CHAPTER 2
EXISTING SITE CONDITIONS

Figure 2.1, Regional Location

2.1 REGIONAL LOCATION

The Project Area is located on the eastern slope of the Altamont Pass, within the City of Tracy, California, approximately 60 miles east of San Francisco, see Figure 2.1. The Project Area is adjacent to I-205 at Mountain House Parkway and northeast of I-580, see Figure 2.2.

2.2 EXISTING SETTING

The Project Area and existing land use is primarily farmland that slopes from an elevation of 220 feet above sea level at the southwest corner of the Project Area to elevation 90 feet at the northeast corner, see Figure 2.4. There are several existing residences, accessory structures, and a PG & E facility and maintenance yard, with associated structures located near Mountain House Parkway. A cellular tower with a related equipment building is located adjacent to Hansen Road within the PG & E transmission line easement.

The surrounding land uses to the north consist of Interstate 205, the unincorporated Mountain House Community, the unincorporated low density residential community of Lammersville, and farmland; to the east is the Tracy Gateway Project and farmland; to the south is the Tracy Biomass Plant and farmland; to the south-west is the Patterson Pass Business Park; to the west is the Delta Mendota Canal, the California Aqueduct, and the Patterson Pass Business Park.

2.3 ON-SITE BIOLOGICAL CONSIDERATIONS

A 70' wide drainage easement generally follows an existing swale and drainage channel from the southern boundary to the mid-portion of the Project Area terminating at a small basin, see Figure 2.4. From the basin, a series of existing earthen ditches convey the storm water to the east to Hansen Road, and then north along Hansen Road and flows under I-205 in two large box culverts draining into a small detention basin on the north side of Interstate 205. The water is discharged from the small detention basin through a pump into the West Side Irrigation District Canal.

Figure 2.2, Site Location

2.4 EXISTING PUBLIC SERVICES

An existing fire station is located at the southwest corner of Hansen Road and Old Schulte Road. The station is anticipated to provide the necessary fire protection services for the project, see Figure 2.3.

2.5 EXISTING UTILITY AND DRAINAGE EASEMENTS

A number of utility easements traverse the Project Area, see Figure 2.4. Approximately 40' and 80' wide Pacific Gas and Electric (PG & E) transmission line easements enter the mid-portion of the Project Area from the southwest, extend northeast, and exit near I-205. Two PG & E gas line easements with widths of approximately 50' and approximately 15' extend from southeast at the southern Project Area boundary, through the PG & E maintenance yard and exit near the northwest boundary at I-205. There is a 12" Chevron oil pipeline located within the 50' PG & E easement. A third approximately 50' wide high pressure PG & E natural gas easement extends from the southwest near Mountain House Parkway and terminates at the PG & E maintenance yard. A fourth PG & E natural gas easement containing a low pressure gas line begins at the PG & E maintenance yard and extends east to an electrical transmission easement near Hansen Road. This gas line will either be abandoned and removed or relocated within Capital Parks Drive right-of-way as part of development under this Specific Plan.

2.6 EXISTING UTILITIES

Existing water and wastewater mains located within the Hansen Road and Old Schulte Road right of ways currently serve the Patterson Pass Business Park, which is adjacent to the Project Area to the south. An existing 24" water transmission main extends west within Old Schulte Road and terminates at Mountain House Parkway. From the transmission main, a 14" water line extends north within Mountain House Parkway along the western property boundary. An existing 21" Hansen wastewater sewer trunk line extends from Old Schulte Road north to Hansen Road then to the northeast Project Area boundary.

Figure 2.3, Aerial Photo

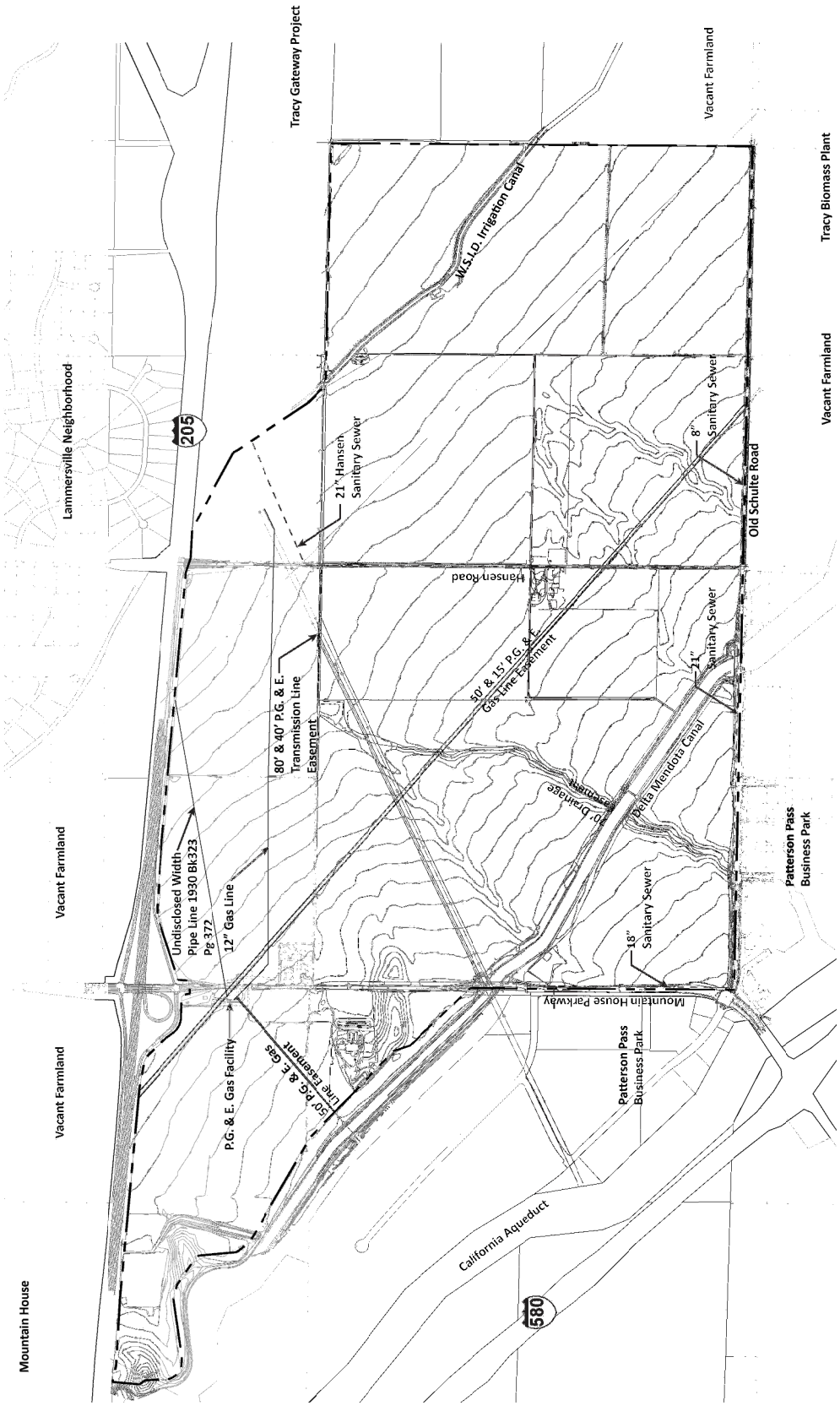

Figure 2.4, Topography & Existing Utility & Drainage Easements

2.7 FORMER OIL PIPELINES

Shell Oil Company owned two crude 8”/10” oil pipelines that were reportedly installed in the 1920’s and abandoned in place in the mid-1960’s. These were known as the Central Valley Crude Oil Pipelines and were buried parallel in the approximate location shown on Figure 2.4. Shell Oil Company removed these two oil pipelines from part, but not all of the site, in 2001. During the removal process, contamination was discovered. Shell has been required to undertake remediation efforts in accordance with applicable laws and regulations, under the supervision of RWQCB. Currently, there are no active remediation efforts underway, although RWQCB (SLIC # 0607708243) continues to oversee this issue and may require additional remediation from Shell Oil Company in the future.

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