not reported
Mailing Address: 15740 CONCORD CL
Mailing City,St,Zip: MORGAN HILL, CA 950370000
Gen County: San Joaquin
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.374
Facility County: San Joaquin

Year: 2008
Gepaid: CAR000182238
Contact: MIKE FISHER
Telephone: 4084658341
Mailing Name: Not reported
Mailing Address: 15740 CONCORD CL
Mailing City,St,Zip: MORGAN HILL, CA 950370000
Gen County: San Joaquin
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Unspecified organic liquid mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.748
Facility County: San Joaquin

Year: 2008
Gepaid: CAR000182238
Contact: MIKE FISHER
Telephone: 4084658341
Mailing Name: Not reported
Mailing Address: 15740 CONCORD CL
Mailing City,St,Zip: MORGAN HILL, CA 950370000
Gen County: San Joaquin
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MISSION BELL (Continued)

1010314117

(H010-H129) Or (H131-H135)
 Tons: 0.25
 Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access
 1 additional CA_HAZNET: record(s) in the EDR Site Report.

F16
SSW
1/2-1
0.811 mi.
4283 ft.

MISSION BELL
25656 SCHULTE CT
TRACY, CA 95377
Site 2 of 2 in cluster F

FINDS 1010427645
N/A

Relative:
Higher

FINDS:

Registry ID: 110031285151

Actual:
213 ft.

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program 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.

D17
South
1/2-1
0.822 mi.
4339 ft.

PALLET KING INC
25686 GATEWAY BLVD
TRACY, CA 95377
Site 2 of 2 in cluster D

HAZNET S111077575
N/A

Relative:
Higher

HAZNET:

Year: 2010
 Gepaid: CAC002652049
 Contact: JOE MADERAS
 Telephone: 2094655221
 Mailing Name: Not reported
 Mailing Address: PO BOX 31255
 Mailing City,St,Zip: STOCKTON, CA 952131255
 Gen County: Not reported
 TSD EPA ID: CAT000646117
 TSD County: Not reported
 Waste Category: Other organic solids
 Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
 Tons: 0.125
 Facility County: San Joaquin

Actual:
215 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

G18
SSE
1/2-1
0.833 mi.
4397 ft.

SAFeway STORES
16900 W SCHULTE RD
TRACY, CA 95377

Site 1 of 10 in cluster G

NPDES S108754383
CHMIRS N/A
HAZNET

Relative:
Higher

NPDES:

Actual:
183 ft.

Npdes Number: CAS000001
Facility Status: Active
Agency Id: 0
Region: 5S
Regulatory Measure Id: 201586
Order No: 97-03-DWQ
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 5S39I001999
Program Type: Industrial
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 03/30/1992
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Discharge Name: Safeway Inc
Discharge Address: 5918 Stoneridge Mall Rd
Discharge City: Pleasanton
Discharge State: California
Discharge Zip: 94588

CHMIRS:

OES Incident Number: 11-5525
OES notification: 2011-09-16 20:19:00
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAFeway STORES (Continued)

S108754383

CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Merchant/Business
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Gal(s)
Other: Not reported
Date/Time: 1030
Year: 2011
Agency: Safeway
Incident Date: 9/16/2011
Admin Agency: San Joaquin County Emergency Services
Amount: Not reported
Contained: Yes
Site Type: Not reported
E Date: Not reported
Substance: Mineral Oil
Quantity Released: 3,000
BBLS: Not reported
Cups: Not reported
CUFT: Not reported
Gallons: Not reported
Grams: Not reported
Pounds: Not reported
Liters: Not reported
Ounces: Not reported
Pints: Not reported
Quarts: Not reported
Sheen: Not reported
Tons: Not reported
Unknown: Not reported
Evacuations: 500
Number of Injuries: Not reported
Number of Fatalities: Not reported
Description: Per the caller there is a fire at the sub station at their Tracy Distribution Center. The mineral oil is contained in secondary containment. None of the mineral oil is getting into a waterway. The evacuations were to workers in the effected warehouses.

HAZNET:

Year: 2011
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: Not reported
TSD EPA ID: CAD980884183

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAFEGWAY STORES (Continued)

S108754383

TSD County: Not reported
Waste Category: Alkaline solution without metals pH >= 12.5
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.31275
Facility County: San Joaquin

Year: 2011
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.4587
Facility County: San Joaquin

Year: 2011
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 1.0555
Facility County: San Joaquin

Year: 2011
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: Not reported
TSD EPA ID: CAD980884183
TSD County: Not reported
Waste Category: Detergent waste chemicals
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.1668
Facility County: San Joaquin

Year: 2011
Gepaid: CAL923564913

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAFEWAY STORES (Continued)

S108754383

Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: Not reported
TSD EPA ID: CAD980887418
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 7.22
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 34 additional CA_HAZNET: record(s) in the EDR Site Report.

G19
SSE
1/2-1
0.833 mi.
4397 ft.

16900 W SCHULTE RD.
TRACY, CA
Site 2 of 10 in cluster G

CHMIRS S105669852
N/A

Relative:
Higher

CHMIRS:
OES Incident Number: 01-7356
OES notification: 12/20/200110:09:12 AM
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported

Actual:
183 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S105669852

Report Date: Not reported
 Comments: Not reported
 Facility Telephone: Not reported
 Waterway Involved: No
 Waterway: Not reported
 Spill Site: Not reported
 Cleanup By: Contractor
 Containment: Not reported
 What Happened: Not reported
 Type: Not reported
 Measure: Not reported
 Other: Not reported
 Date/Time: Not reported
 Year: 2001
 Agency: Summit Logistics
 Incident Date: 12/19/200112:00:00 AM
 Admin Agency: San Joaquin County Emergency Services
 Amount: Not reported
 Contained: Yes
 Site Type: Merchant/Business
 E Date: Not reported
 Substance: Diesel;;;
 Quantity Released: Not reported
 BBLS: 0
 Cups: 0
 CUFT: 0
 Gallons: 75
 Grams: 0
 Pounds: 0
 Liters: 0
 Ounces: 0
 Pints: 0
 Quarts: 0
 Sheen: 0
 Tons: 0
 Unknown: 0.000000
 Evacuations: 0
 Number of Injuries: 0
 Number of Fatalities: 0
 Description: Per caller, a driver of a big rig hit a wall and punctured a saddle tank causing the release of the substance.

G20
 SSE
 1/2-1
 0.833 mi.
 4397 ft.

16900 W. SCHULTE RD
 TRACY, CA
 Site 3 of 10 in cluster G

CHMIRS S108401029
 N/A

Relative:
 Higher

CHMIRS:
 OES Incident Number: 05-0220
 OES notification: 1/10/200510:40:55 AM
 OES Date: Not reported
 OES Time: Not reported
 Incident Date: Not reported
Date Completed: Not reported
 Property Use: Not reported
 Agency Id Number: Not reported
 Agency Incident Number: Not reported

Actual:
 183 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S108401029

Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: Not reported
Waterway: Not reported
Spill Site: Not reported
Cleanup By: Reporting Party
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 2005
Agency: Safeway
Incident Date: 1/8/200512:00:00 AM
Admin Agency: San Joaquin County Emergency Services
Amount: Not reported
Contained: Yes
Site Type: Industrial Plant
E Date: Not reported
Substance: Diesel
Quantity Released: Not reported
BBLs: 0
Cups: 0
CUFT: 0
Gallons: 60-80
Grams: 0
Pounds: 0
Liters: 0
Ounces: 0
Pints: 0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S108401029

Quarts:	0
Sheen:	0
Tons:	0
Unknown:	0
Evacuations:	0
Number of Injuries:	0
Number of Fatalities:	0
Description:	Malfunction in the tank gear box at the fuel island, at the Warehouse Not reported

G21
SSE
1/2-1
0.833 mi.
4397 ft.

SAFEWAY DISTRIBUTION CENTER
16900 W. SCHULTE ROAD
TRACY, CA 95377
Site 4 of 10 in cluster G

FINDS 1010044326
N/A

Relative:
Higher

FINDS:

Registry ID: 110028156554

Actual:
183 ft.

Environmental Interest/Information System

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and its Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

G22
SSE
1/2-1
0.833 mi.
4397 ft.

SAFEWAY DISTRIBUTION CENTER
16900 W SCHULTE
TRACY, CA 95377
Site 5 of 10 in cluster G

AST A100337618
N/A

Relative:
Higher

AST:

Owner: SAFEWAY DISTRIBUTION CENTER
 Total Gallons: 42,460
 Certified Unified Program Agencies: San Joaquin

Actual:
183 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

G23 **SUMMIT LOGISTICS INC**
SSE **16900 WEST SCHULTE RD.**
1/2-1 **TRACY, CA 95377**
0.833 mi.
4397 ft. **Site 6 of 10 in cluster G**

CHMIRS **S104583743**
HAZNET **N/A**

Relative:
Higher

CHMIRS:

Actual:
183 ft.

OES Incident Number: 98-0878
OES notification: 2/20/199812:32:35 PM
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Not reported
Cleanup By: Reporting Party
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 1998
Agency: Summit Logistics
Incident Date: 2/19/199812:00:00 AM
Admin Agency: San Joaquin County Emergency Services
Amount: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMMIT LOGISTICS INC (Continued)

S104583743

Contained: No
Site Type: Industrial Plant
E Date: Not reported
Substance: Anhydros Ammonia
Quantity Released: Not reported
BBLs: 0
Cups: 0
CUFT: 0
Gallons: 0.000000
Grams: 0
Pounds: 5
Liters: 0
Ounces: 0
Pints: 0
Quarts: 0
Sheen: 0
Tons: 0
Unknown: 0
Evacuations: 100
Number of Injuries: 0
Number of Fatalities: 0
Description: Gasket blew on compressor releasing gas to air. Immediate plant personnel evacuated for about 30min then returned. FD called in. Repairs complete on machine.

OES Incident Number: 99-2865
OES notification: 7/8/199912:28:02 PM
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMMIT LOGISTICS INC (Continued)

S104583743

Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Not reported
Cleanup By: None Required
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 1999
Agency: Summit Logistice Inc
Incident Date: 7/8/199912:00:00 AM
Admin Agency: San Joaquin County Emergency Services
Amount: Not reported
Contained: Yes
Site Type: Industrial Plant
E Date: Not reported
Substance: Ammonia
Quantity Released: Not reported
BBLs: 0
Cups: 0
CUFT: 0
Gallons: 0
Grams: 0
Pounds: 0
Liters: 0
Ounces: 0
Pints: 0
Quarts: 0
Sheen: 0
Tons: 0
Unknown: 0
Evacuations: 0
Number of Injuries: 0
Number of Fatalities: 0
Description: During normal maintence of shutting down the system the release occurred. This is a normal occurance. Building was cleared as a precaution.

HAZNET:

Year: 2008
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 5918 STONERIDGE MALL RD
Mailing City,St,Zip: PLEASANTON, CA 945880000
Gen County: San Joaquin
TSD EPA ID: CAD980884183
TSD County: Sacramento
Waste Category: Off-specification, aged or surplus organics

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMMIT LOGISTICS INC (Continued)

S104583743

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.024

Facility County: San Joaquin

Year: 2008

Gepaid: CAL923564913

Contact: SHARON PLOUFFE

Telephone: 9252265097

Mailing Name: Not reported

Mailing Address: 5918 STONERIDGE MALL RD

Mailing City,St,Zip: PLEASANTON, CA 945880000

Gen County: San Joaquin

TSD EPA ID: CAD980884183

TSD County: Sacramento

Waste Category: Other organic solids

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.79

Facility County: San Joaquin

Year: 2008

Gepaid: CAL923564913

Contact: SHARON PLOUFFE

Telephone: 9252265097

Mailing Name: Not reported

Mailing Address: 5918 STONERIDGE MALL RD

Mailing City,St,Zip: PLEASANTON, CA 945880000

Gen County: San Joaquin

TSD EPA ID: CAD980884183

TSD County: Sacramento

Waste Category: Off-specification, aged or surplus inorganics

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.0825

Facility County: San Joaquin

Year: 2008

Gepaid: CAL923564913

Contact: SHARON PLOUFFE

Telephone: 9252265097

Mailing Name: Not reported

Mailing Address: 5918 STONERIDGE MALL RD

Mailing City,St,Zip: PLEASANTON, CA 945880000

Gen County: San Joaquin

TSD EPA ID: CAD980884183

TSD County: Sacramento

Waste Category: Unspecified oil-containing waste

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 5.02935

Facility County: San Joaquin

Year: 2007

Gepaid: CAL923564913

Contact: SHARON PLOUFFE

Telephone: 9252265097

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SUMMIT LOGISTICS INC (Continued)

S104583743

Mailing Name: Not reported
 Mailing Address: 5918 STONERIDGE MALL RD
 Mailing City,St,Zip: PLEASANTON, CA 94588
 Gen County: San Joaquin
 TSD EPA ID: CAD008364432
 TSD County: Los Angeles
 Waste Category: Off-specification, aged or surplus organics
 Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
 (H010-H129) Or (H131-H135)
 Tons: 0
 Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access
 89 additional CA_HAZNET: record(s) in the EDR Site Report.

G24
SSE
 1/2-1
 0.833 mi.
 4397 ft.

SUMMIT LOGISTICS
16900 W SCHULTE RD
TRACY, CA 95377
Site 7 of 10 in cluster G

CHMIRS S105672210
HAZNET N/A
WDS

Relative:
Higher

CHMIRS:
 OES Incident Number: 01-5068
 OES notification: 9/5/200107:17:45 PM
 OES Date: Not reported
 OES Time: Not reported
 Incident Date: Not reported
Date Completed: Not reported
 Property Use: Not reported
 Agency Id Number: Not reported
 Agency Incident Number: Not reported
 Time Notified: Not reported
 Time Completed: Not reported
 Surrounding Area: Not reported
 Estimated Temperature: Not reported
 Property Management: Not reported
 Special Studies 1: Not reported
 Special Studies 2: Not reported
 Special Studies 3: Not reported
 Special Studies 4: Not reported
 Special Studies 5: Not reported
 Special Studies 6: Not reported
 More Than Two Substances Involved?: Not reported
 Resp Agncy Personel # Of Decontaminated: Not reported
 Responding Agency Personel # Of Injuries: Not reported
 Responding Agency Personel # Of Fatalities: Not reported
 Others Number Of Decontaminated: Not reported
 Others Number Of Injuries: Not reported
 Others Number Of Fatalities: Not reported
 Vehicle Make/year: Not reported
 Vehicle License Number: Not reported
 Vehicle State: Not reported
 Vehicle Id Number: Not reported
 CA/DOT/PUC/ICC Number: Not reported
 Company Name: Not reported
 Reporting Officer Name/ID: Not reported
 Report Date: Not reported
 Comments: Not reported

Actual:
183 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMMIT LOGISTICS (Continued)

S105672210

Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Not reported
Cleanup By: Reporting Party
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 2001
Agency: Summit Logistics
Incident Date: 9/5/2001 12:00:00 AM
Admin Agency: San Joaquin County Emergency Services
Amount: Not reported
Contained: Yes
Site Type: Merchant/Business
E Date: Not reported
Substance: Ammonia
Quantity Released: Not reported
BBLs: 0
Cups: 0
CUFT: 0
Gallons: 0
Grams: 0
Pounds: 1
Liters: 0
Ounces: 0
Pints: 0
Quarts: 0
Sheen: 0
Tons: 0
Unknown: 0.000000
Evacuations: 0
Number of Injuries: 0
Number of Fatalities: 0
Description: For unknown reason an oil leak occurred that had ammonia in it.

HAZNET:

Year: 2009
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: San Joaquin
TSD EPA ID: CAD980884183
TSD County: Sacramento
Waste Category: Unspecified oil-containing waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 4.4812
Facility County: San Joaquin
Year: 2009

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMMIT LOGISTICS (Continued)

S105672210

Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: San Joaquin
TSD EPA ID: CAD980884183
TSD County: Sacramento
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.0425
Facility County: San Joaquin

Year: 2009
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: San Joaquin
TSD EPA ID: CAD980884183
TSD County: Sacramento
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.5025
Facility County: San Joaquin

Year: 2009
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: San Joaquin
TSD EPA ID: CAD980887418
TSD County: Alameda
Waste Category: Unspecified oil-containing waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 27.25095
Facility County: San Joaquin

Year: 2009
Gepaid: CAL923564913
Contact: SHARON PLOUFFE
Telephone: 9252265097
Mailing Name: Not reported
Mailing Address: 11555 DUBLIN CANYON RD
Mailing City,St,Zip: PLEASANTON, CA 945882815
Gen County: San Joaquin
TSD EPA ID: CAD980884183
TSD County: Sacramento

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SUMMIT LOGISTICS (Continued)

S105672210

Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.1476
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 4 additional CA_HAZNET: record(s) in the EDR Site Report.

CA WDS:

Facility ID: 5S 39I001999
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 0
Facility Telephone: 2098334948
Facility Contact: THOMAS MAGERS
Agency Name: SAFEWAY INC
Agency Address: 5918 STONERIDGE MALL RD
Agency City,St,Zip: PLEASANTON 945883229
Agency Contact: Not reported
Agency Telephone: 9254673000
Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s) EDR ID Number
EPA ID Number

G25
SSE
1/2-1
0.833 mi.
4397 ft.

16900 WEST SHULTE RD
TRACY, CA 95376

Site 8 of 10 in cluster G

CHMIRS S105634602
N/A

Relative:
Higher

CHMIRS:

Actual:
182 ft.

OES Incident Number: 3440
OES notification: Not reported
OES Date: 8/2/1994
OES Time: 02:47:21 PM
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: YES
Waterway: Not reported
Spill Site: Not reported
Cleanup By: dissipated
Containment: Not reported
What Happened: Not reported
Type: CHEMICAL
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 1994
Agency: specialized distribution mgmt inc
Incident Date: 1320/01aug94
Admin Agency: Not reported
Amount: 12 gals

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S105634602

Contained: NO
 Site Type: Not reported
 E Date: Not reported
 Substance: ammonia nh3
 Quantity Released: Not reported
 BBLS: Not reported
 Cups: Not reported
 CUFT: Not reported
 Gallons: Not reported
 Grams: Not reported
 Pounds: Not reported
 Liters: Not reported
 Ounces: Not reported
 Pints: Not reported
 Quarts: Not reported
 Sheen: Not reported
 Tons: Not reported
 Unknown: Not reported
 Evacuations: NO
 Number of Injuries: NO
 Number of Fatalities: NO
 Description: condensor towers went down pressure relief valve vented sooner than it was suppose to

G26
 SSE
 1/2-1
 0.833 mi.
 4400 ft.

16900 SCHULTE RD.
 TRACY, CA
 Site 9 of 10 in cluster G

HMIRS 93010029
 N/A

Relative:
 Higher

[Click this hyperlink](#) while viewing on your computer to access additional HMIRS detail in the EDR Site Report.

Actual:
 182 ft.
 G27
 SSE
 1/2-1
 0.833 mi.
 4400 ft.

16900 WEST SCHULTE ROAD
 TRACY, CA 95376
 Site 10 of 10 in cluster G

ERNS 99629949
 N/A

Relative:
 Higher

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

Actual:
 182 ft.
 H28
 South
 1/2-1
 0.835 mi.
 4408 ft.

17298 COMMERCE
 TRACY, CA
 Site 1 of 3 in cluster H

CHMIRS S108433189
 EMI N/A

Relative:
 Higher

CHMIRS:
 OES Incident Number: '10-2070
 OES notification: 3/29/2010 7:25:00 AM
 OES Date: Not reported
 OES Time: Not reported
 Incident Date: Not reported
 Date Completed: **Not reported**
 Property Use: Not reported

Actual:
 217 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S108433189

Agency Id Number:	Not reported
Agency Incident Number:	Not reported
Time Notified:	Not reported
Time Completed:	Not reported
Surrounding Area:	Not reported
Estimated Temperature:	Not reported
Property Management:	Not reported
Special Studies 1:	Not reported
Special Studies 2:	Not reported
Special Studies 3:	Not reported
Special Studies 4:	Not reported
Special Studies 5:	Not reported
Special Studies 6:	Not reported
More Than Two Substances Involved?:	Not reported
Resp Agncy Personel # Of Decontaminated:	Not reported
Responding Agency Personel # Of Injuries:	Not reported
Responding Agency Personel # Of Fatalities:	Not reported
Others Number Of Decontaminated:	Not reported
Others Number Of Injuries:	Not reported
Others Number Of Fatalities:	Not reported
Vehicle Make/year:	Not reported
Vehicle License Number:	Not reported
Vehicle State:	Not reported
Vehicle Id Number:	Not reported
CA/DOT/PUC/ICC Number:	Not reported
Company Name:	Not reported
Reporting Officer Name/ID:	Not reported
Report Date:	Not reported
Comments:	Not reported
Facility Telephone:	Not reported
Waterway Involved:	No
Waterway:	Not reported
Spill Site:	Road
Cleanup By:	Unknown
Containment:	Not reported
What Happened:	Not reported
Type:	Not reported
Measure:	Gal(s)
Other:	Not reported
Date/Time:	552
Year:	2010
Agency:	Stockton CHP
Incident Date:	3/29/2010
Admin Agency:	San Joaquin County Emergency Services
Amount:	Not reported
Contained:	Yes
Site Type:	Not reported
E Date:	Not reported
Substance:	Diesel
Quantity Released:	160
BBLS:	Not reported
Cups:	Not reported
CUFT:	Not reported
Gallons:	Not reported
Grams:	Not reported
Pounds:	Not reported
Liters:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S108433189

Ounces: Not reported
Pints: Not reported
Quarts: Not reported
Sheen: Not reported
Tons: Not reported
Unknown: Not reported
Evacuations: Not reported
Number of Injuries: Not reported
Number of Fatalities: Not reported
Description: Due to a overturned big rig carrying pallets, diesel is leaking from the fuel tank. I At this time 35 gallons has leaked however until the big rig is upright it could leak up to 160 gallons.

EMI:

Year: 2005
County Code: 39
Air Basin: SJV
Facility ID: 3906
Air District Name: SJU
SIC Code: 6798
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0007589339183246528
Reactive Organic Gases Tons/Yr: .000635000009462237
Carbon Monoxide Emissions Tons/Yr: .00176500002630055
NOX - Oxides of Nitrogen Tons/Yr: .00485000007227063
SOX - Oxides of Sulphur Tons/Yr: .000177750002648681
Particulate Matter Tons/Yr: .0002663934465925225
Part. Matter 10 Micrometers & Smllr Tons/Yr: .000260000003874302

Year: 2006
County Code: 39
Air Basin: SJV
Facility ID: 3906
Air District Name: SJU
SIC Code: 6798
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0007589339183246528
Reactive Organic Gases Tons/Yr: .000635000009462237
Carbon Monoxide Emissions Tons/Yr: .00176500002630055
NOX - Oxides of Nitrogen Tons/Yr: .00485000007227063
SOX - Oxides of Sulphur Tons/Yr: .0000053000000789761
Particulate Matter Tons/Yr: .0002663934465925225
Part. Matter 10 Micrometers & Smllr Tons/Yr: .000260000003874302

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 3906
Air District Name: SJU
SIC Code: 6798
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S108433189

Total Organic Hydrocarbon Gases Tons/Yr: .0007589339183246528
 Reactive Organic Gases Tons/Yr: .000635000009462237
 Carbon Monoxide Emissions Tons/Yr: .00170075402270263
 NOX - Oxides of Nitrogen Tons/Yr: .00467394507060118
 SOX - Oxides of Sulphur Tons/Yr: .0000052655500777520
 Particulate Matter Tons/Yr: .0002657274629909272
 Part. Matter 10 Micrometers & Smlr Tons/Yr: .000259350003879145

Year: 2007
 County Code: 39
 Air Basin: SJV
 Facility ID: 3906
 Air District Name: SJU
 SIC Code: 6798
 Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: .0007589339183246528
 Reactive Organic Gases Tons/Yr: .000635000009462237
 Carbon Monoxide Emissions Tons/Yr: .00170075398982695
 NOX - Oxides of Nitrogen Tons/Yr: .00467394505253352
 SOX - Oxides of Sulphur Tons/Yr: .0000052655500481359
 Particulate Matter Tons/Yr: .0002657274636111731
 Part. Matter 10 Micrometers & Smlr Tons/Yr: .000259350004484505

H29
South
1/2-1
0.835 mi.
4408 ft.

ALGOMA HARDWOOD INC
17298 WEST COMMERCE WAY
TRACY, CA
Site 2 of 3 in cluster H

EMI S105936399
N/A

Relative:
Higher

EMI:
 Year: 2000
 County Code: 39
 Air Basin: SJV
 Facility ID: 4161
 Air District Name: SJU
 SIC Code: 2431
 Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Actual:
217 ft.

Year: 2001
 County Code: 39
 Air Basin: SJV
 Facility ID: 4161
 Air District Name: SJU
 SIC Code: 2431
 Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ALGOMA HARDWOOD INC (Continued)

S105936399

Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003
County Code: 39
Air Basin: SJV
Facility ID: 4161
Air District Name: SJU
SIC Code: 2431
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

H30
South
1/2-1
0.835 mi.
4408 ft.

ENXCO INC-TRACY SHOP
17298 W COMMERCE WAY
TRACY, CA 95377

HAZNET **S108206154**
N/A

Site 3 of 3 in cluster H

Relative:
Higher

HAZNET:
Year: 2011
Gepaid: CAL000293374
Contact: LANE CROSS/DIR HSE
Telephone: 2098361921
Mailing Name: Not reported
Mailing Address: 17298 W COMMERCE WAY
Mailing City,St,Zip: TRACY, CA 953778639
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Other still bottom waste
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.035
Facility County: San Joaquin

Actual:
217 ft.

Year: 2011
Gepaid: CAL000293374
Contact: LANE CROSS/DIR HSE
Telephone: 2098361921
Mailing Name: Not reported
Mailing Address: 17298 W COMMERCE WAY
Mailing City,St,Zip: TRACY, CA 953778639
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other organic solids

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ENXCO INC-TRACY SHOP (Continued)

S108206154

Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)

Tons: 0.2

Facility County: San Joaquin

Year: 2010

Gepaid: CAL000293374

Contact: LANE CROSS

Telephone: 2098361921

Mailing Name: Not reported

Mailing Address: 17298 W COMMERCE WAY

Mailing City,St,Zip: TRACY, CA 953778639

Gen County: Not reported

TSD EPA ID: TXD077603371

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 0.2

Facility County: San Joaquin

Year: 2010

Gepaid: CAL000293374

Contact: LANE CROSS

Telephone: 2098361921

Mailing Name: Not reported

Mailing Address: 17298 W COMMERCE WAY

Mailing City,St,Zip: TRACY, CA 953778639

Gen County: Not reported

TSD EPA ID: CA0000084517

TSD County: Not reported

Waste Category: Aqueous solution with total organic residues less than 10 percent

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)

Tons: 0.8232

Facility County: San Joaquin

Year: 2010

Gepaid: CAL000293374

Contact: LANE CROSS

Telephone: 2098361921

Mailing Name: Not reported

Mailing Address: 17298 W COMMERCE WAY

Mailing City,St,Zip: TRACY, CA 953778639

Gen County: Not reported

TSD EPA ID: TXD077603371

TSD County: Not reported

Waste Category: Waste oil and mixed oil

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site

Tons: 0.35

Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 28 additional CA_HAZNET: record(s) in the EDR Site Report.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

I31
South
1/2-1
0.836 mi.
4416 ft.

LEGEND TRANSPORTATION
17365 W COMMERCE WAY
TRACY, CA 95377

HAZNET S110370628
N/A

Site 1 of 3 in cluster I

**Relative:
Higher**

HAZNET:

Year: 2009
Gepaid: CAC002644072
Contact: WENDY STABNAU
Telephone: 5304835867
Mailing Name: Not reported
Mailing Address: 1445 BUTTE HOUSE RD STE C
Mailing City,St,Zip: YUBA CITY, CA 95993
Gen County: San Joaquin
TSD EPA ID: CAD980887418
TSD County: Alameda
Waste Category: Unspecified oil-containing waste
Disposal Method: Discharge To Sewer/Potw Or Npdes(With Prior Storage--With Or Without Treatment)
Tons: 0.6255
Facility County: San Joaquin

**Actual:
218 ft.**

Year: 2009
Gepaid: CAC002644072
Contact: WENDY STABNAU
Telephone: 5304835867
Mailing Name: Not reported
Mailing Address: 1445 BUTTE HOUSE RD STE C
Mailing City,St,Zip: YUBA CITY, CA 95993
Gen County: San Joaquin
TSD EPA ID: CAT000646117
TSD County: Kings
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 12.642
Facility County: San Joaquin

Year: 2009
Gepaid: CAC002644072
Contact: WENDY STABNAU
Telephone: 5304835867
Mailing Name: Not reported
Mailing Address: 1445 BUTTE HOUSE RD STE C
Mailing City,St,Zip: YUBA CITY, CA 95993
Gen County: San Joaquin
TSD EPA ID: CAD008364432
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.7
Facility County: San Joaquin

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

I32
South
1/2-1
0.840 mi.
4433 ft.

ENXCO
17401 COMMERCE WAY
TRACY, CA 95377

Site 2 of 3 in cluster I

RCRA-SQG 1004678379
FINDS CAR000108316
HAZNET

Relative:
Higher

RCRA-SQG:

Date form received by agency: 10/30/2001

Facility name: ENXCO

Facility address: 17401 COMMERCE WAY

TRACY, CA 95377

EPA ID: CAR000108316

Contact: CHRIS DEPRATER

Contact address: 17401 COMMERCE WAY

TRACY, CA 95377

Contact country: US

Contact telephone: (209) 836-1921

Contact email: Not reported

EPA Region: Not reported

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ENXCO INC

Owner/operator address: 63 665 19TH AVE
N PALM SPRINGS, CA 92258

Owner/operator country: Not reported

Owner/operator telephone: (760) 329-1437

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Mixed waste (haz. and radioactive): No

Recycler of hazardous waste: No

Transporter of hazardous waste: No

Treater, storer or disposer of HW: No

Underground injection activity: No

On-site burner exemption: No

Furnace exemption: No

Used oil fuel burner: No

Used oil processor: No

User oil refiner: No

Used oil fuel marketer to burner: No

Used oil Specification marketer: No

Used oil transfer facility: No

Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ENXCO (Continued)

1004678379

CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018
Waste name: BENZENE

Waste code: D039
Waste name: TETRACHLOROETHYLENE

Waste code: D040
Waste name: TRICHLOROETHYLENE

Violation Status: No violations found

FINDS:

Registry ID: 110012191644

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program 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.

HAZNET:

Year: 2005
Gepaid: CAR000108316
Contact: RICK HATFIELD/SAFETY OFFICER
Telephone: 6618236950
Mailing Name: Not reported
Mailing Address: PO BOX 581043
Mailing City, St, Zip: NORTH PALM SPRINGS, CA 922580000
Gen County: San Joaquin
TSD EPA ID: CAT000613968
TSD County: Stanislaus
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: 0.08
Facility County: Not reported

Year: 2004
Gepaid: CAR000108316
Contact: RICK HATFIELD/SAFETY OFFICER
Telephone: 6618236950
Mailing Name: Not reported
Mailing Address: PO BOX 581043

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ENXCO (Continued)

1004678379

Mailing City,St,Zip: NORTH PALM SPRINGS, CA 922580000
Gen County: San Joaquin
TSD EPA ID: CAT000613968
TSD County: Stanislaus
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: 0.08
Facility County: Not reported

Year: 2003
Gepaid: CAR000108316
Contact: RICK HATFIELD/SAFETY OFFICER
Telephone: 6618236950
Mailing Name: Not reported
Mailing Address: 17401 Commerce Way
Mailing City,St,Zip: Tracy, CA 95377
Gen County: San Joaquin
TSD EPA ID: CAT000613968
TSD County: San Joaquin
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Not reported
Tons: 0.85
Facility County: San Joaquin

Year: 2003
Gepaid: CAR000108316
Contact: RICK HATFIELD/SAFETY OFFICER
Telephone: 6618236950
Mailing Name: Not reported
Mailing Address: 17401 Commerce Way
Mailing City,St,Zip: Tracy, CA 95377
Gen County: San Joaquin
TSD EPA ID: CAT000613968
TSD County: San Joaquin
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.02
Facility County: San Joaquin

Year: 2002
Gepaid: CAR000108316
Contact: Chris Deprater
Telephone: 2098361921
Mailing Name: Not reported
Mailing Address: 17401 Commerce Way
Mailing City,St,Zip: Tracy, CA 95377
Gen County: San Joaquin
TSD EPA ID: Not reported
TSD County: Sacramento
Waste Category: Not reported
Disposal Method: Transfer Station
Tons: 0.66
Facility County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
4 additional CA_HAZNET: record(s) in the EDR Site Report.

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

I33 South 1/2-1 0.848 mi. 4478 ft.	COSTCO WHOLESALE #210 25701 S CORPORATE CT TRACY, CA 95377 Site 3 of 3 in cluster I	HAZNET	S107145875 N/A
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Relative: Higher	HAZNET: Year: 2003 Gepaid: CAL000110604 Contact: LISA SIMPSON Telephone: 4253136275 Mailing Name: ATTN: LICENSING Mailing Address: 999 LAKE DR Mailing City,St,Zip: ISSAQUAH, WA 980275367 Gen County: San Joaquin TSD EPA ID: CAT000613968 TSD County: San Joaquin Waste Category: Aqueous solution with total organic residues less than 10 percent Disposal Method: Transfer Station Tons: 0.07 Facility County: San Joaquin
Actual: 219 ft.	

J34 SSW 1/2-1 0.859 mi. 4534 ft.	COSTCO C/O 3E COMPANY 25862 SCHULTE CT TRACY, CA 95377 Site 1 of 6 in cluster J	HAZNET	S111842716 N/A
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Relative: Higher	HAZNET: Year: 2011 Gepaid: CAC002661372 Contact: STEVE WOOD Telephone: 2096276485 Mailing Name: Not reported Mailing Address: 1905 ASTON AVE Mailing City,St,Zip: CARLSBAD, CA 920087392 Gen County: Not reported TSD EPA ID: CAD008364432 TSD County: Not reported Waste Category: Other organic solids Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135) Tons: 0.75 Facility County: San Joaquin
Actual: 213 ft.	

J35 SSW 1/2-1 0.859 mi. 4534 ft.	COSTCO WHOLESALE - TRACY DEPOT 172 25862 S. SCHULTE COURT TRACY, CA 95376 Site 2 of 6 in cluster J	RMP	1011820993 N/A
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Relative: Higher	Risk Management Plan (RMP) Facility Details: Facility ID: 46043 LEPC city: Inland Region 4 LEPC Facility decimal latitude: 37.719616 Facility decimal longitude: -121.526474 Is facility in county box: T LatLong method: I4
Actual: 213 ft.	

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

LatLong description: ST
Home page web address: www.costco.com
Facility telephone: Not reported
Facility email: Not reported
Facility DUNS #: 35520639
Parent's name: Costco Wholesale
Partner's name: Not reported
Parent's DUNS #: 0
Partner's DUNS #: 0
Operator's name: Costco Wholesale - Tracy
Operator's telephone: 2098392555
Operator's address: 25862 S. Schulte Court
Operators City,St,Zip: Tracy, CA 95376 9718
RMP implementation contact: Joe Melcher
RMP contact title: Depot Manager
Emergency contact: Joe Melcher
Emergency contact title: Depot Manager
Emergency contact telephone: 2098392555
24 hour emergency telephone: 2099146354
Emergency contact ext/pin #: Not reported
Number of full time employees: 227
EPA ID: Not reported
Facility ID provided by CEPPO: 10000073706
Is facility covered by OSHA PSM: T
Is facility covered by EPCRA 302: T
Is fac. covered by CAA Title V 112(2): F
Clean air op. permit/State ID: Not reported
Last safety insp. dat: 6/16/2004
Inspected by: USDA
Is it OSHA approved with star/merit ranking: False
Will RMP involve predictive filing: False
Submission type: Correction
RMP description: including Chill only - Depot 172
Facility has no accident hist. recs: True
Foreign owner's address: Not reported
Foreign owner's zip: Not reported
Foreign owner's country: Not reported
Claim # of employees as CBI: False
Date RMP accepted by EPA: 7/7/2006
Date of error Report: Not reported
Date RMP received: 7/5/2006
Does RMP contain graphics files: False
Does RMP contain attachments: False
Was certification letter received: True
RMP submission method: RMP*Submit
Does RMP contain CBI substantiation: False
Does RMP contain electronic waiver: False
Date RMP postmarked: 7/4/2006
Is RMP complete: True
Date of de-registration: Not reported
Date de-registration is effective: Not reported
Aniversary date: 6/17/2009
Does RMP contain CBI data: False
Does RMP contain unsanitized CBI version: False
RMP version #: 3.4
FRS latitude: 37.71972
FRS longitude: -121.526

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

FRS Description: STORAGE TANK
FRS Method: INTERPOLATION - DIGITAL MAP SRCE (TIGER)

Process Details:

Process ID: 66626
NA & Industry Classification Sys.code(s): 49312
NAICS code description: Refrigerated Warehousing and Storage Facilities
Optional facility description: Chill Plant #172
Program level: 3
Record contains CBI data: False

Process chemical(s):

Chemical name: Public OCA Chemical
Process chemical qty in 100s lbs: 0
Process flammable chemical name: Not reported

Process Toxic Alt. Releases:

Percent weight of chemical: Not reported
Physical state: c
Analytical basic: EPA's RMP Guidance for Ammonia Refrigeration Reference Tables or Equations
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: 3
Stability class: D
Topography: b
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: enacting emergency plan

Process Toxics Worst Case:

Percent weight of chemical: Not reported
Physical state: c
Analytical basic: EPA's RMP Guidance for Ammonia Refrigeration Reference Tables or Equations
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: 10
Release rate in pounds per second: Not reported
Wind speed in meters/second: 1.5
Stability class: F
Topography: b
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Enclosures

Process Flammables Alt. Releases:

Endpoint used: Not reported
LFL value: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Flammables Worst Case:

Analytical basic: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Safety review date: Not reported
Most recent PHA date: Not reported
Process Hazard Analysis: Not reported
Expected PHA changes completion date: Not reported
Major Hazard: Not reported
Process Control: Not reported
Mitigation Systems: Not reported
Monitoring/Detection: Not reported
Changes since the last process hazard analysis: Not reported
Most recent review of op. procedures: Not reported
Most recent training progs review/update: Not reported
Training: Not reported
Competency testing: Not reported
Most recent maintenance review date: Not reported
Most recent equipment inspection date: Not reported
Equipment tested: Not reported
Most recent changes by mgmt: Not reported
Date of most recent review/update: Not reported
Date of pre-start review: Not reported
Most recent compliance audit date: Not reported
Expected date of audit completion: Not reported
Most recent incident investigation: Not reported
Expected date of investigation changes: Not reported
Date of participation plan review: Not reported
Date of hot work permit review: Not reported
Date of contractor safety review: Not reported
Date of contractor safety eval. review: Not reported
Record has CBI data: Not reported
Safety review date: Not reported
Federal Regulation: Not reported
Federal regulation comment: Not reported
Major Hazard: Not reported
Process Control: Not reported
Mitigation Systems: Not reported
Monitoring/Detection: Not reported
Changes since the last process hazard analysis: Not reported
Most recent hazard review/update: Not reported
Most recent review of op. procedures: Not reported
Most recent training progs review/update: Not reported
Expected completion of review changes: Not reported
Training: Not reported
Competency testing: Not reported
Most recent maintenance review date: Not reported
Most recent equipment inspection date: Not reported
Equipment tested: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Most recent compliance audit date: Not reported
Expected date of audit completion: Not reported
Most recent incident investigation: Not reported
Expected date of investigation changes: Not reported
Record has CBI data: Not reported
Date of most recent changes: Not reported
Chemical name: Ammonia (anhydrous)
Process chemical qty in 100s lbs: 22000
Process flammable chemical name: Not reported

Process Toxic Alt. Releases:
Percent weight of chemical: Not reported
Physical state: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: Not reported
Stability class: Not reported
Topography: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Toxics Worst Case:
Percent weight of chemical: Not reported
Physical state: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: Not reported
Stability class: Not reported
Topography: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported

Process Flammables Alt. Releases:
Endpoint used: Not reported
LFL value: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Flammables Worst Case:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Analytical basic:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Safety review date:	Not reported
Most recent PHA date:	Not reported
Process Hazard Analysis:	Not reported
Expected PHA changes completion date:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent changes by mgmt:	Not reported
Date of most recent review/update:	Not reported
Date of pre-start review:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Date of participation plan review:	Not reported
Date of hot work permit review:	Not reported
Date of contractor safety review:	Not reported
Date of contractor safety eval. review:	Not reported
Record has CBI data:	Not reported
Safety review date:	Not reported
Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Date of most recent changes: Not reported

Emergency Response Details:

ER plan: Not reported

ER plan most recent review date: Not reported

ER plan most recent employee training date: Not reported

Local agency coordinating ER plan: Tracy Fire Department

Telephone of the coordinating local agency: 2098314700

Federal regulation: True

OSHA 1910 120: False

SPCC: False

RCRA: False

OPA 90: False

EPCRA: True

Other Regulations: Not reported

Risk Management Plan (RMP) Facility Details:

Facility ID: 1000006803

LEPC city: Inland Region 4 LEPC

Facility decimal latitude: 37.718929

Facility decimal longitude: -121.528992

Is facility in county box: T

LatLong method: I4

LatLong description: ST

Home page web address: www.costco.com

Facility telephone: Not reported

Facility email: Not reported

Facility DUNS #: 35520639

Parent's name: Costco Wholesale

Partner's name: Not reported

Parent's DUNS #: 0

Partner's DUNS #: 0

Operator's name: Costco Wholesale - Tracy

Operator's telephone: 2098392555

Operator's address: 25862 S. Schulte Court

Operators City,St,Zip: Tracy, CA 95377 8643

RMP implementation contact: Joe Melcher

RMP contact title: Depot Manager

Emergency contact: Joe Melcher

Emergency contact title: Depot Manager

Emergency contact telephone: 2098392555

24 hour emergency telephone: 2099146354

Emergency contact ext/pin #: Not reported

Number of full time employees: 105

EPA ID: Not reported

Facility ID provided by CEPPO: 100000073706

Is facility covered by OSHA PSM: T

Is facility covered by EPCRA 302: T

Is fac. covered by CAA Title V 112(2): F

Clean air op. permit/State ID: Not reported

Last safety insp. dat: 1/14/2008

Inspected by: Tracy Fire Department

Is it OSHA approved with star/merit ranking: False

Will RMP involve predictive filing: False

Submission type: Resubmission

RMP description: Not reported

Facility has no accident hist. recs: False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Foreign owner's address: Not reported
Foreign owner's zip: Not reported
Foreign owner's country: Not reported
Claim # of employees as CBI: False
Date RMP accepted by EPA: 6/16/2009
Date of error Report: Not reported
Date RMP received: 6/16/2009
Does RMP contain graphics files: False
Does RMP contain attachments: False
Was certification letter received: True
RMP submission method: RMP*eSubmit
Does RMP contain CBI substantiation: False
Does RMP contain electronic waiver: False
Date RMP postmarked: 6/16/2009
Is RMP complete: True
Date of de-registration: Not reported
Date de-registration is effective: Not reported
Anniversary date: 6/16/2014
Does RMP contain CBI data: False
Does RMP contain unsanitized CBI version: False
RMP version #: 1.0
FRS latitude: 37.71972
FRS longitude: -121.526
FRS Description: STORAGE TANK
FRS Method: INTERPOLATION - DIGITAL MAP SRCE (TIGER)

Process Details:

Process ID: 1000007971
NA & Industry Classification Sys.code(s): 49312
NAICS code description: Refrigerated Warehousing and Storage Facilities
Optional facility description: Chill Plant #172
Program level: 3
Record contains CBI data: False

Process chemical(s):

Chemical name: Ammonia (anhydrous)
Process chemical qty in 100s lbs: 22000
Process flammable chemical name: Not reported

Process Toxic Alt. Releases:

Percent weight of chemical: Not reported
Physical state: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: Not reported
Stability class: Not reported
Topography: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Toxics Worst Case:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Percent weight of chemical:	Not reported
Physical state:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Release duration in minutes:	Not reported
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	Not reported
Stability class:	Not reported
Topography:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Process Flammables Alt. Releases:	
Endpoint used:	Not reported
LFL value:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	Not reported
Process Flammables Worst Case:	
Analytical basic:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Safety review date:	Not reported
Most recent PHA date:	Not reported
Process Hazard Analysis:	Not reported
Expected PHA changes completion date:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent changes by mgmt:	Not reported
Date of most recent review/update:	Not reported
Date of pre-start review:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Date of participation plan review:	Not reported
Date of hot work permit review:	Not reported
Date of contractor safety review:	Not reported
Date of contractor safety eval. review:	Not reported
Record has CBI data:	Not reported
Safety review date:	Not reported
Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported
Date of most recent changes:	Not reported
Chemical name:	Public OCA Chemical
Process chemical qty in 100s lbs:	0
Process flammable chemical name:	Not reported
Process Toxic Alt. Releases:	
Percent weight of chemical:	Not reported
Physical state:	c
Analytical basic:	EPA's RMP Guidance for Ammonia Refrigeration Reference Tables or Equations
Scenario:	Not reported
Quantity released in pounds:	Not reported
Release duration in minutes:	Not reported
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	3
Stability class:	D
Topography:	b
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	enacting emergency plan
Process Toxics Worst Case:	
Percent weight of chemical:	Not reported
Physical state:	c
Analytical basic:	EPA's RMP Guidance for Ammonia Refrigeration Reference Tables or Equations
Scenario:	Not reported
Quantity released in pounds:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Release duration in minutes:	10
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	1.5
Stability class:	F
Topography:	b
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Enclosures
Process Flammables Alt. Releases:	
Endpoint used:	Not reported
LFL value:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	Not reported
Process Flammables Worst Case:	
Analytical basic:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Safety review date:	Not reported
Most recent PHA date:	Not reported
Process Hazard Analysis:	Not reported
Expected PHA changes completion date:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent changes by mgmt:	Not reported
Date of most recent review/update:	Not reported
Date of pre-start review:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Date of participation plan review:	Not reported
Date of hot work permit review:	Not reported
Date of contractor safety review:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COSTCO WHOLESALE - TRACY DEPOT 172 (Continued)

1011820993

Date of contractor safety eval. review:	Not reported
Record has CBI data:	Not reported
Safety review date:	Not reported
Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported
Date of most recent changes:	Not reported
Emergency Response Details:	
ER plan:	Not reported
ER plan most recent review date:	Not reported
ER plan most recent employee training date:	Not reported
Local agency coordinating ER plan:	Tracy Fire Department
Telephone of the coordinating local agency:	2098314700
Federal regulation:	True
OSHA 1910 120:	False
SPCC:	False
RCRA:	False
OPA 90:	False
EPCRA:	True
Other Regulations:	Not reported

J36
 SSW
 1/2-1
 0.859 mi.
 4534 ft.

COSTCO WHOLESALE 179
25862 S SCHULTE CT
TRACY, CA 95377

HAZNET S108203756
N/A

Site 3 of 6 in cluster J

Relative:
Higher

HAZNET:
 Year: 2010
 Gepaid: CAR000208777
 Contact: LISA SIMPSON
 Telephone: 4253136275
 Mailing Name: Not reported
 Mailing Address: 999 LAKE DR
 Mailing City,St,Zip: ISSAQUAH, WA 980270000
 Gen County: Not reported
 TSD EPA ID: CAD028409019
 TSD County: Not reported
 Waste Category: Unspecified solvent mixture

Actual:
213 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE 179 (Continued)

S108203756

Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)
Tons: 0.018
Facility County: San Joaquin

Year: 2010
Gepaid: CAR000208777
Contact: LISA SIMPSON
Telephone: 4253136275
Mailing Name: Not reported
Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980270000
Gen County: Not reported
TSD EPA ID: NVD982358483
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.10008
Facility County: San Joaquin

Year: 2004
Gepaid: CAP000007811
Contact: KEVIN CLARKE
Telephone: 2098392586
Mailing Name: Not reported
Mailing Address: 25862 S SCHULTE CT
Mailing City,St,Zip: TRACY, CA 95376
Gen County: San Joaquin
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 0.22
Facility County: Not reported

J37
SSW
1/2-1
0.859 mi.
4534 ft.

COSTCO WHOLESALE 179
25862 S SCHULTE CT
TRACY, CA 95377

Site 4 of 6 in cluster J

FINDS 1014676493
N/A

Relative:
Higher

FINDS:

Registry ID: 110041656883

Actual:
213 ft.

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program 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.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

J38
SSW
1/2-1
0.859 mi.
4534 ft.

COSTCO WHOLESALE 179
25862 S SCHULTE CT
TRACY, CA 95377

RCRA-SQG 1014387368
CAR000208777

Site 5 of 6 in cluster J

**Relative:
Higher**

RCRA-SQG:

**Actual:
213 ft.**

Date form received by agency: 06/02/2010
Facility name: COSTCO WHOLESALE 179
Facility address: 25862 S SCHULTE CT
TRACY, CA 95377
EPA ID: CAR000208777
Mailing address: 999 LAKE DR
ISSAQUAH, WA 98027
Contact: LISA SIMPSON
Contact address: 999 LAKE DR
ISSAQUAH, WA 98027
Contact country: US
Contact telephone: 425-313-6275
Contact email: LSIMPSON@COSTCO.COM
EPA Region: Not reported
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: COSTCO WHOLESALE CORP
Owner/operator address: 999 LAKE DR
ISSAQUAH, WA 98027
Owner/operator country: US
Owner/operator telephone: 425-313-8100
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 03/01/1991
Owner/Op end date: Not reported

Owner/operator name: BRYAN ABERNATHY
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 07/15/2006
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COSTCO WHOLESALE 179 (Continued)

1014387368

Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Universal Waste Summary:

Waste type: Batteries
 Accumulated waste on-site: No
 Generated waste on-site: Not reported

Waste type: Lamps
 Accumulated waste on-site: No
 Generated waste on-site: Not reported

Waste type: Pesticides
 Accumulated waste on-site: No
 Generated waste on-site: Not reported

Waste type: Thermostats
 Accumulated waste on-site: No
 Generated waste on-site: Not reported

Hazardous Waste Summary:

Waste code: D001
 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

J39
 SSW
 1/2-1
 0.861 mi.
 4547 ft.

**25862 S. SCHULTE COURT
 TRACY, CA 95376**

Site 6 of 6 in cluster J

**CHMIRS S107449457
 N/A**

**Relative:
 Higher**

CHMIRS:
 OES Incident Number: 04-2899
 OES notification: 6/2/200402:21:37 PM
 OES Date: Not reported
 OES Time: Not reported
 Incident Date: Not reported
Date Completed: Not reported
 Property Use: Not reported
 Agency Id Number: Not reported
 Agency Incident Number: Not reported
 Time Notified: Not reported
 Time Completed: Not reported
 Surrounding Area: Not reported
 Estimated Temperature: Not reported
 Property Management: Not reported

**Actual:
 213 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S107449457

Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agency Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: Not reported
Waterway: Not reported
Spill Site: Not reported
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Not reported
Other: Not reported
Date/Time: Not reported
Year: 2004
Agency: Costco Wholesale
Incident Date: 6/2/200412:00:00 AM
Admin Agency: San Joaquin County Emergency Services
Amount: Not reported
Contained: Yes
Site Type: Merchant/Business
E Date: Not reported
Substance: diesel fuel
Quantity Released: Not reported
BBLS: 0
Cups: 0
CUFT: 0
Gallons: 100
Grams: 0
Pounds: 0
Liters: 0
Ounces: 0
Pints: 0
Quarts: 0
Sheen: 0
Tons: 0
Unknown: 0
Evacuations: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S107449457

Number of Injuries: 0
Number of Fatalities: 0
Description: Ruptured fuel tank.

K40
SW
1/2-1
0.862 mi.
4551 ft.

COSTCO WHOLESALE - MEATS #210
17880 W SCHULTE RD
TRACY, CA 95376
Site 1 of 4 in cluster K

UST U004023643
N/A

Relative:
Higher

UST SAN JOAQUIN:
Region: SJ
Facility Id: FA0010273
Mail Address: PO BOX 35005
Mail Care of: LICENSING
Mail City,St,Zip: SEATTLE, WA 981243405

Actual:
223 ft.

Tank Rec ID: TA0515778
Tank Number: 1
Tank Status: INACTIVE
Tank Capacity: 25000
Product Code/Type: 09/OTHER
Program Element: 2322

Tank Rec ID: TA0515779
Tank Number: 2
Tank Status: INACTIVE
Tank Capacity: 25000
Product Code/Type: 09/OTHER
Program Element: 2322

K41
SW
1/2-1
0.868 mi.
4581 ft.

COSTCO WHOLESALE MEAT PLANT - TRACY
17880 WEST SCHULTE ROAD
TRACY, CA 95377
Site 2 of 4 in cluster K

RMP 1011820996
N/A

Relative:
Higher

Risk Management Plan (RMP) Facility Details:
Facility ID: 1000012424
LEPC city: Inland Region 4 LEPC
Facility decimal latitude: 37.720819
Facility decimal longitude: -121.530144
Is facility in county box: T
LatLong method: I4
LatLong description: CE
Home page web address: www.costco.com
Facility telephone: 2092216200
Facility email: Not reported
Facility DUNS #: 35520639
Parent's name: Costco Wholesale Corporation
Partner's name: Not reported
Parent's DUNS #: 0
Partner's DUNS #: 0
Operator's name: Costco Wholesale Meat Plant - Tracy
Operator's telephone: 2092216200

Actual:
223 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Operator's address: 17880 West Schulte Road
Operators City,St,Zip: Tracy, CA 95377 8909
RMP implementation contact: Kevin Smith
RMP contact title: Assistant Vice President
Emergency contact: Liam Nestler
Emergency contact title: Maintenance Manager
Emergency contact telephone: 2092216200
24 hour emergency telephone: 2097655223
Emergency contact ext/pin #: Not reported
Number of full time employees: 200
EPA ID: Not reported
Facility ID provided by CEPP0: 100000190367
Is facility covered by OSHA PSM: T
Is facility covered by EPCRA 302: T
Is fac. covered by CAA Title V 112(2): F
Clean air op. permit/State ID: Not reported
Last safety insp. dat: 12/17/2009
Inspected by: County Office of Emergency Services
Is it OSHA approved with star/merit ranking: False
Will RMP involve predictive filing: False
Submission type: Resubmission
RMP description: Not reported
Facility has no accident hist. recs: False
Foreign owner's address: Not reported
Foreign owner's zip: Not reported
Foreign owner's country: Not reported
Claim # of employees as CBI: False
Date RMP accepted by EPA: 2/16/2010
Date of error Report: Not reported
Date RMP received: 2/16/2010
Does RMP contain graphics files: False
Does RMP contain attachments: False
Was certification letter received: True
RMP submission method: RMP*eSubmit
Does RMP contain CBI substantiation: False
Does RMP contain electronic waiver: False
Date RMP postmarked: 2/16/2010
Is RMP complete: True
Date of de-registration: Not reported
Date de-registration is effective: Not reported
Aniversary date: 2/16/2015
Does RMP contain CBI data: False
Does RMP contain unsanitized CBI version: False
RMP version #: 1.0
FRS latitude: Not reported
FRS longitude: Not reported
FRS Description: Not reported
FRS Method: Not reported

Process Details:

Process ID: 1000015405
NA & Industry Classification Sys.code(s): 49312
NAICS code description: Refrigerated Warehousing and Storage Facilities
NA & Industry Classification Sys.code(s): 31199
NAICS code description: All Other Food Manufacturing
Optional facility description: Ammonia Refrigeration
Program level: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Record contains CBI data: False

Process chemical(s):
Chemical name: Ammonia (anhydrous)
Process chemical qty in 100s lbs: 40000
Process flammable chemical name: Not reported

Process Toxic Alt. Releases:
Percent weight of chemical: Not reported
Physical state: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: Not reported
Stability class: Not reported
Topography: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Toxics Worst Case:
Percent weight of chemical: Not reported
Physical state: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: Not reported
Stability class: Not reported
Topography: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported

Process Flammables Alt. Releases:
Endpoint used: Not reported
LFL value: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Flammables Worst Case:
Analytical basic: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Safety review date:	Not reported
Most recent PHA date:	Not reported
Process Hazard Analysis:	Not reported
Expected PHA changes completion date:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent changes by mgmt:	Not reported
Date of most recent review/update:	Not reported
Date of pre-start review:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Date of participation plan review:	Not reported
Date of hot work permit review:	Not reported
Date of contractor safety review:	Not reported
Date of contractor safety eval. review:	Not reported
Record has CBI data:	Not reported
Safety review date:	Not reported
Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported
Date of most recent changes:	Not reported
Chemical name:	Public OCA Chemical
Process chemical qty in 100s lbs:	0
Process flammable chemical name:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Process Toxic Alt. Releases:

Percent weight of chemical:	Not reported
Physical state:	b
Analytical basic:	EPA's RMP Guidance for Chemical Accident Prevention Reference Tables or Equations (April 2004)
Scenario:	Not reported
Quantity released in pounds:	Not reported
Release duration in minutes:	Not reported
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	3
Stability class:	D
Topography:	b
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	Not reported

Process Toxics Worst Case:

Percent weight of chemical:	Not reported
Physical state:	c
Analytical basic:	EPA's RMP Guidance for Chemical Accident Prevention Reference Tables or Equations (April 2004)
Scenario:	Not reported
Quantity released in pounds:	Not reported
Release duration in minutes:	10
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	1.5
Stability class:	F
Topography:	b
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Enclosures

Process Flammables Alt. Releases:

Endpoint used:	Not reported
LFL value:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	Not reported

Process Flammables Worst Case:

Analytical basic:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Safety review date:	Not reported
Most recent PHA date:	Not reported

Map ID
Direction
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MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Process Hazard Analysis:	Not reported
Expected PHA changes completion date:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent changes by mgmt:	Not reported
Date of most recent review/update:	Not reported
Date of pre-start review:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Date of participation plan review:	Not reported
Date of hot work permit review:	Not reported
Date of contractor safety review:	Not reported
Date of contractor safety eval. review:	Not reported
Record has CBI data:	Not reported
Safety review date:	Not reported
Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported
Date of most recent changes:	Not reported
Emergency Response Details:	
ER plan:	Not reported
ER plan most recent review date:	Not reported
ER plan most recent employee training date:	Not reported
Local agency coordinating ER plan:	San Joaquin County OES
Telephone of the coordinating local agency:	2094683969
Federal regulation:	True
OSHA 1910 120:	False

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

SPCC: False
RCRA: False
OPA 90: False
EPCRA: True
Other Regulations: Not reported

Risk Management Plan (RMP) Facility Details:

Facility ID: 41745
LEPC city: Inland Region 4 LEPC
Facility decimal latitude: 37.171111
Facility decimal longitude: -121.524429
Is facility in county box: F
LatLong method: I4
LatLong description: CE
Home page web address: www.costco.com
Facility telephone: 2092216200
Facility email: Not reported
Facility DUNS #: 35520639
Parent's name: Costco Wholesale Corporation
Partner's name: Not reported
Parent's DUNS #: 0
Partner's DUNS #: 0
Operator's name: Costco Wholesale Meat Plant - Tracy
Operator's telephone: 2092216200
Operator's address: 17880 West Schulte Road
Operators City,St,Zip: Tracy, CA 95377
RMP implementation contact: Kevin Smith
RMP contact title: Assistant Vice President
Emergency contact: Liam Nestler
Emergency contact title: Maintenance Manager
Emergency contact telephone: 2092216200
24 hour emergency telephone: 2097655223
Emergency contact ext/pin #: Not reported
Number of full time employees: 150
EPA ID: Not reported
Facility ID provided by CEPPPO: 100000190367
Is facility covered by OSHA PSM: T
Is facility covered by EPCRA 302: T
Is fac. covered by CAA Title V 112(2): F
Clean air op. permit/State ID: Not reported
Last safety insp. dat: 12/29/2004
Inspected by: Fire Department
Is it OSHA approved with star/merit ranking: False
Will RMP involve predictive filing: False
Submission type: First Time
RMP description: Not reported
Facility has no accident hist. recs: True
Foreign owner's address: Not reported
Foreign owner's zip: Not reported
Foreign owner's country: Not reported
Claim # of employees as CBI: False
Date RMP accepted by EPA: 1/13/2005
Date of error Report: Not reported
Date RMP received: 1/11/2005
Does RMP contain graphics files: False
Does RMP contain attachments: False
Was certification letter received: True

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

RMP submission method: RMP*Submit
Does RMP contain CBI substantiation: False
Does RMP contain electronic waiver: False
Date RMP postmarked: 1/9/2005
Is RMP complete: True
Date of de-registration: Not reported
Date de-registration is effective: Not reported
Anniversary date: 1/9/2010
Does RMP contain CBI data: False
Does RMP contain unsanitized CBI version: False
RMP version #: 3.3
FRS latitude: Not reported
FRS longitude: Not reported
FRS Description: Not reported
FRS Method: Not reported

Process Details:

Process ID: 59966
NA & Industry Classification Sys.code(s): 49312
NAICS code description: Refrigerated Warehousing and Storage Facilities
NA & Industry Classification Sys.code(s): 31199
NAICS code description: All Other Food Manufacturing
Optional facility description: Ammonia Refrigeration
Program level: 3
Record contains CBI data: False

Process chemical(s):

Chemical name: Public OCA Chemical
Process chemical qty in 100s lbs: 0
Process flammable chemical name: Not reported

Process Toxic Alt. Releases:

Percent weight of chemical: Not reported
Physical state: b
Analytical basic: EPA's RMP Guidance for Chemical Accident Prevention Reference Tables or Equations (April 2004)
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: Not reported
Release rate in pounds per second: Not reported
Wind speed in meters/second: 3
Stability class: D
Topography: b
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Toxics Worst Case:

Percent weight of chemical: Not reported
Physical state: c
Analytical basic: EPA's RMP Guidance for Chemical Accident Prevention Reference Tables or Equations (April 2004)
Scenario: Not reported
Quantity released in pounds: Not reported
Release duration in minutes: 10
Release rate in pounds per second: Not reported
Wind speed in meters/second: 1.5

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Stability class: F
Topography: b
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Enclosures

Process Flammables Alt. Releases:

Endpoint used: Not reported
LFL value: Not reported
Analytical basic: Not reported
Scenario: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Active mitigation: Not reported

Process Flammables Worst Case:

Analytical basic: Not reported
Quantity released in pounds: Not reported
Distance to endpoint in miles: Not reported
Residential population: Not reported
Public receptors: Not reported
Environmental receptors: Not reported
Passive mitigation: Not reported
Safety review date: Not reported
Most recent PHA date: Not reported
Process Hazard Analysis: Not reported
Expected PHA changes completion date: Not reported
Major Hazard: Not reported
Process Control: Not reported
Mitigation Systems: Not reported
Monitoring/Detection: Not reported
Changes since the last process hazard analysis: Not reported
Most recent review of op. procedures: Not reported
Most recent training progs review/update: Not reported
Training: Not reported
Competency testing: Not reported
Most recent maintenance review date: Not reported
Most recent equipment inspection date: Not reported
Equipment tested: Not reported
Most recent changes by mgmt: Not reported
Date of most recent review/update: Not reported
Date of pre-start review: Not reported
Most recent compliance audit date: Not reported
Expected date of audit completion: Not reported
Most recent incident investigation: Not reported
Expected date of investigation changes: Not reported
Date of participation plan review: Not reported
Date of hot work permit review: Not reported
Date of contractor safety review: Not reported
Date of contractor safety eval. review: Not reported
Record has CBI data: Not reported
Safety review date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported
Date of most recent changes:	Not reported
Chemical name:	Ammonia (anhydrous)
Process chemical qty in 100s lbs:	40000
Process flammable chemical name:	Not reported
Process Toxic Alt. Releases:	
Percent weight of chemical:	Not reported
Physical state:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Release duration in minutes:	Not reported
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	Not reported
Stability class:	Not reported
Topography:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	Not reported
Process Toxics Worst Case:	
Percent weight of chemical:	Not reported
Physical state:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Release duration in minutes:	Not reported
Release rate in pounds per second:	Not reported
Wind speed in meters/second:	Not reported
Stability class:	Not reported
Topography:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Environmental receptors:	Not reported
Passive mitigation:	Not reported
Process Flammables Alt. Releases:	
Endpoint used:	Not reported
LFL value:	Not reported
Analytical basic:	Not reported
Scenario:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Active mitigation:	Not reported
Process Flammables Worst Case:	
Analytical basic:	Not reported
Quantity released in pounds:	Not reported
Distance to endpoint in miles:	Not reported
Residential population:	Not reported
Public receptors:	Not reported
Environmental receptors:	Not reported
Passive mitigation:	Not reported
Safety review date:	Not reported
Most recent PHA date:	Not reported
Process Hazard Analysis:	Not reported
Expected PHA changes completion date:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported
Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent changes by mgmt:	Not reported
Date of most recent review/update:	Not reported
Date of pre-start review:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Date of participation plan review:	Not reported
Date of hot work permit review:	Not reported
Date of contractor safety review:	Not reported
Date of contractor safety eval. review:	Not reported
Record has CBI data:	Not reported
Safety review date:	Not reported
Federal Regulation:	Not reported
Federal regulation comment:	Not reported
Major Hazard:	Not reported
Process Control:	Not reported
Mitigation Systems:	Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COSTCO WHOLESALE MEAT PLANT - TRACY (Continued)

1011820996

Monitoring/Detection:	Not reported
Changes since the last process hazard analysis:	Not reported
Most recent hazard review/update:	Not reported
Most recent review of op. procedures:	Not reported
Most recent training progs review/update:	Not reported
Expected completion of review changes:	Not reported
Training:	Not reported
Competency testing:	Not reported
Most recent maintenance review date:	Not reported
Most recent equipment inspection date:	Not reported
Equipment tested:	Not reported
Most recent compliance audit date:	Not reported
Expected date of audit completion:	Not reported
Most recent incident investigation:	Not reported
Expected date of investigation changes:	Not reported
Record has CBI data:	Not reported
Date of most recent changes:	Not reported
Emergency Response Details:	
ER plan:	Not reported
ER plan most recent review date:	Not reported
ER plan most recent employee training date:	Not reported
Local agency coordinating ER plan:	San Joaquin County OES
Telephone of the coordinating local agency:	2094683969
Federal regulation:	True
OSHA 1910 120:	False
SPCC:	False
RCRA:	False
OPA 90:	False
EPCRA:	True
Other Regulations:	Not reported

K42
SW
1/2-1
0.868 mi.
4581 ft.

COSTCO WHOLESALE MEATS #210
17880 W SCHULTE RD
TRACY, CA 95377
Site 3 of 4 in cluster K

HAZNET **S109425324**
N/A

Relative:
Higher

HAZNET:

Actual:
223 ft.

Year:	2011
Gepaid:	CAL000316143
Contact:	LISA SIMPSON-LICENSING
Telephone:	4253136275
Mailing Name:	Not reported
Mailing Address:	999 LAKE DR
Mailing City,St,Zip:	ISSAQUAH, WA 980270000
Gen County:	Not reported
TSD EPA ID:	TXD077603371
TSD County:	Not reported
Waste Category:	Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method:	Fuel Blending Prior To Energy Recovery At Another Site
Tons:	0.0225
Facility County:	San Joaquin
Year:	2011
Gepaid:	CAL000316143
Contact:	LISA SIMPSON-LICENSING
Telephone:	4253136275

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE MEATS #210 (Continued)

S109425324

Mailing Name: Not reported
Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980270000
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Latex waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.45
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000316143
Contact: LISA SIMPSON-LICENSING
Telephone: 4253136275
Mailing Name: Not reported
Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980270000
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.65
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000316143
Contact: LISA SIMPSON-LICENSING
Telephone: 4253136275
Mailing Name: Not reported
Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980270000
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other inorganic solid waste
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.65
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000316143
Contact: LISA SIMPSON-LICENSING
Telephone: 4253136275
Mailing Name: Not reported
Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980270000
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COSTCO WHOLESALE MEATS #210 (Continued)

S109425324

Tons: 0.4575
 Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access
 16 additional CA_HAZNET: record(s) in the EDR Site Report.

**K43
 SW
 1/2-1
 0.868 mi.
 4581 ft.**

**COSTCO WHOLESALE MEAT PLANT - TRACY
 17880 WEST SCHULTE ROAD
 TRACY, CA 95377**

**FINDS 1012076173
 N/A**

Site 4 of 4 in cluster K

**Relative:
 Higher**

FINDS:

Registry ID: 110023012470

**Actual:
 223 ft.**

Environmental Interest/Information System

US EPA Risk Management Plan (RMP) database stores the risk management plans reported by companies that handle, manufacture, use, or store certain flammable or toxic substances, as required under section 112(r) of the Clean Air Act (CAA).

**44
 South
 1/2-1
 0.896 mi.
 4732 ft.**

**SECURITY CAPITAL INDSTRL TRUST
 25780 S CORPORATE CT
 TRACY, CA 95377**

**EMI S107621962
 N/A**

**Relative:
 Higher**

EMI:

Year: 2004
 County Code: 39
 Air Basin: SJV
 Facility ID: 3906
 Air District Name: SJU
 SIC Code: 6798
 Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: 1.71817676
 Reactive Organic Gases Tons/Yr: 1.437598495
 Carbon Monoxide Emissions Tons/Yr: 4.568069984
 NOX - Oxides of Nitrogen Tons/Yr: 21.00416493
 SOX - Oxides of Sulphur Tons/Yr: 1.397291995
 Particulate Matter Tons/Yr: 1.500297495
 Part. Matter 10 Micrometers & Smllr Tons/Yr: 1.464290355

**Actual:
 223 ft.**

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

45 SW 1/2-1 0.897 mi. 4736 ft.	16900 WEST SCHULTE TRACY, CA 95376	ERNS	98425359 N/A
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Relative: [Click this hyperlink](#) while viewing on your computer to access
Higher additional ERNS detail in the EDR Site Report.

Actual: 229 ft. 46 SW 1/2-1 0.900 mi. 4753 ft.	MOUNTAI HOUSE GAS STATION & CAR WASH 25456 SCHULTE RD TRACY, CA 95376	NPDES	S109451212 N/A
---	--	--------------	---------------------------------

Relative:	NPDES:		
Higher	Npdes Number:		CAS000002
	Facility Status:		Terminated
Actual:	Agency Id:		0
235 ft.	Region:		5S
	Regulatory Measure Id:		359433
	Order No:		2009-0009-DWQ
	Regulatory Measure Type:		Enrollee
	Place Id:		Not reported
	WDID:		5S39C354651
	Program Type:		Construction
	Adoption Date Of Regulatory Measure:		Not reported
	Effective Date Of Regulatory Measure:		02/23/2009
	Expiration Date Of Regulatory Measure:		Not reported
	Termination Date Of Regulatory Measure:		09/02/2010
	Discharge Name:		BFT MT HOUSE LLC
	Discharge Address:		801 10TH STREET
	Discharge City:		MODESTO
	Discharge State:		California
	Discharge Zip:		95354

47 SW 1/2-1 0.927 mi. 4892 ft.	LIFT TRUCK SERVICE INC 25385 S SCHULTE RD TRACY, CA 95377	HAZNET	S109428413 N/A
---	--	---------------	---------------------------------

Relative:	HAZNET:		
Higher	Year:		2011
	Gepaid:		CAL000319226
Actual:	Contact:		GREG RADONICH
241 ft.	Telephone:		2098338808
	Mailing Name:		Not reported
	Mailing Address:		25385 S SCHULTE RD
	Mailing City,St,Zip:		TRACY, CA 953770000
	Gen County:		Not reported
	TSD EPA ID:		CAD097030993
	TSD County:		Not reported
	Waste Category:		Other organic solids
	Disposal Method:		Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
	Tons:		2.55
	Facility County:		San Joaquin

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIFT TRUCK SERVICE INC (Continued)

S109428413

Year: 2010
Gepaid: CAL000319226
Contact: GREG RADONICH
Telephone: 2098338808
Mailing Name: Not reported
Mailing Address: 25385 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.375
Facility County: San Joaquin

Year: 2010
Gepaid: CAL000319226
Contact: GREG RADONICH
Telephone: 2098338808
Mailing Name: Not reported
Mailing Address: 25385 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: Not reported
TSD EPA ID: CAT000646117
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.6
Facility County: San Joaquin

Year: 2009
Gepaid: CAL000319226
Contact: GREG RADONICH
Telephone: 2098338808
Mailing Name: Not reported
Mailing Address: 25385 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 95377
Gen County: San Joaquin
TSD EPA ID: CAD097030993
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.925
Facility County: San Joaquin

Year: 2009
Gepaid: CAL000319226
Contact: GREG RADONICH
Telephone: 2098338808
Mailing Name: Not reported
Mailing Address: 25385 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 95377
Gen County: San Joaquin
TSD EPA ID: CAT080013352

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LIFT TRUCK SERVICE INC (Continued)

S109428413

TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.52125
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access
2 additional CA_HAZNET: record(s) in the EDR Site Report.

48
SW
1/2-1
0.927 mi.
4893 ft.

MASONRY DEVELOPMENT OF NORTHERN CALIFORNIA
25437 S SCHULTE RD
TRACY, CA 95437

NPDES S109693021
N/A

Relative:
Higher

NPDES:

Npdes Number: CAS000002
Facility Status: Terminated
Agency Id: 0
Region: 5S
Regulatory Measure Id: 368200
Order No: 2009-0009-DWQ
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 5S39C355789
Program Type: Construction
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 07/14/2009
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: 12/28/2010
Discharge Name: Bricklayers and Applied Crafts Local #3 Apprentice Training Trust
Discharge Address: 8400 Enterprise Wy Ste 114
Discharge City: Oakland
Discharge State: California
Discharge Zip: 94621

Actual:
243 ft.

L49
SW
1/2-1
0.929 mi.
4906 ft.

ZEP MANUFACTURING CO INC
25224 S SCHULTE RD
TRACY, CA 95377

HAZNET S106092888
N/A

Site 1 of 7 in cluster L

Relative:
Higher

HAZNET:

Year: 2008
Gepaid: CAL000240238
Contact: GREGG W NUTI
Telephone: 2098305110
Mailing Name: Not reported
Mailing Address: 25224 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: AZD081705402
TSD County: 99
Waste Category: Unspecified solvent mixture
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery

Actual:
235 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ZEP MANUFACTURING CO INC (Continued)

S106092888

(H010-H129) Or (H131-H135)
Tons: 0.1
Facility County: San Joaquin

Year: 2008
Gepaid: CAL000240238
Contact: GREGG W NUTI
Telephone: 2098305110
Mailing Name: Not reported
Mailing Address: 25224 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: IND093219012
TSD County: Not reported
Waste Category: Alkaline solution without metals pH >= 12.5
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.5
Facility County: San Joaquin

Year: 2008
Gepaid: CAL000240238
Contact: GREGG W NUTI
Telephone: 2098305110
Mailing Name: Not reported
Mailing Address: 25224 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: AZD081705402
TSD County: 99
Waste Category: Other inorganic solid waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 1.275
Facility County: San Joaquin

Year: 2008
Gepaid: CAL000240238
Contact: GREGG W NUTI
Telephone: 2098305110
Mailing Name: Not reported
Mailing Address: 25224 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: AZD081705402
TSD County: 99
Waste Category: Alkaline solution without metals pH >= 12.5
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery
(H010-H129) Or (H131-H135)

Tons: 0.5
Facility County: San Joaquin

Year: 2008
Gepaid: CAL000240238
Contact: GREGG W NUTI
Telephone: 2098305110
Mailing Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ZEP MANUFACTURING CO INC (Continued)

S106092888

Mailing Address: 25224 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953770000
Gen County: San Joaquin
TSD EPA ID: IND093219012
TSD County: Not reported
Waste Category: Unspecified solvent mixture
Disposal Method: Not reported
Tons: 0.0375
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access
19 additional CA_HAZNET: record(s) in the EDR Site Report.

**L50
SW
1/2-1
0.929 mi.
4906 ft.**

**ZEP MANUFACTURING CO
25224 S SCHULTE RD
TRACY, CA 95377**

**HAZNET S108225869
N/A**

Site 2 of 7 in cluster L

**Relative:
Higher**

HAZNET:
Year: 2004
Gepaid: CAP000156828
Contact: GREGG W NUTI
Telephone: 2098305110
Mailing Name: Not reported
Mailing Address: 25224 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 95377
Gen County: San Joaquin
TSD EPA ID: CAD008302903
TSD County: Los Angeles
Waste Category: Unspecified solvent mixture
Disposal Method: Transfer Station
Tons: 2.25
Facility County: Not reported

**Actual:
235 ft.**

**L51
SW
1/2-1
0.929 mi.
4906 ft.**

**ZEP SALES AND SERVICES
25224 S SCHULTE RD
TRACY, CA 95377**

**RCRA NonGen / NLR 1012176046
CAR000198796**

Site 3 of 7 in cluster L

**Relative:
Higher**

RCRA NonGen / NLR:
Date form received by agency:08/20/2009
Facility name: ZEP SALES AND SERVICES
Facility address: 25224 S SCHULTE RD
TRACY, CA 95377
EPA ID: CAR000198796
Contact: GREGG W NUTI
Contact address: 25224 S SCHULTE RD
TRACY, CA 95376
Contact country: US
Contact telephone: 209-830-5112
Telephone ext.: 223
Contact email: Not reported
EPA Region: Not reported
Classification: Non-Generator

**Actual:
235 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ZEP SALES AND SERVICES (Continued)

1012176046

Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:

Owner/operator name: ACUITY SPECIALTY PRODUCTS INC
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 11/30/2001
Owner/Op end date: Not reported

Owner/operator name: PROLOGIS
Owner/operator address: 17284 COMMERCE WY
TRACY, CA 95377
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/01/2000
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/11/2009
Facility name: ZEP SALES AND SERVICES
Site name: ACUITY SPECIALTY PRODUCTS INC DBA ZEP SALES AND SERVICES
Classification: Small Quantity Generator

Violation Status: No violations found

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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L52 SW 1/2-1 0.929 mi. 4906 ft.	ACUITY SPECIALTY PRODUCTS 25224 S SCHULTE RD TRACY, CA 95377 Site 4 of 7 in cluster L	FINDS	1012108809 N/A
--	--	--------------	---------------------------------

Relative:
Higher

FINDS:

Actual:
235 ft.

Registry ID: 110038890126

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program 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.

HAZARDOUS WASTE BIENNIAL REPORTER

L53 SW 1/2-1 0.929 mi. 4906 ft.	ACUITY SPECIALTY PRODUCTS 25224 SOUTH SCULTE ROAD TRACY, CA 95377 Site 5 of 7 in cluster L	RCRA-SQG	1008194644 CAL000240238
--	---	-----------------	--

Relative:
Higher

RCRA-SQG:

Actual:
235 ft.

Date form received by agency: 02/21/2006

Facility name: ACUITY SPECIALTY PRODUCTS

Facility address: 25224 SOUTH SCULTE ROAD
TRACY, CA 95377

EPA ID: CAL000240238

Mailing address: 25224 SOUTH SCHULTE ROAD
TRACY, CA 95377

Contact: GREGG W NUTI

Contact address: Not reported

Contact country: Not reported

Contact telephone: (209) 830-5110

Telephone ext.: 223

Contact email: GREGG.NUTI@ZEPMFG.COM

EPA Region: Not reported

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: ACUITY SPECIALTY PRODUCTS DBA

Owner/operator address: Not reported

Owner/operator country: US

Owner/operator telephone: Not reported

Legal status: Private

Owner/Operator Type: Operator

Owner/Op start date: 11/30/2001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ACUITY SPECIALTY PRODUCTS (Continued)

1008194644

Owner/Op end date: Not reported

Owner/operator name: ACUITY SPECIALTY PRODUCTS - ZEP
Owner/operator address: Not reported
Not reported

Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 11/30/2001
Owner/Op end date: Not reported

Owner/operator name: PROLOGIS
Owner/operator address: 17284 COMMERCE WAY
TRACY, CA 95377

Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 08/01/2000
Owner/Op end date: Not reported

Owner/operator name: ACUITY BRANDS
Owner/operator address: 25224 S. SCHULTE RD.
TRACY, CA 95377

Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/30/2001
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/21/2006
Facility name: ACUITY SPECIALTY PRODUCTS
Classification: Large Quantity Generator

Date form received by agency: 03/29/2004
Facility name: ACUITY SPECIALTY PRODUCTS

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
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ACUITY SPECIALTY PRODUCTS (Continued)

1008194644

Site name: ZEP MANUFACTURING CO.
 Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: D001
 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
 Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D001
 Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D002
 Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.

Waste code: D026
 Waste name: CRESOL

Violation Status: No violations found

L54
 SW
 1/2-1
 0.929 mi.
 4906 ft.

ZEP MANUFACTURING CO.
25224 S. SCHULTE RD.
TRACY, CA 95377
 Site 6 of 7 in cluster L

FINDS 1008231769
N/A

Relative:
Higher

FINDS:
 Registry ID: 110021011359

Actual:
235 ft.

Environmental Interest/Information System
 RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ZEP MANUFACTURING CO. (Continued)

1008231769

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.

HAZARDOUS WASTE BIENNIAL REPORTER

M55
NE
 1/2-1
 0.930 mi.
 4908 ft.

MERHING, ROBERT
16343 DIABLO CT
TRACY, CA 95376
 Site 1 of 2 in cluster M

UST U003786580
N/A

Relative:
Lower

UST:
 Facility ID: FA0005549
 Latitude: 37.7429

Actual:
104 ft.

Longitude: -121.51073

UST SAN JOAQUIN:

Region: SJ
 Facility Id: FA0005549
 Mail Address: 16343 DIABLO CT
 Mail Care of: Not reported
 Mail City,St,Zip: TRACY, CA 95376

Tank Rec ID: TA0502724
 Tank Number: 1
 Tank Status: ACTIVE, EXEMPT
 Tank Capacity: 550
 Product Code/Type: 09/OTHER
 Program Element: 2322

M56
NE
 1/2-1
 0.930 mi.
 4909 ft.

ROBERT MERHING
16343 DIABLO CT
TRACY, CA 95376
 Site 2 of 2 in cluster M

CA FID UST S101593433
SWEEPS UST N/A

Relative:
Lower

CA FID UST:
 Facility ID: 39004085
 Regulated By: UTKNI
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2098360628
 Mail To: Not reported
 Mailing Address: 28025 TRAINA
 Mailing Address 2: Not reported
 Mailing City,St,Zip: TRACY 95376
 Contact: Not reported
 Contact Phone: Not reported
 DUNs Number: Not reported
 NPDES Number: Not reported
 EPA ID: Not reported
 Comments: Not reported

Actual:
104 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ROBERT MERHING (Continued)

S101593433

Status: Inactive

SWEEPS UST:

Status: Not reported
Comp Number: 4348
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-004348-000001
Actv Date: Not reported
Capacity: 550
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: LEADED
Number Of Tanks: 1

**L57
SW
1/2-1
0.932 mi.
4923 ft.**

**25241 SCHULTE
TRACY, CA 95253**

Site 7 of 7 in cluster L

**CHMIRS S109037768
N/A**

**Relative:
Higher**

CHMIRS:

**Actual:
237 ft.**

OES Incident Number: 07-5149
OES notification: 8/27/2007 05:21:16 PM
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S109037768

Vehicle Id Number: Not reported
 CA/DOT/PUC/ICC Number: Not reported
 Company Name: Not reported
 Reporting Officer Name/ID: Not reported
 Report Date: Not reported
 Comments: Not reported
 Facility Telephone: Not reported
 Waterway Involved: Not reported
 Waterway: Not reported
 Spill Site: Not reported
 Cleanup By: Reporting Party
 Containment: Not reported
 What Happened: Not reported
 Type: Not reported
 Measure: Not reported
 Other: Not reported
 Date/Time: Not reported
 Year: 2007
 Agency: PG&E
 Incident Date: 8/27/2007 12:00:00 AM
 Admin Agency: San Joaquin County Emergency Services
 Amount: Not reported
 Contained: Yes
 Site Type: Residence
 E Date: Not reported
 Substance: Non-pcb transformer oil
 Quantity Released: Not reported
 BBLs: 0
 Cups: 0
 CUFT: 0
 Gallons: 4
 Grams: 0
 Pounds: 0
 Liters: 0
 Ounces: 0
 Pints: 0
 Quarts: 0
 Sheen: 0
 Tons: 0
 Unknown: 0
 Evacuations: 0
 Number of Injuries: 0
 Number of Fatalities: 0
 Description: Pin hole leak in tranformer caused the release.

N58
SW
1/2-1
0.934 mi.
4929 ft.

TRI STATE MOTOR COMPANY
25501 S PATTERSON PASS RD
TRACY, CA 95376

CA FID UST **S101593124**
SWEEPS UST **N/A**

Site 1 of 3 in cluster N

Relative:
Higher

CA FID UST:
 Facility ID: 39002586
 Regulated By: UTNKI
 Regulated ID: Not reported
 Cortese Code: Not reported
 SIC Code: Not reported
 Facility Phone: 2098358800

Actual:
235 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRI STATE MOTOR COMPANY (Continued)

S101593124

Mail To: Not reported
Mailing Address: 25501 S PATTERSON PASS RD
Mailing Address 2: Not reported
Mailing City,St,Zip: TRACY 95376
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

SWEEPS UST:

Status: Not reported
Comp Number: 2445
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-002445-000001
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: 7

Status: Not reported
Comp Number: 2445
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-002445-000002
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

Status: Not reported
Comp Number: 2445
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-002445-000003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRI STATE MOTOR COMPANY (Continued)

S101593124

Actv Date:	Not reported
Capacity:	10000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	DIESEL
Number Of Tanks:	Not reported
Status:	Not reported
Comp Number:	2445
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	39-000-002445-000004
Actv Date:	Not reported
Capacity:	10000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	DIESEL
Number Of Tanks:	Not reported
Status:	Not reported
Comp Number:	2445
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	39-000-002445-000005
Actv Date:	Not reported
Capacity:	10000
Tank Use:	M.V. FUEL
Stg:	PRODUCT
Content:	LEADED
Number Of Tanks:	Not reported
Status:	Not reported
Comp Number:	2445
Number:	Not reported
Board Of Equalization:	Not reported
Referral Date:	Not reported
Action Date:	Not reported
Created Date:	Not reported
Tank Status:	Not reported
Owner Tank Id:	Not reported
Swrcb Tank Id:	39-000-002445-000006
Actv Date:	Not reported
Capacity:	2000
Tank Use:	OIL
Stg:	WASTE
Content:	WASTE OIL
Number Of Tanks:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRI STATE MOTOR COMPANY (Continued)

S101593124

Status: Not reported
Comp Number: 2445
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 39-000-002445-000007
Actv Date: Not reported
Capacity: 500
Tank Use: HAZARDOUS
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

N59
SW
1/2-1
0.934 mi.
4929 ft.

TRACY INDUSTRIAL PARTNERS
25501 SO PATTERSON PASS RD
TRACY, CA 95376

HAZNET **S103646886**
N/A

Site 2 of 3 in cluster N

Relative:
Higher

HAZNET:
Year: 1997
Gepaid: CAC001251984
Contact: CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 47775 FREMONT BLVD
Mailing City,St,Zip: FREMONT, CA 945380000
Gen County: San Joaquin
TSD EPA ID: CAD981382732
TSD County: 1
Waste Category: Asbestos containing waste
Disposal Method: Disposal, Land Fill
Tons: .4214
Facility County: San Joaquin

Actual:
235 ft.

N60
SW
1/2-1
0.934 mi.
4929 ft.

TRI-STATE MOTOR TRANSIT COMPANY
25501 SOUTH PATTERSON PASS ROAD
TRACY, CA

SLIC **1000132579**
HIST UST **N/A**
HAZNET

Site 3 of 3 in cluster N

Relative:
Higher

SLIC:
Region: STATE
Facility Status: **Open - Inactive**
Status Date: 10/02/1991
Global Id: SLT5S2923328
Lead Agency: CENTRAL VALLEY RWQCB (REGION 5S)
Lead Agency Case Number: Not reported
Latitude: 37.7428071227709
Longitude: -121.43183402332
Case Type: Cleanup Program Site
Case Worker: ZZZ

Actual:
235 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRI-STATE MOTOR TRANSIT COMPANY (Continued)

1000132579

Local Agency: Not reported
RB Case Number: SLT5S292
File Location: Not reported
Potential Media Affected: Under Investigation
Potential Contaminants of Concern: Diesel, Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

HIST UST:

Region: STATE
Facility ID: 00000067341
Facility Type: Other
Other Type: TRUCK TERMINAL
Total Tanks: 0007
Contact Name: CLAY BIRDWELL
Telephone: 2098358800
Owner Name: TRI-STATE MOTOR TRANSIT CO.
Owner Address: P.O. BOX 113 - EAST 7TH STREET
Owner City,St,Zip: JOPLIN, MO 64802

Tank Num: 001
Container Num: 001
Year Installed: 1979
Tank Capacity: 00010000
Tank Used for: WASTE
Type of Fuel: 4
Tank Construction: /4 2 inches
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 002
Year Installed: 1979
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 1/4 inches
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 003
Year Installed: 1979
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 1/4 inches
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 004
Year Installed: 1979
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: 1/4 inches
Leak Detection: Stock Inventor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRI-STATE MOTOR TRANSIT COMPANY (Continued)

1000132579

Tank Num: 005
Container Num: 005
Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: 1/4 inches
Leak Detection: Stock Inventor

Tank Num: 006
Container Num: 006
Year Installed: Not reported
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 007
Container Num: 007
Year Installed: Not reported
Tank Capacity: 00000800
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: Stock Inventor

HAZNET:
Year: 1993
Gepaid: CAL000028379
Contact: TRI-STATE MOTOR TRANS
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 113
Mailing City,St,Zip: JOPLIN, MO 648020000
Gen County: San Joaquin
TSD EPA ID: CAD083166728
TSD County: Stanislaus
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Tons: 1.4595
Facility County: San Joaquin

O61
WSW
1/2-1
0.935 mi.
4937 ft.

THE COMPLETE LOGISTICS CO INC
25188 S SCHULTE RD BLDG 8
TRACY, CA 95377

HAZNET S111857401
N/A

Site 1 of 3 in cluster O

Relative:
Higher

HAZNET:
Year: 2011
Gepaid: CAL000337613
Contact: NICK CANDEA
Telephone: 9255253671
Mailing Name: Not reported
Mailing Address: 25188 S SCHULTE RD BLDG 8
Mailing City,St,Zip: TRACY, CA 953779706

Actual:
233 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

THE COMPLETE LOGISTICS CO INC (Continued)

S111857401

Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Organic liquids with metals (Alkaline solution (pH >= 12.5) with metals)
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.325
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000337613
Contact: NICK CANDEA
Telephone: 9255253671
Mailing Name: Not reported
Mailing Address: 25188 S SCHULTE RD BLDG 8
Mailing City,St,Zip: TRACY, CA 953779706
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons: 0.225
Facility County: San Joaquin

O62
WSW
1/2-1
0.937 mi.
4947 ft.

JOHNS MANVILLE
25176 S SCHULTE RD
TRACY, CA 95377
Site 2 of 3 in cluster O

HAZNET **S111858522**
N/A

Relative:
Higher

HAZNET:
Year: 2011
Gepaid: CAL000362801
Contact: SUNNY HERNANDEZ
Telephone: 2098337451
Mailing Name: Not reported
Mailing Address: 25176 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953779706
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Adhesives
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.56
Facility County: San Joaquin

Actual:
232 ft.

Year: 2011
Gepaid: CAL000362801
Contact: SUNNY HERNANDEZ
Telephone: 2098337451
Mailing Name: Not reported
Mailing Address: 25176 S SCHULTE RD
Mailing City,St,Zip: TRACY, CA 953779706
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JOHNS MANVILLE (Continued)

S111858522

Waste Category: Unspecified organic liquid mixture
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.125
Facility County: San Joaquin

O63
WSW
1/2-1
0.940 mi.
4965 ft.

COMCAST CABLE COMMUNICATIONS MNGMT LLC
25201 S SCHULTE RD
TRACY, CA 95377

RCRA-SQG 1015740371
CAR000230748

Site 3 of 3 in cluster O

Relative:
Higher

RCRA-SQG:

Date form received by agency: 10/18/2012
Facility name: COMCAST CABLE COMMUNICATIONS MNGMT LLC
Facility address: 25201 S SCHULTE RD
TRACY, CA 95377
EPA ID: CAR000230748
Mailing address: 3055 COMCAST PL
LIVERMORE, CA 94551
Contact: MICHAEL MINERVA
Contact address: 3055 COMCAST PL
LIVERMORE, CA 94551
Contact country: US
Contact telephone: 925-424-0195
Contact email: MICHAEL_MINERVA@CABLE.COMCAST.COM
EPA Region: Not reported
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
232 ft.

Owner/Operator Summary:

Owner/operator name: PROLOGIS DEVELOPMENT SVCS INC
Owner/operator address: 47775 FREMONT BLVD
FREMONT, CA 94538
Owner/operator country: US
Owner/operator telephone: 209-839-0209
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 05/08/2000
Owner/Op end date: Not reported
Owner/operator name: COMCAST OF CA AND MASS AND MICH
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 05/31/2010
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COMCAST CABLE COMMUNICATIONS MNGMT LLC (Continued)

1015740371

Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Universal Waste Summary:

Waste type: Other
Accumulated waste on-site: Yes
Generated waste on-site: Not reported

Waste type: Batteries
Accumulated waste on-site: Yes
Generated waste on-site: Not reported

Waste type: Lamps
Accumulated waste on-site: Yes
Generated waste on-site: Not reported

Hazardous Waste Summary:

Waste code: 134
Waste name: 134

Waste code: 135
Waste name: 135

Waste code: 221
Waste name: 221

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Violation Status: No violations found

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

P64
WSW
1/2-1
0.942 mi.
4974 ft.

ADESA CA INC
18501 W STAFORD RD
TRACY, CA 95376

Site 1 of 5 in cluster P

NPDES **S106104408**
WDS **N/A**

Relative:
Higher

NPDES:

Npdes Number: CAS000001
 Facility Status: Active
 Agency Id: 0
 Region: 5S
 Regulatory Measure Id: 201866
 Order No: 97-03-DWQ
 Regulatory Measure Type: Enrollee
 Place Id: Not reported
 WDID: 5S39I017323
 Program Type: Industrial
 Adoption Date Of Regulatory Measure: Not reported
 Effective Date Of Regulatory Measure: 06/27/2002
 Expiration Date Of Regulatory Measure: Not reported
 Termination Date Of Regulatory Measure: Not reported
 Discharge Name: Adesa California DBA Golden Gate
 Discharge Address: 18501 W Stanford Rd
 Discharge City: Tracy
 Discharge State: California
 Discharge Zip: 95376

Actual:
226 ft.

CA WDS:

Facility ID: 5S 39I017323
 Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
 NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
 Subregion: 0
 Facility Telephone: 5103813346
 Facility Contact: GARY MOBLEY
 Agency Name: ADESA CA INC 1
 Agency Address: 8649 Kiefer Blvd
 Agency City,St,Zip: Sacramento 958263907
 Agency Contact: DONALD HARRIS
 Agency Telephone: 3178151100
 Agency Type: Private
 SIC Code: 5012
 SIC Code 2: Not reported
 Primary Waste: Stormwater Runoff
 Primary Waste Type: Nonhazardous Solid Wastes/Influent or Solid Wastes that contain nonhazardous putrescible and non putrescible solid, semisolid, and liquid wastes (E.G., garbage, trash, refuse, paper, demolition and construction wastes, manure, vegetable or animal solid and semisolid waste).
 Secondary Waste: Not reported
 Secondary Waste Type: Not reported
 Design Flow: 0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ADESA CA INC (Continued)

S106104408

Baseline Flow: 0
 Reclamation: No reclamation requirements associated with this facility.
 POTW: The facility is not a POTW.
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

65
South
1/2-1
0.948 mi.
5004 ft.

COSTCO WHOLESALE DEPOT #179
25701 CORPORATE CT
TRACY, CA 95376

HAZNET S103958701
N/A

Relative:
Higher

HAZNET:
 Year: 2002
 Gepaid: CAL000110604
 Contact: GAIL E TSUBOI DIR OF LICENSING
 Telephone: 2098355222
 Mailing Name: Not reported
 Mailing Address: 999 LAKE DR
 Mailing City,St,Zip: ISSAQUAH, WA 980275367
 Gen County: San Joaquin
 TSD EPA ID: Not reported
 TSD County: Sacramento
 Waste Category: Aqueous solution with total organic residues less than 10 percent
 Disposal Method: Transfer Station
 Tons: 0.19
 Facility County: Not reported

Actual:
227 ft.

Year: 2001
 Gepaid: CAL000110604
 Contact: GAIL E TSUBOI DIR OF LICENSING
 Telephone: 2098355222
 Mailing Name: Not reported
 Mailing Address: 999 LAKE DR
 Mailing City,St,Zip: ISSAQUAH, WA 980275367
 Gen County: San Joaquin
 TSD EPA ID: Not reported
 TSD County: Sacramento
 Waste Category: Aqueous solution with total organic residues less than 10 percent
 Disposal Method: Transfer Station
 Tons: 0.08
 Facility County: Not reported

Year: 1995
 Gepaid: CAL000110604
 Contact: COSTCO WHOLESALE CORP
 Telephone: 4253138100
 Mailing Name: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COSTCO WHOLESALE DEPOT #179 (Continued)

S103958701

Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980275367
Gen County: San Joaquin
TSD EPA ID: CAT080011059
TSD County: Los Angeles
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: .0625
Facility County: San Joaquin

Year: 1994
Gepaid: CAL000110604
Contact: COSTCO WHOLESALE CORP
Telephone: 4253138100
Mailing Name: Not reported
Mailing Address: 999 LAKE DR
Mailing City,St,Zip: ISSAQUAH, WA 980275367
Gen County: San Joaquin
TSD EPA ID: CAT080011059
TSD County: Los Angeles
Waste Category: Unspecified solvent mixture
Disposal Method: Recycler
Tons: .2293
Facility County: San Joaquin

P66
WSW
1/2-1
0.950 mi.
5016 ft.

ADESA CALIFORNIA LLC/ATTN: ENVIRO DEPT
18501 STANFORD ROAD
TRACY, CA 95377
Site 2 of 5 in cluster P

EMI S107620068
N/A

Relative:
Higher

EMI:
Year: 2004
County Code: 39
Air Basin: SJV
Facility ID: 4602
Air District Name: SJU
SIC Code: 5521
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 4.554420167
Reactive Organic Gases Tons/Yr: 4.402965717
Carbon Monoxide Emissions Tons/Yr: 0.02257456
NOX - Oxides of Nitrogen Tons/Yr: 0.12728805
SOX - Oxides of Sulphur Tons/Yr: 0.001308834
Particulate Matter Tons/Yr: 0.003205232
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.003200046

Actual:
227 ft.

Year: 2005
County Code: 39
Air Basin: SJV
Facility ID: 4602
Air District Name: SJU
SIC Code: 5521
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADESA CALIFORNIA LLC/ATTN: ENVIRO DEPT (Continued)

S107620068

Total Organic Hydrocarbon Gases Tons/Yr: 4.554420167069153647
Reactive Organic Gases Tons/Yr: 4.402965717104752131
Carbon Monoxide Emissions Tons/Yr: .0225745598743856
NOX - Oxides of Nitrogen Tons/Yr: .1272880495689064
SOX - Oxides of Sulphur Tons/Yr: .001308834305629135
Particulate Matter Tons/Yr: .0032052319294879916
Part. Matter 10 Micrometers & Smlr Tons/Yr: .0032000464785844089

Year: 2006
County Code: 39
Air Basin: SJV
Facility ID: 4602
Air District Name: SJU
SIC Code: 5521
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5.096903207104246515
Reactive Organic Gases Tons/Yr: 4.916966655359566218
Carbon Monoxide Emissions Tons/Yr: .05525225740864869
NOX - Oxides of Nitrogen Tons/Yr: .30225874322146161
SOX - Oxides of Sulphur Tons/Yr: .0015163691804111
Particulate Matter Tons/Yr: .0079605409683293176
Part. Matter 10 Micrometers & Smlr Tons/Yr: .007950449902489774

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 4602
Air District Name: SJU
SIC Code: 5521
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5.092934482877979710
Reactive Organic Gases Tons/Yr: 4.912655791701301939
Carbon Monoxide Emissions Tons/Yr: .07455434473708278
NOX - Oxides of Nitrogen Tons/Yr: .39366444234699034
SOX - Oxides of Sulphur Tons/Yr: .0021480246212780477
Particulate Matter Tons/Yr: .0109200541658754543
Part. Matter 10 Micrometers & Smlr Tons/Yr: .0109118931084126302

Year: 2007
County Code: 39
Air Basin: SJV
Facility ID: 4602
Air District Name: SJU
SIC Code: 5521
Air District Name: SAN JOAQUIN VALLEY UNIFIED APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 5.474005039351564860
Reactive Organic Gases Tons/Yr: 5.290538306428492069
Carbon Monoxide Emissions Tons/Yr: .04785299966350196
NOX - Oxides of Nitrogen Tons/Yr: .25801405706062911
SOX - Oxides of Sulphur Tons/Yr: .0013564589867591859
Particulate Matter Tons/Yr: .0069419223991848670

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADESA CALIFORNIA LLC/ATTN: ENVIRO DEPT (Continued)

S107620068

Part. Matter 10 Micrometers & Smlr Tons/Yr: .0069346569398790618

P67
WSW
1/2-1
0.950 mi.
5016 ft.

ADESA CALIFORNIA, LLC
18501 W STANFORD RD
TRACY, CA 95377

HAZNET **S106093649**
N/A

Site 3 of 5 in cluster P

Relative:
Higher

HAZNET:

Actual:
227 ft.

Year: 2010
Gepaid: CAL000255722
Contact: SAMUEL E MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 W STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.0834
Facility County: San Joaquin

Year: 2010
Gepaid: CAL000255722
Contact: SAMUEL E MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 W STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 0.38
Facility County: San Joaquin

Year: 2009
Gepaid: CAL000255722
Contact: SAMUEL E MCHENERY
Telephone: 2098398000
Mailing Name: Not reported
Mailing Address: 18501 W STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: San Joaquin
TSD EPA ID: CAD008252405
TSD County: Los Angeles
Waste Category: Unspecified solvent mixture
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.2988
Facility County: San Joaquin

Year: 2009
Gepaid: CAL000255722

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADESA CALIFORNIA, LLC (Continued)

S106093649

Contact: SAMUEL E MCHENERY
Telephone: 2098398000
Mailing Name: Not reported
Mailing Address: 18501 W STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: San Joaquin
TSD EPA ID: NVT330010000
TSD County: 99
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To Include On-Site Treatment And/Or Stabilization)
Tons: 0.375
Facility County: San Joaquin

Year: 2009
Gepaid: CAL000255722
Contact: SAMUEL E MCHENERY
Telephone: 2098398000
Mailing Name: Not reported
Mailing Address: 18501 W STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: San Joaquin
TSD EPA ID: TXD077603371
TSD County: 99
Waste Category: Metal dust (Alkaline solution (pH >= 12.5) with metals) and machining waste
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.02
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 33 additional CA_HAZNET: record(s) in the EDR Site Report.

P68
WSW
1/2-1
0.950 mi.
5016 ft.

ADESA CALIFORNIA LLC DBA ADESA GOLDEN GATE
18501 STANFORD RD
TRACY, CA 95377
Site 4 of 5 in cluster P

HAZNET S110375442
N/A

Relative:
Higher

HAZNET:
Year: 2011
Gepaid: CAL000346875
Contact: SAMUEL MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: CA0000084517
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.777
Facility County: San Joaquin

Actual:
227 ft.

Year: 2011

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADESA CALIFORNIA LLC DBA ADESA GOLDEN GATE (Continued)

S110375442

Gepaid: CAL000346875
Contact: SAMUEL MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues 10 percent or more
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.28356
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000346875
Contact: SAMUEL MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Other Recovery Of Reclamation For Reuse Including Acid Regeneration,
Organics Recovery Ect
Tons: 9.025
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000346875
Contact: SAMUEL MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: NVT330010000
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Landfill Or Surface Impoundment That Will Be Closed As Landfill(To
Include On-Site Treatment And/Or Stabilization)
Tons: 0.4275
Facility County: San Joaquin

Year: 2011
Gepaid: CAL000346875
Contact: SAMUEL MCHENERY
Telephone: 2098393934
Mailing Name: Not reported
Mailing Address: 18501 STANFORD RD
Mailing City,St,Zip: TRACY, CA 953779708
Gen County: Not reported
TSD EPA ID: TXD077603371
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ADESA CALIFORNIA LLC DBA ADESA GOLDEN GATE (Continued)

S110375442

Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.1975
Facility County: San Joaquin

[Click this hyperlink](#) while viewing on your computer to access 45 additional CA_HAZNET: record(s) in the EDR Site Report.

P69
WSW
1/2-1
0.950 mi.
5016 ft.

ADESA CALIFORNIA LLC/ATTN: ENVIRO DEPT
18501 STANFORD ROAD
TRACY, CA 95377

FINDS 1011977561
N/A

Site 5 of 5 in cluster P

Relative:
Higher

FINDS:

Registry ID: 110038078273

Actual:
227 ft.

Environmental Interest/Information System

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

70
WSW
1/2-1
0.955 mi.
5040 ft.

PALESTRO DISTRIBUTION CENTERS
25125 S SCHULTE RD
TRACY, CA 95377

WDS S106104400
N/A

Relative:
Higher

CA WDS:

Facility ID: 5S 39I016512
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.

Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.

NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Subregion: 0

Facility Telephone: 2098390553

Facility Contact: CATHERINE PALESTRO

Agency Name: PALESTRO DISTRIBUTION CENTERS

Agency Address: 25125 S Schulte Rd

Agency City,St,Zip: Tracy 953779706

Agency Contact: CATHERINE PALESTRO

Agency Telephone: 2098390553

Agency Type: Private

SIC Code: 0

SIC Code 2: Not reported

Primary Waste: Not reported

Primary Waste Type: Not reported