

MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY

FOR THE

TRANSIT MAINTENANCE FACILITY

AUGUST 2024

Prepared for:

City of Tracy
Tracy Transit Station
50 E. 6th Street
Tracy, CA 95376

Prepared by:

De Novo Planning Group
1020 Suncoast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 235-0116

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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Proposed Transit Maintenance Facility Project

Lead Agency:

City of Tracy
Tracy Transit Station
50 E. 6th Street
Tracy, CA 95376

Project Title: Transit Maintenance Facility Project

Project Location: The Transit Maintenance Facility Project site (Project site) is located within four parcels, at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue, in the City of Tracy, San Joaquin County, California. The Project site is identified by Assessor Parcel Numbers (APNs) 23407004, 23407006, 23407001, and 23417045. Parcel 1 (identified by APN 23407004) is the largest parcel (encompassing approximately 7.09 acres), and is bounded by Gallery Drive to the south, Forest Hill Drive to the west, Beechnut Avenue to the north, and Tracy Boulevard to the east. Parcel 2 (identified by APN 23407006), which encompasses approximately 2.39 acres, is located west of Forest Hill Drive, south of Beechnut Avenue, and east of Palm Circle. Parcel 3 (identified by APN 23407001) encompasses approximately 0.32 acres and is located adjacent to and northwest of Parcel 2, south of Beechnut Avenue, and east of Palm Circle. Lastly, Parcel 4 (identified by APN 23417045) is located just south of Parcel 1, east of Tracy Boulevard and west of Racquet Drive, and encompasses approximately 0.08 acres. The overall approximately 9.88-acre Project site is bound primarily by a driveway to the west, Gallery Drive to the south, Tracy Boulevard to the east, and Beechnut Avenue to the north.

Project Description: The City of Tracy intends to acquire the property and seek Federal Transit Administration (FTA) grant funds to design and build the four Project site parcels located at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue. The Project site is located approximately 0.6 miles from the existing Tracy Transit Station. This location is in a central part of Tracy, directly across from the existing City of Tracy Public Works Yard.

The proposed Project would include development of the Transit Maintenance Facility (proposed Project), which would include a Public Works building, a Maintenance building, and Administration building, as well as parking lots for buses and passenger vehicles, and various fueling areas. The proposed Project is anticipated to include both hydrogen fueling and electric vehicle charging. Covered bus parking stalls would be provided, and on-site solar photovoltaic (PV) would be located on parking lot canopy. The on-site solar PV would provide a portion of the Project's electricity. The proposed Project is needed to facilitate the continued operation and growth of the TRACER Bus System for the City of Tracy.

Findings:

In accordance with the California Environmental Quality Act, the City of Tracy has prepared an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. The Initial Study and Proposed Mitigated Negative Declaration reflect the independent judgment of City of Tracy staff. On the basis of the Initial Study, the City of Tracy hereby finds:

Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.

The Initial Study, which provides the basis and reasons for this determination, is attached and/or referenced herein and is hereby made a part of this document.

Signature

Date

Proposed Mitigation Measures:

The following Mitigation Measures are extracted from the Initial Study. These measures are designed to avoid or minimize potentially significant impacts, and thereby reduce them to an insignificant level. A Mitigation Monitoring and Reporting Program (MMRP) is an integral part of project implementation to ensure that mitigation is properly implemented by the City and the implementing agencies. The MMRP will describe actions required to implement the appropriate mitigation for each CEQA category including identifying the responsible agency, program timing, and program monitoring requirements. Based on the analysis and conclusions of the Initial Study, the impacts of proposed project would be mitigated to less-than-significant levels with the implementation of the mitigation measures presented below.

AIR QUALITY

Mitigation Measure AIR-1: *Prior to the commencement of grading activities, the contractor hired to complete the grading activities shall prepare a construction emissions reduction plan that meets the requirements of SJVAPCD Rule VIII. The construction emissions reductions plan shall be submitted to the SJVAPCD for review and approval. The Project applicant shall comply with all applicable APCD requirements prior to commencement of grading activities.*

Mitigation Measure AIR-2: *The following mitigation measures, in addition to those required under Regulation VIII of the SJVAPCD, shall be implemented by the Project's contractor during all phases of Project grading and construction to reduce fugitive dust emissions:*

- *Water previously disturbed exposed surfaces (soil) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Water all haul roads (unpaved) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Reduce speed on unpaved roads to less than 5 miles per hour.*
- *Reduce the amount of disturbed surface area at any one time pursuant to the scope of work identified in approved and permitted plans.*
- *Restrict vehicular access to the area to prevent unlawful entry to disturbed areas and limit unnecessary onsite construction traffic on disturbed surfaces. Restriction measures may include fencing or signage as determined appropriate by the City.*
- *Cease grading activities during periods of high winds (greater than 20 mph over a one-hour period).*
- *Asphalt-concrete paving shall comply with SJVAPCD Rule 4641 and restrict use of cutback, slow-sure, and emulsified asphalt paving materials.*

Implementation of this mitigation shall occur during all grading or site clearing activities. The SJVAPCD shall be responsible for monitoring.

Mitigation Measure AIR-3: *Prior to the issuance of any building permits, the Project applicant shall comply with the requirements of District Rule 9510, which is aimed at the following reductions:*

- *20 percent of construction-exhaust nitrogen oxides;*
- *45 percent of construction-exhaust PM10;*
- *33 percent of operational nitrogen oxides over 10 years; and*
- *50 percent of operational PM10 over 10 years.*

The Project applicant shall coordinate with SJVAPCD to develop measures and strategies to reduce operational emissions from the proposed Project. If feasible measures are not available to meet the emissions reductions targets outlined above, then the Project applicant may be required to pay an in-lieu mitigation fee to the SJVAPCD to off-set Project-related emissions impacts. If in-lieu fees are required, the Project applicant shall coordinate with the SJVAPCD to calculate the amount of the fees required to off-set Project impacts. The Project applicant shall provide verification of compliance to the City prior to the issuance of any building permits.

BIOLOGICAL RESOURCES

Mitigation Measure BIO-1: *Prior to the commencement of grading activities or other ground disturbing activities on the Project site, the Project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for western burrowing owls in accordance with SJMSCP requirements. If no owls or owl nests are detected, then construction activities may commence. If burrowing owls or occupied nests are discovered, then the following shall be implemented:*

- *During the breeding season (February 1 through September 1) occupied burrows shall not be disturbed and shall be provided with a 75 meter protective buffer until and unless the SJCOG Technical Advisory Committee (TAC), with the concurrence of the Permitting Agencies' representatives on the TAC; or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed. They should only be destroyed by a qualified biologist using passive one-way eviction doors to ensure that owls are not harmed during burrow destruction. Methods for removal of burrows are described in the California Department of Fish and Game's Staff Report on Burrowing Owls (October, 1995).*
- *During the non-breeding season (September 1 through January 31) burrowing owls occupying the Project site should be evicted from the Project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (Oct., 1995)*

Implementation of this mitigation shall occur prior to grading or site clearing activities. SJCOG shall be responsible for monitoring and a qualified biologist shall conduct surveys and relocate owls as required.

Mitigation Measure BIO-2: *Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through payment of development fees for conversion of open space lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. In addition, coverage includes incidental take avoidance and minimization measures for species that could be affected as a result of the proposed Project. There are a wide variety of incidental take avoidance and minimization measures contained in the SJMSCP that were developed in consultation with the USFWS, CDFW, and local agencies. The applicability of incidental takes avoidance and minimization measures are determined by SJCOG on a Project basis. The process of obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a) and California Fish and Game Code Section 2081. The Section 10(a) permit also serves as a special-purpose permit for the incidental take of those species that are also protected under the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species. The SJMSCP includes the implementation of an ongoing Monitoring Plan to ensure success in mitigating the habitat impacts that are covered. The SJMSCP Monitoring Plan includes an Annual Report process, Biological Monitoring Plan, SJMSCP Compliance Monitoring Program, and the SJMSCP Adaptive Management Plan SJCOG.*

CULTURAL RESOURCES

Mitigation Measure CUL-1: *If any prehistoric or historic artifacts, human remains or other indications of archaeological or paleontological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.*

- *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*
- *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

GEOLOGY AND SOILS

Mitigation Measure GEO-1: *Prior to the development of the Project site, a subsurface geotechnical investigation must be performed to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations and subsurface utilities. The results of the subsurface geotechnical investigation shall be reflected on the Improvements Plans, subject to review and approval by the City's Building Safety and Fire Prevention Division.*

Mitigation Measure GEO-2: *Expansive materials and potentially weak and compressible fills at the site shall be evaluated by a Geotechnical Engineer during the grading plan stage of development. If highly expansive or compressible materials are encountered, special foundation designs and reinforcement, removal and replacement with soil with low to non-expansive characteristics, compaction strategies, or soil treatment options to lower the expansion potential shall be incorporated through requirements imposed by the City's Development Services Department.*

Mitigation Measure GEO-3: *If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Tracy or San Joaquin County shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.*

HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measure HAZ-1: *A Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health prior to the issuance of a grading permit. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan.*

Mitigation Measure HAZ-2: *Prior to bringing hazardous materials onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to San Joaquin County Environmental Health Division (CUPA) for review and approval. If during the construction process the applicant or his subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).*

NOISE

Mitigation Measure NOISE-1: *The City of Tracy Development Services Department shall establish the following as conditions of approval for development of the proposed Project, prior to approval of grading and/or building permits.*

- *During development of the eastern parcel, a property line sound wall 8-feet in height shall be constructed along the southern and western boundary of the main project site. Figure 7 of the Environmental Noise Assessment prepared by Saxelby Acoustics (March 29, 2024) shows the sound wall location.*

- *During development of the western parcel, a property line sound wall 8-feet in height shall be constructed along the northern boundary, adjacent to the existing multi-family residential uses. The wall should also extend along the east side of the northern access route to Beechnut Avenue. Figure 7 of the Environmental Noise Assessment prepared by Saxelby Acoustics (March 29, 2024) shows the sound wall location.*
- *During development of the western parcel, a property line sound wall 8-feet in height shall be constructed along the southern boundary, adjacent to the existing residential use to the south. Figure 7 of the Environmental Noise Assessment prepared by Saxelby Acoustics (March 29, 2024) shows the sound wall location.*
- *Limit main site bus activity to 4:00 a.m. to 10:00 p.m.*
- *Limit bus storage on western parcel to a maximum of 3 buses per hour from 7:00 a.m. to 10:00 p.m.*
- *The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:*
 - *Construction shall be limited to 7:00 a.m. to 7:00 p.m.*
 - *All construction equipment powered by internal combustion engines shall be properly muffled and maintained.*
- *Quiet construction equipment, particularly air compressors, are to be selected whenever possible.*
- *All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.*
- *Unnecessary idling of internal combustion engines is prohibited.*
- *The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.*

Mitigation Measure NOISE-2: *Any compaction required less than 26 feet from the adjacent residential structures should be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.*

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INITIAL STUDY CHECKLIST

PROJECT TITLE

Transit Maintenance Facility

LEAD AGENCY NAME AND ADDRESS

City of Tracy
Tracy Transit Station
50 E. 6th Street
Tracy, CA 95376

CONTACT PERSON AND PHONE NUMBER

Ed Lovell, Transit Manager
City of Tracy
Tracy Transit Station
50 E. 6th Street
Tracy, CA 95376
Ed.lovell@cityoftracy.org
(209) 836-8955

PROJECT SPONSOR'S NAME AND ADDRESS

City of Tracy
Tracy Transit Station
50 E. 6th Street
Tracy, CA 95376

PROJECT LOCATION AND SETTING

The Transit Maintenance Facility Project site (Project site) is located within four parcels, at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue, in the City of Tracy, San Joaquin County, California (see Figures 1 and 2). The Project site is identified by Assessor Parcel Numbers (APNs) 23407004, 23407006, 23407001, and 23417045. Parcel 1 (identified by APN 23407004) is the largest parcel (encompassing approximately 7.09 acres), and is bounded by Gallery Drive to the south, Forest Hill Drive to the west, Beechnut Avenue to the north, and Tracy Boulevard to the east. Parcel 2 (identified by APN 23407006), which encompasses approximately 2.39 acres, is located west of Forest Hill Drive, south of Beechnut Avenue, and east of Palm Circle. Parcel 3 (identified by APN 23407001) encompasses approximately 0.32 acres and is located adjacent to and northwest of Parcel 2, south of Beechnut Avenue, and east of Palm Circle. Lastly, Parcel 4 (identified by APN 23417045) is located just south of Parcel 1, east of Tracy Boulevard and west of Racquet Drive, and encompasses approximately 0.08 acres. The overall approximately 9.88-acre Project site is bound primarily by a driveway to the west, Gallery Drive to the south, Tracy Boulevard to the east, and Beechnut Avenue to the north. Figure 1 provides the regional location. Figure 2 provides a vicinity map of the proposed Project, including the Project parcel boundaries.

The Project site consists of vacant, undeveloped land with ruderal grasses. Existing trees are located along the perimeter of portions of the Project site, including along much of the southern boundary of Parcel 1, and scattered along portions of the boundary of Parcel 2, Parcel 3, and Parcel 4. Surrounding land uses include residential uses to the south and west, City of Tracy Public Works Yard to the east, and other residential and commercial properties to the north. An existing residence is also located adjacent to the Project site, just to the north of Parcel 2, and east of Parcel 3. Additionally, a UPRR track also runs to the north of the Project site.

PROJECT DESCRIPTION

The City of Tracy intends to acquire the property and seek Federal Transit Administration (FTA) grant funds to design and build the four Project site parcels located at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue. The Project site is located approximately 0.6 miles from the existing Tracy Transit Station. This location is in a central part of Tracy, directly across from the existing City of Tracy Public Works Yard.

The proposed Project would include development of the Transit Maintenance Facility (proposed Project), which would include a Public Works building, a Maintenance building, and Administration building, as well as parking lots for buses and passenger vehicles, and various fueling areas. The proposed Project is anticipated to include both hydrogen fueling and electric vehicle charging. Covered bus parking stalls would be provided, and on-site solar photovoltaic (PV) would be located on parking lot canopy. The on-site solar PV would provide a portion of the Project's electricity. The proposed Project is needed to facilitate the continued operation and growth of the TRACER Bus System for the City of Tracy.

The objectives of the proposed Project are as follows:

- Provide a safe and secure location for storage of transit vehicles with room to store additional vehicles as expansion of the system takes place;
- Provide a dedicated maintenance facility to allow for uninterrupted maintenance service of transit vehicles, with space to service multiple vehicles simultaneously as well as storage for parts;
- Provide offices, conference rooms, and break rooms to be used for driver trainings, meetings, and operations;
- Provide a fueling facility that will adequately serve the transit buses, and provide a means of meeting the State of California's requirement to transition to a zero-emission fleet.

The proposed Project would be used by City of Tracy staff in addition to contracted operators, supervisors, and maintenance staff. No passenger boardings would take place at the Project site. This facility would be used for bus storage, both heavy and light bus maintenance, bus fueling, and for office and meeting space. The facility would begin operating at approximately 4:00 AM and end at approximately 11:30 PM, with the highest use occurring between 8:00 AM and 5:00 PM.

The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage to the site. The proposed Project would be subject to Development Review Permit approval by the City, during which City staff would ensure that the proposed Project would comply with all applicable City regulations including, but not limited to, landscaping and visual screening.

ACCESS AND CIRCULATION

Site access to the Project site would be provided via sliding gates. Site access to Parcel 1 would be provided from three entranceways: Beechnut Avenue to the north, Tracy Boulevard to the east, and Forest Hills Drive to the west. Parcels 2 and 3 are physically separated from Parcel 1 and Parcel 4 via Forest Hills Drive, and would be accessible by new entranceways from Beechnut Avenue and Forest Hills Drive.

The proposed mixed-use parking area would include approximately 50 vehicle stalls, including three accessible stalls. PV solar canopies would be located above the vehicle stalls. The mixed-use vehicle parking area would be located in the eastern portion of the Project site. Separately, parking stalls for approximately 18 small buses would be located in the northern portion of the Project site; an additional parking lot for approximately 24 buses would be located in the central portion of the Project site. Refer to Figure 3 for further (Conceptual Plan) for further detail.

UTILITIES

The proposed Project would connect to existing City infrastructure to provide water, sewer, and storm drainage utilities. Existing storm drain, sewer, water, and gas lines/pipes are currently located along adjacent roadways.

The proposed Project would be served by the following existing service providers:

1. City of Tracy for water;
2. City of Tracy for wastewater collection and treatment;
3. City of Tracy for stormwater collection;
4. Pacific Gas and Electric Company for gas and electricity.

Utility lines within the Project site and adjacent roadways would be extended throughout the Project site. Wastewater, water, and storm drainage lines would be connected via existing lines along adjacent roadways. The Project would also connect to existing electrical and natural gas infrastructure in the Project vicinity. Solar canopies would be provided throughout the parking areas.

Stormwater management basins would be located throughout the Project site, including in the southern portion of Parcel 2, and the western portion of Parcel 1. Best management practices (BMPs) will be applied to the proposed development to limit the concentrations of constituents in any site runoff to acceptable levels. Stormwater flows from the Project site would be directed to the proposed stormwater management basins by a new stormwater conveyance system on the Project site. Additionally, erosion and sediment control measures would be implemented during construction.

GENERAL PLAN AND ZONING

Parcels 1, 2, and 3 are identified as Medium Density Residential on the Tracy General Plan Land Use Map, with Parcel 4 identified as Low Density Residential on the Tracy General Plan Land Use Map. Separately, Parcels 1, 2, and 3 are identified as Medium Density Residential on the Tracy Zoning Map, with Parcel 4 identified as Low Density Residential on the Tracy Zoning Map (see Figure 4 for the existing General Plan land uses and zoning designations). The Project would require a General Plan Amendment to change the General Plan land use designation from Medium Density Residential and Low Density Residential to Public Facilities, and a rezone of the property from Medium Density Residential and Low Density Residential to Light Industrial (M-1). See Figure 5 for the future (proposed) General Plan land uses and zoning designations.

The Public Facilities land use designation is designed to provide locations for uses that support government, civic, cultural, recreational, health, and infrastructure aspects of the company. Uses that are recognized to be consistent with this land use designation include public educational institutions (including colleges and schools, and their administrative offices), community and group meeting centers, fire stations, parks, cemeteries and libraries. Private schools are not included in this designation; rather, private schools, when not associated with places of worship, are designated as commercial uses. This designation also includes large-scale public facilities such as the Tracy Municipal Airport, stormwater detention/retention facilities, water treatment plants, solid waste transfer stations, recycling facilities, multi-modal facilities, transit station, corporation yards, cemeteries, landfill sites, which need to be in satellite locations to take advantage of natural environmental characteristics such as topography or winds and to avoid conflict with other land uses. The proposed use is consistent with the proposed Public Facilities land use designation.

The Light Industrial (M-1) zone allows for commercial and industrial activities, such as minor public service uses, local public service and utility installations, temporary buildings and uses, crop and tree farming, specialty crops, accessory uses, contract construction, warehousing and storage, small recycling collection facilities, and light manufacturing uses. The proposed use is consistent with the proposed M-1 zoning requirements.

REQUESTED ENTITLEMENTS AND OTHER APPROVALS

The City of Tracy is the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050.

If the City Council adopts the IS/MND in accordance with CEQA requirements, the City may use the IS/MND to support the following actions:

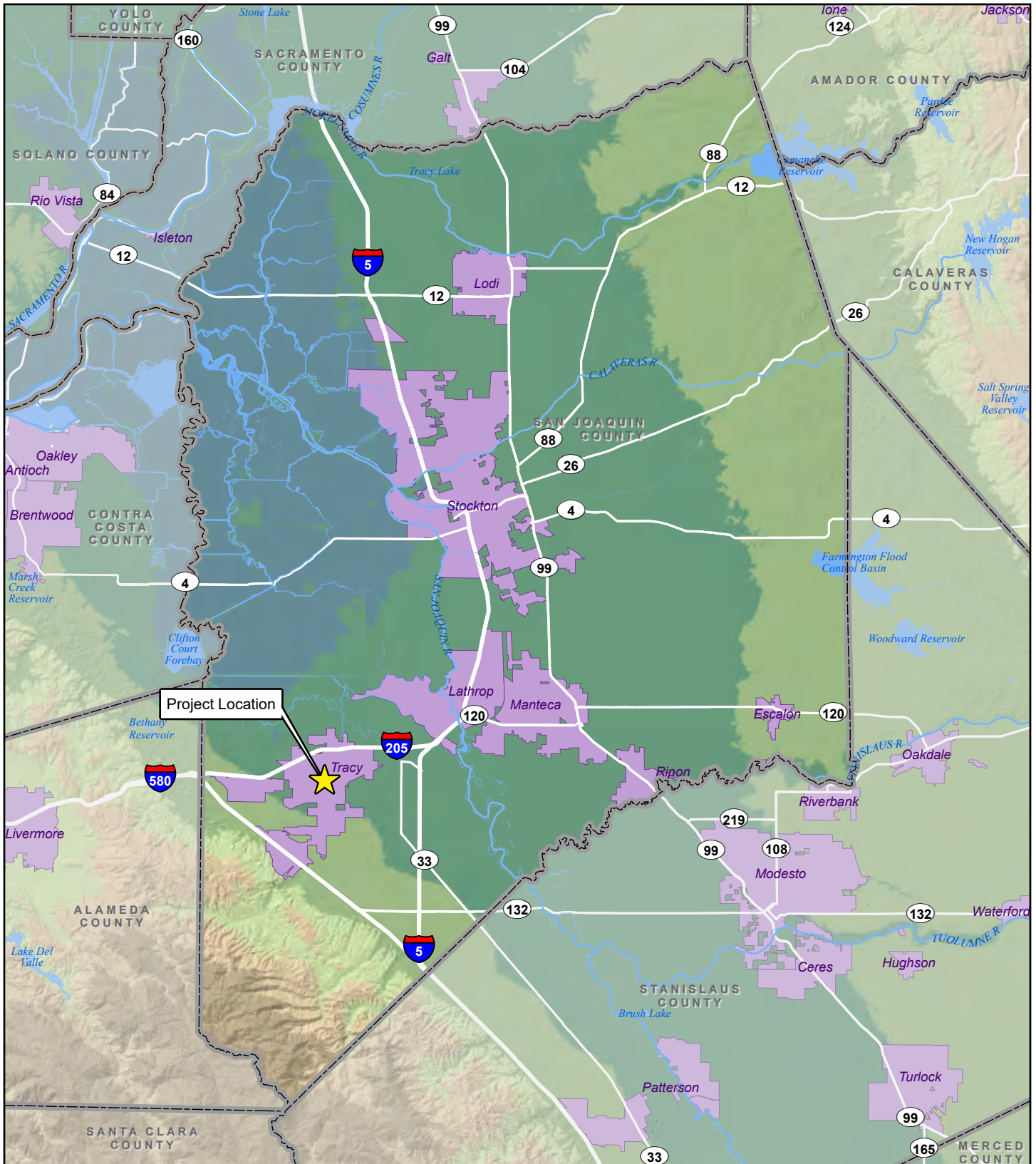
- General Plan Amendment of the property from Medium Density Residential and Low Density Residential to Public Facilities;
- Rezone of the property from Medium Density Residential and Low Density Residential to Light Industrial (M-1)
- Development Review Permit approval for building design, landscaping, and other site features;

- Building, grading, and other permits as necessary for project construction;
- Adopting a Mitigation Monitoring and Reporting Program (MMRP).

The following agencies may rely on the adopted IS/MND to issue permits or approve certain aspects of the proposed project:

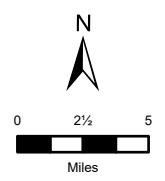
- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction activities would be subject to the SJVAPCD codes and requirements.

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LEGEND

- Incorporated Area
- County Boundary

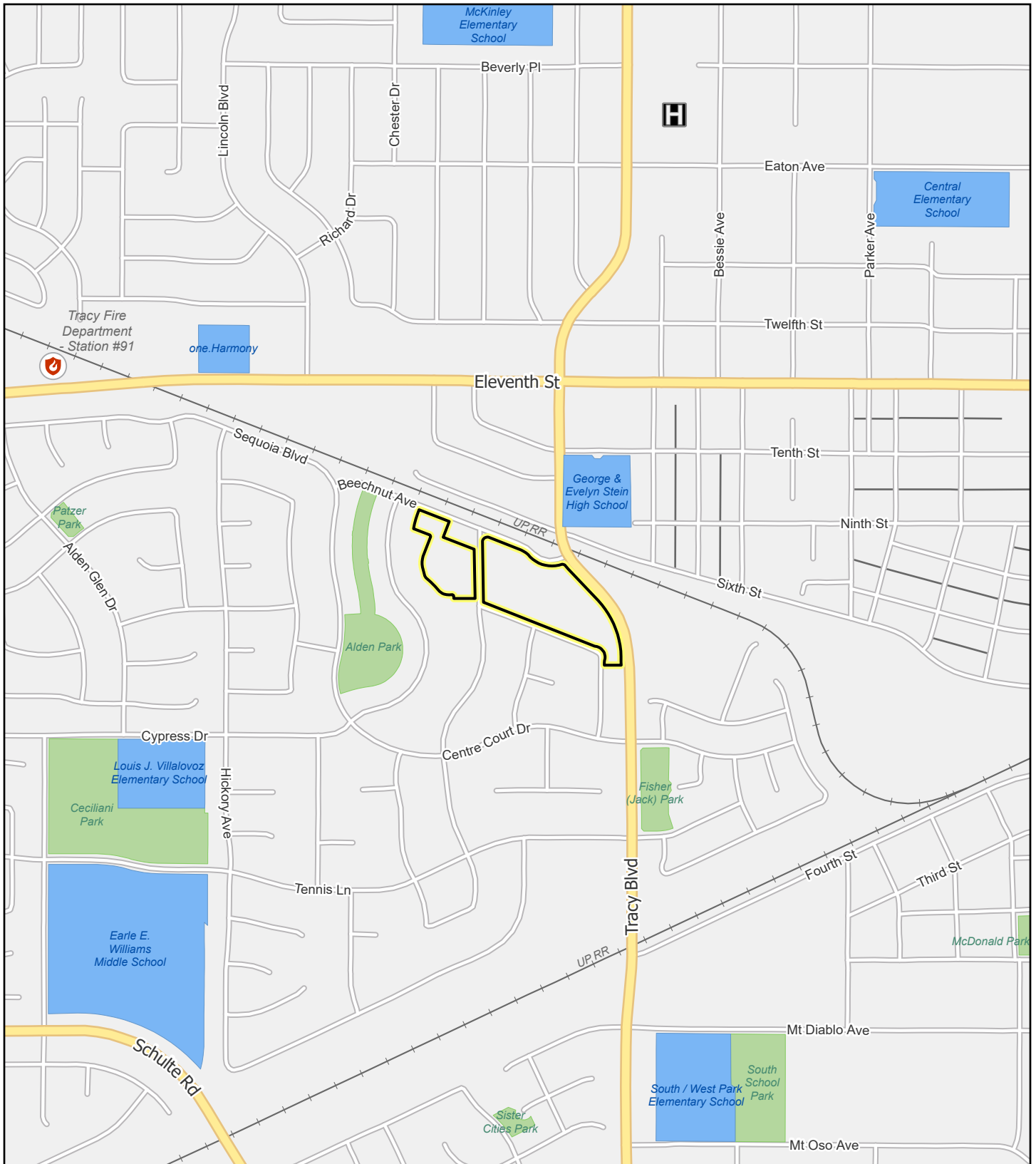


TRACY TRANSIT MAINTENANCE FACILITY






Figure 1. Regional Project Location

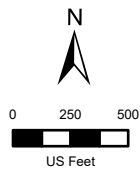
Sources: San Joaquin County GIS. Map date: May 3, 2023.

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LEGEND

-  Project Site
-  Public Schools
-  Sutter Tracy Community Hospital
-  Parks
-  Tracy Fire Department Stations

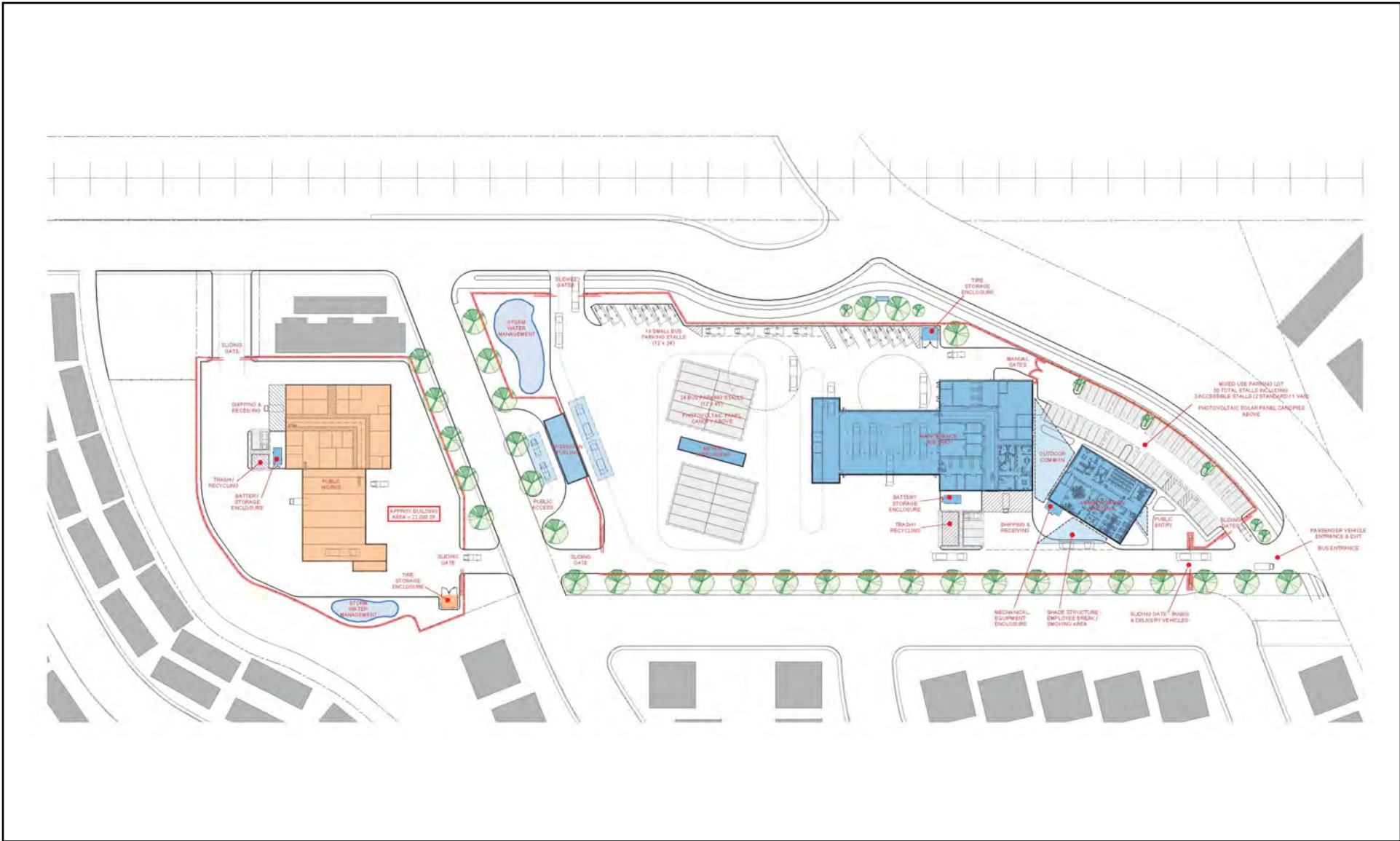


TRACY TRANSIT MAINTENANCE FACILITY

Figure 2. Vicinity Map

Sources: San Joaquin County GIS. Map date: May 3, 2023.

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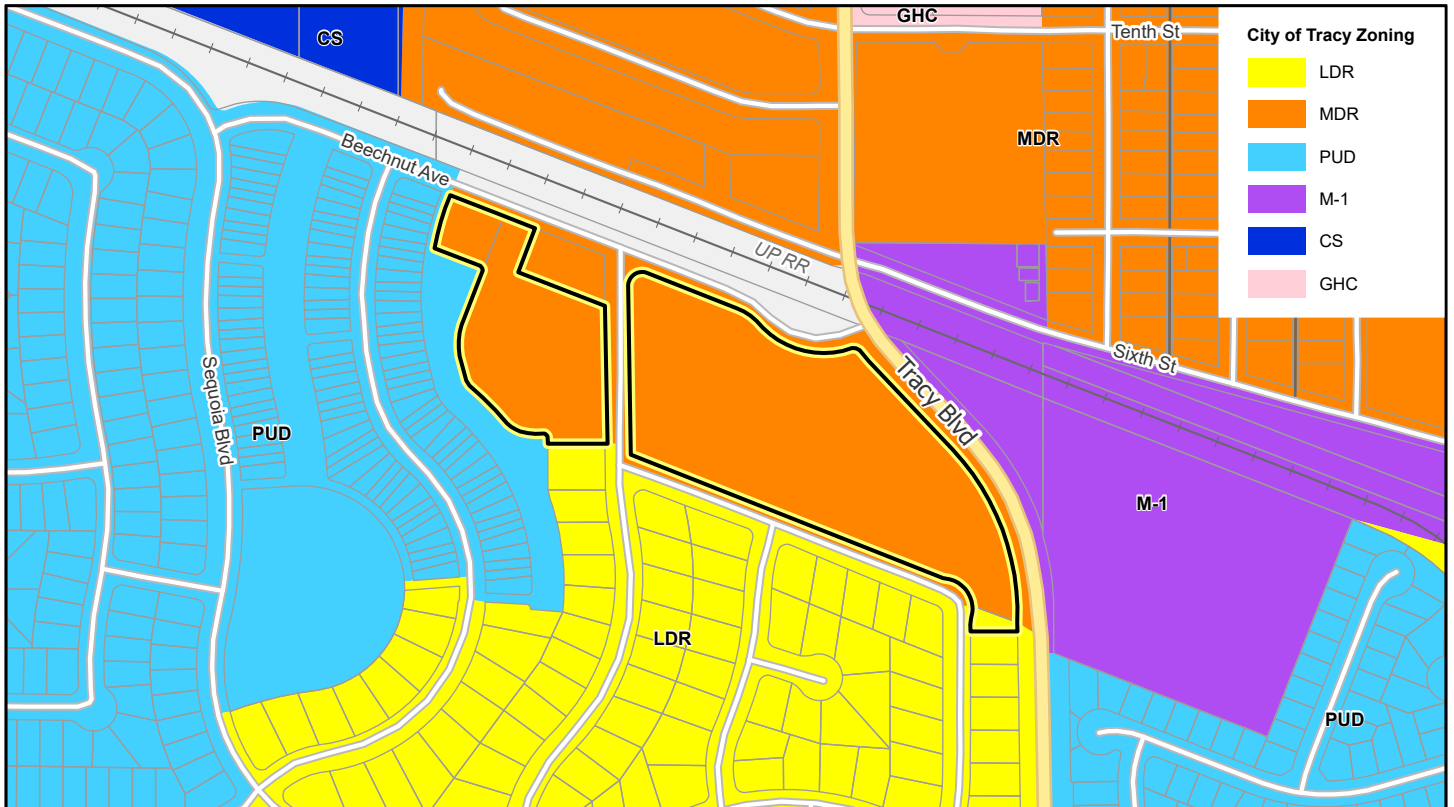
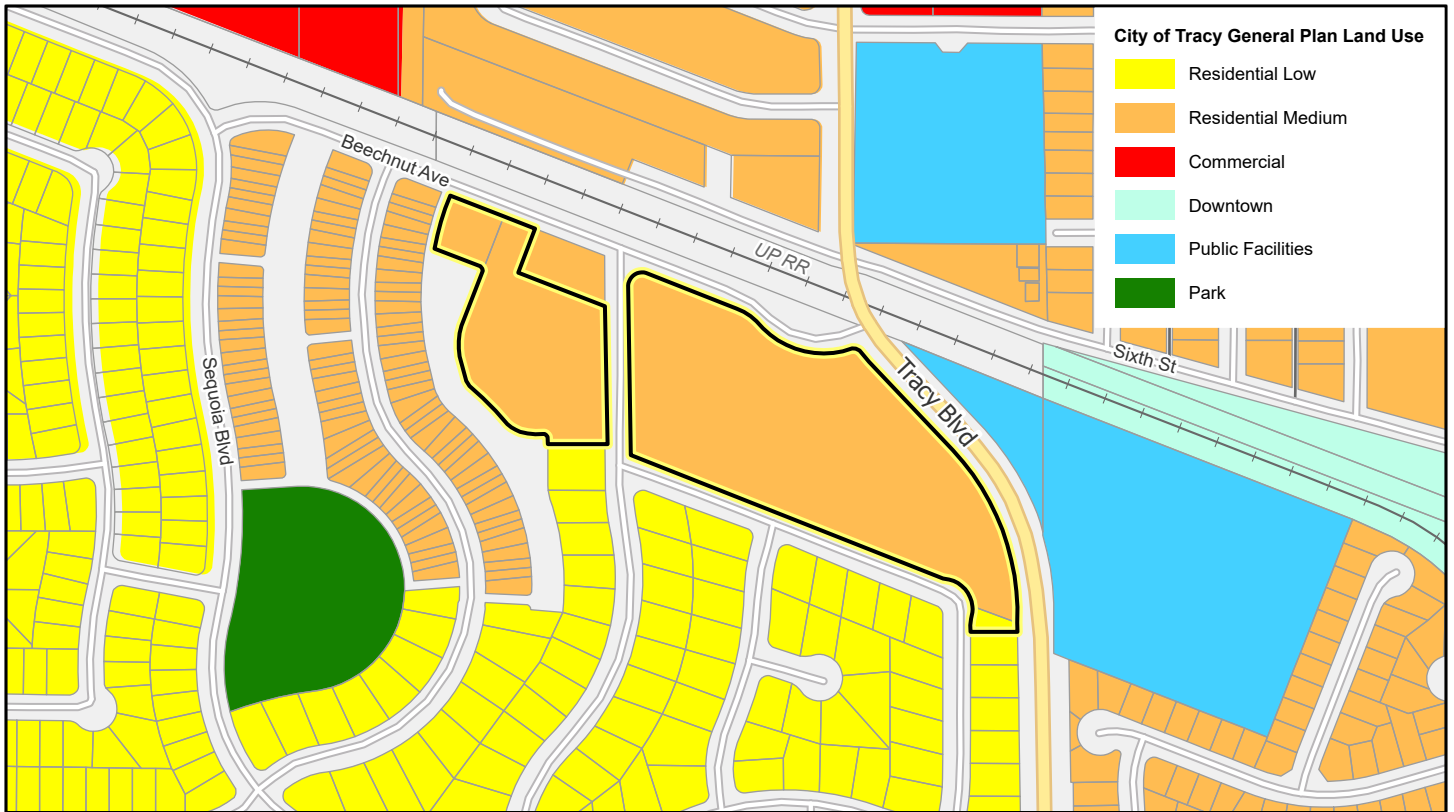


TRACY TRANSIT MAINTENANCE FACILITY

Figure 3. Conceptual Plan

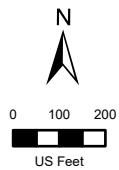
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LEGEND

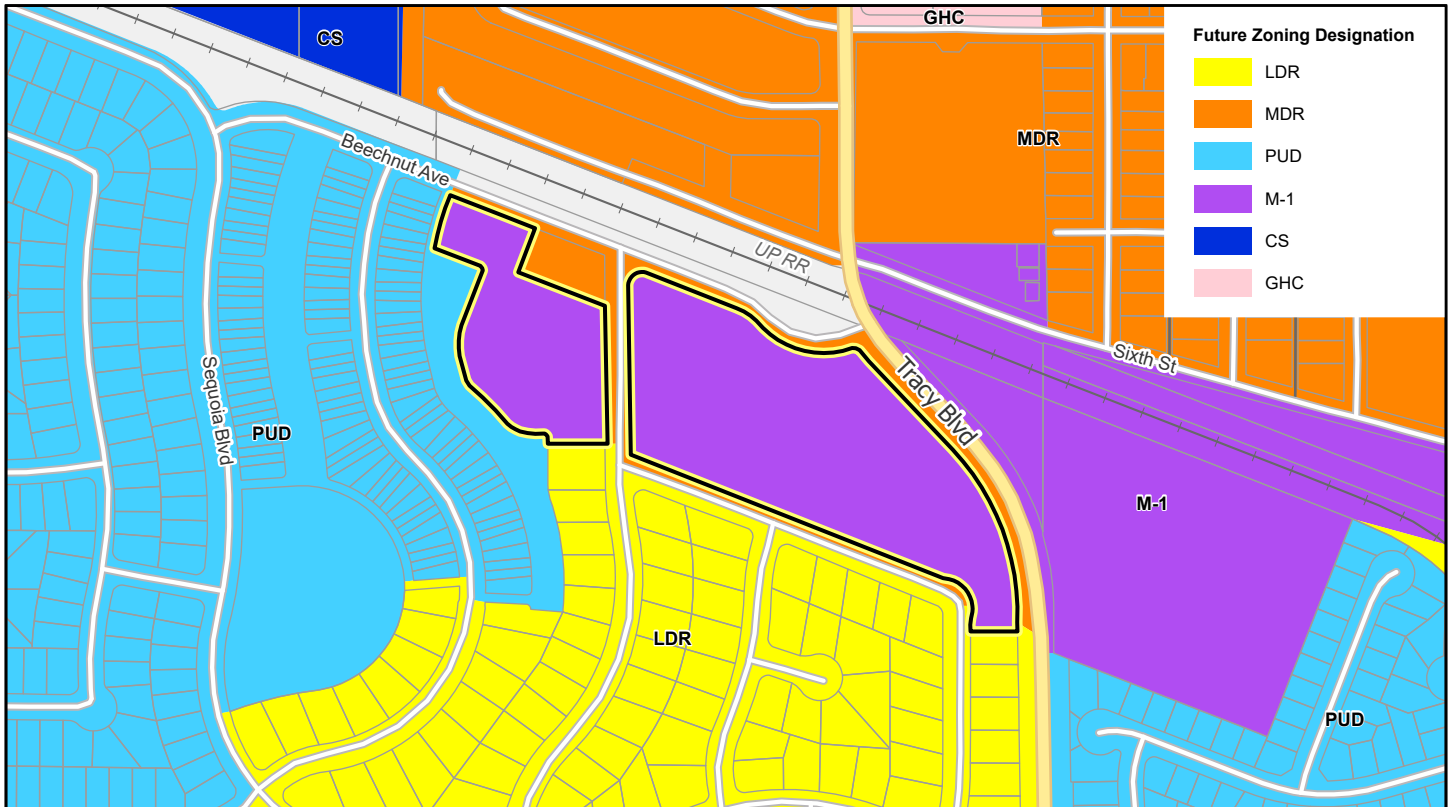
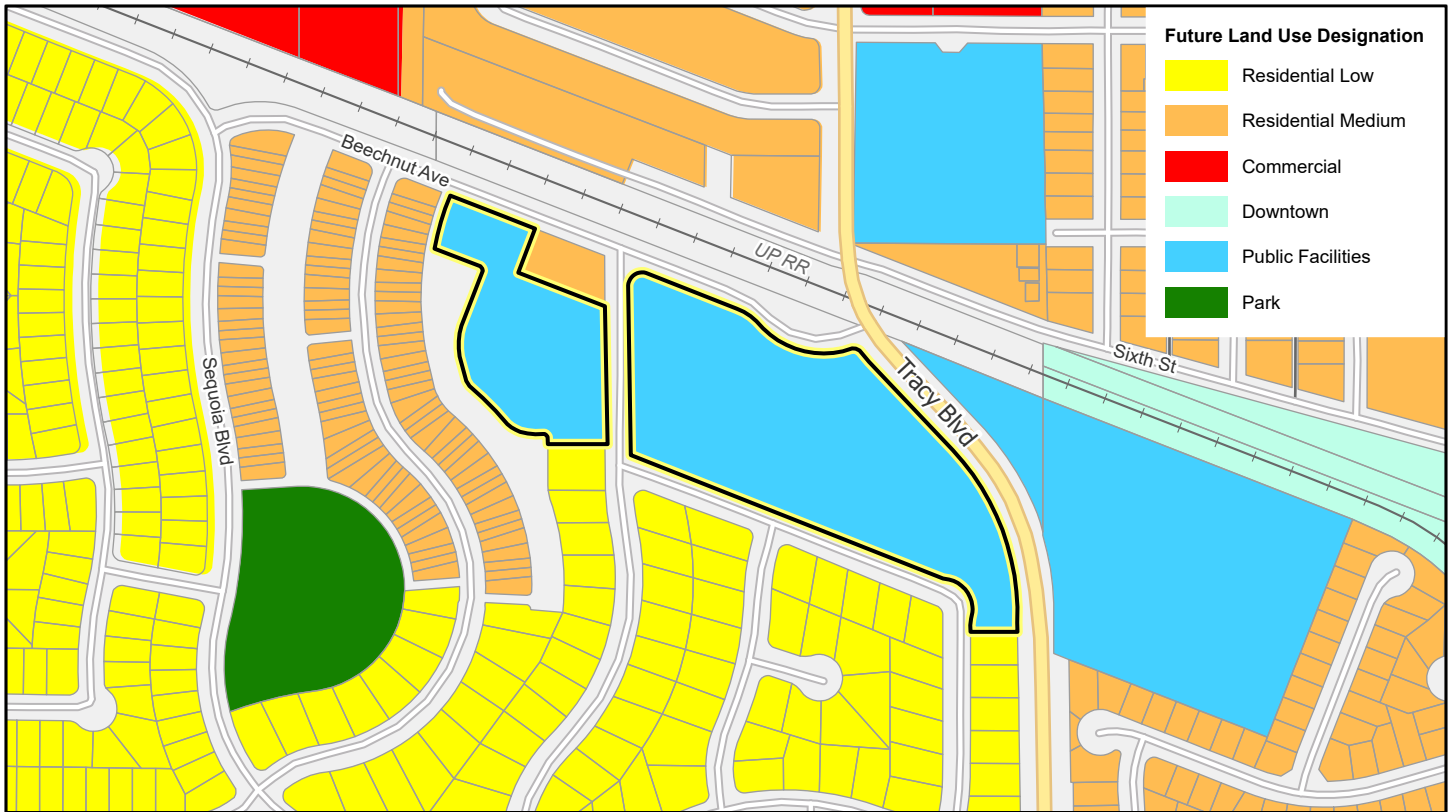
Project Site



TRACY TRANSIT MAINTENANCE FACILITY

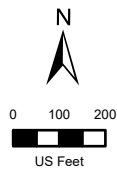
Figure 4. Existing Land Use and Zoning Designations

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LEGEND

 Project Site



TRACY TRANSIT MAINTENANCE FACILITY

Figure 5. Future Land Use and Zoning Designations

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION:

On the basis of this initial evaluation:

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

Signature

Date

EVALUATION INSTRUCTIONS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

EVALUATION OF ENVIRONMENTAL IMPACTS:

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the Project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 18 environmental topic areas.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the Project is in an urbanized area, would the Project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. There are no designated scenic vistas located on or adjacent to the Project site. The Project site currently consists primarily of vacant, undeveloped land with ruderal grasses and is surrounded by existing or future urban development.

The proposed Project uses are consistent and compatible with the surrounding land uses. Surrounding land uses include single family residential uses to the south, single family residential and public facilities uses to the north, additional residential uses to the west, and City of Tracy Public Works Department facilities to the east of the Project site.

Project implementation would add a Transit Maintenance Facility for improved vehicle maintenance, storage, and office space, adjacent to existing City of Tracy Public Works Department facilities. The Project site is not topographically elevated from the surrounding lands, and is not highly visible from areas beyond the immediate vicinity of the site. There are no prominent features on the site, such as extensive trees, rock outcroppings, or other visually distinctive features that contribute to the scenic quality of the site. The Project site is not designated as a scenic vista by the City of Tracy General Plan.

Implementation of the proposed Project would not significantly change the existing visual character of the Project area, as much of the areas immediately adjacent to the site are used for similar purposes, as there are existing City of Tracy Public Works Department facilities located adjacent to the Project site (to the east). Therefore, this impact is considered **less than significant**.

Response b): Less than Significant. As described in the Tracy General Plan EIR, there are two Officially Designated California Scenic Highway segments in the Tracy Planning Area, which extend a total length of 16 miles. The first designated scenic highway is the portion of I-580 between I-205 and I-5, which offers views of the Coast Range to the west and the Central Valley's urban and agricultural lands to the east. The second scenic highway is the portion of I-5 that starts at I-205 and continues south to Stanislaus County, which allows for views of the surrounding agricultural lands and the Delta-Mendota Canal and California Aqueduct.

The Project site lies approximately 4.1 miles northeast of the I-580 scenic highway. The Project site is approximately 5.0 miles west of the I-5 scenic highway and is not visible from the Project site. Additionally, the Project site is not visible from the I-580 corridor. The structures and features proposed as part of the Project present no more visual prominence within the development area relative to the existing development, given the nearby existing Commercial and Public Facilities General Plan land uses. Distant background views would remain roughly equal to existing conditions.

The Project site is not visible from any of the above-referenced scenic highways. Existing trees are located along the perimeter of portions of the Project site, including along much of the southern boundary of Parcel 1, and scattered along portions of the boundary of Parcel 2, Parcel 3, and Parcel 4. Some of the existing trees may be removed during Project build out, landscaping trees would be located along a portion of the perimeter of the Project site, as shown in Figure 3. Development of the proposed Project would not result in the removal of any rock outcroppings, or buildings of historical significance, and would not result in substantial changes to the viewsheds from the designated scenic highways in the vicinity of the City of Tracy. Therefore, this is a **less than significant** impact.

Response c): Less than Significant. The CEQA definition for an "Urbanized area" means a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. In addition, to be considered an Urbanized area according to CEQA, projects must also be within the boundary of a map prepared by the U.S. Bureau of the Census which designates the area as urbanized area. According to the U.S. Bureau of the Census, the Project site is mapped and designated as urbanized area. In addition, the Project site is located within the City of Tracy, which has an estimated population of approximately 94,538 people; meaning the Project site is within an urbanized area and subjected to applicable zoning or other regulation governing scenic quality. Development of the Project site would convert the Project site from its existing state to a transit maintenance facility.

The proposed Project would add public facilities use to an area that currently contains numerous public buildings. The proposed Project would be visually compatible with nearby commercial uses, such as those located to the northwest of the Project site, as well as public uses located to the east of the Project site. Additionally, landscaping would surround the eastern Project parcel. Site specific characteristics would change the site from vacant land to a developed use. However, taking into account the scope and location of the proposed Project relative to the surrounding area uses, this would not greatly alter the area's overall visual character.

Additionally, the Project is subject to the City of Tracy's development and design review criteria, which would ensure that the exterior facades of the proposed structures, landscaping, streetscape improvements and exterior lighting improvements are compatible with the surrounding land uses. Additionally, the proposed Project includes extensive planting of new trees and other vegetation. Overall, Project implementation would not conflict with the applicable regulations governing scenic quality. Therefore, this impact is considered **less than significant**.

Response d): Less than Significant. Daytime glare can occur when the sunlight strikes reflective surfaces such as windows, vehicle windshields and shiny reflective building materials. New sources of glare would occur primarily from the windshields of vehicles travelling to and from the Project site and from vehicles parked at the site. There is also the potential for reflective building materials and windows to result in increases in daytime glare. The proposed Project would introduce new structures and other features (such as parking lots for buses and passenger vehicles, and various fueling areas) into the Project site; however, the landscaping on-site would include a variety of shade trees around the perimeter of the site, as shown in Figure 3. The proposed landscaping would assist in shielding glare resulting from the proposed building materials and glass windows. Moreover, any increases in glare from vehicle windshields generated from vehicles traveling to and from the Project site would be minimal. As such, the Project is not anticipated to result in substantial increases in daytime glare.

The proposed Project would include exterior lighting around the proposed structures. The City of Tracy Standard Plan #140 establishes street light standards, and requirements for light illumination. Exterior lighting on new projects is also regulated by the Tracy Municipal Code, which specifies that the site plan and architectural review package includes an exterior lighting standards and devices review. The City addresses light and glare issues on a case-by-case basis during Project approval and typically adds requirements as a condition of Project approval to shield and protect against light spillover from one property to the next as required by Tracy Municipal Code Section 10.08.3530(h). Therefore, this impact would be **less than significant**.

II. AGRICULTURE AND FOREST RESOURCES -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526)?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. The Project site is designated as Urban and Built-up Land by the Farmland Mapping and Monitoring Program and the California Department of Conservation.¹ Due to the existing surrounding land uses, the Project site is not suitable for agricultural production and agricultural operations.

The proposed Project site General Plan land use is currently Residential Medium. However, the proposed Project includes a General Plan Amendment to designate the Project site as Public Facilities. However, the current land use is intended for future urban land uses in the Tracy General Plan. As such, implementation of the proposed Project would not create new impacts over and above those identified in the General Plan Final EIR, nor significantly change previously identified impacts. Therefore, this would be considered a **less than significant** impact.

Response b): No Impact. The Project site is not under a Williamson Act Contract, nor are any of the parcels immediately adjacent to the Project site under a Williamson Act Contract. Therefore, implementation of the proposed Project would not conflict with a Williamson Act Contract. The Project site is currently zoned MDR by the City’s Zoning Map. As such, the proposed Project would not conflict with any agricultural zoning or Williamson Act Contract. There is **no impact**.

Responses c) and d): No Impact. The Project site is located in an area consisting of residential and public uses. There are several trees present on the Project Site; however, these trees are

¹ Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>.

ornamental in nature. There are no forest resources on the Project site or in the immediate vicinity of the Project site. Therefore, development of the Project would result in **no impact**.

Response e): Less than Significant. As described under Responses (a) above, the proposed Project site is not designated or zoned for agricultural uses. The proposed Project is identified for urban land uses in the Tracy General Plan. Therefore, implementation of the proposed Project would result in a **less than significant** impact.

III. AIR QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

EXISTING SETTING

The Project site is located within the boundaries of the San Joaquin Valley Air Pollution Control District (SJVAPCD). This agency is responsible for monitoring air pollution levels and ensuring compliance with federal and state air quality regulations within the San Joaquin Valley Air Basin (SJVAB) and has jurisdiction over most air quality matters within its borders.

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b), c): Less than Significant with Mitigation. Air quality emissions would be generated during construction of the proposed Project and during operation of the proposed Project. Construction-related air quality impacts and operational air quality impacts are addressed separately below.

Construction-Related Emissions

The SJVAPCD has published guidance on determining CEQA applicability, significance of impacts, and potential mitigation of significant impacts, in the SJVAPCD Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The SJVAPCD has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) offset requirements for stationary sources. Using Project type and size, the SJVAPCD has pre-quantified emissions and determined a size below which it is reasonable to conclude that a Project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and Project sizes provided in the SJVAPCD Small Project Level (SPAL) are deemed to have a less than significant impact on air quality and, as such, are excluded from quantifying criteria pollutant emissions for CEQA purposes.

The SJVAPCD's approach to analysis of construction impacts is that quantification of construction emissions is not necessary if an Initial Study demonstrates that construction emissions would be less than significant based on the SJVAPCD SPAL screening levels (SJVAPCD, 2015). The proposed Project would only generate a very small number of vehicle trips during its construction and operational phases and would not require a large Project area (far less than the SPAL screening threshold of 105,00 square feet and 1,550 average daily one-way trips for an automobile care center) (SJVAPCD, 2020). Based on these Project characteristics, the proposed Project would be deemed to have a less than significant impact on air quality under the SPAL guidelines (SJVAPCD, 2015). As such, the proposed Project is excluded from quantifying criteria pollutant emissions for CEQA purposes.

Nevertheless, for the sake of additional disclosure, air emissions modeling for the proposed Project was conducted. Construction-related activities would result in Project-generated emissions from demolition, site preparation, grading, paving, building construction, and architectural coatings. CalEEMod™ (v.2022.1) was used to estimate construction emissions for the proposed Project. Table AIR-1, below, provides the construction criteria pollutant emissions associated with implementation of the proposed Project. Further detail is provided in Appendix A.

Table AIR-1: Maximum Construction Project Generated Emissions (tons per year)

POLLUTANT	CO	NOX	ROG	SOX	PM₁₀	PM_{2.5}
THRESHOLD	100	10	10	27	15	15
EMISSIONS	1.63	1.26	0.34	<0.01	0.20	0.11
EXCEEDS THRESHOLD?	N	N	N	N	N	N

SOURCES: CAL EEMOD (v.2022.1)

If the proposed Project's emissions will exceed the SJVAPCD's threshold of significance for construction-generated emissions, the proposed Project could have a significant impact on air quality and all feasible mitigation are required to be implemented to reduce emissions. As shown in Table AIR-1, Project maximum construction emissions would not exceed the SJVAPCD thresholds of significance. However, regardless of emission quantities, the SJVAPCD requires construction related mitigation in accordance with their rules and regulations. Implementation of the following mitigation measures in addition to compliance with all applicable measures from SJVAPCD Rule VIII would ensure that the Project would have a **less than significant** impact related to construction emissions.

MITIGATION MEASURE(S)

Mitigation Measure AIR-1: *Prior to the commencement of grading activities, the contractor hired to complete the grading activities shall prepare a construction emissions reduction plan that meets the requirements of SJVAPCD Rule VIII. The construction emissions reductions plan shall be submitted to the SJVAPCD for review and approval. The Project applicant shall comply with all applicable APCD requirements prior to commencement of grading activities.*

Mitigation Measure AIR-2: *The following mitigation measures, in addition to those required under Regulation VIII of the SJVAPCD, shall be implemented by the Project's contractor during all phases of Project grading and construction to reduce fugitive dust emissions:*

- *Water previously disturbed exposed surfaces (soil) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Water all haul roads (unpaved) a minimum of two-times/day or whenever visible dust is capable of drifting from the site or approaches 20 percent opacity.*
- *Reduce speed on unpaved roads to less than 5 miles per hour.*
- *Reduce the amount of disturbed surface area at any one time pursuant to the scope of work identified in approved and permitted plans.*
- *Restrict vehicular access to the area to prevent unlawful entry to disturbed areas and limit unnecessary onsite construction traffic on disturbed surfaces. Restriction measures may include fencing or signage as determined appropriate by the City.*
- *Cease grading activities during periods of high winds (greater than 20 mph over a one-hour period).*
- *Asphalt-concrete paving shall comply with SJVAPCD Rule 4641 and restrict use of cutback, slow-sure, and emulsified asphalt paving materials.*

Implementation of this mitigation shall occur during all grading or site clearing activities. The SJVAPCD shall be responsible for monitoring.

Operational-Related Emissions

For the purposes of this operational air quality analysis, actions that violate Federal standards for criteria pollutants (i.e., primary standards designed to safeguard the health of people considered to be sensitive receptors while outdoors and secondary standards designed to safeguard human welfare) are considered significant impacts. Additionally, the SJVAPCD has established operations related emissions thresholds of significance as follows: 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), and 15 tons per year particulate matter of 10 microns or less in size (PM₁₀) and 15 tons per year particulate matter of 2.5 microns or less in size (PM_{2.5}). Additionally, as discussed previously, the SJVAPCD has established thresholds of significance for criteria pollutant emissions, which are based on District NSR offset requirements for stationary sources. Using Project type and size, the SJVAPCD has pre-quantified emissions and determined a size below which it is reasonable to conclude that a Project would not exceed applicable thresholds of significance for criteria pollutants.

CalEEMod™ (v.2022.1) was used to model operational emissions of the proposed Project. Table AIR-2 shows proposed Project emissions as provided by CalEEMod. Further detail is provided in Appendix A. The SJVAPCD provides a list of applicable air quality emissions thresholds.

Table AIR-2: Operational Project Generated Emissions (tons per year)

POLLUTANT	CO	NO_x	ROG	SO_x	PM₁₀	PM_{2.5}
THRESHOLD	100	10	10	27	15	15
EMISSIONS	1.89	0.37	0.62	<0.01	0.29	0.08
EXCEEDS THRESHOLD?	N	N	N	N	N	N

SOURCES: CALEEMOD (v.2022.1)

The SJVAPCD has established their thresholds of significance by which the Project emissions are compared against to determine the level of significance. The SJVAPCD has established operations related emissions thresholds of significance as follows: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of sulfur oxides (SO_x), 15 tons per year particulate matter of 10 microns or less in size (PM₁₀), and 15 tons per year particulate matter of 2.5 microns or less in size (PM_{2.5}). If the proposed Project's emissions will exceed the SJVAPCD's threshold of significance for operational-generated emissions, the proposed Project will have a significant impact on air quality and all feasible mitigation are required to be implemented to reduce emissions to the extent feasible. As shown in Table AIR-2 above, operational emissions would not exceed any of the SJVAPCD operational thresholds of significance.

Rule 9510 Indirect Source Review

District Rule 9510 requires developers of large residential, commercial and industrial projects to reduce smog-forming (NO_x) and particulate (PM₁₀ and PM_{2.5}) emissions generated by their projects. The Rule applies to projects which, upon full build-out, will include 2,000 square feet of commercial space. Project developers are required to reduce:

- 20 percent of construction-exhaust nitrogen oxides;
- 45 percent of construction-exhaust PM₁₀;
- 33 percent of operational nitrogen oxides over 10 years; and
- 50 percent of operational PM₁₀ over 10 years.

Developers are encouraged to meet these reduction requirements through the implementation of on-site mitigation; however, if the on-site mitigation does not achieve the required baseline emission reductions, the developer will mitigate the difference by paying an off-site fee to the District. Fees reduce emissions by helping to fund clean-air projects in the District.

The proposed Project includes development of a transit maintenance facility. Therefore, the Project would be subject to the requirements of Direct Rule 9510. Additionally, the SJVAPCD has established thresholds of significance for criteria pollutant emissions, which are based on District New Source Review (NSR) requirements. Projects with emissions below the thresholds of significance for criteria pollutants would be determined to "not conflict or obstruct implementation of the District's air quality plan." As such, the Project would result in **less than significant** air quality impacts, and would not conflict or obstruct implementation of the District's air quality plan. However, regardless of the emissions totals presented above, the

Project is still subject to the requirements of SJVAPCD Rule 9510, as described above and required by Mitigation Measure AIR-3.

MITIGATION MEASURE(S)

***Mitigation Measure AIR-3:** Prior to the issuance of any building permits, the Project applicant shall comply with the requirements of District Rule 9510, which is aimed at the following reductions:*

- 20 percent of construction-exhaust nitrogen oxides;
- 45 percent of construction-exhaust PM10;
- 33 percent of operational nitrogen oxides over 10 years; and
- 50 percent of operational PM10 over 10 years.

The Project applicant shall coordinate with SJVAPCD to develop measures and strategies to reduce operational emissions from the proposed Project. If feasible measures are not available to meet the emissions reductions targets outlined above, then the Project applicant may be required to pay an in-lieu mitigation fee to the SJVAPCD to off-set Project-related emissions impacts. If in-lieu fees are required, the Project applicant shall coordinate with the SJVAPCD to calculate the amount of the fees required to off-set Project impacts. The Project applicant shall provide verification of compliance to the City prior to the issuance of any building permits.

Conclusion

With implementation of Mitigation Measure AIR-1 through AIR-3, this impact would be reduced to a **less than significant** level.

Response d): Less than Significant. Sensitive receptors are those parts of the population that can be severely impacted by air pollution. Sensitive receptors include children, the elderly, and the infirm. The closest sensitive receptors are located just to the west and south of the Project site.

Implementation of the proposed Project would not expose these or other nearby sensitive receptors to substantial pollutant concentrations. Air emissions would be generated during the construction phase of the Project. The construction phase of the Project would be temporary and short-term, and the implementation of Mitigation Measures AIR-1, AIR-2, and AIR-3 would greatly reduce pollution concentrations generated during construction activities.

Operation of the proposed Project would result in emissions primarily from vehicle trips, including buses. As described under Response a) – c) above, the proposed Project would not generate significant concentrations of air emissions. Impacts to sensitive receptors would be negligible and this is a **less than significant** impact.

Response e): Less than Significant. Operation of the proposed Project would not generate notable odors. The proposed Project includes development of a transit maintenance facility, which is compatible with the surrounding land uses. Occasional mild odors may be generated

during landscaping maintenance (equipment exhaust), and occasionally from the vehicles that travel to and from the Project site, but the Project would not otherwise generate odors. Trash receptacles would be provided in the northern portion of the site. The receptacles would have lids in order to contain potential odor from trash and waste. This is a **less than significant** impact and no mitigation is required.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

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

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant with Mitigation. A background search of special-status species within one mile of the Project site that are documented in the California Natural Diversity Database (CNDDDB) was completed. Figure 6 illustrates the special-status species records located within the nine-quadrangle radius of the Project site.

Special-status invertebrates that occur within the San Joaquin County region include: longhorn fairy shrimp, vernal pool fairy shrimp, and midvalley fairy shrimp, which requires vernal pools and swale areas within grasslands; and the valley elderberry longhorn beetle, which is an insect that is only associated with blue elderberry plants, oftentimes in riparian areas and sometimes on land in the vicinity of riparian areas. The Project site does not contain essential habitat for these special status invertebrates. Additionally, no CNDDDB records of the aforementioned special-status invertebrates exist within one-mile of the Project site. Implementation of the

proposed Project would have a **less than significant** impact on these species. No mitigation is necessary.

Special-status reptiles and amphibians that occur within the region include the western pond turtle, which requires aquatic environments located along ponds, marshes, rivers, and ditches; the California tiger salamander, which is found in grassland habitats where there are nearby seasonal wetlands for breeding; the silvery legless lizard, which is found in sandy or loose loamy soils under sparse vegetation with high moisture content; San Joaquin whipsnake, which requires open, dry habitats with little or no tree cover with mammal burrows for refuge; the Alameda whipsnake, which is restricted to valley-foothill hardwood habitat on south-facing slopes; the California horned lizard, which occurs in a variety of habitats including, woodland, forest, riparian, and annual grasslands, usually in open sandy areas; the foothill yellow-legged frog, which occurs in partly shaded and shallow streams with rocky soils; the California red legged frog, which occurs in stream pools and ponds with riparian or emergent marsh vegetation; and the western spadefoot toad, which requires grassland habitats associated with vernal pools.

No CNDDDB records of the aforementioned special-status reptiles or amphibians exist within one-mile of the Project site. The Project site does not contain essential habitat for these special status reptiles and amphibians. Implementation of the proposed Project would have a **less than significant** impact on these species. No mitigation is necessary.

Numerous special-status plant species are known to occur in the region. Many of these special status plant species require specialized habitats such as serpentine soils, rocky outcrops, slopes, vernal pools, marshes, swamps, riparian habitat, alkali soils, and chaparral, which are not present on the Project site. The Project site is located in an area that was likely valley grassland prior to human settlement, and there are several plant species that are found in valley and foothills grasslands areas. These species include large-flowered fiddleneck, bent-flowered fiddleneck, big balsamroot, big tarplant, round-leaved filaree, Lemmon's jewelflower, and showy golden madia. Human settlement has involved a high frequency of ground disturbance associated with the historical farming activities in the region, including the Project site.

CNDDDB records of two special-status plant species exist within one mile of the Project site: big tarplant and caper-fruited tropidocarpum. The Project site does not contain suitable habitat for special-status plant species, and these species are not expected to be present on the site due to ongoing site disturbance. Implementation of the proposed Project would have a **less than significant** impact on these species. No mitigation is necessary.

Special-status birds that occur within the region include tricolored blackbird, Swainson's hawk, northern harrier, and bald eagle, which are associated with streams, rivers, lakes, wetlands, marshes, and other wet environments; loggerhead shrike, and burrowing owl, which lives in open areas, usually grasslands, with scattered trees and brush; and raptors that are present in varying habitats throughout the region.

Swainson's Hawk. The Swainson's hawk is threatened in California and is protected by the California Department of Fish and Wildlife (CDFW) and the Migratory Bird Treaty Act (MBTA).

Additionally, Swainson's hawk foraging habitat is protected by the CDFW. Swainson's hawks forage in open grasslands and agricultural fields and commonly nest in solitary trees and riparian areas in close proximity to foraging habitat. The foraging range for Swainson's hawk is ten miles from its nesting location. Project Additionally, the site and the surrounding open grassland habitat will provide low to medium quality foraging opportunities for local Swainson's hawks. The San Joaquin Council of Governments (SJCOG) administers the San Joaquin County Multi-Species Open Space and Conservation Plan (SJMSCP) for the region. The proposed Project would require coverage under the SJMSCP. SJCOG would apply incidental take minimization measures for the Project. As such, impacts to Swainson's hawk are **less than significant** with implementation of Mitigation Measure BIO-2.

Burrowing Owls. Burrowing owls are a California Species of Special Concern and are protected by the CDFW and the MBTA. Burrowing owls forage in open grasslands and shrublands and typically nest in old ground squirrel burrows. There are four documented occurrences of burrowing owls within one mile of the Project site. The nearest documented occurrence of burrowing owl is located approximately 0.24 miles south of the southern boundary of the Project site. The Project site contains suitable, but not high quality, habitat for burrowing owls. The Project site is near to other lands that are currently undeveloped that offer foraging and roosting habitat for wintering or breeding owls. Overall, there is the potential for burrowing owls to occupy the site. While considered unlikely, this is considered potentially significant impact.

The proposed Project would require coverage under the SJMSCP and SJCOG would apply incidental take minimization measures for the Project. In addition, implementation of Mitigation Measure BIO-1 would ensure that burrowing owls are not impacted during construction activities. Implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 would ensure a **less than significant** impact to burrowing owls.

Tricolored Blackbird. Tricolored blackbirds are a California Species of Special Concern and are protected by the CDFW and the MBTA. Tricolored blackbirds nest in dense colonies in emergent marsh vegetation, such as tules and cattails, or upland sites with blackberries, nettles, thistles, and grainfields. Tricolored blackbird habitat must be large enough to support 50 pairs and likely requires water at or near the nesting colony. There is one documented occurrence of Tricolored Blackbird within one mile of the Project Site. The Project Site contains suitable, but not high quality, habitat for Tricolored Blackbirds.

Participation in the SJMSCP is recommended for all new projects on previously undeveloped land in Tracy. Although the likelihood for the occurrence of any special status plant or wildlife species on the site is extremely low, the implementation of Mitigation Measure BIO-2 would ensure that special status plant or wildlife species are protected throughout the region. Impacts to special status plant or wildlife species would be reduced to a **less than significant** level with mitigation.

MITIGATION MEASURE(S)

Mitigation Measure BIO-1: *Prior to the commencement of grading activities or other ground disturbing activities on the Project site, the Project applicant shall arrange for a qualified biologist to conduct a preconstruction survey for western burrowing owls in*

accordance with SJMSCP requirements. If no owls or owl nests are detected, then construction activities may commence. If burrowing owls or occupied nests are discovered, then the following shall be implemented:

- During the breeding season (February 1 through September 1) occupied burrows shall not be disturbed and shall be provided with a 75 meter protective buffer until and unless the SJCOG Technical Advisory Committee (TAC), with the concurrence of the Permitting Agencies' representatives on the TAC; or unless a qualified biologist approved by the Permitting Agencies verifies through non-invasive means that either: 1) the birds have not begun egg laying, or 2) juveniles from the occupied burrows are foraging independently and are capable of independent survival. Once the fledglings are capable of independent survival, the burrow can be destroyed. They should only be destroyed by a qualified biologist using passive one-way eviction doors to ensure that owls are not harmed during burrow destruction. Methods for removal of burrows are described in the California Department of Fish and Game's Staff Report on Burrowing Owls (October, 1995).
- During the non-breeding season (September 1 through January 31) burrowing owls occupying the Project site should be evicted from the Project site by passive relocation as described in the California Department of Fish and Game's Staff Report on Burrowing Owls (Oct., 1995)

Implementation of this mitigation shall occur prior to grading or site clearing activities. SJCOG shall be responsible for monitoring and a qualified biologist shall conduct surveys and relocate owls as required.

Mitigation Measure BIO-2: Prior to commencement of any grading activities, the Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species. Coverage involves compensation for habitat impacts on covered species through payment of development fees for conversion of open space lands that may provide habitat for covered special status species. These fees are used to preserve and/or create habitat in preserves to be managed in perpetuity. In addition, coverage includes incidental take avoidance and minimization measures for species that could be affected as a result of the proposed Project. There are a wide variety of incidental take avoidance and minimization measures contained in the SJMSCP that were developed in consultation with the USFWS, CDFW, and local agencies. The applicability of incidental takes avoidance and minimization measures are determined by SJCOG on a Project basis. The process of obtaining coverage for a Project includes incidental take authorization (permits) under the Endangered Species Act Section 10(a) and California Fish and Game Code Section 2081. The Section 10(a) permit also serves as a special-purpose permit for the incidental take of those species that are also protected under the MBTA. Coverage under the SJMSCP would fully mitigate all habitat impacts on covered special-status species. The SJMSCP includes the implementation of an ongoing Monitoring Plan to ensure success in mitigating the habitat impacts that are covered. The SJMSCP Monitoring Plan includes an Annual Report process,

Biological Monitoring Plan, SJMSCP Compliance Monitoring Program, and the SJMSCP Adaptive Management Plan SJCOG.

Responses b): No Impact. Riparian natural communities support woody vegetation found along rivers, creeks and streams. Riparian habitat can range from a dense thicket of shrubs to a closed canopy of large mature trees covered by vines. Riparian systems are considered one of the most important natural resources. While small in total area when compared to the state's size, they provide a special value for wildlife habitat.

Over 135 California bird species either completely depend upon riparian habitats or use them preferentially at some stage of their life history. Riparian habitat provides food, nesting habitat, cover, and migration corridors. Another 90 species of mammals, reptiles, invertebrates and amphibians depend on riparian habitat. Riparian habitat also provides riverbank protection, erosion control and improved water quality, as well as numerous recreational and aesthetic values.

There is no riparian habitat or other sensitive natural communities located on the Project site. As such, the proposed Project would have **no impact** on these resources, and no mitigation is required.

Response c): Less than Significant. A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

Wetlands are defined by regulatory agencies as having special vegetation, soil, and hydrology characteristics. Hydrology, or water inundation, is a catalyst for the formation of wetlands. Frequent inundation and low oxygen causes chemical changes to the soil properties resulting in what is known as hydric soils. The prevalent vegetation in wetland communities consists of hydrophytic plants, which are adapted to areas that are frequently inundated with water. Hydrophytic plant species have the ability to grow, effectively compete, reproduce, and persist in low oxygen soil conditions.

Below is a list of wetlands that are found in the Tracy planning area:

- **Farmed Wetlands:** This category of wetlands includes areas that are currently in agricultural uses. This type of area occurs in the northern portion of the Tracy Planning Area.
- **Lakes, Ponds and Open Water:** This category of wetlands includes both natural and human-made water bodies such as that associated with working landscapes, municipal water facilities and canals, creeks and rivers.
- **Seasonal Wetlands:** This category of wetlands includes areas that typically fill with water during the wet winter months and then drain enough to become ideal plant habitats throughout the spring and summer. There are numerous seasonal wetlands throughout the Tracy Planning Area.

- Tidal Salt Ponds and Brackish Marsh: This category of wetlands includes areas affected by irregular tidal flooding with generally poor drainage and standing water. There are minimal occurrences along some of the larger river channels in the northern portion of the Tracy Planning Area.

There are no wetlands located on the Project site. Therefore, this is a **less than significant** impact and no mitigation is required.

Response d): Less than Significant. The CNDDDB record search did not reveal any documented wildlife corridors or nursery sites on or adjacent to the Project site. Furthermore, field surveys did not reveal any wildlife nursery sites on or adjacent to the Project site. Implementation of the proposed Project would have a **less than significant** impact. No mitigation is necessary.

Responses e), f): Less than Significant with Mitigation. The Project site is located within the jurisdiction of the SJMSCP and is located within the Central/Southwest Transition Zone of the SJMSCP. The SJCOG prepared the Plan pursuant to a Memorandum of Understanding adopted by SJCOG, San Joaquin County, the United States Fish and Wildlife Service (USFWS), the CDFW, Caltrans, and the cities of Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy in October 1978. On February 27, 2001, the Plan was unanimously adopted in its entirety by SJCOG. The City of Tracy adopted the Plan on November 6, 2001.

According to Chapter 1 of the SJMSCP, its key purpose is to “provide a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy; preserving landowner property rights; providing for the long-term management of plant, fish and wildlife species, especially those that are currently listed, or may be listed in the future, under the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA); providing and maintaining multiple use Open Spaces which contribute to the quality of life of the residents of San Joaquin County; and, accommodating a growing population while minimizing costs to Project proponents and society at large.”

In addition, the goals and principles of the SJMSCP include the following:

- Provide a County-wide strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses, while protecting the region's agricultural economy.
- Preserve landowner property rights.
- Provide for the long-term management of plant, fish, and wildlife species, especially those that are currently listed, or may be listed in the future, under the ESA or the CESA.
- Provide and maintain multiple-use open spaces, which contribute to the quality of life of the residents of San Joaquin County.
- Accommodate a growing population while minimizing costs to Project proponents and society at large.

In addition to providing compensation for conversion of open space to non-open space uses, which affect plant and animal species covered by the SJMSCP, the SJMSCP also provides some compensation to offset impacts of open space conversions on non-wildlife related resources such as recreation, agriculture, scenic values and other beneficial open space uses. Specifically, the SJMSCP compensates for conversions of open space to urban development and the expansion of existing urban boundaries, among other activities, for public and private activities throughout the County and within Escalon, Lathrop, Lodi, Manteca, Ripon, Stockton, and Tracy.

Participation in the SJMSCP is voluntary for both local jurisdictions and Project applicants. Only agencies adopting the SJMSCP would be covered by the SJMSCP. Individual Project applicants have two options if their Project is located in a jurisdiction participating in the SJMSCP: mitigating under the SJMSCP or negotiating directly with the state and/or federal permitting agencies. If a Project applicant opts for SJMSCP coverage in a jurisdiction that is participating under the SJMSCP, the following options are available, unless their activities are otherwise exempted: pay the appropriate fee; dedicate, as conservation easements or fee title, habitat lands; purchase approved mitigation bank credits; or, propose an alternative mitigation plan.

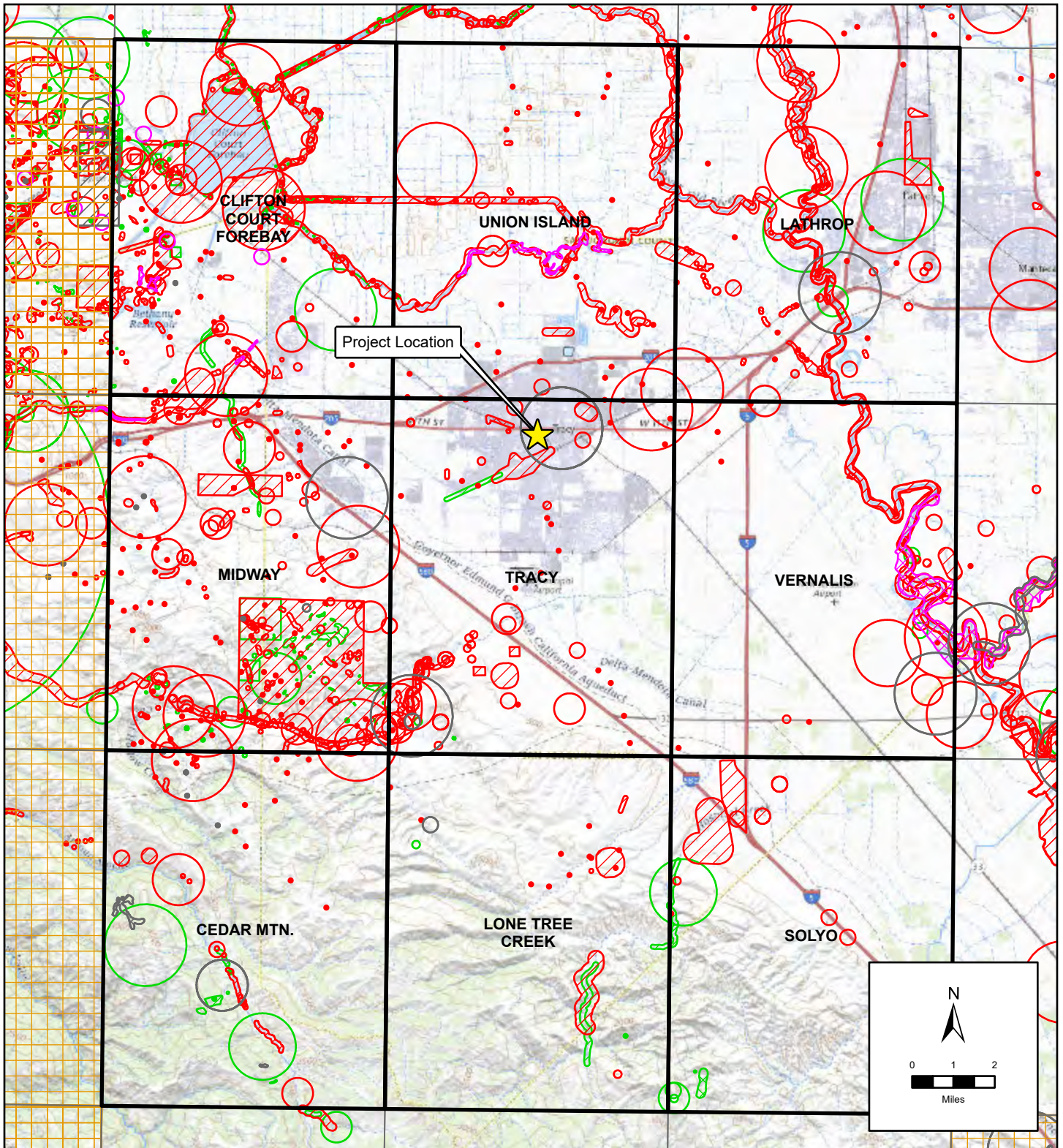
Responsibilities of permittees covered by the SJMSCP include collection of fees, maintenance of implementing ordinances/resolutions, conditioning permits (if applicable), and coordinating with the Joint Powers Authority (JPA) for Annual Report accounting. Funds collected for the SJMSCP are to be used for the following: acquiring Preserve lands, enhancing Preserve lands, monitoring and management of Preserve lands in perpetuity, and the administration of the SJMSCP. Because the primary goal of SJMSCP to preserve productive agricultural use that is compatible with SJMSCP's biological goals, most of the SJMSCP's Preserve lands would be acquired through the purchase of easements in which landowners retain ownership of the land and continue to farm the land. These functions are managed by San Joaquin Council of Governments.

As described under Response (a), the proposed Project is subject to participation in the SJMSCP by Mitigation Measure BIO-2. The City of Tracy and the Project applicant shall consult with SJCOG and determine coverage of the Project pursuant to the SJMSCP. Implementation of Mitigation Measure BIO-2 would ensure that the Project complies with the requirements of the SJMSCP, and would not conflict with any applicable habitat conservation plans. With the implementation of Mitigation Measure BIO-2, the Project would have a **less than significant** impact.

MITIGATION MEASURE(S)

Implement Mitigation Measure BIO-2

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LEGEND

	Plant (80m)		Animal (specific)		Multiple (80m)
	Plant (specific)		Animal (non-specific)		Multiple (specific)
	Plant (non-specific)		Animal (circular)		Multiple (non-specific)
	Plant (circular)		Terrestrial Comm. (specific)		Multiple (circular)
	Animal (80m)		Terrestrial Comm. (circular)		Sensitive EO's (Commercial only)

TRACY TRANSIT MAINTENANCE FACILITY

Figure 6. CNDDDB 9-Quad Map

Sources: ArcGIS Online USGS Topo Map Service; CNDDDB version 4/1/2023. Please Note: the occurrences shown on this map represent the known locations of the species listed here as of the date of this version. There may be additional occurrences or additional species within this area which have not been surveyed and/or mapped. Lack of information in the CNDDDB about a species or an area can never be used as proof that no special status species occur in an area. Basemap: USGS Topographic Map. Map date: May 3, 2023.

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V. CULTURAL RESOURCES -- WOULD THE PROJECT:

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Disturb any human remains, including those interred outside of formal cemeteries?		X		

RESPONSES TO CHECKLIST QUESTIONS

Responses a)-c): Less than Significant with Mitigation. The City of Tracy General Plan and subsequent EIR does not identify the site as having prehistoric period cultural resources. Additionally, there are no known unique cultural, historical, paleontological or archeological resources known to occur on, or within the immediate vicinity of the Project site. Furthermore, the site is not designated as a historical resource as defined by Public Resources Code § 21084.1, or listed in, or eligible for listing in the California Register of Historical Resources.

No instances of cultural resources or human remains have been unearthed on the Project site, and site visits did not identify any historical, cultural, paleontological, or archeological resources present on site. Therefore, it is not anticipated that site grading and preparation activities would result in impacts to cultural, historical, archaeological or paleontological resources. There are no known human remains located on the Project site, nor is there evidence to suggest that human remains may be present on the Project site. However, as with most projects in California that involve ground-disturbing activities, there is the potential for discovery of a previously-unknown cultural or historical resource or human remains. This is considered a **potentially significant** impact.

The implementation of the following mitigation measure would require appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction activities, including human remains. Implementation of this measure would reduce this impact to a **less-than-significant** level.

MITIGATION MEASURE(S)

***Mitigation Measure CUL-1:** If any prehistoric or historic artifacts, human remains or other indications of archaeological or paleontological resources are found during grading and construction activities, an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, shall be consulted to evaluate the finds and recommend appropriate mitigation measures.*

- *If cultural resources or Native American resources are identified, every effort shall be made to avoid significant cultural resources, with preservation an*

important goal. If significant sites cannot feasibly be avoided, appropriate mitigation measures, such as data recovery excavations or photographic documentation of buildings, shall be undertaken consistent with applicable state and federal regulations.

- *If human remains are discovered, all work shall be halted immediately within 50 meters (165 feet) of the discovery, the County Coroner must be notified, according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.*
- *If any fossils are encountered, there shall be no further disturbance of the area surrounding this find until the materials have been evaluated by a qualified paleontologist, and appropriate treatment measures have been identified.*

VI. ENERGY

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Responses to Checklist Questions

Responses a) and b): Appendix G of the State CEQA Guidelines requires consideration of the potentially significant energy implications of a project. CEQA requires mitigation measures to reduce “wasteful, inefficient and unnecessary” energy usage (Public Resources Code Section 21100, subdivision [b][3]). According to Appendix G of the CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. In particular, the proposed Project would be considered “wasteful, inefficient, and unnecessary” if it were to violate state and federal energy standards and/or result in significant adverse impacts related to Project energy requirements, energy inefficiencies, energy intensiveness of materials, cause significant impacts on local and regional energy supplies or generate requirements for additional capacity, fail to comply with existing energy standards, otherwise result in significant adverse impacts on energy resources, or conflict or create an inconsistency with applicable plan, policy, or regulation.

The amount of energy used at the Project site would directly correlate to the energy consumption (including fuel) used by vehicle trips generated during Project construction, fuel used by off-road construction vehicles during construction, fuel used by vehicles during Project operation, and electricity and other energy usage during Project operation.

Electricity and Natural Gas (Operation)

The CalEEMod modeling results for the proposed Project estimate annual operational electricity usage at approximately 896,955 kWh/year, and annual natural gas usage at 1,973,713 kBTU/year (see Appendix A for further detail).

On-road Vehicles (Operation)

The proposed Project would generate vehicle trips and bus trips during its operational phase. Requirements to limit the idling of vehicles and equipment would result in fuel savings. Similarly, compliance with applicable State laws and regulations would limit idling and a part of a comprehensive regulatory framework that is implemented by the CARB.

The proposed Project’s building would be designed and constructed in accordance with the City’s latest adopted energy efficiency standards, which are based on the State’s Title 24 Energy Efficiency Standards for Nonresidential Buildings and Green Building Code Standards. These

standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., heating, ventilation, and air conditioning [HVAC] and water heating systems), and indoor and outdoor lighting, are widely regarded as some of the most advanced and stringent building energy efficiency standards in the country. Therefore, building energy consumption would not be considered wasteful, inefficient, or unnecessary.

Moreover, the proposed Project would be required to comply with transportation efficiency standards, as promulgated at the State and federal levels. Thus, transportation fuel consumption would not be wasteful, inefficient, or unnecessary.

On-road Vehicles (Construction)

The proposed Project would also generate on-road vehicle trips during Project construction (from construction workers and vendors travelling to and from the Project site). The vast majority of on-road mobile vehicle fuel used during the construction of the proposed Project would occur during the building construction phase.

Off-road Equipment (Construction)

Off-road construction equipment would use diesel fuel during the construction phase of the proposed Project. A non-exhaustive list of off-road constructive equipment expected to be used during the construction phase of the proposed Project includes: forklifts, generator sets, tractors, excavators, and dozers.

State laws and regulations would limit idling from both on-road and off-road diesel-powered equipment and are part of a comprehensive regulatory framework that is implemented by the CARB. Additionally, as a practical matter, it is reasonable to assume that the overall construction schedule and process would be designed to be as efficient as feasible in order to avoid excess monetary costs. For example, equipment and fuel are not typically used wastefully due to the added expense associated with renting the equipment, maintaining it, and fueling it. Therefore, the opportunities for further future efficiency gains during construction are limited. For the foregoing reasons, it is anticipated that the construction phase of the Project would not result in wasteful, inefficient, and unnecessary consumption of energy.

Conclusion

The proposed Project would be in compliance with all applicable federal, state, and local regulations regulating energy usage. For example, statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard) are improving vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

As a result, the proposed Project would not result in any significant adverse impacts related to Project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the proposed Project including construction,

operations, maintenance, and/or removal. PG&E, the electricity and natural gas provider to the site, maintains sufficient capacity to serve the proposed Project. In addition, PG&E is on its way to achieving the statewide requirement of 60% of total energy mix generated by eligible renewables by year 2030. As of 2021, PG&E generated approximately 48% of its energy from eligible renewables (PG&E, 2019).² The proposed Project would comply with all existing energy standards, including the statewide Title 24 Energy Efficiency Standards, and would not result in significant adverse impacts on energy resources. Therefore, the proposed Project would not result in potentially significant environmental impacts due to inefficient, wasteful, or unnecessary use of energy resources during construction and operation, nor conflict with or construct with a State or local plan for renewable energy or energy efficiency. This is a **less than significant** impact.

² PG&E 2021 Power Mix. Website: https://www.pge.com/pge_global/common/pdfs/your-account/your-bill/understand-your-bill/bill-inserts/2022/1022-Power-Content-Label.pdf

VII. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

RESPONSES TO CHECKLIST QUESTIONS

Responses a.i), a.ii): Less than Significant. The Project site is located in an area of low to moderate seismicity. No known active faults cross the Project site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone; however, relatively large earthquakes have historically occurred in the Bay Area and along the margins of the Central Valley. Many earthquakes of low magnitude occur every year in California. The nearest earthquake fault zoned as active by the State of California Geological Survey is the Midway fault, located approximately 6.4 miles west of the site. Project

The Tracy area has a low-to-moderate seismic history. The largest recorded measurable magnitude earthquake in Tracy measured 3.9 on the Richter scale. The greatest potential for significant ground shaking in Tracy is believed to be from maximum credible earthquakes occurring on the Calaveras, Hayward, San Andreas, or Greenville faults. Further seismic activity can be expected to continue along the western margin of the Central Valley, and as with all projects in the area, the Project will be designed to accommodate strong earthquake ground shaking, in compliance with the applicable California building code standards.

Other faults capable of producing ground shaking at the site include the San Joaquin fault, 7.2 miles south; and the Corral Hollow-Carnegie fault, 9.2 miles southwest of the site. Any one of these faults could generate an earthquake capable of causing strong ground shaking at the subject site. Earthquakes of Moment Magnitude (Mw) 7 and larger have historically occurred in the region and numerous small magnitude earthquakes occur every year.

Since there are no known active faults crossing the Project site and the site is not located within an Earthquake Fault Special Study Zone, the potential for ground rupture at the site is considered low.

An earthquake of moderate to high magnitude generated within the San Francisco Bay Region and along the margins of the central valley could cause considerable ground shaking at the site, similar to that which has occurred in the past. In order to minimize potential damage to the proposed structures caused by groundshaking, all construction would comply with the latest California Building Code standards, as required by the City of Tracy Municipal Code 9.04.030.

Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage.

Implementation of the California Building Code standards, which include provisions for seismic building designs, would ensure that impacts associated with groundshaking would be **less than significant**. Building new structures for human use would increase the number of people exposed to local and regional seismic hazards. Seismic hazards are a significant risk for most property in California.

The Safety Element of the Tracy General Plan includes several goals, objectives and policies to reduce the risks to the community from earthquakes and other geologic hazards. In particular, the following policies would apply to the Project site:

SA-1.1, Policy P1: Underground utilities, particularly water and natural gas mains, shall be designed to withstand seismic forces.

SA-1.1, Policy P2: Geotechnical reports shall be required for development in areas where potentially serious geologic risks exist. These reports should address the degree of hazard, design parameters for the Project based on the hazard, and appropriate mitigation measures.

SA-1.2, Policy P1: All construction in Tracy shall conform to the California Building Code and the Tracy Municipal Code including provisions addressing unreinforced masonry buildings.

The City reviews all proposed development projects for consistency with the General Plan policies and California Building Code provisions identified above. This review occurs throughout the Project application review and processing stage, and throughout plan check and building inspection phases prior to the issuance of a certificate of occupancy.

Consistency with the requirements of the California Building Code and the Tracy General Plan policies identified above would ensure that impacts on humans associated with seismic hazards would be **less than significant**. No mitigation is required.

Responses a.iii), c), d): Less than Significant with Mitigation. Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, landsliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present.

Expansive soils are those that undergo volume changes as moisture content fluctuates; swelling substantially when wet or shrinking when dry. Soil expansion can damage structures by cracking foundations, causing settlement and distorting structural elements. Expansion is a typical characteristic of clay-type soils. Expansive soils shrink and swell in volume during changes in moisture content, such as a result of seasonal rain events, and can cause damage to foundations, concrete slabs, roadway improvements, and pavement sections.

Soil expansion is dependent on many factors. The more clayey, critically expansive surface soil and fill materials will be subjected to volume changes during seasonal fluctuations in moisture content. Figure 7 shows the soils within the Project site. The soils found on the Project consist of Stomar clay loam, 0 to 2%. The Stomar series consists of very deep, well drained soils formed in alluvium from sedimentary rocks. Therefore, the potential for liquefaction to occur at the Project site is considered low. Implementation of Mitigation Measures GEO-1 and GEO-2 below would bring this impact to **less than significant**.

MITIGATION MEASURE(S)

Mitigation Measure GEO-1: *Prior to the development of the Project site, a subsurface geotechnical investigation must be performed to identify onsite soil conditions and identify any site-specific engineering measures to be implemented during the construction of building foundations and subsurface utilities. The results of the subsurface geotechnical investigation shall be reflected on the Improvements Plans, subject to review and approval by the City's Building Safety and Fire Prevention Division.*

Mitigation Measure GEO-2: *Expansive materials and potentially weak and compressible fills at the site shall be evaluated by a Geotechnical Engineer during the grading plan stage of development. If highly expansive or compressible materials are encountered, special foundation designs and reinforcement, removal and replacement with soil with low to non-expansive characteristics, compaction strategies, or soil treatment options to lower the expansion potential shall be incorporated through requirements imposed by the City's Development Services Department.*

Responses a.iv): Less than Significant. The Project site is relatively flat and there are no major slopes in the vicinity of the Project site. According to the City's General Plan EIR, the landslide risk in Tracy is low in most areas. In the wider Tracy Planning Area, some limited potential for risk exists for grading and construction activities in the foothills and mountain terrain of the upland areas in the southwest. The potential for small scale slope failures along river banks also exists. The Project site is not located in the foothills, mountain terrain, or along a river bank. Additionally, the Project site is essentially flat. Therefore, the Project site is not in an area known to have landslide susceptibility. As such, the Project site is exposed to little or no risk associated with landslides. This is a **less than significant** impact and no mitigation is required.

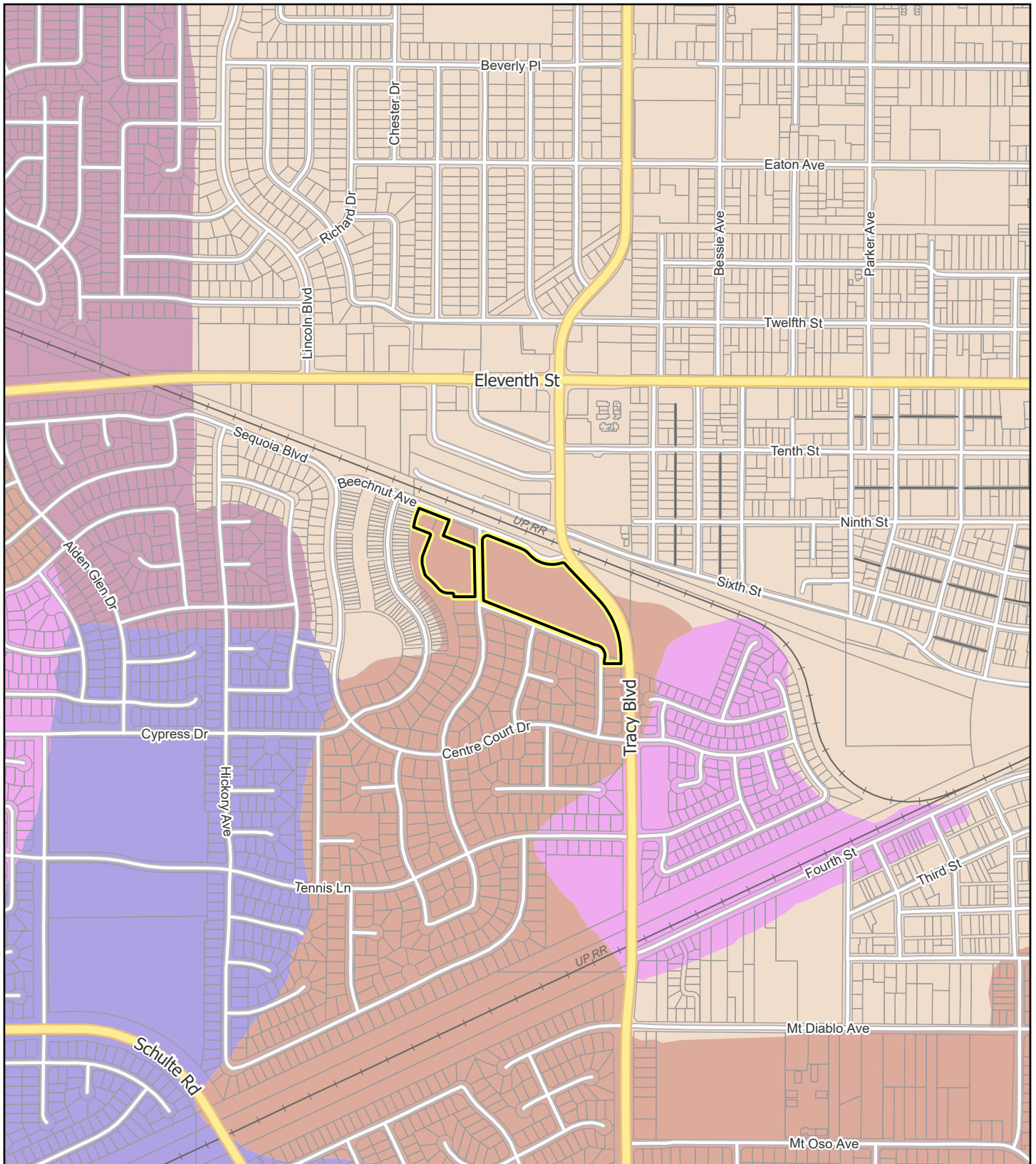
Response b): Less than Significant. During the construction preparation process, existing vegetation would be removed to grade and compact the Project site, as necessary. As construction occurs, these exposed surfaces could be susceptible to erosion from wind and water. Effects from erosion include impacts on water quality and air quality. Exposed soils that are not properly contained or capped increase the potential for increased airborne dust and increased discharge of sediment and other pollutants into nearby stormwater drainage facilities. Risks associated with erosive surface soils can be reduced by using appropriate controls during construction and properly re-vegetating exposed areas. The SJVAPCD's Rule 8021 requires the implementation of various dust control measures during site preparation and construction activities that would reduce the potential for soil erosion and the loss of topsoil. Additionally, the Project would be required to implement various best management practices (BMPs) and a SWPPP that would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction activities. Compliance with these existing regulations would ensure these impacts are **less than significant**.

Response e): No Impact. The Project site would be served by public wastewater facilities and does not require an alternative wastewater system such as septic tanks. Implementation of the proposed Project would have **no impact** on this environmental issue.







Response f): Less than Significant with Mitigation. The Project site is not expected to contain subsurface paleontological resources, although it is possible. Damage to or destruction of a paleontological resource would be considered a potentially significant impact under local, state, or federal criteria. Implementation of the following mitigation measure would ensure steps would be taken to reduce impacts to paleontological resources in the event that they are discovered during construction. This would ensure that any potentially significant impacts would be reduced to a **less than significant** level regarding this topic.

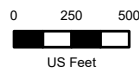
MITIGATION MEASURE(S)

***Mitigation Measure GEO-3:** If paleontological resources are discovered during the course of construction, work shall be halted immediately within 50 meters (165 feet) of the discovery, the City of Tracy or San Joaquin County shall be notified, and a qualified paleontologist shall be retained to determine the significance of the discovery. If the paleontological resource is considered significant, it should be excavated by a qualified paleontologist and given to a local agency, State University, or other applicable institution, where they could be curated and displayed for public education purposes.*



LEGEND

- | | |
|---|---|
|  Project Site |  Stomar clay loam, 0 to 2 % |
|  Capay clay, 0 to 1 % |  Zacharias clay loam, 0 to 2 % |
|  Capay-Urban land complex, 0 % | |
|  Reiff loam, 0 to 2 % | |



TRACY TRANSIT MAINTENANCE FACILITY

Figure 7. Soils Map

Sources: NRCs Soil Survey; San Joaquin County GIS. Map date: May 3, 2023.

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VIII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?			X	

BACKGROUND

Various gases in the Earth’s atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth’s surface temperature. Solar radiation enters Earth’s atmosphere from space, and a portion of the radiation is absorbed by the Earth’s surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation.

Naturally occurring GHGs include water vapor (H₂O), carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and ozone (O₃). Several classes of halogenated substances that contain fluorine, chlorine, or bromine are also GHGs, but they are, for the most part, solely a product of industrial activities. Although the direct GHGs, including CO₂, CH₄, and N₂O, occur naturally in the atmosphere, human activities have changed their atmospheric concentrations. From the pre-industrial era (i.e., ending about 1750) to 2011, concentrations of these three GHGs have increased globally by 40, 150, and 20 percent, respectively (IPCC, 2013).

Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane (CH₄), ozone (O₃), water vapor, nitrous oxide (N₂O), and chlorofluorocarbons (CFCs).

Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Consumption of fossil fuels in the transportation sector was the single largest source of California’s GHG emissions in 2021, accounting for 39% of total GHG emissions in the state. This category was followed by the industrial sector (22%), the electricity generation sector (including both in-state and out of-state sources) (16%) and the agriculture and forestry sector (8%) (California Energy Commission, 2023).

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California produced approximately 381 million gross metric tons of carbon dioxide equivalents (MMTCO₂e) in 2021 (California Energy Commission, 2023). Given that the

U.S. EPA estimates that worldwide emissions from human activities totaled nearly 46 billion gross metric tons of carbon dioxide equivalents (BMTCO_{2e}) in 2010, California's incremental contribution to global GHGs is approximately 2% (U.S. EPA, 2014).

Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

RESPONSES TO CHECKLIST QUESTIONS

Response a) and b): Less than Significant. Existing science is inadequate to support quantification of impacts that Project specific GHG emissions have on global climatic change. This is readily understood when one considers that global climatic change is the result of the sum total of GHG emissions, both man-made and natural that occurred in the past; that is occurring now; and will occur in the future. The effects of project-specific GHG emissions are cumulative, and unless reduced or mitigated, their incremental contribution to global climatic change could be considered significant.

The SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (SJVAPCD, 2015) provides an approach to assessing a project's impacts on greenhouse gas emissions by evaluating the project's emissions to the "reduction targets" established in the CARB's AB 32 Scoping Plan. For instance, the SJVAPCD's guidance recommends that projects should demonstrate that "*project specific GHG emissions would be reduced or mitigated by at least 29%, compared to Business as Usual (BAU), including GHG emission reductions achieved since the 2002-2004 baseline period, consistent with GHG emission reduction targets established in ARB's AB 32 Scoping Plan. Projects achieving at least a 29% GHG emission reduction compared to BAU would be determined to have a less than significant individual and cumulative impact for GHG.*"

Subsequent to the SJVAPCD's approval of the *Final Draft Guidance for Assessing and Mitigating Air Quality Impacts* (SJVAPCD 2015), the California Supreme Court issued an opinion that affects the conclusions that should/should not be drawn from a GHG emissions analysis that is based on consistency with the AB 32 Scoping Plan. More specifically, in *Center for Biological Diversity v. California Department of Fish and Wildlife*, the Court ruled that showing a "project-level reduction" that meets or exceeds the Scoping Plan's overall statewide GHG reduction goal is not necessarily sufficient to show that the project's GHG impacts will be adequately mitigated: "*the Scoping Plan nowhere related that statewide level of reduction effort to the percentage of reduction that would or should be required from individual projects...*" According to the Court, the lead agency cannot simply assume that the overall level of effort required to achieve the statewide goal for emissions reductions will suffice for a specific project.

Given this Court decision, reliance on a 29 percent GHG emissions reduction from projected BAU levels compared to the project's estimated 2020 levels as recommended in the SJVAPCD's

guidance documents is not an appropriate basis for an impact conclusion in the MND. Given that the SJVAPCD staff has concluded that “existing science is inadequate to support quantification of impacts that project specific GHG emissions have on global climatic change,” this MND instead relies on consistency with the local reduction strategies contained within the latest version of the CARB’s Scoping Plan policies, and the policies contained within the SJCOG’s 2022 RTP/SCS.

The approach still relies on the Appendix G of the CEQA Guidelines thresholds which indicate that climate change-related impacts are considered significant if implementation of the proposed Project would do any of the following:

1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

These two CEQA Appendix G threshold questions are provided within the Initial Study checklist and are the thresholds used for the subsequent analysis. The focus of the analysis is on the Project’s consistency with the 2022 Scoping Plan policies and the policies contained within the SJCOG’s 2022 RTP/SCS.

Project Greenhouse Gas Emissions

The proposed Project would generate GHGs during the construction and operational phases of the proposed Project. The primary source of construction-related GHGs from the proposed Project would result from emissions of CO₂ associated with the construction of the proposed Project, and worker vehicle trips. The proposed Project would require limited grading, and would also include site preparation, building construction, architectural coating, and paving phases. Sources of GHGs during Project operation would include CO₂ associated with operational vehicle trips and on-site energy usage (e.g. electricity). Other sources of GHG emissions would be minimal.

Table GHG-1 provides the estimated GHG emissions that would be generated during Project construction and operation.

Table GHG-1: Project Mitigated Construction and Operational GHG Emissions (metric tons/year)

YEAR	CO ₂ E
Construction	
Maximum Annual	296
Operation	
Annual	4,920

SOURCE: CAL EEMOD, v.2022.1

Project Consistency with the 2022 Scoping Plan Policies

Table GHG-2, below provides a consistency analysis of the relevant 2022 Scoping Plan Policies in comparison to the proposed Project. The 2030 goal was codified under SB 32 and is addressed by the 2022 Scoping Plan. The new plan provides a strategy that is capable of reaching the SB 32

target if the measures included in the plan are implemented and achieve reductions within the ranges expected. Under the Scoping Plan Update, local government plays a supporting role through its land use authority and control over local transportation infrastructure. SB 375 and AB 32 is implemented with the SJCOG RTP/SCS. The RTP/SCS envisions an increase in development density that would encourage fewer and shorter trips and more trips by transit, walking, and bicycling in amounts sufficient to achieve the SB 375 targets. The 2022 Scoping Plan Update includes the strategy that the State intends to pursue to achieve the 2030 targets of Executive Order S-3-05 and SB 32.

TABLE GHG-2: PROJECT CONSISTENCY WITH THE 2022 SCOPING PLAN

SCOPING PLAN MEASURE	PROJECT CONSISTENCY
<p>SCAQMD Rule 445 (Wood Burning Devices): Restricts the installation of wood-burning devices in new development.</p>	<p><u>Mandatory Compliance.</u> Approximately 15 percent of California’s major anthropogenic sources of black carbon include fireplaces and woodstoves. The Project would not include hearths (woodstove and fireplaces) as mandated by this rule.</p>
<p>California Renewables Portfolio Standard, Senate Bill 350 (SB 350) and Senate Bill 100 (SB 100): Increases the proportion of electricity from renewable sources to 33 percent renewable power by 2020. SB 350 requires 50 percent by 2030. SB 100 requires 44 percent by 2024, 52 percent by 2027, and 60 percent by 2030. It also requires the State Energy Resources Conservation and Development Commission to double the energy efficiency savings in electricity and natural gas final end uses of retail customers through energy efficiency and conservation.</p>	<p><u>No Conflict.</u> The Project would utilize electricity provided by Pacific Gas & Electric (PG&E), which is required to meet the 2020, 2030, 2045, and 2050 performance standards. In 2021, 48 percent of PG&E’s electricity came from renewable resources.¹ By 2030 PG&E plans to achieve over 60 percent carbon-free energy.</p>
<p>All Electric Appliances for New Residential and Commercial Buildings (AB 197): All electric appliances beginning 2026 (residential) and 2029 (commercial), contributing to 6 million heat pumps installed statewide by 2030.</p>	<p><u>Mandatory Compliance.</u> Project-specific plans would be required to demonstrate that only all electric appliances would be installed for residential land uses starting in 2026, and for commercial uses starting in 2029, consistent with this requirement.</p>
<p>California Code of Regulations, Title 24, Building Standards Code: Requires compliance with energy efficiency standards for residential and nonresidential buildings.</p>	<p><u>Mandatory Compliance.</u> Future development associated with Project implementation would be required to meet the applicable requirements of the 2022 Title 24 Building Energy Efficiency Standards, including installation of rooftop solar panels and additional CALGreen requirements (see discussion under CALGreen Code requirements below).</p>
<p>California Green Building Standards (CALGreen) Code Requirements: All bathroom exhaust fans are required to be ENERGY STAR compliant.</p>	<p><u>Mandatory Compliance.</u> Project-specific construction plans would be required to demonstrate that energy efficiency appliances, including bathroom exhaust fans, and equipment are ENERGY STAR compliant.</p>

<i>SCOPING PLAN MEASURE</i>	<i>PROJECT CONSISTENCY</i>
California Green Building Standards (CALGreen) Code Requirements: HVAC system designs are required to meet American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) standards.	<u>Mandatory Compliance.</u> Project-specific construction plans would be required to demonstrate that the HVAC system meets the ASHRAE standards.
California Green Building Standards (CALGreen) Code Requirements: Air filtration systems are required to meet a minimum efficiency reporting value (MERV) 8 or higher.	<u>Mandatory Compliance.</u> Specific development projects would be required to install air filtration systems (MERV 8 or higher) as part of its compliance with the 2022 Title 24 Building Energy Efficiency Standards.
California Green Building Standards (CALGreen) Code Requirements: Refrigerants used in newly installed HVAC systems shall not contain any chlorofluorocarbons.	<u>Mandatory Compliance.</u> Specific development projects would be required to meet this requirement as part of its compliance with the CALGreen Code.
California Green Building Standards (CALGreen) Code Requirements: Parking spaces shall be designed for carpool or alternative fueled vehicles. Up to eight percent of total parking spaces is required for such vehicles.	<u>Mandatory Compliance.</u> Specific development projects would be required to meet this requirement as part of its compliance the CALGreen Code.
Mobile Source Strategy (Cleaner Technology and Fuels): Reduce GHGs and other pollutants from the transportation sector through transition to zero-emission and low-emission vehicles, cleaner transit systems, and reduction of vehicle miles traveled.	<u>Consistent.</u> The Project would be consistent with this strategy by supporting the use of zero-emission and low-emission vehicles; refer to CALGreen Code discussion above.
Senate Bill (SB) 375: SB 375 establishes mechanisms for the development of regional targets for reducing passenger vehicle GHG emissions. Under SB 375, CARB is required, in consultation with the State's Metropolitan Planning Organizations, to set regional GHG reduction targets for the passenger vehicle and light-duty truck sector for 2020 and 2035.	<u>Consistent.</u> As demonstrated in Table GHG-3 , the Project would comply with the San Joaquin Council of Governments (SJCOG) 2022 RTP/SCS, and therefore, the Project would be consistent with SB 375.
CCR, Title 24, Building Standards Code: Title 24 includes water efficiency requirements for new residential and non- residential uses.	<u>Mandatory Compliance.</u> Refer to the discussion under 2022 Title 24 Building Standards Code and CALGreen Code, above.
Water Conservation Act of 2009 (Senate Bill X7-7): The Water Conservation Act of 2009 sets an overall goal of reducing per capita urban water use by 20 percent by December 31, 2020. Each urban retail water supplier shall develop water use targets to meet this goal. This is an implementing measure of the Water Sector of the AB 32 Scoping Plan. Reduction in water consumption directly reduces the energy necessary and the associated emissions to convey, treat, and distribute the water; it also reduces emissions from wastewater treatment.	<u>Consistent.</u> Refer to the discussion under 2022 Title 24 Building Standards Code and CALGreen Code, above.

SCOPING PLAN MEASURE	PROJECT CONSISTENCY
<p>California Integrated Waste Management Act (IWMA) of 1989 and Assembly Bill (AB) 341: The IWMA mandates that State agencies develop and implement an integrated waste management plan which outlines the steps to divert at least 50 percent of solid waste from disposal facilities. AB 341 directs the California Department of Resources Recycling and Recovery (CalRecycle) to develop and adopt regulations for mandatory commercial recycling and sets a Statewide goal for 75 percent disposal reduction by the year 2020.</p>	<p>Mandatory Compliance. The Project would be required to comply with AB 341 which requires multifamily residential dwelling of five units or more to arrange for recycling services. This would reduce the overall amount of solid waste disposed of at landfills. The decrease in solid waste would in return decrease the amount of methane released from decomposing solid waste.</p>

¹PG&E 2021 POWER MIX. WEBSITE: [HTTPS://WWW.PGE.COM/PGE_GLOBAL/COMMON/PDFS/YOUR-ACCOUNT/YOUR-BILL/UNDERSTAND-YOUR-BILL/BILL-INSERTS/2022/1022-POWER-CONTENT-LABEL.PDF](https://www.pge.com/pge_global/common/pdfs/your-account/your-bill/understand-your-bill/bill-inserts/2022/1022-power-content-label.pdf)

SOURCE: CALIFORNIA AIR RESOURCES BOARD. 2022. FINAL 2022 SCOPING PLAN FOR ACHIEVING CARBON NEUTRALITY. WEBSITE: [HTTPS://WW2.ARB.CA.GOV/SITES/DEFAULT/FILES/2022-12/2022-SP.PDF](https://ww2.arb.ca.gov/sites/default/files/2022-12/2022-sp.pdf)

Project Consistency with SJCOG's RTP/SCS

The proposed Project is analyzed for consistency with the strategies contained in the latest adopted SJCOG RTP/SCS (i.e. SJCOG's 2022 RTP/SCS). With the passage of SB 375 in 2008, metropolitan planning organizations were required to develop an SCS, which must demonstrate an ambitious, yet achievable, approach to how land use development and transportation can work together to meet greenhouse gas emission reduction targets for cars and light trucks. These targets, set by the California Air Resources Board, call for the region to reduce per capita emissions. Table GHG-3 below provides this consistency analysis.

TABLE GHG-3: PROJECT CONSISTENCY WITH THE SJCOG'S 2022 RTP/SCS

RTP/SCS POLICY	PROJECT CONSISTENCY
<p>Policy 1: Enhance the Environment for Existing and Future Generations and Conserve Energy</p>	<p>Consistent. The proposed Project would meet the requirements of Title 24 for energy efficient design.</p>
<p>Policy 2: Maximize Mobility and Accessibility</p>	<p>Consistent. The proposed Project is compatible to the surrounding area. The proposed Project's location would be easily accessible from the surrounding area.</p>
<p>Policy 3: Increase Safety and Security</p>	<p>Consistent. The proposed Project is along Beechnut Avenue, Forest Hills Boulevard, and Tracy Boulevard, in a safe and accessible location.</p>
<p>Policy 4: Preserve the Efficiency of the Existing Transportation System</p>	<p>Consistent. The proposed Project will facilitate movement in the Tracy area and thereby increasing the efficiency of the existing transportation system.</p>
<p>Policy 5: Support Economic Vitality</p>	<p>Consistent. The proposed Project facilitates improvements to the maintenance of buses and other vehicles, which promotes the movement of people within Tracy, thereby facilitating economic development and vitality.</p>
<p>Policy 6: Promote Interagency Coordination and Public Participation for Transportation Decision-Making and Planning Efforts</p>	<p>Consistent. The proposed Project would not conflict with this policy.</p>
<p>Policy 7: Maximize Cost-Effectiveness</p>	<p>Consistent. The proposed Project utilizes existing transportation corridors.</p>
<p>Policy 8: Improve the Quality of Life for Residents</p>	<p>Consistent. The proposed Project implements a transit maintenance facility, which is imperative for the sufficient maintenance of public buses. The proposed Project would therefore improve the quality of</p>

<i>RTP/SCS POLICY</i>	<i>PROJECT CONSISTENCY</i>
	life for residents.

SOURCE: SAN JOAQUIN COUNCIL OF GOVERNMENTS (SJCOG). 2022. 2022 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY (RTP/SCS). AUGUST 5, 2022. WEBSITE: [HTTPS://WWW.SICOG.ORG/608/ADOPTED-2022-RTPSCS-PLAN](https://www.sicog.org/608/ADOPTED-2022-RTPSCS-PLAN). ACCESSED APRIL 1, 2024.

Conclusion

Overall, the proposed Project would be consistent with the policies within the CARB's 2022 Scoping Plan and the SJCOG's latest RTP/SCS. Therefore, the proposed Project would not generate a significant cumulative impact to GHGs. The proposed Project would not generate GHG emissions that would have a significant impact on the environment or conflict with any applicable plans, policies, or regulations. Therefore, impacts related to greenhouse gases are **less than significant**.

IX. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant with Mitigation. The proposed Project would place new public facilities in an area of the City that currently contains light industrial, public facilities and single-family residential land uses. Although no contaminated soils have been identified on the Project site or the vicinity above applicable levels, residual concentrations of pesticides may be present in soil as a result of historic agricultural application and storage. Continuous spraying of crops over many years can potentially result in a residual buildup of pesticides, in farm soils. Of highest concern relative to agrichemicals are chlorinated herbicides, organophosphate pesticides, and organochlorine pesticides, such as such as Mecoprop (MCP), Dinoseb, chlordane, dichloro-diphenyltrichloroethane (DDT), and dichloro-diphenyl-dichloroethylene (DDE). There are no records of soil contamination on the Project site.

The proposed Project could routinely transport hydrogen gas to the Project site, for use to fuel hydrogen vehicles. Furthermore, the proposed Project could maintain transport electric vehicle batteries to and from the Project site for maintenance and storage. However, the proposed Project would be required to comply with all applicable federal and state laws that regulate the transport, use, and disposal of hydrogen gases and electric vehicle batteries. Moreover, the proposed Project would be required to implement Mitigation Measure HAZ-2, which requires the Project applicant to submit a Hazardous Materials Business Plan, for submittal to the San Joaquin County Environmental Health Division for review and approval. Therefore, the operational phase of the proposed Project does not pose a significant hazard to the public or the environment.

Onsite reconnaissance and historical records indicate that there are no known underground storage tanks or pipelines located on the Project site that contain hazardous materials. Therefore, the disturbance of such items during construction activities is unlikely. Construction equipment and materials would likely require the use of petroleum based products (oil, gasoline, diesel fuel), and a variety of common chemicals including paints, cleaners, and solvents. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials.

Mitigation Measure HAZ-1 presented below require a Soils Management Plan (SMP) to be submitted and approved by the San Joaquin County Department of Environmental Health prior to the issuance of a grading permit. The SMP will establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. In addition, the Project applicant would be statutorily required to implement a SWPPP during construction activities, which would prevent any contaminated runoff from leaving the Project site. Further, Mitigation Measure HAZ-2 requires submittal of a Hazardous Materials Business Plan. Therefore, the proposed Project would have a **less than significant** impact relative to this issue.

MITIGATION MEASURE(S)

Mitigation Measure HAZ-1: A Soils Management Plan (SMP) shall be submitted and approved by the San Joaquin County Department of Environmental Health prior to the issuance of a grading permit. The SMP shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction. The approved SMP shall be posted and maintained onsite during construction activities and all construction personnel shall acknowledge that they have reviewed and understand the plan.

Mitigation Measure HAZ-2: Prior to bringing hazardous materials onsite, the applicant shall submit a Hazardous Materials Business Plan (HMBP) to San Joaquin County Environmental Health Division (CUPA) for review and approval. If during the construction process the applicant or his subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).

Response c): Less than Significant. The closest school to the Project site is the Duncan Russell Community Day School, located approximately 0.1 miles north of the Project site. However, the Project is transit maintenance facility that would not emit notable amounts of hazardous materials, substances, or waste. Therefore, a **less than significant** impact to this environmental topic would occur as a result of the proposed Project.

Response d): Less than Significant. According to the California Department of Toxic Substances Control (DTSC) there are no Federal Superfund Sites, State Response Sites, or Voluntary Cleanup Sites on, or in the near vicinity of the Project site. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. The nearest investigation sites include:

Renown Homes, Tracy (site #39650001). This site is a public facility site that contained Hazardous Waste Storage- tanks and containers. This site is listed as state response or National Priorities Listing (NPL). DTSC Site Assessment identified Petroleum contamination. This site is located to the north of the Project site, north of Tracy Boulevard.

Community School/West 11th Street (site #39010008). This 2.05-acre site has historically been used for agricultural purposes. Until recently the site had been used for storing automobiles by the adjacent car dealership. DTSC Site Assessment identified metals and pesticide contamination. This site is located to the northwest of the Project site, north of Eleventh Street.

Union Pacific Railroad, Former Tracy Railyard (site #39400007). The site consists of the former Southern Pacific-Tracy Railyard. The site was formerly a Southern Pacific Railroad maintenance facility that was decommissioned in the 1940s. A Voluntary Cleanup Agreement site was dated October 20, 2005. All operations have ceased, and most of the structures and tracks were removed in the 1980s.

In addition, a Phase 1 Environmental Site Assessment (ESA) was prepared for the Project site on November 1, 2023 by Nelson Enviro, LLC. The full report is provided in Appendix B. The Phase 1 ESA identified that no areas of concern were observed, and that no known or suspected Recognized Environmental Conditions were noted. A Recognized Environmental Condition (REC) is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Further, the Phase 1 ESA identified that the Central Valley Regional Water Quality Control Board issued a "No Further Action Required" letter for 990 Beechnut Ave. property to Chevron Environmental Management Company on June 26, 2017 stating that future land use could include commercial/industrial or residential. Overall, the Phase 1 ESA did not reveal any evidence of RECs in connection with the subject property.

Therefore, implementation of the proposed Project would result in a **less than significant** impact relative to this environmental topic.

Response e): No Impact. The Project is not located within the airport land use plan area for any airport, including for the Tracy Municipal Airport, which is located approximately 3.1 miles south of the Project site. Therefore, implementation of the proposed Project would have **no impact** relative to this topic.

Response f): Less than Significant. The Project site currently connects to an existing network of City streets. Access to the Project site would be provided from multiple locations, including Tracy Boulevard, Beechnut Avenue, and Forest Hill Drive. The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts from Project implementation would be considered **less than significant** relative to this topic.

Response g): Less than Significant. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point. The County has areas with an abundance of flashy fuels (i.e. grassland) in the foothill areas of the County. The Project would not result in development of structures or housing which would subject residents, visitors, or workers to long-term wildfire danger. Therefore, impacts from Project implementation would be considered **less than significant** relative to this topic.

X. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) Result in substantial erosion or siltation on- or off-site;			X	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a): Less than Significant. The proposed Project does not contain any drainage connectivity to Waters of the US. The proposed Project will not result in intensification of land uses, or the addition of structures or uses that would differ from the current General Plan. In order to ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, the application of BMPs to effectively reduce pollutants from stormwater leaving the site during both the construction and operational phases of the Project are required. As noted in the Project description, a SWPPP would be required to be approved prior to construction activities pursuant to the Clean Water Act.

Through compliance with the NPDES permit requirements, and compliance with the SWPPP, the proposed Project would not result in a violation of any water quality standards or waste

discharge requirements. Therefore, through compliance with the NPDES, and SWPPP requirements, the proposed Project would result in a **less than significant** impact relative to this topic.

Responses b): Less than Significant. The proposed Project would not result in the construction of new groundwater wells, nor would it increase existing levels of groundwater pumping. The proposed Project would be served by the City's municipal water system. The City of Tracy uses several water sources, including the US Bureau of Reclamation, the South County Water Supply Project (SCWSP), and groundwater. As also described in the Utilities Section of this document, the City has adequate water supplies to serve the proposed Project without increasing the current rate of groundwater extraction.

Groundwater recharge occurs primarily through percolation of surface waters through the soil and into the groundwater basin. The addition of significant areas of impervious surfaces (such as roads, parking lots, buildings, etc.) can interfere with this natural groundwater recharge process. Upon full Project buildout, most of the Project site would be covered in impervious surfaces, which would limit the potential for groundwater percolation to occur on the Project site. However, given the relatively large size of the groundwater basin in the Tracy area, the areas of impervious surfaces added as a result of Project implementation will not adversely affect the recharge capabilities of the local groundwater basin. The proposed Project would result in **less than significant** impacts related to depletion of groundwater supplies and interference with groundwater recharge. No mitigation is required.

Responses c.i)-c.iv): Less than Significant. The proposed Project would not alter a stream or river. The implementation of the proposed Project would result in additional impervious surfaces. As a standard practice, the City requires post-project runoff to be equal to or less than pre-project runoff, which would ensure that the proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

Additionally, the Project is subject to the requirements of Chapter 11.34 of the Tracy Municipal Code – Stormwater Management and Discharge Control. The purpose of this Chapter is to *“Protect and promote the health, safety and general welfare of the citizens of the City by controlling non-stormwater discharges to the stormwater conveyance system, by eliminating discharges to the stormwater conveyance system from spills, dumping, or disposal of materials other than stormwater, and by reducing pollutants in urban stormwater discharges to the maximum extent practicable.”*

This chapter is intended to assist in the protection and enhancement of the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Water Pollution Control Act (Clean Water Act, 33 USC Section 1251 et seq.), Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) and NPDES Permit No. CAS000004, as such permit is amended and/or renewed.

New projects in the City of Tracy are required to provide site-specific storm drainage solutions and improvements that are consistent with the overall storm drainage infrastructure approach presented in the 2022 City of Tracy Citywide Storm Drainage Master Plan. Prior to approval of the improvement plans, a detailed storm drainage infrastructure plan shall be coordinated with the City of Tracy Development Services Department and Utilities Department for review and approval. The proposed Project's storm drainage infrastructure plans must demonstrate adequate infrastructure capacity to collect and direct all stormwater generated on the Project site to the existing stormwater conveyance system and demonstrate that the proposed Project would not result in on- or off-site flooding impacts.

In order to ensure that stormwater runoff from the Project site does not adversely increase pollutant levels in adjacent surface waters and stormwater conveyance infrastructure, or otherwise degrade water quality, a SWPPP would be required. The SWPPP would require the application of BMPs to effectively reduce pollutants from stormwater leaving the site, which would ensure that stormwater runoff does not adversely increase pollutant levels and would reduce the potential for disturbed soils and ground surfaces to result in erosion and sediment discharge into adjacent surface waters during construction and operational phases of the Project.

As noted above, the City requires post-project runoff to be equal to or less than pre-project runoff, which would ensure that the proposed Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Overall, impacts from Project implementation would be reduced to a **less than significant** level relative to this topic.

Response d): Less than Significant. The Project site is not within a 100-year or 200-year flood zone as delineated by FEMA, as provided in Figure 8. Additionally, the Project site is not within a tsunami or seiche zone. Further, the Project site is not within a dam inundation area, as provided in Figure 9. Development of the proposed Project would not place housing or structures in a flood hazard area. As a result, the proposed Project would have a **less than significant** impact relative to this topic.

Response e): Less than Significant. The Water Quality Control Plan for the Central Valley Region and the 2014 Eastern San Joaquin Integrated Water Resources Master Plan (IRWMP) are the two guiding documents for water quality and sustainable groundwater management in the Project area. Consistency with the two plans is discussed below.

Water Quality Control Plan for the Central Valley Region

The Water Quality Control Plan for the Central Valley Region (Basin Plan) includes a summary of beneficial water uses, water quality objectives needed to protect the identified beneficial uses, and implementation measures. The Basin Plan establishes water quality standards for all the ground and surface waters of the region. The RWQCB regulates waste discharges to minimize and control their effects on the quality of the region's ground and surface water. Permits are issued under a number of programs and authorities. The terms and conditions of these discharge

permits are enforced through a variety of technical, administrative, and legal means. Water quality problems in the region are listed in the Basin Plan, along with the causes, where known.

As discussed above, impacts related to water quality during construction and operation would be less than significant with implementation of the Project-specific SWPPP. Although the proposed Project would create new impervious surfaces throughout the Project site, Project the long-term operations of the proposed Project would not result in long-term impacts to surface water quality from urban stormwater runoff.

2014 Eastern San Joaquin IRWMP

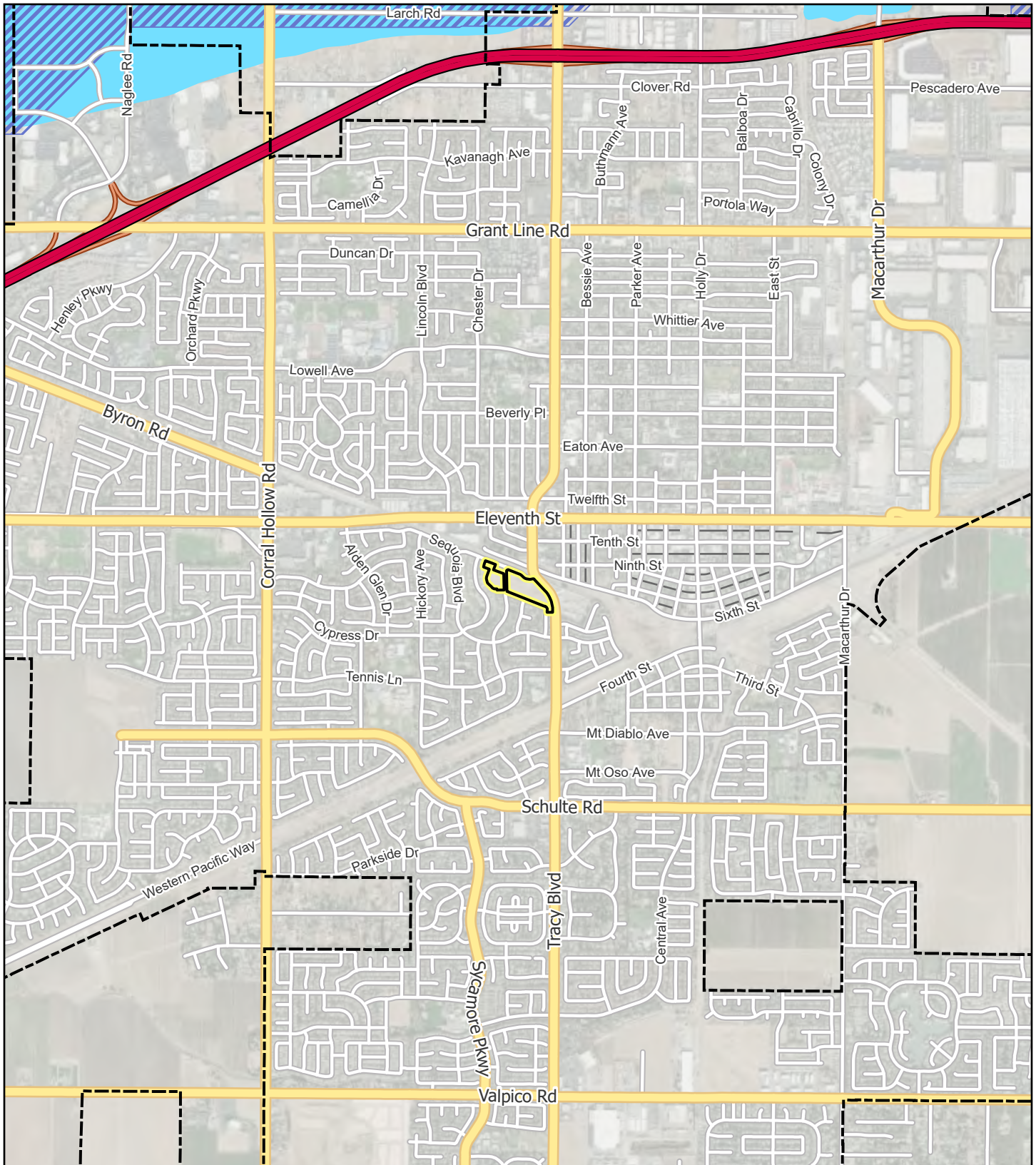
The 2014 Eastern San Joaquin IRWMP defines and integrates key water management strategies to establish protocols and courses of action to implement the Eastern San Joaquin Integrated Conjunctive Use Program. The 2014 Eastern San Joaquin IRWMP is an update and expansion of the 2007 IRWMP prepared for the Eastern San Joaquin Region. There has been significant progress toward implementing the goal of improving the sustainability and reliability of water supplies in the Region, but the process is ongoing and as yet incomplete. The IWRMP does not include requirements for individual projects, such as the proposed Project. Instead, the IWRMP outlines projects to be carried out which achieve regional goals, such as reduced water demand, improved efficiency, improved water quality, and improved flood management.

As discussed previously, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would result in new impervious surfaces that could reduce rainwater infiltration and groundwater recharge. Rainwater which falls on the new impervious surfaces would flow to the adjacent stormwater facilities, such as the stormwater management basins proposed throughout the Project site. Additionally, the proposed Project would not interfere with groundwater recharge.

Conclusion

Overall, implementation of the proposed Project would have a **less than significant** impact related to conflicts with the Basin Plan and the Groundwater Management Plan.

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LEGEND

- Project Site
- 100-Year Flood Zone
- Tracy City Limits
- 200-year Flood Zone

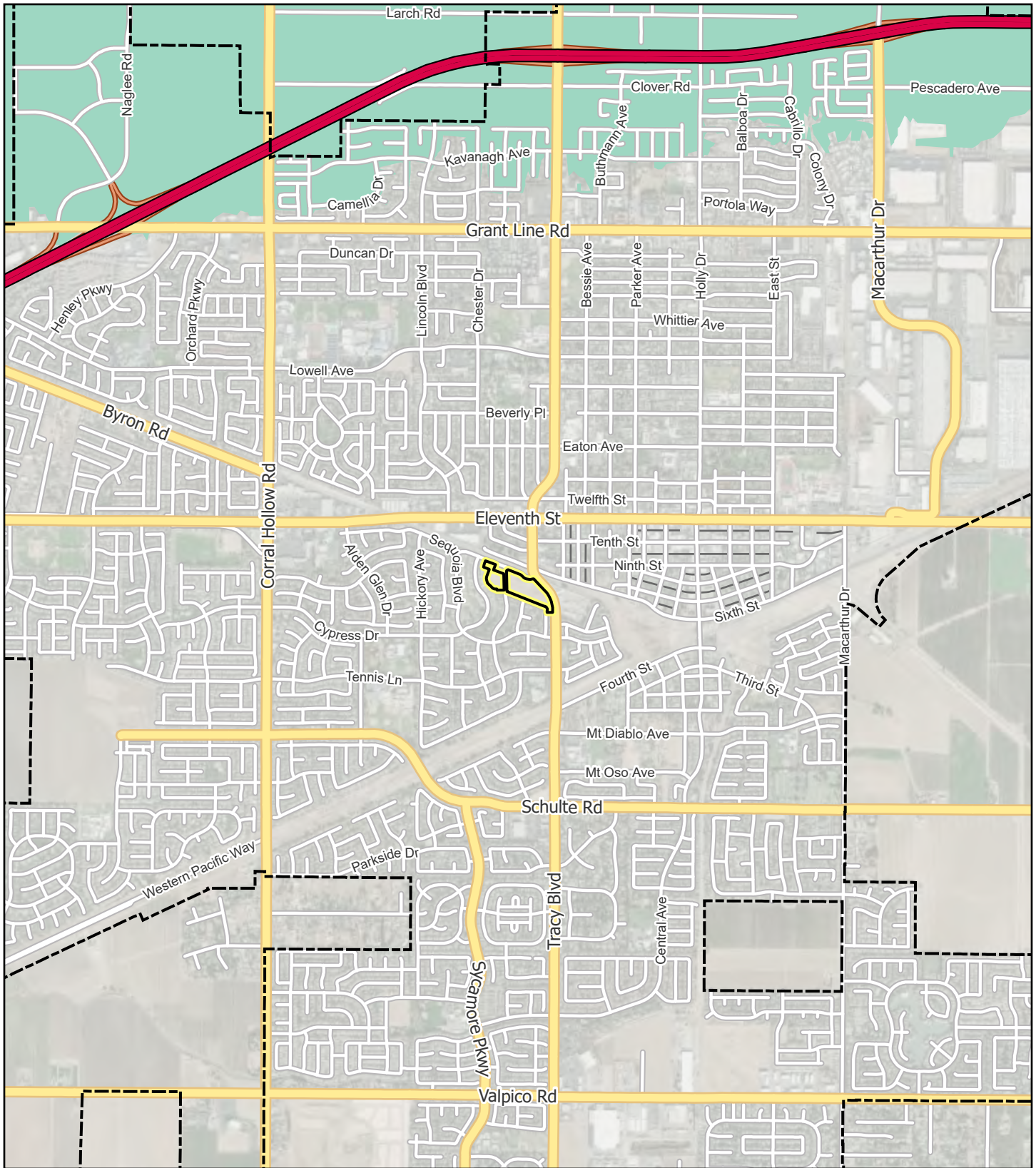


TRACY TRANSIT MAINTENANCE FACILITY




Figure 8. FEMA Flood Map

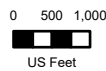
Sources: FEMA; DWR; San Joaquin County GIS; ArcGIS Online World Imagery Map Service. Map date: May 3, 2023.

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LEGEND

-  Project Site
-  Tracy City Limits
-  Maria Dam Inundation Area



TRACY TRANSIT MAINTENANCE FACILITY

Figure 9. Dam Inundation Map

Sources: DWR; San Joaquin County GIS; ArcGIS Online World Imagery Map Service. Map date: May 3, 2023.

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XI. LAND USE AND PLANNING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a): No Impact. The Project site is surrounded by residential, public facilities, and commercial uses. The Project would be consistent and compatible with the surrounding land uses. The Project would not physically divide any established community. Therefore, there is **no impact**.

Responses b): Less than Significant. The Project site is currently designated Residential Medium and Residential Low by the City of Tracy General Plan Land Use Designations Map and is zoned MDR. A rezone to change the zoning from MDR to M-1 (Light Industrial) would be required. The Project would also require a General Plan Amendment to change the land use designations from Residential Medium and Residential Low to Public Facilities (PF).

The key planning documents that are directly related to, or that establish a framework within which the proposed Project must be consistent, include:

- City of Tracy General Plan
- City of Tracy Zoning Ordinance

The Project site is located within four parcels, at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue.

The Public Facilities land use designation is designed to provide locations for uses that support government, civic, cultural, recreational, health and infrastructure aspects of the company. Uses that are recognized to be consistent with this land use designation include public educational institutions (including colleges and schools, and their administrative offices), community and group meeting centers, fire stations, parks, cemeteries, and libraries. Private schools are not included in this designation; rather, private schools, when not associated with places of worship, are designated commercial uses. This designation also includes large-scale public facilities such as the Tracy Municipal Airport, stormwater detention/retention facilities, water treatment plants, solid waste transfer stations, recycling facilities, multi-modal facilities, transit station, corporation yards, cemeteries, landfill sites, which need to be in satellite locations to take advantage of natural environmental characteristics such as topography or winds to avoid conflict with other land uses. The proposed use is consistent with the proposed Public Facilities land use designation.

The Project site is currently zoned MDR. A Zoning Amendment to change the zoning to M-1 (Light Industrial) would be required for the Project. The City of Tracy Zoning Ordinance (Municipal Code Title 10) provides the following designations relevant to the proposed Project:

- Light Industrial (M-1). The purpose of the Light Industrial zone is to provide areas for commercial and industrial activities.

The proposed uses on the Project site are consistent with the purpose of the General Plan designation of Public Facilities, which allows for a relatively wide range of uses but focuses primarily on government, civic, cultural, recreational, health and infrastructure uses. Approval of the requested General Plan Amendment (from Medium Density Residential and Low Density Residential to Public Facilities) would be required to ensure that the proposed Project is consistent with the Tracy General Plan. Project The Project's consistency with other General Plan policies that provide environmental protections are addressed within the relevant sections of this document. This is a **less than significant** impact, and no mitigation is required.

XII. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): No Impact. As described in the Tracy General Plan EIR, the main mineral resources found in San Joaquin County, and the Tracy Planning Area, are sand and gravel (aggregate), which are primarily used for construction materials such as asphalt and concrete. According to the California Geological Survey (CGS) evaluation of the quality and quantity of these resources, the most marketable aggregate materials in San Joaquin County are found in three main areas:

- In the Corral Hollow alluvial fan deposits south of Tracy
- Along the channel and floodplain deposits of the Mokelumne River
- Along the San Joaquin River near Lathrop

Figure 4.8-1 of the General Plan EIR identifies Mineral Resource Zones (MRZs) throughout the Tracy Planning Area. The Project site is located within an area designated as MRZ-1. The MRZ-1 designation applies to areas where adequate information indicates that no significant mineral deposits are present, or where there is little likelihood for their presence. There are no substantial aggregate materials located within the Project site. Therefore, the Project would not result in the loss of availability of a known mineral resource. There is **no impact**.

XIII. NOISE

<i>Would the Project result in:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?		X		
c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?				X

KEY NOISE TERMS

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given area consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-Project condition such as the setting in an environmental noise study.

Attenuation The reduction of noise.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.

Decibel or dB Fundamental unit of sound, defined as ten times the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

CNEL Community noise equivalent level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic acoustic signal, expressed in cycles per second or Hertz.

Impulsive Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.

L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq}	Equivalent or energy-averaged sound level. This section provides a general description of the existing noise sources in the Project vicinity, a discussion of the regulatory setting, and identifies potential noise impacts associated with the proposed project. Project impacts are evaluated relative to applicable noise level criteria and to the existing ambient noise environment.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
L_(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L ₅₀ is the sound level exceeded 50 percent of the time during the one hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
Noise	Unwanted sound.
SEL	Sound exposure levels. A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy into a one-second event.

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant with Mitigation. The following analysis is based on the Environmental Noise Assessment prepared by Saxelby Acoustics for the proposed Project on March 29, 2024 (see Appendix C).

Existing Noise Receptors

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include residences to the north, west, and south of the project.

Existing General Ambient Noise Levels

The existing noise environment in the project area is primarily defined by Union Pacific Railroad (UPRR) operations on the existing rail line located north of the project site, as well as traffic noise from the local roadway network. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at three locations on the project site. A summary of the noise level measurement survey results is provided in Table NOISE-1. Appendix C contains the complete results of the noise monitoring.

Table NOISE-1: Summary of Existing Background Noise Measurement Data

LOCATION	DATE	L_{DN}	DAYTIME L_{EQ}	DAYTIME L_{50}	DAYTIME L_{MAX}	NIGHTTIME L_{EQ}	NIGHTTIME L_{50}	NIGHTTIME L_{MAX}
LT-1	6/14/23	67	62	50	83	61	44	82
LT-2	6/14/23	57	57	49	78	49	45	71
LT-3	6/14/23	57	53	50	72	51	46	66

SOURCE: SAXELBY ACOUSTICS, 2024.

Evaluation of Project Operational Noise on Existing Sensitive Receptors

Saxelby Acoustics followed the Federal Transit Administration (FTA) guidelines for calculating the project noise generation. Predicted noise levels were compared to the applicable City of Tracy exterior noise standards. Noise levels were mapped using the SoundPLAN noise model. The following is a list of assumptions used for the noise modeling.

Bus Operating Center: 15 buses per hour were assumed to access the facility and be serviced and cleaned for each hour from 4:00 a.m. to 11:30 p.m. A sound exposure level (SEL) of 114 dBA at 50 feet was assumed based on FTA guidance. The SEL of 111 dBA was adjusted down from the default 100 buses accessing the facility and 30 buses being serviced in a peak hour to 15 per hour each, as noted above. The resulting average noise level (Leq) of 73.5 dBA at 50 feet was used for the noise modeling.

Overflow Storage Yard: 3 buses per hour were assumed to access the overflow parking facility for each hour from 7 a.m. to 10:00 p.m. A sound exposure level (SEL) of 111 dBA at 50 feet was assumed based on FTA guidance. The SEL of 111 dBA was adjusted down from the default 100 buses accessing the facility to 3 per hour, as noted above. The resulting average noise level (Leq) of 60.2 dBA at 50 feet was used for the noise modeling. It should be noted that use of this site as a public works facility would be expected to generate lower noise levels than using the site for overflow bus parking. Therefore, this analysis is considered to be a conservative assessment of project-related noise levels.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

Operational Noise at Existing Sensitive Receptors

The Project is predicted to expose nearby residences to noise levels up to approximately 60 dBA Leq at the nearest residential property lines. The predicted project noise levels would exceed the City of Tracy Municipal Code noise level standard of 55 dBA, Leq.

Based on the data in Table 8 of the Environmental Noise Assessment (see Appendix C), the proposed project will result in up to an 7.4 increase in the ambient noise level of nearby noise-sensitive receptors. As stated in the City of Tracy General Plan Policy P2, mitigation measures shall be required for new development projects under the following conditions:

- Causes the Ldn at noise-sensitive uses to increase 3 dB or more and exceed the “normally acceptable level”;
- Causes the Ldn at noise-sensitive uses increase 5 dB or more and remain “normally acceptable” level;
- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

The predicted project noise levels are predicted to exceed the City of Tracy General Plan Policy P2 limits with noise increases of up to 7.4 dBA. Additionally, the project is predicted to generate exterior noise levels exceeding the City’s Noise Ordinance limit of 55 dBA Leq. In order to reduce exterior noise levels to meet the City’s standards, Saxelby Acoustics recommends noise control measures, as provided below.

Operational Noise Control Measures

1. During development of the main eastern parcel, construct a property line sound wall 8-feet in height along the southern and western boundaries of the main project site. Figure 7 of the Environmental Noise Assessment (see Appendix C) shows the sound wall locations.
2. During development of the western parcel, construct a property line sound wall 8-feet in height along the northern boundary of the western parcel, adjacent to the existing multi-family residential uses. The wall also extends along the east side of the northern access route to Beechnut Avenue. Figure 7 of the Environmental Noise Assessment (see Appendix C) shows the sound wall locations.
3. During development of the western parcel, construct a property line sound wall 8-feet in height along the southern boundary of the western parcel, adjacent to the existing residential use to the south. Figure 7 of the Environmental Noise Assessment (see Appendix C) shows the sound wall location.
4. Limit main site bus activity to 4:00 a.m. to 10:00 p.m.
5. Limit bus storage on western parcel to a maximum of 3 buses per hour from 7:00 a.m. to 10:00 p.m.

As shown on Figure 7 of the Environmental Noise Assessment, with the above-outlined noise control measures the project is predicted to comply with the City of Tracy Municipal Code noise level standard of 55 dBA, Leq.

Based on the data in Table 9 of the Environmental Noise Assessment, the proposed project will result in up to a 2.2 dBA increase in the ambient noise level of nearby noise-sensitive receptors, with the outlined noise control measures. Increases of less than 5 dBA are acceptable where exterior noise levels will remain within the City’s normally acceptable 60 dBA Ldn noise standard.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in Table 5 of the Environmental Noise Assessment, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours.

The City of Tracy Municipal Code restricts construction noise from the noise ordinance between the hours of 7:00 a.m. and 7:00 p.m. or daylight hours. In addition, the municipal code requires the following noise control measures:

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.

Caltrans defines a significant increase as an increase of 12 dBA over existing ambient noise levels; Saxelby Acoustics used this criterion to evaluate increases due to construction noise associated with the project. As shown in Table 3 of the Environmental Noise Assessment, construction equipment is predicted to generate noise levels of up to 90 dBA L_{max} at 50 feet. Construction noise is evaluated as occurring at the center of the site to represent average noise levels generated over the duration of construction across the project site. The nearest residential uses are located approximately 200 feet as measured from the center of the project site. At this distance, maximum construction noise levels would be up to 78 dBA. The average daytime maximum noise level in the vicinity of the sensitive receptors was measured to be approximately 72 dBA L_{max}, resulting in a 6 dB increase. Therefore, project construction would not cause an increase of greater than 12 dBA over existing ambient noise levels.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, Saxelby Acoustics recommends construction noise control measures, as provided below.

Construction Noise Control Measures

1. The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:

- Construction shall be limited to 7:00 a.m. to 7:00 p.m.
- All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
- Quiet construction equipment, particularly air compressors, are to be selected whenever possible.
- All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- Unnecessary idling of internal combustion engines is prohibited.
- The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Conclusion

Overall, with implementation of the identified operational and construction noise control measures as recommended by Saxelby Acoustics in their Environmental Noise Assessment (and as also provided below as Mitigation Measure NOISE-1), both operational and construction-based noise levels would be reduced to less than significant levels. Therefore, with implementation of Mitigation Measure NOISE-1, the proposed Project would have a ***less than significant*** impact relative to this environmental topic.

MITIGATION MEASURE(S)

Mitigation Measure NOISE-1: *The City of Tracy Development Services Department shall establish the following as conditions of approval for development of the proposed Project, prior to approval of grading and/or building permits.*

- *During development of the eastern parcel, a property line sound wall 8-feet in height shall be constructed along the southern and western boundary of the main project site. Figure 7 of the Environmental Noise Assessment prepared by Saxelby Acoustics (March 29, 2024) shows the sound wall location.*
- *During development of the western parcel, a property line sound wall 8-feet in height shall be constructed along the northern boundary, adjacent to the existing multi-family residential uses. The wall should also extend along the east side of the northern access route to Beechnut Avenue. Figure 7 of the Environmental Noise Assessment prepared by Saxelby Acoustics (March 29, 2024) shows the sound wall location.*
- *During development of the western parcel, a property line sound wall 8-feet in height shall be constructed along the southern boundary, adjacent to the existing residential use to the south. Figure 7 of the Environmental Noise Assessment prepared by Saxelby Acoustics (March 29, 2024) shows the sound wall location.*
- *Limit main site bus activity to 4:00 a.m. to 10:00 p.m.*

- *Limit bus storage on western parcel to a maximum of 3 buses per hour from 7:00 a.m. to 10:00 p.m.*
- *The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:*
 - *Construction shall be limited to 7:00 a.m. to 7:00 p.m.*
 - *All construction equipment powered by internal combustion engines shall be properly muffled and maintained.*
- *Quiet construction equipment, particularly air compressors, are to be selected whenever possible.*
- *All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.*
- *Unnecessary idling of internal combustion engines is prohibited.*
- *The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.*

Response b): Less than Significant. Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person's perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by several factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table NOISE-2 indicates that the threshold for damage to structures ranges from 0.2 to 0.6 peak particle velocity in inches per second (in/sec p.p.v.). One-half this minimum threshold or 0.1 in/sec p.p.v. is considered a safe criterion that would protect against architectural or structural damage. The general threshold at which human annoyance could occur is noted as 0.1 in/sec p.p.v.

Table NOISE-2: Effects of Vibration on People and Buildings

PEAK PARTICLE VELOCITY		HUMAN REACTION	EFFECT ON BUILDINGS
MM/SEC.	IN./SEC.		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage.

SOURCE: CALTRANS. TRANSPORTATION RELATED EARTHBOEN VIBRATIONS. TAV-02-01-R9601 FEBRUARY 20, 2002.

The vibration-generating activities typically happen during construction when activities such as grading and road construction occur. Structures which could be impacted by construction-related vibrations, especially vibratory compactors/rollers, are located approximately 130 feet, or further, from the Project site. At this distance, construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours.

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural. Table NOISE-3 shows the typical vibration levels produced by construction equipment.

Table NOISE-3: Vibration Levels for Varying Construction Equipment

TYPE OF EQUIPMENT	PEAK PARTICLE VELOCITY @ 25 FEET (INCHES/SECOND)	PEAK PARTICLE VELOCITY @ 50 FEET (INCHES/SECOND)	PEAK PARTICLE VELOCITY @ 100 FEET (INCHES/SECOND)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.037	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 ft.)	0.074	0.026

SOURCE: FEDERAL TRANSIT ADMINISTRATION, TRANSIT NOISE AND VIBRATION IMPACT ASSESSMENT GUIDELINES, MAY 2006.

Construction Vibration Impacts

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

The Table NOISE-3 data indicates that construction vibration levels anticipated for the Project are less than approximately 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from typical construction activities. At distances greater than 26 feet construction vibrations are not predicted to exceed acceptable levels. Additionally, construction activities would be temporary in nature and would likely occur during normal daytime working hours. With implementation of Mitigation Measure NOISE-2, this would be a **less than significant** impact.

MITIGATION MEASURE(S)

Mitigation Measure NOISE-2: Any compaction required less than 26 feet from the adjacent residential structures should be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.

Response c): No Impact. The Project site is located approximately 3.0 miles southeast of the nearest airport (the Tracy Municipal Airport) and is outside of the contours of the Tracy Municipal Airport land use plan. Therefore, there is **no impact** relative to this topic.

XIV. POPULATION AND HOUSING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. Implementation of the Project would result in the construction of a transit maintenance facility on the Project site. The proposed Project is surrounded by existing urbanized areas of the City. There is existing infrastructure (roads, water, sewer, etc.) in the immediate vicinity of the Project site. While the Project would extend these services onto the site to serve the proposed development, the Project would not extend infrastructure beyond an area of the City not currently served. The Project would not induce population growth in other areas of the City of Tracy, either directly or indirectly. This impact is **less than significant**, as demonstrated throughout this document.

Response b): Less than Significant. There are no residential structures located on the Project site. Development of the Project would not create or remove housing. Therefore, the Project would not displace substantial numbers of people or existing housing and would have a **less than significant** impact in this respect.

XV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a.i) Fire Protection: Less than Significant. On September 16, 1999, the City of Tracy Fire Department merged with the Tracy Rural Fire Protection District, forming the South San Joaquin County Fire Authority (SCFA). The SCFA was created to provide fire protection services to the entire jurisdictional area of both the corporate city limits and surrounding rural community. Employees of the Tracy Rural Fire Protection District became employees of the City of Tracy with the City of Tracy maintaining day to day administrative control of the department. Both the Tracy Rural Fire Protection District and the City of Tracy contract with the SCFA to receive fire protection services. The SCFA in turn contracts with the City of Tracy to provide employees and administrative services.

The SCFA/Tracy Fire Department provides emergency medical services to citizens located within the San Joaquin Emergency Medical Services Agency (SJEMSA) Zone C. Ambulance transport is provided by private provider, American Medical Response (AMR) under contract with the SJEMSA. The SCFA currently operates six fire stations and an administrative office. Twenty-four hour-per-day staffing is provided with six paramedic engine companies and one ladder truck company. Four fire stations are within the incorporated area of the City of Tracy, and two are in the surrounding rural Tracy area.

The SCFA conducted a Standards of Response Coverage study in late 2007. Findings of the study indicated that the Department had challenges in meeting its established response time objectives in the areas of the West Valley Mall and Downtown Tracy utilizing existing resources. The Project site is located approximately 1.7 miles southeast of the West Valley Mall. Two new facilities were opened in June 2014, to replace Fire Stations 92 and 96. The new facilities allow the Fire Department to serve the greater community of Tracy (including the West Valley Mall) more effectively within the established response time standard of 6.5 minutes.

The nearest fire station, Station 91, is located approximately 0.4 miles northwest of the Project site.

Response time and fire department effectiveness once units arrive are critical considerations in mitigating emergencies. The response time standard is defined as total reflex time (1:30 call processing, 1:00 turn-out time, and 4:00 travel-time). In addition, the SCFA performance standard to measure effectiveness is to confine moderate risk structure fires to the room of origin or less 90 percent of the time in the City. In order to successfully mitigate emergencies, it is essential the SCFA assemble an adequate number of personnel to perform critical tasks at the scene once the unit(s) arrive.

Recognizing the potential need for increases in fire protection and emergency medical services, the City's General Plan includes policies to ensure that adequate related facilities are funded and provided to meet future growth (Objective PF-1.1, P1). This policy is implemented through the review of all new projects with the City's Sphere of Influence, prior to development, and through the collection of development impact fees for the funding of facilities.

Impact fees from new development are collected based upon projected impacts from each development. The adequacy of impact fees is reviewed on an annual basis to ensure that the fee is commensurate with the service facility and equipment needs.

Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, participation in the Community Facilities District or similar funding mechanism, and other revenues generated by the Project, would fund capital and labor costs associated with fire protection services.

All construction plans and development proposals are evaluated to determine fire protection needs. The Fire Prevention Division works closely with other City departments to ensure appropriate design and construction standards, including adequate fire protection water flows and that fire-resistant building materials are met within new development projects. Overall, this impact is considered **less than significant**.

a.ii) Police Protection: Less than Significant. The Tracy Police Department provides police protection services to the City of Tracy. Its headquarters are located at 1000 Civic Center Drive, approximately 1.0 mile east of the Project site. There are no satellite offices or plans to construct any in the near future.

The Department divides calls into three categories, Priority 1, 2, and 3 calls. Priority 1 calls are defined as life threatening situations. Priority 2 calls are not life threatening, but require immediate response. Priority 3 calls cover all other calls received by the police. Average response time for Priority 1 calls within city limits is approximately six to eight minutes. Response time for Priority 2 and 3 calls is, on average, 22 minutes.

The Tracy Police Department provides mutual aid to the San Joaquin County Sheriff's office, and vice versa, when a situation exceeds the capabilities of either department. Mutual aid is coordinated through the San Joaquin County Sheriff.

The City of Tracy General Fund provides approximately 96% of the Police Department's budget. The remaining 4% comes from various grants, fees, and assessments. The Police Department operates on a pre-approved annual budget, based on a fiscal year. New service demands are assessed when budget proposals are reviewed. Supplemental budget requests are considered on a case-by-case basis during the fiscal year.

It is not anticipated that implementation of the proposed Project would result in significant new demand for police services. Project implementation would not require the construction of new police facilities to serve the Project Area, nor would it result in impacts to the existing response times and existing police protection service levels. Therefore, impacts to police services will be **less than significant**.

a.iii) Schools: Less than Significant. The proposed Project includes development of a transit maintenance facility in an area adjacent to industrial, commercial and residential uses. Such uses would not generate additional students requiring accommodation in the Tracy Unified School District (TUSD).

The TUSD collects impact fees from new developments under the provisions of SB 50. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from taxes, would fund capital and labor costs associated with school services. The adequacy of fees is reviewed on an annual basis to ensure that the fee is commensurate with the service. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund improvements associated with school services. Under the provisions of SB 50, a project's impacts on school facilities are fully mitigated via the payment of the requisite new school construction fees established pursuant to Government Code Section 65995. As such, the Project's impacts to school services are **less than significant**.

a.iv) Parks: Less than Significant. Potential Project impacts to parks and recreational facilities are addressed in the following Recreation section of this document.

a.v) Other Public Facilities: Less than Significant. Other public facilities in the City of Tracy include libraries, hospitals, and cultural centers such as museums and music halls. The proposed Project would not increase demand on these facilities. The City of Tracy General Plan requires new development to pay its fair share of the costs of public buildings by collecting the Public Buildings Impact Fee. The Public Buildings Impact fee is used by the City to expand public services and maintain public buildings, including the Civic Center and libraries in order to meet the increased demand generated by new development. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to Project approval. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from taxes, would ensure that Project impacts to libraries and public buildings are **less than significant**.

XV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Less than Significant. The proposed Project would not increase demand for parks and recreational facilities within the City of Tracy, and would not increase the use of the City’s existing parks and recreation system. As described in the Tracy General Plan, the City maintains 48 mini-parks, 15 neighborhood parks, and eight community parks, providing approximately 256 acres at 71 sites. The City is also in the process of constructing the Legacy Fields sports park at the northern edge of the City, which will provide an additional 166 acres of sports parks, 86 acres of passive recreation area, and a 46-acre future expansion area for additional park facilities.

The City strives to maintain a standard of 4 acres of park land for every 1,000 persons. In order to maintain this standard, the City requires new development projects to either include land dedicated for park uses, or to pay in-lieu fees towards the City’s parks program. Chapter 13.12 of the Tracy Municipal Code states that, *“all development projects shall be required to maintain the City standard of four (4) acres of park land per 1,000 population. All development projects, as a condition of approval of any tentative parcel map or tentative subdivision map, or as a condition of approval of any building permit, shall dedicate land to the City or pay a fee in lieu thereof, or a combination of both, in order to maintain this City standard. The precise obligation of any development Project to dedicate land or pay a fee pursuant to this section shall be incorporated in the implementing resolution for the park fee applicable to the development project.”*

The City of Tracy requires the payment of the Project’s fair share in-lieu parks fees, as required by the City’s General Plan. The collection of fees and determined fair share fee amounts are adopted by the City as Conditions of Approval (COAs) for all new development projects prior to Project approval. Fees paid aid in the development of new park-space and maintenance as required, to ensure continued high quality park facilities for all city residents. Additionally, given that the City maintains an ample and diverse range of park sites and park facilities, and collects fees from new development to fund the construction of new parks and the maintenance of existing parks, the additional demand for parks generated by the proposed Project would not result in the physical deterioration of existing parks and facilities within Tracy. Moreover, as previously stated, the proposed Project would not increase demand for parks and recreational

facilities within the City of Tracy, and would not increase the use of the City's existing parks and recreation system. As such, this is a **less than significant** impact and no mitigation is required.

XVI. TRANSPORTATION AND CIRCULATION -- WOULD THE PROJECT:

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. Implementation of the proposed Project would not result in a conflict with an existing or planned pedestrian facility, bicycle facility, or transit service/facility. In addition, the Project would not interfere with the implementation of a planned bicycle facility, pedestrian facility, or transit service/facility. The Project would not cause a degradation in transit service such that service does not meet performance standards established by the transit operator.

Existing pedestrian and bicycle facilities are located on the roadways adjacent to the Project site. There are no pedestrian or bicycle facilities within the undeveloped Project site. The City of Tracy General Plan describes an interconnected, hierarchical system of sidewalks, on-street bike lanes, and off-street trails for pedestrians and bicyclists that provides access to this area of the City of Tracy.

Site access would be provided at several locations, including Beechnut Avenue, Tracy Boulevard, and Forest Hill Drive. The proposed Project would not conflict with any program plan, ordinance, or policy addressing the circulation system. Overall, this impact would be **less than significant**.

Response b): Less than Significant. The City of Tracy and Kimley Horn have jointly developed a VMT Calculator, in which project-specific characteristics are evaluated against the potential for a project to conflict with CEQA Guidelines Section 15064.3, subdivision (b). Utilizing Project-based inputs, such as Project location, Project context/setting (i.e. Suburban Center), and land use information on a best-fit basis, the results of this VMT Calculator show that the proposed Project would generate per employee VMT that would be below 15% below the average for the projects of a similar land use within the specific Traffic Area Zone (TAZ) that the project is located within. Specifically, the VMT Calculator shows that the Project would be anticipated to generate approximately 5.2 VMT per employee, which is well below the 9.4 VMT per employee threshold that is required to achieve a 15% below average VMT per employee.

Section 15064.3 of the current CEQA Guidelines gives agencies wide latitude in assessing transportation impacts with VMT. The more technical details of calculating VMT and assessing impacts are found in a Technical Advisory issued by OPR. The Technical Advisory provides guidance on assessing VMT, different methodologies, significance thresholds, and mitigation measures.

While not legally binding, the Technical Advisory will be an important reference for agencies in determining how to calculate VMT, setting significance thresholds, and identifying mitigation measures. For instance, the Technical Advisory discusses the difference between tour-based and trip-based VMT. Trip-based VMT counts trips to and from one location (i.e., home to work) but does not count any trips taken in between, whereas tour-based VMT includes these trips. Either method can be used for residential and office projects, but the Technical Advisory recommends tour-based VMT because it is more comprehensive.

Since the proposed Project would result in achieving a per employee VMT that would be below 15% below the average for the projects of a similar land use within the TAZ that the project is located within, the proposed Project fits the criteria screening thresholds and thresholds of significance, as promulgated by OPR's Technical Advisory. Therefore, there is a **less than significant** impact associated with this impact.

Responses c-d): Less than Significant. No site circulation or access issues have been identified that would cause a traffic safety problem/hazard or any unusual traffic congestion or delay that could impede emergency vehicles or emergency access. The Project does not include any design features or incompatible uses that pose a significant safety risk. Site access would be provided at several locations, including Beechnut Avenue, Tracy Boulevard, and Forest Hill Drive. The Project would create no adverse impacts to emergency vehicle access or circulation. Overall, Project implementation would have a **less than significant** impact relative to this topic.

XVII. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?		X		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.		X		

BACKGROUND

Assembly Bill 52 (AB 52) requires a lead agency, prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, to begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed Project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the lead agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe, and (2) the California Native American tribe responds, in writing, within 30 days of receipt of the formal notification, and requests the consultation. The City of Tracy has not received any requests from California Native American tribes to be informed through formal notification of proposed projects in the City’s geographic area.

RESPONSES TO CHECKLIST QUESTIONS

Responses a.i)-a.ii): Less than Significant with Mitigation. The City of Tracy General Plan and subsequent EIR does not identify the site as having prehistoric period cultural resources. Additionally, there are no known unique cultural resources known to occur on, or within the immediate vicinity of the Project site. The site has previously been used for agricultural uses. No instances of cultural resources or human remains have been unearthed on the Project site. Based on the above information, the Project site has a low potential for the discovery of prehistoric, ethnohistoric, or historic archaeological sites that may meet the definition of Tribal Cultural Resources. Although no Tribal Cultural Resources have been documented in the Project site, the Project is located in a region where cultural resources have been recorded and there remains a potential that undocumented archaeological resources that may meet the Tribal Cultural Resource definition could be unearthed or otherwise discovered during ground-disturbing and

construction activities. Examples of significant archaeological discoveries that may meet the Tribal Cultural Resources definition would include villages and cemeteries.

Due to the possible presence of undocumented Tribal Cultural Resources within the Project site, construction-related impacts on tribal cultural resources would be potentially significant. Implementation of the Mitigation Measure CUL-1 would require appropriate steps to preserve and/or document any previously undiscovered resources that may be encountered during construction activities, including human remains. Implementation of this measure would reduce this impact to a **less than significant** level.

MITIGATION MEASURE(S)

Implement Mitigation Measure CUL-1

XVIII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

<i>Would the project:</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Require or result in the relocation or construction of new or expanded water, wastewater or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Responses to Checklist Questions

Response a)-c): Less than Significant.

Water

The provision of public services and the construction of onsite infrastructure improvements will be required to accommodate the development of the proposed Project. The proposed Project would require extensions of offsite water conveyance infrastructure to the Project site for potable water and irrigation water. Water distribution will be by an underground distribution system to be installed as per the City of Tracy standards and specifications. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site, thereby limiting any potential impact to areas that were not already disturbed.

The proposed Project would not result in insufficient water supplies available to serve the proposed Project from existing entitlements and resources. Therefore, the proposed Project would result in a **less than significant** impact to water supplies.

Wastewater

The provision of public services and the construction of onsite infrastructure improvements will be required to accommodate the development of the proposed Project. The proposed Project

would require extensions of offsite wastewater conveyance infrastructure to the Project site. All offsite water utility improvements will be in or adjacent to existing roadways along the perimeter of the Project site, thereby limiting any potential impact to areas that were not already disturbed.

Ultimately, the sanitary sewer collection system will be an underground collection system installed as per the City of Tracy standards and specifications. Sanitary sewer disposal and treatment will be to the City of Tracy WWTP. The development of the proposed Project would not exceed the wastewater discharge requirements in the applicable WDR Order. Therefore, the proposed Project is anticipated to have a **less than significant** impact relative to this topic.

Storm Drainage

Because the proposed Project increases impervious surface area from an existing undeveloped and predominately previous site, the Project site could increase runoff significantly. Project impacts to stormwater are considered potentially significant. Onsite storm drainage would be installed to serve the proposed Project. Development of the proposed Project would include construction of a new storm drainage system, as well as on-site stormwater management basins.

Pursuant to section 11.34.210 Design Standards of the City’s Municipal Code, installation of the Project’s storm drain system would be required to conform to the design criteria, standard plans and specifications and the inspection and testing procedures set forth in the applicable City public improvement design standards. Thus, the proposed storm drainage collection and detention system will be subject to the SWRCB and City of Tracy regulations, including: Tracy Municipal Code, Tracy Storm Drain Master Plan, 2012; Phase II, NPDES Permit Requirements; NPDES-MS4 Permit Requirements; and LID Guidelines. Therefore, impacts from Project implementation would be **less than significant**.

Responses d), e): Less than Significant. The City of Tracy contracts with Tracy Disposal Service, a private company, for solid waste collection and disposal. Based on the most recent waste generation factor provided by CalRecycle for transportation/communications/utilities uses, and assuming approximately 30 employees working at the Project site per day (likely an overestimate), the proposed Project is expected to generate approximately 276 pounds per day of solid waste upon full buildout, which is equivalent to less than 0.14 tons per day; refer to Table UTIL-1.

TABLE UTIL-1: ESTIMATED SOLID WASTE GENERATION³

LAND USE	GENERATION FACTOR ⁽¹⁾	PROJECT	ESTIMATED SOLID WASTE
Transportation/communication/utilities	9.2 lbs/employee/day	Transit Facility	276

⁽¹⁾ CALRECYCLE, 2024

Currently, the permitted capacity of the Foothill Landfill is 102 million cubic yards. The remaining capacity of the facility is approximately 95 million cubic yards. As noted previously, the remaining capacity of the facility is approximately 95 million cubic yards. Current permits indicate a closure in 2054. There are no plans to expand the Foothill Landfill or build a new one to accommodate

³ See: <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>

Tracy's waste since the Foothill Landfill is expected to meet the City's needs for the foreseeable future. The addition of the volume of solid waste associated with the proposed Project to the Foothill Landfill would not exceed the landfill's remaining capacity.

Overall, the proposed Project would be required to comply with applicable State and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. The City would coordinate development of the proposed Project with Tracy Disposal Service. Furthermore, the addition of the volume of solid waste associated with the proposed Project, approximately 0.14 tons per day, would increase the total tons of solid waste to the MRF; however, this increase would not cause an exceedance of the landfill's remaining capacity. Therefore, the proposed Project would not generate solid waste in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, or exceed any State or local standards associated with solid waste. This is a **less than significant** impact.

XV. MANDATORY FINDINGS OF SIGNIFICANCE

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

RESPONSES TO CHECKLIST QUESTIONS

Response a): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant impacts that would substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal to the environment. All potentially significant impacts related to plant and animal species would be mitigated to a less than significant level. The proposed Project would be required to implement a SWPPP aimed at reducing stormwater pollutants and runoff during construction, as well as through compliance of various other state, regional and local standards. Specifically related to ensuring the continued sustainability of biological resources through adaptive management, Mitigation Measure BIO-2 requires the SJMSCP Monitoring Plan an Annual Report process, Biological Monitoring Plan, SJMSCP Compliance Monitoring Program, and the SJMSCP Adaptive Management Plan. The Project proponent shall seek coverage under the SJMSCP to mitigate for habitat impacts to covered special status species that would reduce any potentially significant impacts to a less than significant level. Through the full mitigation of biological impacts, the Project would not result in any cumulative impacts, related to biological resources. These are **less than significant** impacts.

Response b): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant individual or cumulative impacts that would not be mitigated to less than significant levels. Therefore, these are **less than significant** impacts.

Response c): Less than Significant. As described throughout the analysis above, the proposed Project would not result in any significant impacts that would have environmental effects which will cause substantial adverse effects on humans. The analysis in the relevant sections above provides standards and mitigation measures to reduce any potentially significant impacts on humans to less than significant levels. A variety of mitigation measures including those related to aesthetics and light and glare, GHG and air quality, cultural resources, hazardous materials, seismic hazards, water pollution and water quality, and noise, ensure any adverse effects on humans are reduce to an acceptable standard. Therefore, these are **less than significant** impacts.

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APPENDIX A: AIR QUALITY, GREENHOUSE GASES, AND ENERGY MODELING

Transit Maintenance Facility Detailed Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Transit Maintenance Facility
Construction Start Date	10/1/2024
Operational Year	2026
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.40
Precipitation (days)	6.60
Location	37.736357327556206, -121.4373308014204
County	San Joaquin
City	Tracy
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2134
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.21

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Automobile Care Center	26.5	1000sqft	0.61	26,500	0.00	0.00	—	—
Government Office Building	7.50	1000sqft	0.17	7,500	0.00	0.00	—	—
Government Office Building	22.0	1000sqft	0.51	22,000	0.00	0.00	—	—
Other Asphalt Surfaces	8.59	Acre	8.59	0.00	0.00	0.00	—	—
Gasoline/Service Station	4.00	Pump	0.01	565	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.44	1.21	10.8	14.1	0.03	0.44	0.22	0.66	0.40	0.06	0.46	—	2,828	2,828	0.11	0.06	1.34	2,851
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.42	18.5	36.0	33.7	0.05	1.60	19.8	21.4	1.47	10.1	11.6	—	5,445	5,445	0.22	0.07	0.04	5,465
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.92	1.84	6.91	8.93	0.02	0.28	0.95	1.12	0.26	0.47	0.62	—	1,774	1,774	0.07	0.04	0.36	1,788

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.17	0.34	1.26	1.63	< 0.005	0.05	0.17	0.20	0.05	0.09	0.11	—	294	294	0.01	0.01	0.06	296

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	1.44	1.21	10.8	14.1	0.03	0.44	0.22	0.66	0.40	0.06	0.46	—	2,828	2,828	0.11	0.06	1.34	2,851
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	4.42	3.72	36.0	33.7	0.05	1.60	19.8	21.4	1.47	10.1	11.6	—	5,445	5,445	0.22	0.07	0.04	5,465
2025	1.44	18.5	10.9	13.9	0.03	0.44	0.22	0.66	0.40	0.06	0.46	—	2,812	2,812	0.11	0.06	0.03	2,834
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.48	0.40	3.79	3.75	0.01	0.17	0.95	1.12	0.15	0.47	0.62	—	618	618	0.03	0.01	0.06	621
2025	0.92	1.84	6.91	8.93	0.02	0.28	0.14	0.42	0.26	0.03	0.29	—	1,774	1,774	0.07	0.04	0.36	1,788
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.09	0.07	0.69	0.68	< 0.005	0.03	0.17	0.20	0.03	0.09	0.11	—	102	102	< 0.005	< 0.005	0.01	103
2025	0.17	0.34	1.26	1.63	< 0.005	0.05	0.03	0.08	0.05	0.01	0.05	—	294	294	0.01	0.01	0.06	296

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	8.05	8.07	57.2	55.5	0.39	0.68	14.5	15.2	0.65	3.81	4.45	86.6	42,331	42,418	9.98	5.76	5,594	49,978
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.06	7.11	61.1	50.8	0.39	0.68	14.5	15.2	0.65	3.81	4.45	86.6	41,863	41,949	10.0	5.80	5,497	49,425
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	5.84	6.26	39.9	39.8	0.21	0.36	7.97	8.33	0.34	2.09	2.43	86.6	22,972	23,058	9.64	3.03	5,517	29,718
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.07	1.14	7.29	7.26	0.04	0.07	1.46	1.52	0.06	0.38	0.44	14.3	3,803	3,818	1.60	0.50	913	4,920

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.56	6.30	56.6	52.6	0.39	0.63	14.5	15.1	0.61	3.81	4.41	—	41,172	41,172	1.15	5.71	100	43,002
Area	0.44	1.74	0.02	2.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.1	10.1	< 0.005	< 0.005	—	10.2
Energy	0.06	0.03	0.53	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,134	1,134	0.14	0.01	—	1,141
Water	—	—	—	—	—	—	—	—	—	—	—	16.1	15.3	31.4	1.65	0.04	—	84.6
Waste	—	—	—	—	—	—	—	—	—	—	—	70.5	0.00	70.5	7.05	0.00	—	247
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494
Total	8.05	8.07	57.2	55.5	0.39	0.68	14.5	15.2	0.65	3.81	4.45	86.6	42,331	42,418	9.98	5.76	5,594	49,978
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.00	5.74	60.6	50.4	0.38	0.64	14.5	15.1	0.61	3.81	4.41	—	40,714	40,714	1.20	5.75	2.60	42,459

Area	—	1.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.06	0.03	0.53	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,134	1,134	0.14	0.01	—	1,141
Water	—	—	—	—	—	—	—	—	—	—	—	16.1	15.3	31.4	1.65	0.04	—	84.6
Waste	—	—	—	—	—	—	—	—	—	—	—	70.5	0.00	70.5	7.05	0.00	—	247
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494
Total	7.06	7.11	61.1	50.8	0.39	0.68	14.5	15.2	0.65	3.81	4.45	86.6	41,863	41,949	10.0	5.80	5,497	49,425
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.56	4.69	39.4	38.1	0.21	0.32	7.97	8.29	0.30	2.09	2.39	—	21,817	21,817	0.80	2.98	22.5	22,747
Area	0.22	1.54	0.01	1.21	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.99	4.99	< 0.005	< 0.005	—	5.01
Energy	0.06	0.03	0.53	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	1,134	1,134	0.14	0.01	—	1,141
Water	—	—	—	—	—	—	—	—	—	—	—	16.1	15.3	31.4	1.65	0.04	—	84.6
Waste	—	—	—	—	—	—	—	—	—	—	—	70.5	0.00	70.5	7.05	0.00	—	247
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494
Total	5.84	6.26	39.9	39.8	0.21	0.36	7.97	8.33	0.34	2.09	2.43	86.6	22,972	23,058	9.64	3.03	5,517	29,718
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.02	0.86	7.19	6.96	0.04	0.06	1.46	1.51	0.05	0.38	0.44	—	3,612	3,612	0.13	0.49	3.73	3,766
Area	0.04	0.28	< 0.005	0.22	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.83	0.83	< 0.005	< 0.005	—	0.83
Energy	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	188	188	0.02	< 0.005	—	189
Water	—	—	—	—	—	—	—	—	—	—	—	2.67	2.54	5.20	0.27	0.01	—	14.0
Waste	—	—	—	—	—	—	—	—	—	—	—	11.7	0.00	11.7	1.17	0.00	—	40.8
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	910	910
Total	1.07	1.14	7.29	7.26	0.04	0.07	1.46	1.52	0.06	0.38	0.44	14.3	3,803	3,818	1.60	0.50	913	4,920

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.12	2.62	24.9	21.7	0.03	1.06	—	1.06	0.98	—	0.98	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.36	1.19	< 0.005	0.06	—	0.06	0.05	—	0.05	—	188	188	0.01	< 0.005	—	188
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.03	0.25	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.1	31.1	< 0.005	< 0.005	—	31.2
Demolition	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.67	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	128	128	0.01	0.01	0.01	130
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.19	7.19	< 0.005	< 0.005	0.01	7.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.19	1.19	< 0.005	< 0.005	< 0.005	1.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	4.34	3.65	36.0	32.9	0.05	1.60	—	1.60	1.47	—	1.47	—	5,296	5,296	0.21	0.04	—	5,314

Dust From Material Movement:	—	—	—	—	—	—	19.7	19.7	—	10.1	10.1	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.99	0.90	< 0.005	0.04	—	0.04	0.04	—	0.04	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement:	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24.0	24.0	< 0.005	< 0.005	—	24.1
Dust From Material Movement:	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	0.79	0.00	0.00	0.15	0.15	0.00	0.03	0.03	—	149	149	0.01	0.01	0.02	152
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.20	4.20	< 0.005	< 0.005	0.01	4.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.69	0.69	< 0.005	< 0.005	< 0.005	0.71
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969
Dust From Material Movement	—	—	—	—	—	—	7.08	7.08	—	3.42	3.42	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	1.00	1.03	< 0.005	0.05	—	0.05	0.04	—	0.04	—	162	162	0.01	< 0.005	—	163

Dust From Material Movement:	—	—	—	—	—	—	0.39	0.39	—	0.19	0.19	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.18	0.19	< 0.005	0.01	—	0.01	0.01	—	0.01	—	26.8	26.8	< 0.005	< 0.005	—	26.9
Dust From Material Movement:	—	—	—	—	—	—	0.07	0.07	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	0.67	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	128	128	0.01	0.01	0.01	130
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.04	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.19	7.19	< 0.005	< 0.005	0.01	7.30
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.19	1.19	< 0.005	< 0.005	< 0.005	1.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
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3.7. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e	
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.42	0.49	< 0.005	0.02	—	0.02	0.02	—	0.02	—	89.1	89.1	< 0.005	< 0.005	—	89.5	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.09	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	14.8	14.8	< 0.005	< 0.005	—	14.8	
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	0.81	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	155	155	0.01	0.01	0.02	157
Vendor	0.02	0.01	0.36	0.12	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	267	267	< 0.005	0.04	0.02	279
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	5.89	5.89	< 0.005	< 0.005	0.01	5.98
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	9.93	9.93	< 0.005	< 0.005	0.01	10.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.98	0.98	< 0.005	< 0.005	< 0.005	0.99
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	1.64	1.64	< 0.005	< 0.005	< 0.005	1.72
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.80	0.67	6.21	7.76	0.01	0.26	—	0.26	0.24	—	0.24	—	1,426	1,426	0.06	0.01	—	1,431
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	1.13	1.42	< 0.005	0.05	—	0.05	0.04	—	0.04	—	236	236	0.01	< 0.005	—	237
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.05	0.94	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	167	167	0.01	0.01	0.62	170
Vendor	0.01	0.01	0.33	0.11	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	262	262	< 0.005	0.04	0.72	275
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.07	0.75	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	151	151	< 0.005	0.01	0.02	153
Vendor	0.01	0.01	0.35	0.11	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	—	263	263	< 0.005	0.04	0.02	274
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.03	0.46	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	92.3	92.3	< 0.005	< 0.005	0.16	93.6
Vendor	0.01	< 0.005	0.20	0.07	< 0.005	< 0.005	0.04	0.04	< 0.005	0.01	0.01	—	156	156	< 0.005	0.02	0.19	163

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.08	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	15.3	15.3	< 0.005	< 0.005	0.03	15.5	
Vendor	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	25.9	25.9	< 0.005	< 0.005	0.03	27.0	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	

3.11. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	1.13	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.41	0.55	< 0.005	0.02	—	0.02	0.02	—	0.02	—	82.8	82.8	< 0.005	< 0.005	—	83.1
Paving	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.07	0.10	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	13.7	13.7	< 0.005	< 0.005	—	13.8

Paving	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.06	0.62	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	125	125	< 0.005	0.01	0.01	127
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	7.04	7.04	< 0.005	< 0.005	0.01	7.15
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.17	1.17	< 0.005	< 0.005	< 0.005	1.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	18.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.32	7.32	< 0.005	< 0.005	—	7.34
Architectural Coatings	—	1.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.21	1.21	< 0.005	< 0.005	—	1.22
Architectural Coatings	—	0.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.01	0.01	0.15	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	30.3	30.3	< 0.005	< 0.005	< 0.005	30.7

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.70	1.70	< 0.005	< 0.005	< 0.005	1.72	
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.28	0.28	< 0.005	< 0.005	< 0.005	0.29	
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	2.53	2.37	1.78	15.9	0.03	0.03	2.88	2.91	0.03	0.73	0.76	—	3,550	3,550	0.16	0.17	12.2	3,617
Government Office Building	2.68	2.52	1.89	16.9	0.04	0.03	3.06	3.09	0.03	0.78	0.81	—	3,764	3,764	0.17	0.18	12.9	3,835

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Gasoline /Service Station	2.35	1.41	52.9	19.8	0.32	0.57	8.54	9.12	0.55	2.30	2.84	—	33,858	33,858	0.81	5.36	75.0	35,549	
Total	7.56	6.30	56.6	52.6	0.39	0.63	14.5	15.1	0.61	3.81	4.41	—	41,172	41,172	1.15	5.71	100	43,002	
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Automobile Care Center	2.33	2.17	2.06	14.6	0.03	0.03	2.88	2.91	0.03	0.73	0.76	—	3,298	3,298	0.19	0.19	0.32	3,358	
Government Office Building	2.47	2.30	2.18	15.4	0.03	0.03	3.06	3.09	0.03	0.78	0.81	—	3,496	3,496	0.20	0.20	0.33	3,560	
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00	
Gasoline /Service Station	2.19	1.27	56.4	20.3	0.32	0.58	8.54	9.12	0.55	2.30	2.85	—	33,920	33,920	0.80	5.36	1.95	35,541	
Total	7.00	5.74	60.6	50.4	0.38	0.64	14.5	15.1	0.61	3.81	4.41	—	40,714	40,714	1.20	5.75	2.60	42,459	
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Automobile Care Center	0.37	0.35	0.25	1.88	< 0.005	< 0.005	0.33	0.33	< 0.005	0.08	0.09	—	353	353	0.02	0.02	0.54	360	
Government Office Building	0.32	0.30	0.27	1.97	< 0.005	< 0.005	0.40	0.40	< 0.005	0.10	0.10	—	421	421	0.02	0.02	0.66	429	

Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00
Gasoline /Service Station	0.32	0.21	6.67	3.11	0.03	0.05	0.73	0.78	0.05	0.20	0.24	—	2,838	2,838	0.09	0.45	2.52	2,977
Total	1.02	0.86	7.19	6.96	0.04	0.06	1.46	1.51	0.05	0.38	0.44	—	3,612	3,612	0.13	0.49	3.73	3,766

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	153	153	0.02	< 0.005	—	154
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	345	345	0.06	0.01	—	348
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	—	3.26	3.26	< 0.005	< 0.005	—	3.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	501	501	0.08	0.01	—	506
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Automob Care Center	—	—	—	—	—	—	—	—	—	—	—	—	153	153	0.02	< 0.005	—	154
Governm ent Office Building	—	—	—	—	—	—	—	—	—	—	—	—	345	345	0.06	0.01	—	348
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	—	3.26	3.26	< 0.005	< 0.005	—	3.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	501	501	0.08	0.01	—	506
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automob ile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	25.3	25.3	< 0.005	< 0.005	—	25.6
Governm ent Office Building	—	—	—	—	—	—	—	—	—	—	—	—	57.1	57.1	0.01	< 0.005	—	57.7
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	—	0.54	0.54	< 0.005	< 0.005	—	0.55
Total	—	—	—	—	—	—	—	—	—	—	—	—	83.0	83.0	0.01	< 0.005	—	83.8

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	0.02	—	0.02	—	352	352	0.03	< 0.005	—	353
Government Office Building	0.03	0.01	0.23	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	273	273	0.02	< 0.005	—	274
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.51	7.51	< 0.005	< 0.005	—	7.53
Total	0.06	0.03	0.53	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	633	633	0.06	< 0.005	—	634
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	0.03	0.02	0.30	0.25	< 0.005	0.02	—	0.02	0.02	—	0.02	—	352	352	0.03	< 0.005	—	353
Government Office Building	0.03	0.01	0.23	0.19	< 0.005	0.02	—	0.02	0.02	—	0.02	—	273	273	0.02	< 0.005	—	274
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.51	7.51	< 0.005	< 0.005	—	7.53
Total	0.06	0.03	0.53	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	—	633	633	0.06	< 0.005	—	634

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	0.01	< 0.005	0.05	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	58.3	58.3	0.01	< 0.005	—	58.5
Government Office Building	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	45.2	45.2	< 0.005	< 0.005	—	45.3
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Gasoline/Service Station	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.24	1.24	< 0.005	< 0.005	—	1.25
Total	0.01	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	—	105	105	0.01	< 0.005	—	105

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.44	0.40	0.02	2.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.1	10.1	< 0.005	< 0.005	—	10.2

Total	0.44	1.74	0.02	2.46	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.1	10.1	< 0.005	< 0.005	—	10.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	1.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.04	0.04	< 0.005	0.22	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.83	0.83	< 0.005	< 0.005	—	0.83
Total	0.04	0.28	< 0.005	0.22	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.83	0.83	< 0.005	< 0.005	—	0.83

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Automob Care Center	—	—	—	—	—	—	—	—	—	—	—	4.78	4.54	9.32	0.49	0.01	—	25.1
Governm ent Office Building	—	—	—	—	—	—	—	—	—	—	—	11.2	10.7	21.9	1.15	0.03	—	59.0
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10	0.20	0.01	< 0.005	—	0.53
Total	—	—	—	—	—	—	—	—	—	—	—	16.1	15.3	31.4	1.65	0.04	—	84.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automob ile Care Center	—	—	—	—	—	—	—	—	—	—	—	4.78	4.54	9.32	0.49	0.01	—	25.1
Governm ent Office Building	—	—	—	—	—	—	—	—	—	—	—	11.2	10.7	21.9	1.15	0.03	—	59.0
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	0.10	0.10	0.20	0.01	< 0.005	—	0.53
Total	—	—	—	—	—	—	—	—	—	—	—	16.1	15.3	31.4	1.65	0.04	—	84.6
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	0.79	0.75	1.54	0.08	< 0.005	—	4.15
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	1.86	1.77	3.63	0.19	< 0.005	—	9.76
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Gasoline/Service Station	—	—	—	—	—	—	—	—	—	—	—	0.02	0.02	0.03	< 0.005	< 0.005	—	0.09
Total	—	—	—	—	—	—	—	—	—	—	—	2.67	2.54	5.20	0.27	0.01	—	14.0

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	54.6	0.00	54.6	5.45	0.00	—	191
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	14.8	0.00	14.8	1.48	0.00	—	51.7

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	1.16	0.00	1.16	0.12	0.00	—	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	70.5	0.00	70.5	7.05	0.00	—	247
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	54.6	0.00	54.6	5.45	0.00	—	191
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	14.8	0.00	14.8	1.48	0.00	—	51.7
Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	1.16	0.00	1.16	0.12	0.00	—	4.06
Total	—	—	—	—	—	—	—	—	—	—	—	70.5	0.00	70.5	7.05	0.00	—	247
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	9.03	0.00	9.03	0.90	0.00	—	31.6
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	2.45	0.00	2.45	0.24	0.00	—	8.56

Other Asphalt Surfaces	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Gasoline /Service Station	—	—	—	—	—	—	—	—	—	—	—	—	0.19	0.00	0.19	0.02	0.00	—	0.67
Total	—	—	—	—	—	—	—	—	—	—	—	—	11.7	0.00	11.7	1.17	0.00	—	40.8

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494

Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.07	0.07
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	5,494	5,494
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Automobile Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	910	910
Government Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	910	910

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e	
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	10/1/2024	10/29/2024	5.00	20.0	—
Site Preparation	Site Preparation	10/30/2024	11/13/2024	5.00	10.0	—
Grading	Grading	11/14/2024	12/12/2024	5.00	20.0	—
Building Construction	Building Construction	12/13/2024	10/31/2025	5.00	230	—
Paving	Paving	11/1/2025	11/29/2025	5.00	20.0	—
Architectural Coating	Architectural Coating	11/30/2025	12/28/2025	5.00	20.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	11.9	LDA,LDT1,LDT2
Demolition	Vendor	—	9.10	HHDT,MHDT
Demolition	Hauling	0.00	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.9	LDA,LDT1,LDT2
Site Preparation	Vendor	—	9.10	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.9	LDA,LDT1,LDT2
Grading	Vendor	—	9.10	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	18.1	11.9	LDA,LDT1,LDT2
Building Construction	Vendor	9.27	9.10	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.9	LDA,LDT1,LDT2
Paving	Vendor	—	9.10	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—

Architectural Coating	Worker	3.62	11.9	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	9.10	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	84,848	28,283	22,462

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Ton of Debris)	Material Exported (Ton of Debris)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	0.00	—
Site Preparation	0.00	0.00	15.0	0.00	—
Grading	0.00	0.00	20.0	0.00	—
Paving	0.00	0.00	0.00	0.00	8.59

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Automobile Care Center	0.00	0%
Government Office Building	0.00	0%
Government Office Building	0.00	0%
Other Asphalt Surfaces	8.59	100%
Gasoline/Service Station	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	204	0.03	< 0.005
2025	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Automobile Care Center	629	629	315	213,071	2,320	4,047	2,027	921,524
Government Office Building	169	0.00	0.00	44,172	1,091	0.00	0.00	284,362
Government Office Building	497	0.00	0.00	129,570	3,199	0.00	0.00	834,129
Other Asphalt Surfaces	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Gasoline/Service Station	1,376	1,457	1,335	504,367	2,589	9,382	8,595	1,612,408

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	84,848	28,283	22,462

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Automobile Care Center	273,744	204	0.0330	0.0040	1,098,653
Government Office Building	156,970	204	0.0330	0.0040	216,518
Government Office Building	460,445	204	0.0330	0.0040	635,118
Other Asphalt Surfaces	0.00	204	0.0330	0.0040	0.00
Gasoline/Service Station	5,836	204	0.0330	0.0040	23,424

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Automobile Care Center	2,493,149	0.00
Government Office Building	1,489,948	0.00
Government Office Building	4,370,513	0.00
Other Asphalt Surfaces	0.00	0.00
Gasoline/Service Station	53,128	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Automobile Care Center	101	—
Government Office Building	6.98	—
Government Office Building	20.5	—
Other Asphalt Surfaces	0.00	—
Gasoline/Service Station	2.16	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Automobile Care Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Automobile Care Center	Supermarket refrigeration and condensing units	R-404A	3,922	26.5	16.5	16.5	18.0
Government Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Government Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
----------------	-----------	-------------	----------------	---------------	------------	-------------

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
----------------	-----------	--------	--------------------------	------------------------------	------------------------------

5.17. User Defined

Equipment Type	Fuel Type
----------------	-----------

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
--------------------------	----------------------	---------------	-------------

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
--------------------	---------------	-------------

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
-----------	--------	------------------------------	------------------------------

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	23.2	annual days of extreme heat
Extreme Precipitation	0.55	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	7.59	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	1	1	1	2
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A

Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	60.7
AQ-PM	34.9
AQ-DPM	12.8
Drinking Water	20.7
Lead Risk Housing	13.3
Pesticides	13.2
Toxic Releases	27.1
Traffic	63.3
Effect Indicators	—
CleanUp Sites	28.4

Groundwater	81.3
Haz Waste Facilities/Generators	57.5
Impaired Water Bodies	0.00
Solid Waste	0.00
Sensitive Population	—
Asthma	90.0
Cardio-vascular	74.6
Low Birth Weights	64.5
Socioeconomic Factor Indicators	—
Education	64.7
Housing	7.07
Linguistic	18.9
Poverty	28.2
Unemployment	59.4

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	68.8823303
Employed	66.62389324
Median HI	70.12703708
Education	—
Bachelor's or higher	42.74348775
High school enrollment	100
Preschool enrollment	61.31143334
Transportation	—

Auto Access	55.28037983
Active commuting	47.83780316
Social	—
2-parent households	71.80803285
Voting	68.58719364
Neighborhood	—
Alcohol availability	64.71192095
Park access	81.35506224
Retail density	52.59848582
Supermarket access	58.07776209
Tree canopy	75.74746567
Housing	—
Homeownership	62.06852303
Housing habitability	90.52996279
Low-inc homeowner severe housing cost burden	91.22289234
Low-inc renter severe housing cost burden	90.69677916
Uncrowded housing	56.30694213
Health Outcomes	—
Insured adults	71.87219299
Arthritis	51.7
Asthma ER Admissions	5.5
High Blood Pressure	44.4
Cancer (excluding skin)	49.7
Asthma	43.1
Coronary Heart Disease	72.1
Chronic Obstructive Pulmonary Disease	56.7
Diagnosed Diabetes	72.3

Life Expectancy at Birth	31.6
Cognitively Disabled	54.2
Physically Disabled	65.4
Heart Attack ER Admissions	15.2
Mental Health Not Good	50.5
Chronic Kidney Disease	73.0
Obesity	36.0
Pedestrian Injuries	45.6
Physical Health Not Good	59.3
Stroke	75.8
Health Risk Behaviors	—
Binge Drinking	15.4
Current Smoker	45.1
No Leisure Time for Physical Activity	54.5
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	25.4
Elderly	81.3
English Speaking	81.3
Foreign-born	31.9
Outdoor Workers	34.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	34.3
Traffic Density	32.2
Traffic Access	0.0
Other Indices	—

Hardship	34.5
Other Decision Support	—
2016 Voting	52.7

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	43.0
Healthy Places Index Score for Project Location (b)	72.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
 b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Operations: Landscape Equipment	—
Operations: Fleet Mix	Assumes 100% Heavy duty vehicle fleet mix for the refueling use, for the sake a conservative modeling.

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APPENDIX B: PHASE 1 ESA



PHASE I ENVIRONMENTAL SITE ASSESSMENT

800, 990, and 1000 Beechnut Avenue Tracy, CA

APN 234-070-010, 234-070-040, 234-070-060, 234-170-450

Prepared

for

City of Tracy

Prepared by

Nelson Enviro, LLC

Atwater, CA

November 01, 2023

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1.0 GENERAL INFORMATION

Project Information:

Transit Maintenance and Storage Facility (CIP 77586)

Project Number:

NA

Consultant Information:

Nelson Enviro, LLC

103 Laurel Ave

Atwater, CA 95301

Phone:

209-769-7460

Fax:

775-254-3748

E-mail Address:

Inspection Date: October 17, 2023

Report Date: November 1, 2023

Site Information:

Beechnut Transit Facility

800, 990, and 1000 Beechnut Avenue

Tracy, CA 95376

County: San Joaquin

County

Latitude, Longitude: 37.736059, -121.436610

Site Access Contact:

Client Information:

City of Tracy

Ed Lovell

Site Assessor



Mike Nelson

Registered Environmental Property Assessor

Senior Reviewer



Mike Nelson

Registered Environmental Property Assessor

Certification:

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



Mike Nelson - Registered Environmental Property Assessor

2.0 EXECUTIVE SUMMARY

Nelson Enviro, LLC (Company) was retained by City of Tracy (hereafter referred to as Client), to perform a Phase I Environmental Site Assessment (ESA) of the property known as Beechnut Transit Facility located at 800, 990, and 1000 Beechnut Avenue in Tracy, San Joaquin County, CA (subject property). Nelson Enviro, LLC performed the ESA in conformance with the Scope of Work and the provisions of the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-21. Any exceptions to, or deletions from, this practice are described within this report.

2.1 Subject Property Description

The subject property is currently undeveloped. In our research, Nelson Enviro, LLC found the the subject property was previously used as a oil pipeline/pump station which transported crude oil from Kern County to San Francisco area refineries.

No buildings currently exist on the subject property. All parcels are enclosed by chain link fencing.

2.2 Data Gaps

According to ASTM International Standard E1527-21, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. No significant data gaps were identified. The lack of aerial photography in five-year increments constitute a data gap. Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. The lack of response in completing the Due Diligence Questionnaire by the property owner is a data gap. Additionally, three of the databases in the EDR Radius Map report should have been identified as being located on the subject property. These database listings have been addressed in this report as being a part of the subject property. Based on information obtained from other current and historical sources, these data gaps are not expected to alter the findings of this assessment.

2.3 Environmental Report Summary

Report Section		No Further Action	REC	HREC	CREC	Issue / Further Investigation	Comments
5.3	Current Use of Subject Property	X					
5.5	Adjoining Property Information	X					
6.3.1	Hazardous Substances	X					
6.3.2	Petroleum Products	X					
6.3.3	Underground Storage Tanks (USTs)	X					
6.3.4	Aboveground Storage Tanks (ASTs)	X					
6.3.5	Strong, Pungent, or Noxious Odors	X					

Report Section		No Further Action	REC	HREC	CREC	Issue / Further Investigation	Comments
6.3.6	Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products	X					
6.3.7	Drums, Totes, and Intermediate Bulk Containers	X					
6.3.8	Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses	X					
6.3.9	Unidentified Substance Containers	X					
6.3.10	PCB-Containing Items	X					
6.3.11	Stains or Corrosion on Floors, Walls, or Ceilings	X					
6.3.12	Drains and Sumps	X					
6.3.13	Pits, Ponds, or Lagoons	X					
6.3.14	Solid Waste	X					
6.3.15	Stained Soil or Pavement	X					
6.3.16	Stressed Vegetation	X					
6.3.17	Wells	X					
7.1	Standard Environmental Record Resources	X					
7.4.1	Historical Summary	X					
7.4.4	Previous Environmental Reports	X					

2.4 Recommendations

No additional environmental assessment work is recommended by Nelson Enviro, LLC at this time.

3.0 INTRODUCTION

Nelson Enviro, LLC performed a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 800, 990, and 1000 Beechnut Avenue in Tracy, San Joaquin County, CA (subject property). APN 234-070-010, 234-070-040, 234-070-060, 234-170-450

3.1 Purpose

The purpose of this Phase I ESA is to investigate and identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs) associated with the subject property and/or surrounding properties.

ASTM Standard Practice E1527-21 defines **RECs** as: (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A de minimis condition is not a REC. De minimis conditions relate to a release that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

ASTM Standard Practice E1527-21 defines **CRECs** as: REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls.

ASTM Standard Practice E1527-21 defines **HRECs** as: a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations). A HREC is not a REC.

3.2 Scope of Work

The Phase I ESA conducted at the subject property was in general accordance with ASTM Standard E 1527-21 and included the following:

- A site reconnaissance and visual survey of properties proximate to the subject property,
- Review of records and interviews with regulatory officials and representatives regarding current and former operations at the subject property,
- A review of historical resources, such as: property records, topographic maps, fire insurance maps, city directories, and aerial photographs,
- Review of previous environmental site assessments, if made available,
- Review of State and Federal environmental database information, and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out under separate cover, if necessary.

3.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies conditions may exist that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Nelson Enviro, LLC believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Nelson Enviro, LLC cannot and does not warrant

or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide City of Tracy with information relating to the subject property.

3.4 Limitations and Exceptions

No limitations or exceptions to ASTM Standard E1527-21 were noted during the course of this Phase I ESA.

3.5 Deviations

According to ASTM International Standard E1527-21, data gaps occur when the Environmental Professional is unable to obtain information required, despite good faith efforts to gather such information. No significant data gaps were identified. The lack of aerial photography in five-year increments constitute a data gap. Interviews with past owners, operators and occupants were not reasonably ascertainable and thus constitute a data gap. The lack of response in completing the Due Diligence Questionnaire by the property owner is a data gap. Additionally, three of the databases in the EDR Radius Map report should have been identified as being located on the subject property. These database listings have been addressed in this report as being a part of the subject property. Based on information obtained from other current and historical sources, these data gaps are not expected to alter the findings of this assessment.

3.6 Special Terms and Conditions

Authorization to perform this assessment was given by the client on October 10, 2023. Instructions as to the location of the subject property, access, and an explanation of the subject property and facilities to be assessed were provided by City of Tracy.

3.7 Reliance

This report has been prepared for the sole benefit of the client. The report may not be relied upon by any other person or entity without the express written consent of City of Tracy and Nelson Enviro, LLC .

4.0 USER-PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user of this Phase I Environmental Site Assessment must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The User should provide the requested information to the environmental professional. Failure to conduct these inquiries could result in a determination that All Appropriate Inquiry is not complete.

As part of this Phase I ESA, Nelson Enviro, LLC requested certain information from the "User". This section describe tasks to be performed by the User. The property owners did not complete the Due Diligence Questionnaire provided by Nelson Enviro, LLC.

4.1 Activity/Use Limitations

City of Tracy and Chevron USA and Texaco Downstream Properties did not make Nelson Enviro, LLC aware of known Activity and Use Limitations (AUL) associated with the subject property.

4.2 Specialized Knowledge

Nelson Enviro, LLC has no specialized knowledge of the subject property outside of the research which was conducted and reported as part of this report. The subject property ownership and tenants as well as all individuals who were interviewed as part of this investigation, have not reported any specialized knowledge of this subject property outside of what is contained in this report.

4.3 Valuation Reduction for Environmental Issues

Nelson Enviro, LLC has not been provided with information related to a valuation reduction due to environmental issues.

4.4 Owner, Subject Property Manager, and Occupant Information

Owner

APN 234-070-010 and 234-070-060
Chevron USA
Bakersfield, CA

APN 234-070-040 and 234-170-450
Texaco Downstream Properties
Bakersfield, CA

Key Site Manager

not identified

Occupants

vacant land

4.5 Reason For Performing Phase I ESA

Nelson Enviro, LLC understands that the findings of this study will be used to evaluate a pending financial transaction in connection with the subject property. The reason for conducting a Phase I Environmental Site Assessment is for the purpose of identifying, to the extent feasible pursuant to the processes described in ASTM International Standard 1527-21, recognized environmental conditions in connection with the property and within the agreed scope of work.

5.0 SUBJECT PROPERTY DESCRIPTION

The subject property is located at 800, 990, and 1000 Beechnut Avenue, Tracy, San Joaquin County, CA

The parcel addresses recorded by the San Joaquin County Assessor are:

800 Beechnut APN: 234-070-040 7.09 acres
990 Beechnut APN: 234-070-060 2.39 acres
1000 Beechnut APN: 234-070-010 0.32 acres
No address APN: 234-170-450 0.084 acres

5.1 Location and Legal Description

The subject property is known as Beechnut Transit Facility and is located at 800, 990, and 1000 Beechnut Avenue, Tracy, CA.

The parcel addresses recorded by the San Joaquin County Assessor are:

800 Beechnut APN: 234-070-040 7.09 acres
990 Beechnut APN: 234-070-060 2.39 acres
1000 Beechnut APN: 234-070-010 0.32 acres
No address APN: 234-170-450 0.084 acres

5.2 Subject Property and Surrounding Area Description

The subject property consists of four vacant adjoining parcels totaling approximately ten acres. The ground surface at the subject property is uneven. Groundcover consists primarily of sparsely vegetated soil. Although the subject property is fenced, it can be accessed from Beechnut Ave., Forest Hills Dr., Gallery Dr., and S. Tracy Blvd.

The subject property is zoned MDR - Medium Density Residential.

The area surrounding the subject property is primarily various residential uses with the City of Tracy Public Works Department located on the eastern side of S. Tracy Blvd.

5.3 Current Use of Subject Property

The subject property is currently undeveloped. In our research, Nelson Enviro, LLC found the the subject property was previously used as a oil pipeline/pump station which transported crude oil from Kern County to San Francisco area refineries.

5.4 Description of Structures and Other Improvements

No buildings currently exist on the subject property. All parcels are enclosed by chain link fencing.

5.5 Adjoining Property Information

During the site reconnaissance, Nelson Enviro, LLC observed the following land use on properties in the immediate vicinity of the subject property:

Adjoining Property Information			
Direction From Subject Property	Occupant	Use	Comments
North	various	residential and vacant commercial	North of Beechnut Ave. is the Union Pacific right-of-way and W. 6th St. Residential and vacant commercial are on the north side of W. 6th St. A six unit apartment complex is located at the southwest corner of the intersection of Beechnut Ave. and Forest Hills Dr.
South	various	residential and park	
East	Tracy Public Works	Institutional	East side of S. Tracy Blvd.
West	various	residential and park	

6.0 SITE RECONNAISSANCE

The site reconnaissance was conducted on October 17, 2023 by Mike Nelson with Nelson Enviro, LLC. Weather conditions at the time of the site reconnaissance were warm and clear. Photographs of pertinent features identified during the site reconnaissance are included in Appendix B.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of observing the boundaries of the subject property and systematically traversing the subject property to provide an overlapping field of view, wherever possible. The site reconnaissance consisted of walking the subject property perimeter from the outside of the chainlink fencing. The adjoining properties were visually observed from curbside, but were not entered. The inability to inspect these areas does not represent a significant data gap.

6.2 General Subject Property Setting

The subject property consists of approximately ten acres and is currently undeveloped. The ground surface at the subject property is uneven. Groundcover consists primarily of sparsely vegetated soil. Although the subject property is fenced, it can be accessed from Beechnut Ave., Forest Hills Dr., Gallery Dr., and S. Tracy Blvd.

The subject property is zoned MDR - Medium Density Residential.

The area surrounding the subject property is primarily various residential uses with the City of Tracy Public Works Department located on the eastern side of S. Tracy Blvd.

6.3 Site Visit Findings

Condition, Feature or Operation Observed or Identified?	Yes	No
Hazardous Substances		X
Petroleum Products		X
Underground Storage Tanks (USTs)		X
Aboveground Storage Tanks (ASTs)		X
Strong, Pungent, or Noxious Odors		X
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		X
Drums, Totes, and Intermediate Bulk Containers		X
Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses		X
Unidentified Substance Containers		X
PCB-Containing Items		X
Stains or Corrosion on Floors, Walls, or Ceilings		X
Drains and Sumps		X
Pits, Ponds, or Lagoons		X
Solid Waste		X
Stained Soil or Pavement		X
Stressed Vegetation		X
Wells		X
Other		X

6.3.1 Hazardous Substances

No hazardous substances were observed on the subject property during the site reconnaissance.

6.3.2 Petroleum Products

No petroleum products were identified on the subject property during the site reconnaissance.

6.3.3 Underground Storage Tanks (USTs)

No obvious evidence of underground storage tanks (USTs) was identified on the subject property during the site reconnaissance.

6.3.4 Aboveground Storage Tanks (ASTs)

No aboveground storage tanks (ASTs) were observed on the subject property during the site reconnaissance.

6.3.5 Strong, Pungent, or Noxious Odors

No strong, pungent, or noxious odors were observed on the subject property during the site reconnaissance.

6.3.6 Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products

No standing surface water or pools or sumps containing liquids likely to be hazardous substances or petroleum products were observed during the site reconnaissance.

6.3.7 Drums, Totes, and Intermediate Bulk Containers

No drums, totes, or intermediate bulk containers were identified on the subject property during the site reconnaissance.

6.3.8 Hazardous Substance and Petroleum Product Containers Not in Connection With Identified Uses

No evidence of hazardous substance or petroleum product containers, not in connection with identified uses, were observed on the subject property during the site reconnaissance.

6.3.9 Unidentified Substance Containers

No evidence of unidentified substance containers was observed on the subject property during the site reconnaissance.

6.3.10 PCB-Containing Items

No presence of leaking, staining, or any other evidence that would suggest a release of PCBs was observed at the time of the site reconnaissance.

6.3.11 Stains or Corrosion on Floors, Walls, or Ceilings

As there are no buildings on the subject property, interior observations were not conducted during the site reconnaissance.

6.3.12 Drains and Sumps

No discharge features (floor drains, catch basins, oil/water separators, etc.) were observed on the subject property during the site reconnaissance.

6.3.13 Pits, Ponds, or Lagoons

No pits, ponds or lagoons were observed on the subject property during the site reconnaissance.

6.3.14 Solid Waste

No readily apparent evidence of solid waste dumping, suspect fill material, or landfills was identified on the subject property during the site reconnaissance.

6.3.15 Stained Soil or Pavement

No stained soil or pavement was observed on the subject property during the site reconnaissance.

6.3.16 Stressed Vegetation

No stressed vegetation, other than that stressed due to a lack of water, was identified on the subject property during the site reconnaissance.

6.3.17 Wells

No wells were observed on the subject property during the site reconnaissance.

7.0 RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify RECs in connection with the subject property.

7.1 Standard Environmental Record Resources

Nelson Enviro, LLC contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-21 are summarized in the following table. Detailed information for sites identified within the AMSDs is provided below, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

Based on a review of this information, none of the identified concerns are expected to have an adverse impact on the subject property and are included only for reference consistent with ASTM Standard E1527-21.

Based on limited site name and/or address information provided, none of the listed orphan sites appear to be at the subject property. The orphan listings are not expected to represent a significant environmental concern, and it is unlikely that a regulatory file review for these sites would alter the findings of this assessment.

Subject property listings are discussed further in Section 11.0 Conclusions.

Map Findings Summary								
Database	Subject Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RESPONSE	1	1	0	0	0	0	NR	1
ENVIROSTOR	1	1	1	0	2	9	NR	13
HIST CAL-SITES	1	1	0	0	0	0	NR	1
CERS	3	0.001	0	NR	NR	NR	NR	3
CPS-SLIC	3	0.5	0	2	3	NR	NR	8
FINDS	1	0.001	0	NR	NR	NR	NR	1
NPDES	1	0.001	0	NR	NR	NR	NR	1
CORRACTS		1	0	0	0	1	NR	1
RCRA-LQG		0.25	0	1	NR	NR	NR	1
RCRA-SQG		0.25	3	6	NR	NR	NR	9
PFAS ECHO		0.25	0	2	NR	NR	NR	2
RCRA NonGen / NLR		0.25	3	16	NR	NR	NR	19
EDR Hist Auto		0.125	1	NR	NR	NR	NR	1
LUST		0.5	1	7	8	NR	NR	16
UST		0.25	0	11	NR	NR	NR	11
HIST UST		0.25	0	2	NR	NR	NR	2
AST		0.25	0	1	NR	NR	NR	1
DRYCLEANERS		0.25	0	1	NR	NR	NR	1
CA FID UST		0.25	0	3	NR	NR	NR	3
CERS HAZ WASTE		0.25	1	11	NR	NR	NR	12
CORTESE		0.5	1	6	6	NR	NR	13
HWP		1	0	0	1	0	NR	1
HIST CORTESE		0.5	1	5	7	NR	NR	13
NOTIFY 65		1	0	0	1	3	NR	4
SWEEPS UST		0.25	0	3	NR	NR	NR	3
CERS TANKS		0.25	0	3	NR	NR	NR	3

Orphans Summary	
Facility Name:	ATLANTIC PLATING
Databases:	CPS-SLIC: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Address:	450 10TH ST E
Comments:	This site is located approximately one mile to the east of and downgradient of the subject property.
Facility Name:	TRACY, CITY OF (EAST ELEVENTH ST.)
Databases:	CPS-SLIC: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Address:	11TH ST. FROM CORRAL HOLLOW RD
Comments:	This site is located north and downgradient of the subject property.
Facility Name:	UNION PACIFIC RAILROAD - OLD TRACY
Databases:	CPS-SLIC: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
Address:	780 6TH ST E
Comments:	This site is located approximately 500 feet to the east of and downgradient of the subject property.

7.1.1 Regulatory File Review

A search was conducted on the Cal-EPA Regulated Site Portal. The corner of Beechnut Ave. and Tracy Blvd. (Renown Homes) was identified as a State Response Site.

A search was conducted on the State Water Resources Control Board GeoTracker website. The subject property was identified in three listings, Renown Enterprises (990 Beechnut), Chevron (990 Beechnut), and Chevron TAOC (880 Beechnut). All three are listed as Cleanup Program Sites.

A search was conducted on the Department of Toxic Substances Control EnviroStor website. The corner of Beechnut Ave. and Tracy Blvd. (Renown Homes) was identified as a State Response Site.

Additionally, a search was conducted on the San Joaquin County Environmental Health Department online records portal. Records regarding the subject property were found in the Site Mitigation Program and Liquid Waste/Water Well Permits.

Subject property listings are discussed further in Section 11.0 Conclusions.

7.2 Additional Environmental Record Resources

Nelson Enviro, LLC contracted Environmental Data Resources, Inc. (EDR) to conduct a search of Federal and State databases containing known and suspected sites of environmental contamination. The number of listed sites identified within the approximate minimum search distance (AMSD) from the Federal and State environmental records database listings specified in ASTM Standard E 1527-21 are summarized in the previous table. Detailed information for sites identified within the AMSDs is provided in Section 11 - Conclusions, along with an opinion about the significance of the listing to the analysis of recognized environmental conditions in connection with the subject property. Copies of the EDR research data and a description of the databases are included in Appendix D of this report.

7.3 Physical Setting

General site settings including topography, surface water bodies, geology and hydrology are detailed in the following sections.

7.3.1 Topography

Based on a review of remediation sites in the local area, groundwater generally flows toward the northwest.

7.3.2 Surface Water Bodies

The nearest surface water in the vicinity of the subject property is the San Joaquin River located approximately eight miles to the east of the subject property. No surface water is located on the subject property.

7.3.3 Geology and Hydrology

Based on information provided by ParcelQuest, soil types on the subject property are Capay - Urban land complex, 0 to 2 percent slopes and Stomar clay loam, 0 to 2 percent slopes.

The upper aquifer is reported to range in thickness from 15 to 250 feet bgs, and the lower aquifer is reported at 600 feet bgs. Generally, depth to groundwater in the Tracy Sub-basin varies from 5 to 10 feet bgs, and groundwater flow has been relatively consistent to the north to north-northwest at an average gradient of approximately 0.003 feet per foot. No on-site water wells or springs were observed during the subject property reconnaissance. The nearest surface water in the vicinity of the subject property is the San Joaquin River located approximately eight miles to the east of the subject property. No surface water is located on the subject property.

The subject property sits within the Tracy Sub-basin (Groundwater Basin Number 5-22.15) and is defined by the areal extent of unconsolidated to semi-consolidated sedimentary deposits bounded by the Diablo Range on the west, the Mokelumne and San Joaquin rivers on the north, the San Joaquin River on the east, and the San Joaquin-Stanislaus County line on the south (California Department of Water Resources 2003). The Tracy Sub-basin is located adjacent to the eastern San Joaquin Sub-basin to the east and the Delta-Mendota Sub-basin to the south. These sub-basins are located within the larger San Joaquin Valley Groundwater Basin.

The Tracy Sub-basin consists of continental deposits of Late Tertiary to Quaternary age, which include the Tulare Formation, Older Alluvium, Flood Basin Deposits, and Younger Alluvium. The thickness of these formations ranges from a few hundred feet in the western foothills to about 3,000 feet near the eastern margin of the basin. The Tulare Formation is comprised of semi-consolidated, poorly sorted, discontinuous deposits of clay, silt, and gravel. The Corcoran Clay is situated near the top of the Tulare Formation, separating groundwater in the basin in what has been reported as two primary aquifers.

No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

7.4 Historical Use

The objective of reviewing historical resources is to develop a history of the previous uses of the subject property and surrounding area, in order to help identify the likelihood of past uses which might have led to RECs in connection with the subject property.

7.4.1 Historical Summary

Historical information identifying the past use of the subject property was obtained from a variety of sources as detailed in Appendix C of this report and included: City Directories, Aerial Photographs, Sanborn Fire Insurance Maps, and/or Topographic Maps.

Historical Summary			
Period	Source	Subject Property Uses	Adjoining Property Uses
1914 - 1978	Topographic Maps	The subject property is shown as part of the former TAOC Tracy Pump Station.	
2012 - 2018	Topographic Maps	No structures or other identifying features are shown on the subject property.	
1937 - 1963	Aerial Photographs	The subject property is shown as part of the former TAOC Tracy Pump Station.	North: Railroad right-of-way South: Agricultural East: Residential West: Industrial
1968	Aerial Photographs	The subject property is shown as part of the former TAOC Tracy Pump Station.	North: Railroad right-of-way South: Agricultural East: Vacant land West: Undergoing development
1972	Aerial Photographs	The subject property is shown as part of the former TAOC Tracy Pump Station.	North: Railroad right-of-way South: Agricultural East: Vacant land West: Residential
1975	Aerial Photographs	The subject property is shown as part of the former TAOC Tracy Pump Station.	North: Railroad right-of-way South: Agricultural East: Industrial West: Residential
1982	Aerial Photographs	The subject property is shown as part of the former TAOC Tracy Pump Station.	North: Railroad right-of-way South: Agricultural East: Industrial West: Undergoing development
1993 - 2020	Aerial Photographs	The subject property is shown as vacant land.	North: Railroad right-of-way; Residential South: Agricultural East: Industrial West: Residential

7.4.2 Aerial Photos

Available aerial photographs dated 1937 through 2020, provided by EDR, were reviewed for this Environmental Site Assessment. Copies of selected photographs are included in Appendix C of this report.

7.4.3 Historical Topographic Maps

Available topographic maps dated 1914 through 2018, provided by EDR, were reviewed for this Environmental Site Assessment. Copies of selected maps are included in Appendix C of this report.

7.4.4 Previous Environmental Reports

No previous environmental reports were identified or made available by the client/user during the Phase I ESA.

7.4.5 Building Department Records

City of Tracy building department records were reviewed. A permit was found for the hauling of non-hazardous soil from the subject property out of the city limits from October 18, 2010 to November 5, 2010.

7.4.6 Title Records

No title records were provided by the user/client. Please refer to the Records Review section for current and historical use of the subject property.

7.4.7 Other Historical Records

No other historical records were reviewed.

7.5 Environmental Liens and Activity/Use Limitations

The User has no knowledge of environmental liens or land use limitations on the property.

7.6 Vapor Encroachment Evaluation

A Tier I Vapor Encroachment Screen was conducted. The screen findings showed that Vapor Encroachment Concerns can be ruled out for all the sites listed. The Vapor Encroachment Screen can be found in Appendix F: Vapor Encroachment Evaluation.

8.0 INTERVIEWS

The property owners did not complete the Due Diligence Questionnaire requested by Nelson Enviro, LLC.

A Key Site Manager was not identified by the property owner.

Interviews with past owners and operators were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

Ed Lovell, Transit Manager for the City of Tracy provided background information on the subject property.

Interviews with others were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

9.0 NON-SCOPE CONSIDERATIONS

No additional services beyond the scope of ASTM E1527-21 were included in the scope of work for this ESA.

10.0 FINDINGS AND OPINIONS

Areas of Concern

No areas of concern were observed.

De minimis conditions

No de minimis conditions were observed. De minimis conditions are not considered to be recognized environmental conditions nor controlled recognized environmental condition.

Based on the following definition, no known or suspected recognized environmental conditions are noted.

A Recognized Environmental Condition is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

Based on the following definition, known or suspected historical recognized environmental conditions are noted.

A Historical Recognized Environmental Condition is defined as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required control, (e.g., property use restrictions, activity and use limitations (AUL's), institutional controls, or engineering controls). Before calling the past release a Historical Recognized Environmental Condition, the Environmental Professional must determine whether the past release is a Recognized Environmental Condition at the time the Phase I Environmental Site Assessment is conducted (e.g., if there has been a change in the regulatory criteria). If the Environmental Professional considers this past release to be a Recognized Environmental Condition at the time the Phase I Environmental Site Assessment is conducted, the condition shall be included in the conclusions section of the report as a Recognized Environmental Condition.

The Central Valley Regional Water Quality Control Board issued a "No Further Action Required" letter for 990 Beechnut Ave. to Chevron Environmental Management Company on June 26, 2017 stating that future land use could include commercial/industrial or residential.

Based on the following definition, known or suspected controlled recognized environmental conditions are noted.

A Controlled Recognized Environmental Condition is defined as a Recognized Environmental Condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AUL's, institutional controls, or engineering controls). A condition considered by the Environmental Professional to be a Controlled Recognized Environmental Condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a Recognized Environmental Condition in the conclusions section of the Phase I Environmental Site Assessment report.

The Central Valley Regional Water Quality Control Board issued a "No Further Action Required" letter for 880 Beechnut Ave. to Chevron Environmental Management Company on October 29, 2018 with the proviso that land use remains commercial/industrial.

Opinion

Based on the results of the Phase I Environmental Assessment, it is my opinion that this assessment has revealed evidence of Historical Recognized Environmental Conditions (HRECs) and Controlled Recognized Environmental Conditions (CRECs) but no evidence of Recognized Environmental Conditions (RECs) in connection with the subject property.

No additional environmental assessment work is recommended by Nelson Enviro, LLC at this time.

11.0 CONCLUSIONS

Mike Nelson of Nelson Enviro, LLC conducted a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard Practice E-1527-21 of the subject property located at 800, 990, and 1000 Beechnut Avenue, Tracy, San Joaquin County, CA, APN 234-070-010, 234-070-040, 234-070-060, 234-170-450

The subject property was identified in seven of the databases searched by EDR. The listings in the CPS-SLIC, HIST Cal-Sites, RESPONSE, and ENVIROSTOR databases were for remediation activities at 880 and 990 Beechnut Ave. The listing in the NPDES database was for stormwater construction activities in conjunction with the remediation of 990 Beechnut Ave. The listings in the CERS and FINDS databases were for regulatory agency registrations for 880 and 990 Beechnut Ave.

A search was conducted on the Cal-EPA Regulated Site Portal. The corner of Beechnut Ave. and Tracy Blvd. (Renown Homes) was identified as a State Response Site; 880 Beechnut Ave. (TAOC Tracy Pump Station), 990 Beechnut Ave. (Chevron), and 990 Beechnut Ave. (Renown Enterprises) were identified as Cleanup Program Sites.

A search was conducted on the State Water Resources Control Board GeoTracker website. The subject property was identified in three listings, all as Cleanup Program Sites.

- 880 Beechnut Ave. (Chevron TAOC Tracy Pump Station). The Site is located at 880 Beechnut on approximately 7 acres. From the 1900s to the mid 1960s the Site was part of the Old Valley Pipeline (OVP) operated by the predecessors of Chevron and Texaco. The OVP and pump station were used to heat and transfer crude oil from Kern County to refineries in the Bay Area. Crude oil was diverted into the pump station facilities and heated to reduce viscosity to facilitate movement through the pipeline. The former aboveground structures have been removed and the Site is undeveloped. In March 1985, petroleum hydrocarbons were observed during construction activities and further development was halted until environmental investigations could be conducted. The remediation at this location has been complete and the case closed as of October 29, 2018. The Central Valley Regional Water Quality Control Board issued a "No Further Action Required" letter for 880 Beechnut Ave. to Chevron Environmental Management Company on October 29, 2018 with the proviso that land use remains commercial/industrial. This Site is related to the adjacent site at 990 Beechnut Avenue.
- 990 Beechnut Ave. (Chevron - Renown). The Site is located at 990 Beechnut Avenue on approximately 3 acres. The Site is bounded by Beechnut Avenue to the north, Forest Hills Drive on the east, and abuts a residential area (Alden Park) to the west and south. The Alden Park area was formerly used for petroleum storage. From the early 1900s to the mid-1960s, a crude oil storage, pumping, and processing facility was located at the Renown Property, located to the east of the Site. Pipelines connecting the Renown Property to facilities on the Alden Park Property may have been present in the southern portion of the Site. In March 1985, petroleum hydrocarbons were reportedly observed on the Beechnut Avenue and Renown properties during grading activities for a residential development. Development activities were halted until environmental investigations could be conducted. A series of site investigations indicated the presence of petroleum hydrocarbons in surficial soils. A workplan was approved by the Central Valley Regional Water Quality Control Board staff to address the removal of crude oil/PAH affected soil on the southwest part of the Site. Between October and November 2010, Chevron's consultant directed excavation/removal of 4,024 tons of affected soil that was disposed at Forward Landfill. Backfill and grading was completed in accordance with appropriate City of Tracy permitting and guidelines. The remediation at this location has been complete and the case closed as of June 26, 2017. The Central Valley Regional Water Quality Control Board issued a "No Further Action Required" letter for 990 Beechnut Ave. to Chevron Environmental Management Company on June 26, 2017 stating that future land use could include commercial/industrial or residential.
- 990 Beechnut Ave. (Renown Enterprises). This listing is a duplicated of the Chevron, 990 Beechnut case.

"No Further Action Required" letters were issued for both 880 and 990 Beechnut Avenue remediation site and are located in Appendix E: Regulatory File Review.

A search was conducted on the Department of Toxic Substances Control EnviroStor website. The corner of Beechnut Ave. and Tracy Blvd. (Renown Homes) was identified as a State Response Site.

A search was conducted on the San Joaquin County Environmental Health Department online records portal. Records regarding the subject property were found in the Site Mitigation Program and Liquid Waste/Water Well Permits. All records reviewed pertained to the remediation efforts described above.

Based upon a review of the current regulatory agency data and assessment of the subject property, it appears that the potential for adverse impacts to the subject property due to current or past activities at the subject property is low provided that provisions in the "No Further Action Required" letters are adhered to.

Properties adjoining the subject property and properties in the general area were evaluated for potential or existing environmental concerns. No Recognized Environmental Conditions were found that are likely to have an impact on the subject property.

Based upon a review of the current regulatory agency data and assessment of sites in the general area, it appears that the potential for adverse impacts to the subject property due to current or past activities in the general vicinity is low.

A Tier I Vapor Encroachment Screen was conducted. The screen findings showed that Vapor Encroachment Concerns can be ruled out for all the sites listed.

12.0 RECOMMENDATIONS

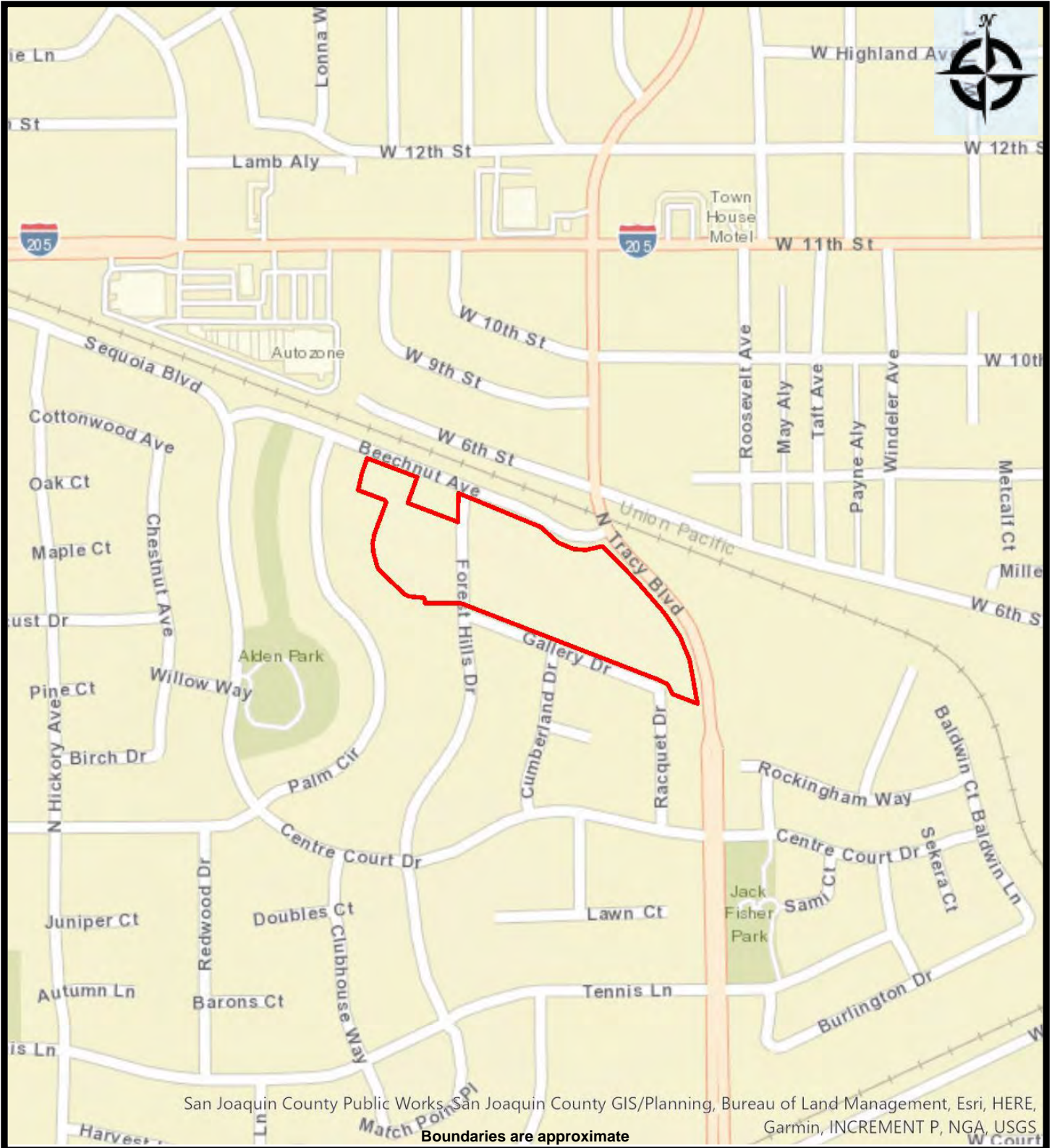
No additional environmental assessment work is recommended by Nelson Enviro, LLC at this time.

13.0 REFERENCES

References		
Source Reviewed	Date(s)	Source Details
EDR Aerial Photo Decade Package (Inquiry Number 7468041.8S) Ship Date: October 11th, 2023	1937, 1940, 1949, 1957, 1963, 1968, 1972, 1975, 1982, 1993, 2006, 2009, 2012, 2016, 2020	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Historical Topo Map (Inquiry Number 7468041.4S) Ship Date: October 11th, 2023	1914,1916, 1922, 1942, 1947, 1952,1954, 1968,1968, 1978,1981, 2012,2012, 2015,2015, 2018,2018	EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.
EDR Radius Map Report (Inquiry Number 7468041.2S) Ship Date: October 12th, 2023		EDR, 6 Armstrong Road, Shelton, CT 06484, (800) 352-0050.

Appendix A:

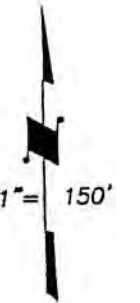
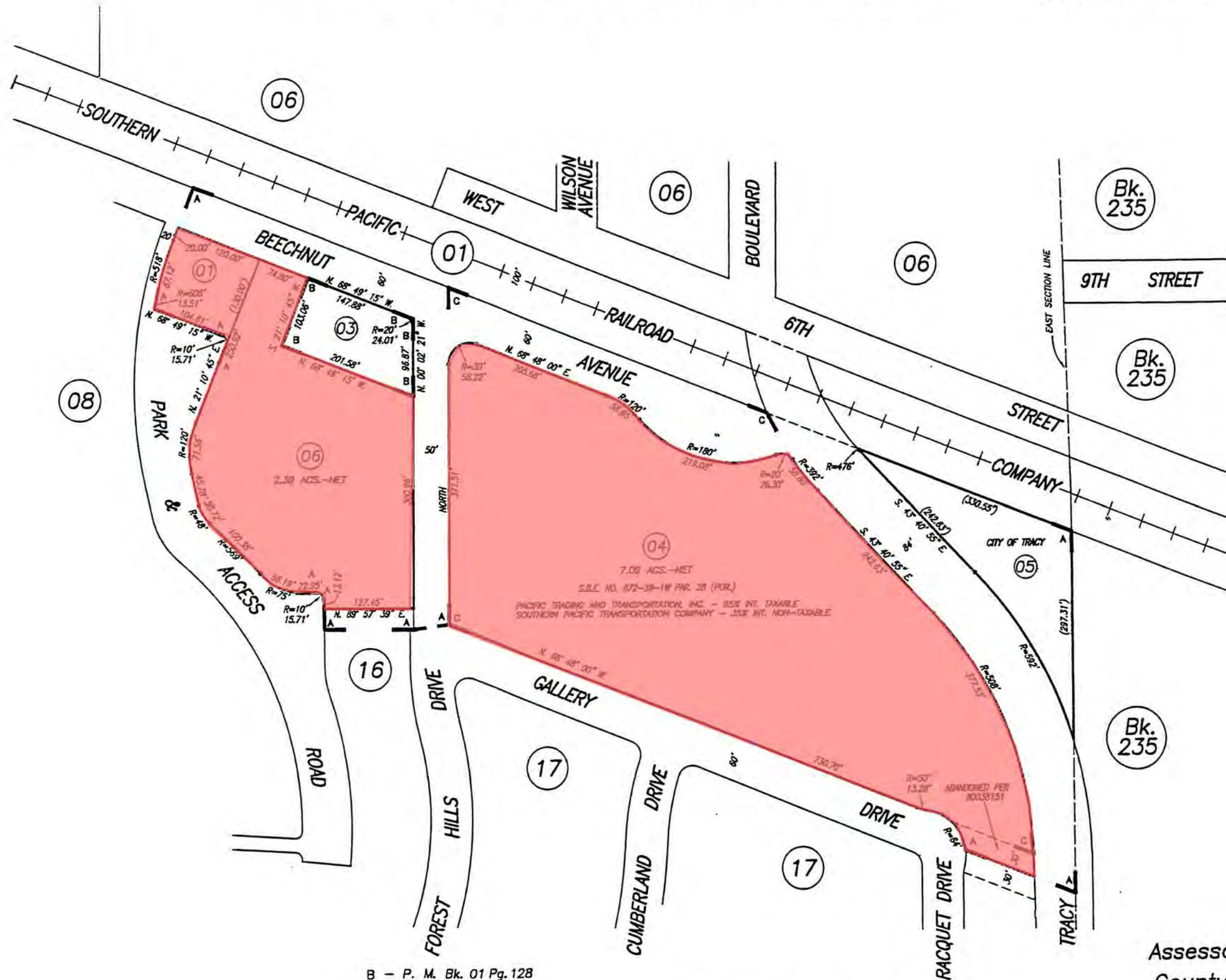
Figures



STREET MAP
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Bechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA

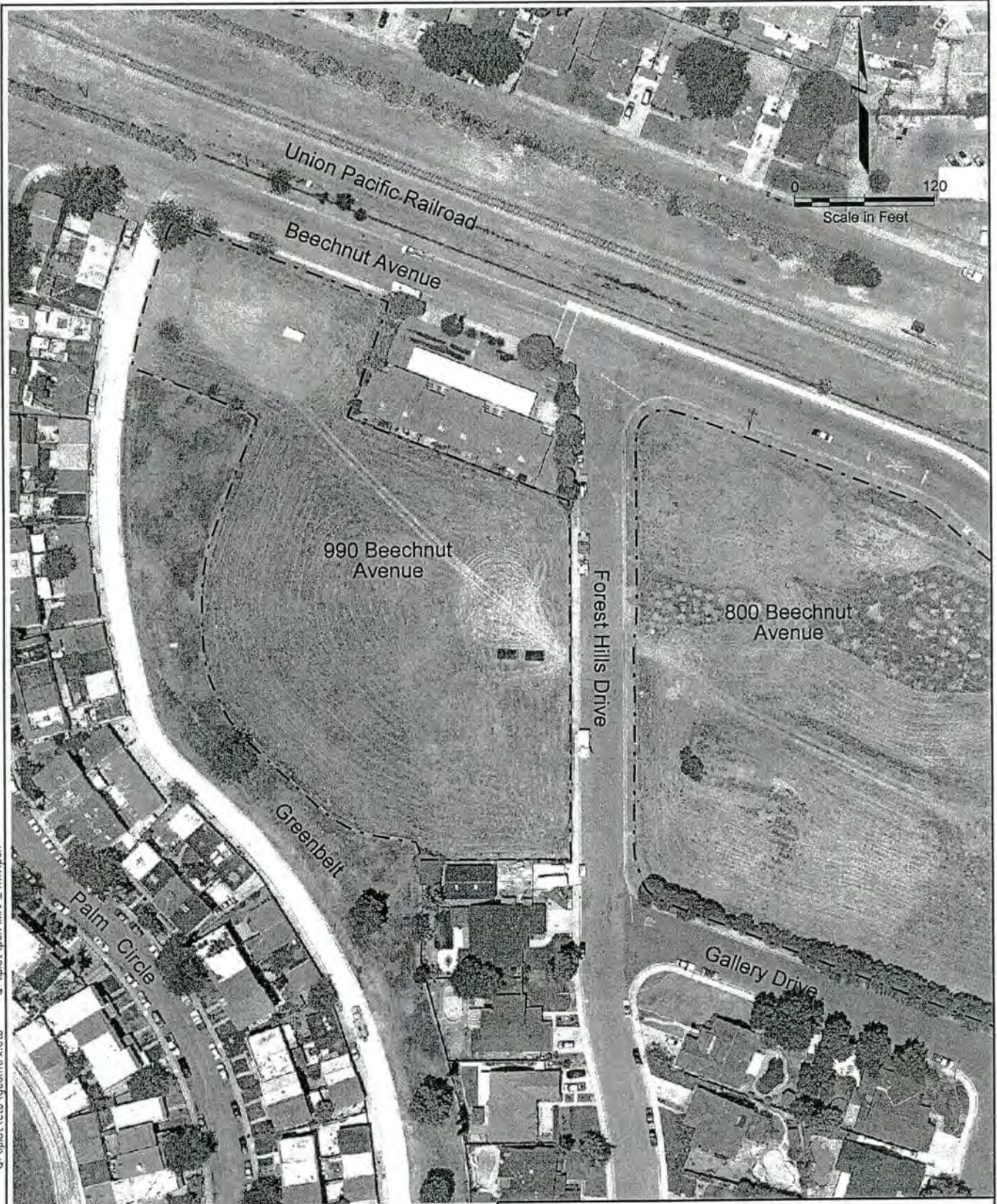


HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
94-95	5		
1999	6		

CITY OF TRACY
Assessor's Map Bk.234 Pg. 07
County of San Joaquin, Calif.

B - P. M. Bk. 01 Pg. 128
C - R. S. Bk. 17 Pg. 070

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses



S:\6600s\6628\6628_000\task_1\08_0729_ewp\fig_02.dgn
 G:\plot\ctb\geomtr.ctb G:\plot\pen\MAP_4rv.pen
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SITE LAYOUT AND VICINITY
 990 Beechnut Avenue
 Tracy, California

By:	Date: 8/12/2008	Project No. 6628.000
AMEC Geomatrix		Figure 2

Appendix B:
Photographs



1: View of 800 Beechnut Ave.



2: View of 800 Beechnut Ave. looking southwest



3: View of 800 Beechnut Ave. looking southeast.



4: View of 800 Beechnut Ave. looking south along S. Tracy Blvd.



5: View of 800 Beechnut Ave. looking south towards Gallery Dr.



6: Apartments at 900 Beechnut Ave.



7: View of 990 Beechnut Ave.



8: Greenbelt area south of 990 Beechnut Ave.



9: View of 990 Beechnut Ave. from Forest Hills Dr.



10: View of 800 Beechnut Ave. from Forest Hills Dr.



11: View along Gallery Dr.



12: View of 880 Beechnut Ave. from Gallery Dr.

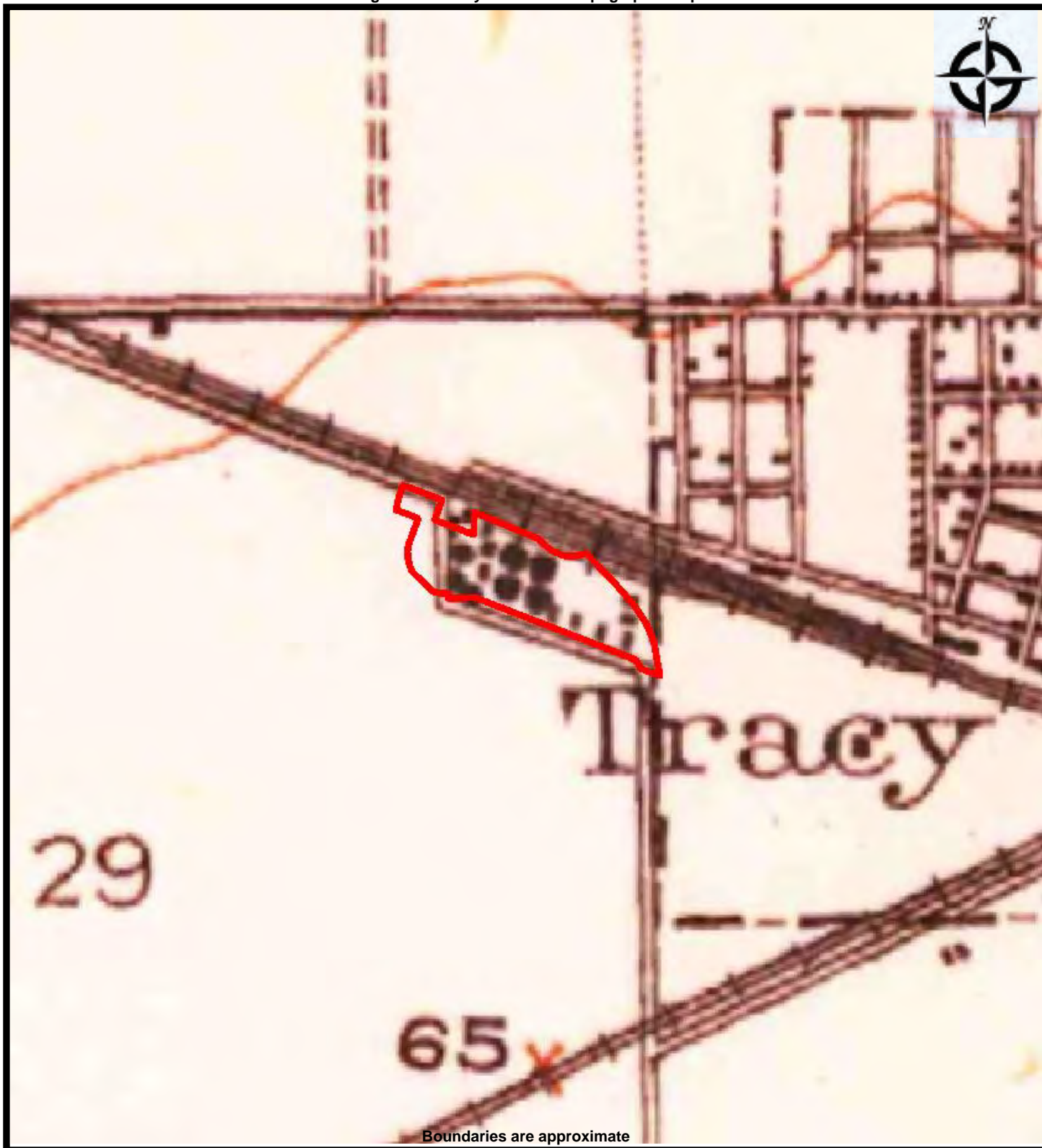
Appendix C:
Historical Research



TOPO MAP - 1914
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 1922
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

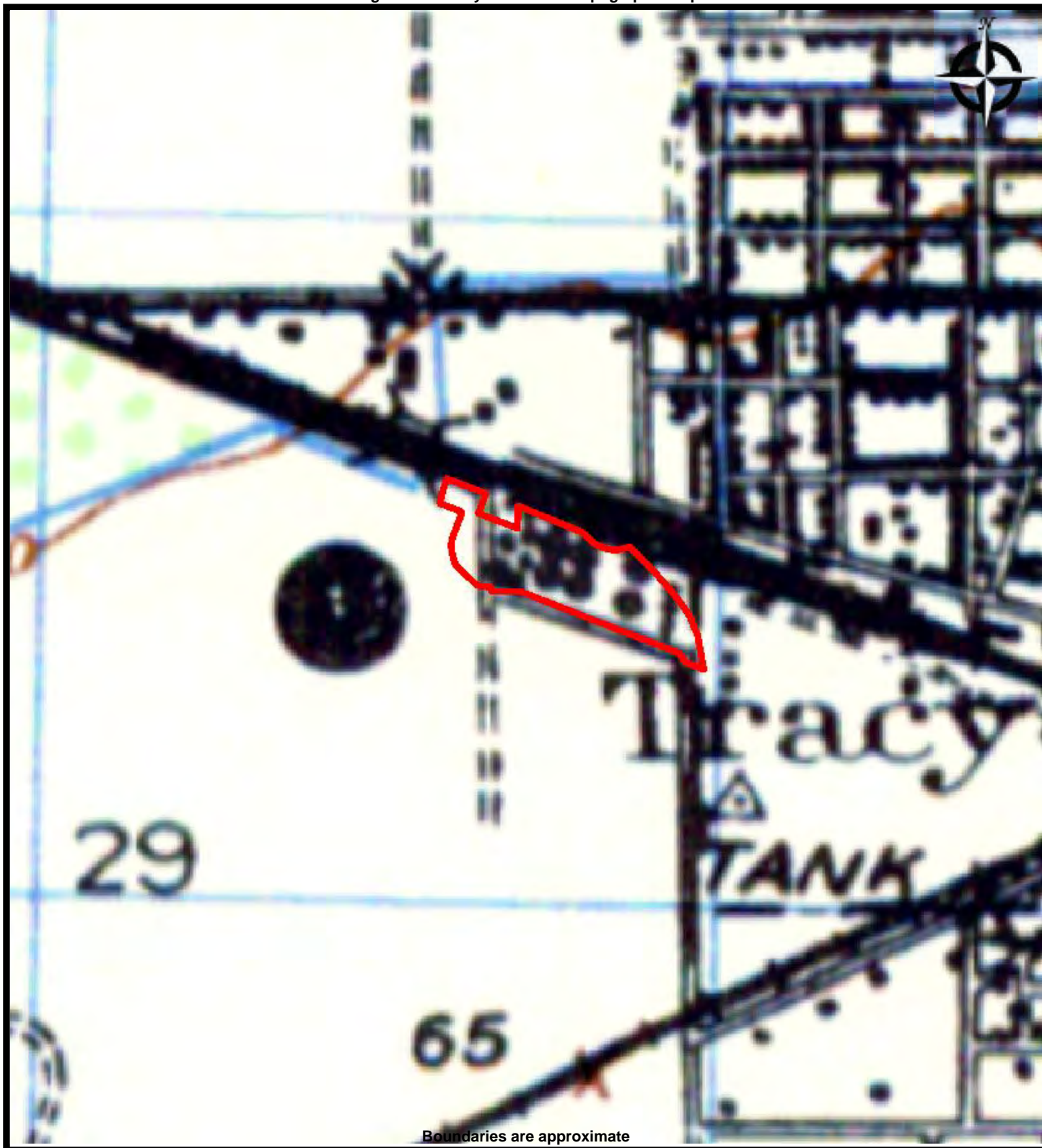
DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 1942
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

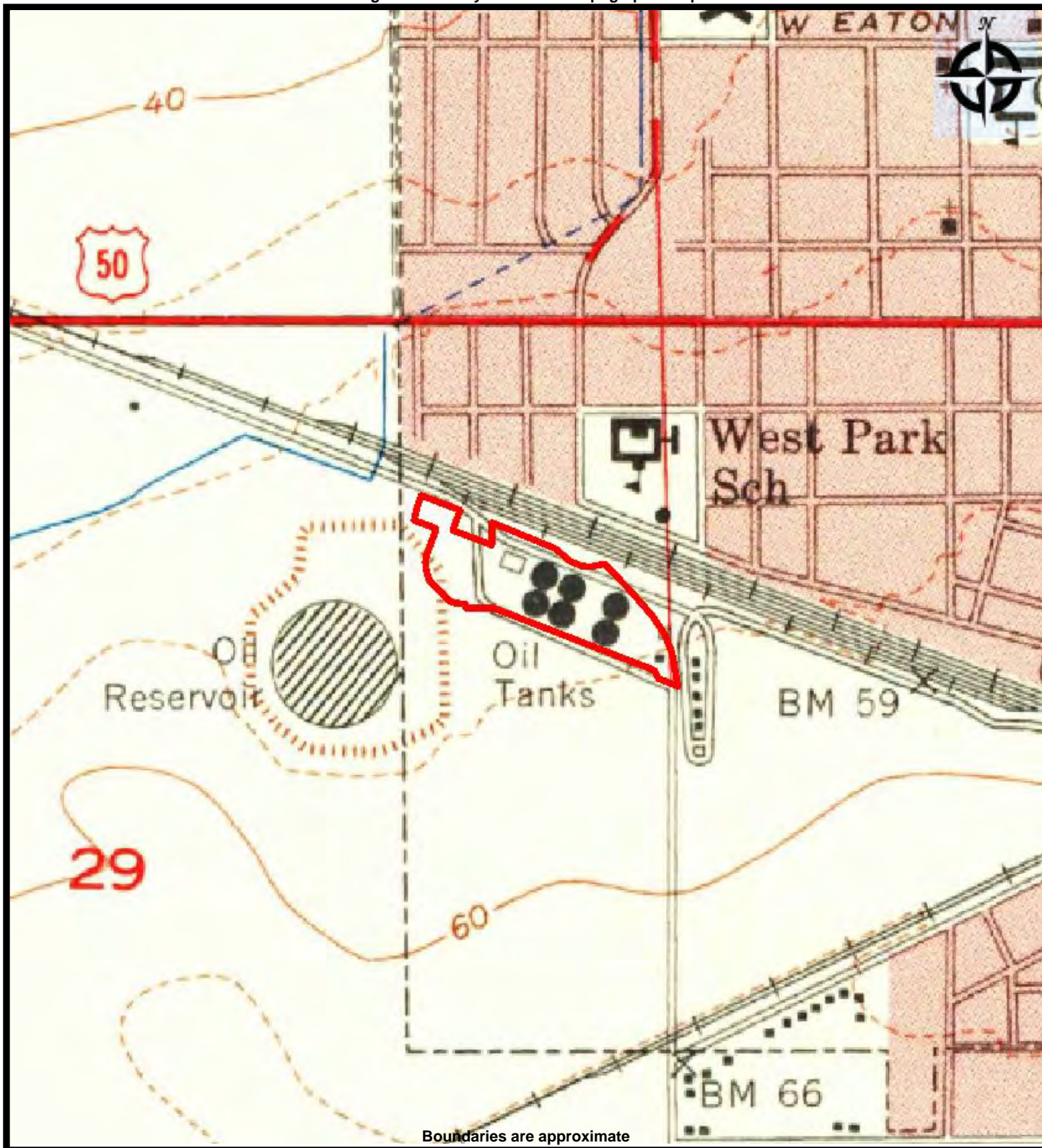
DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 1947
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

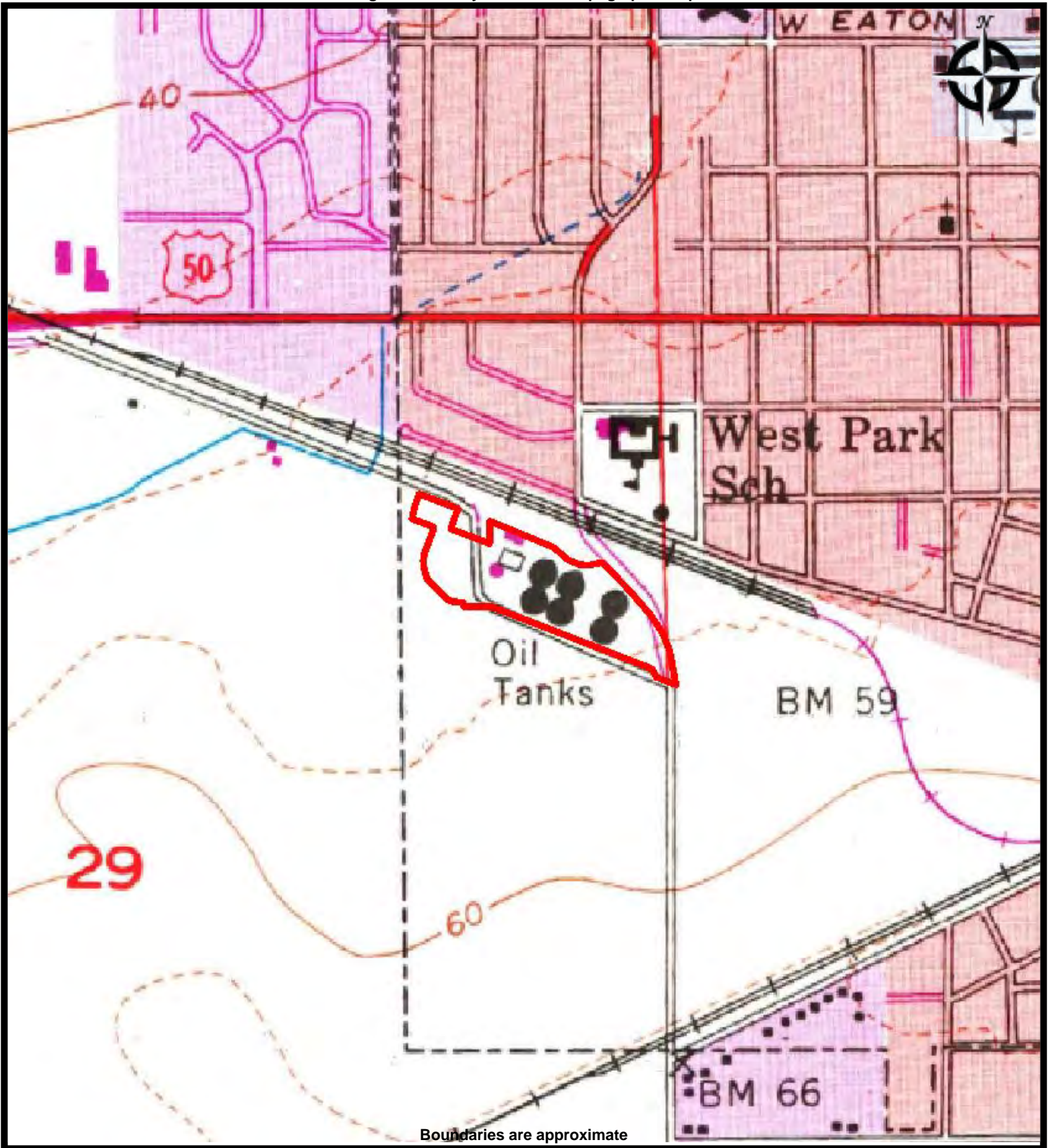
DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 1952
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

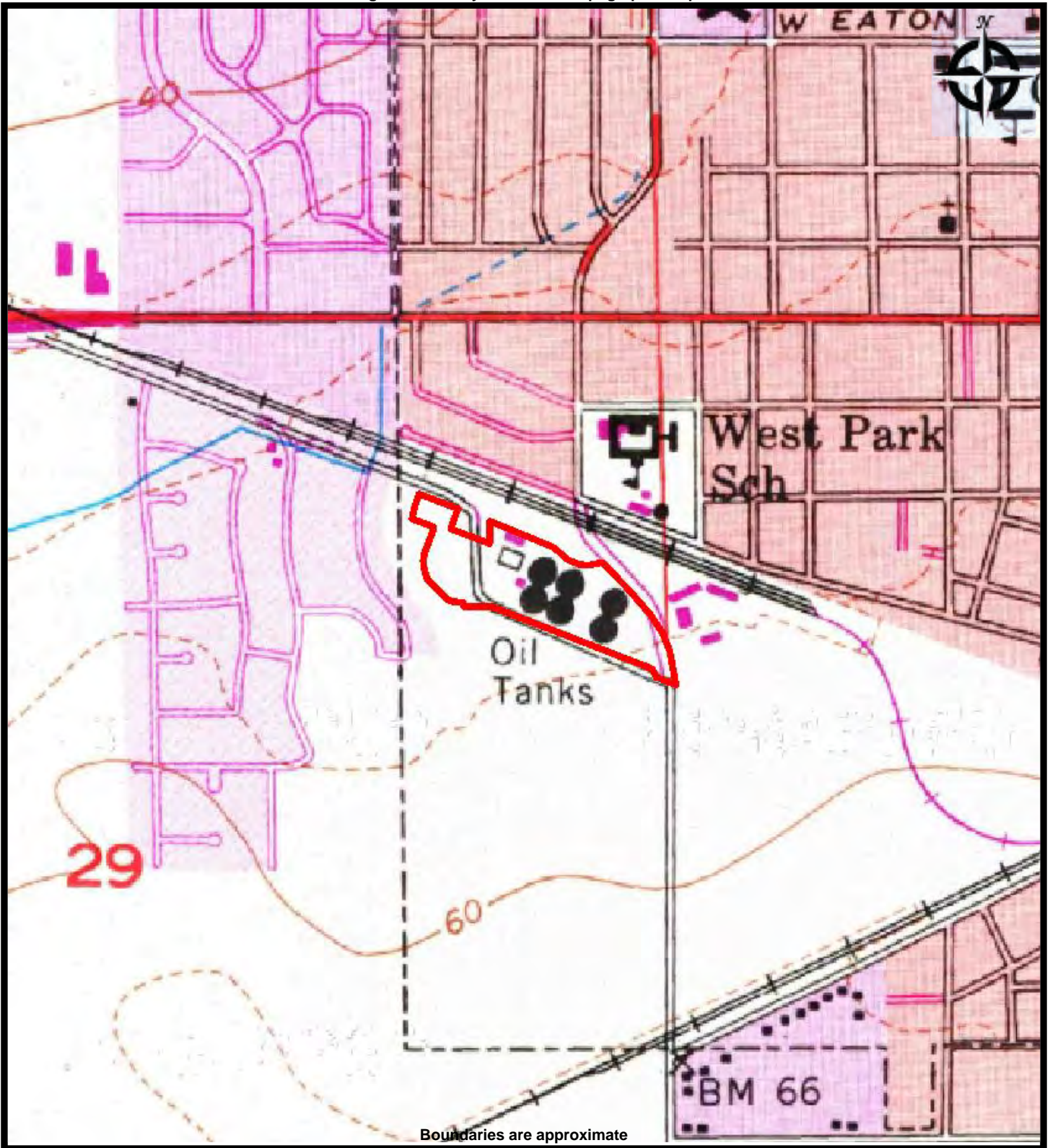
DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 1968
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

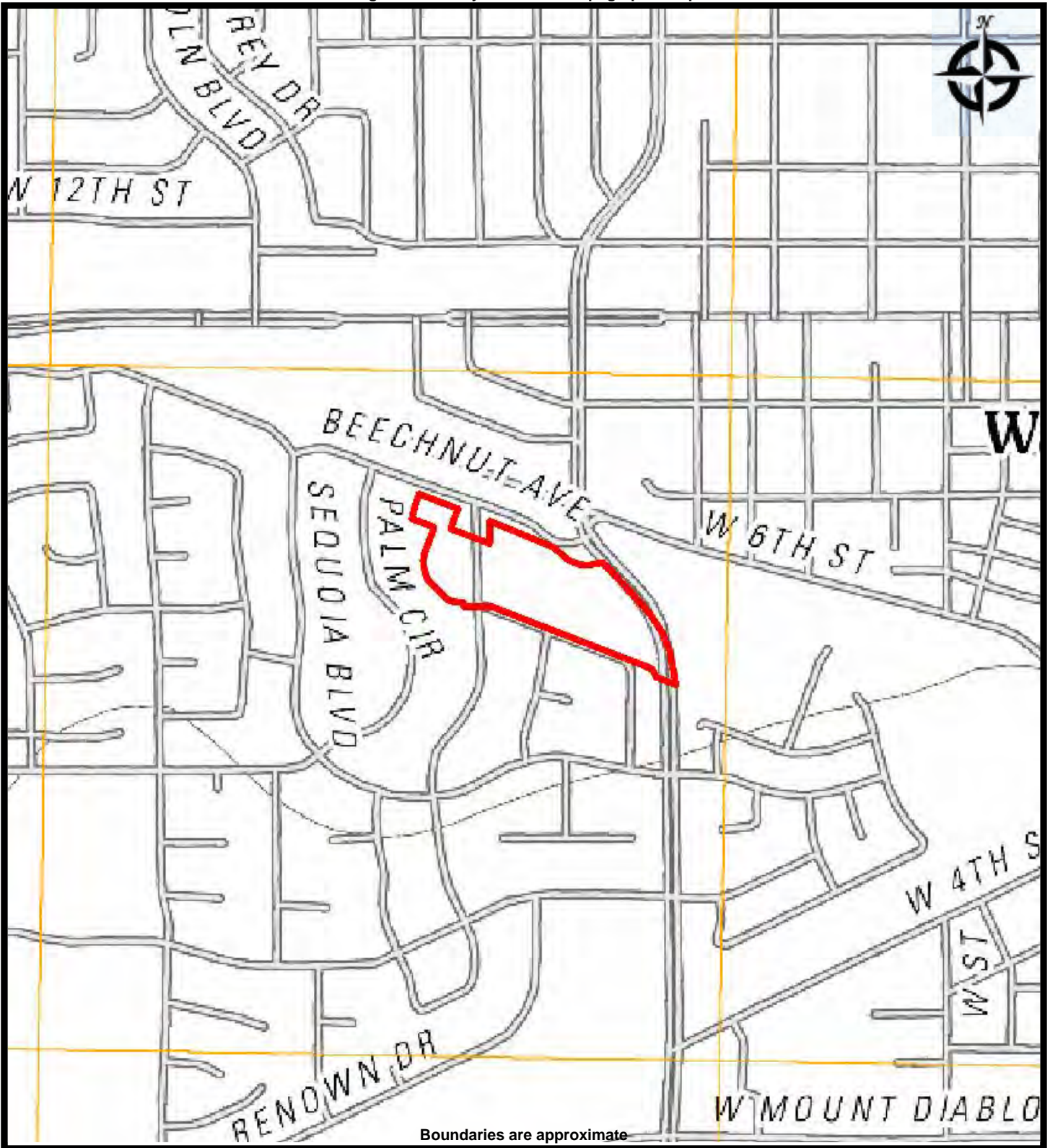
DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 1978
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



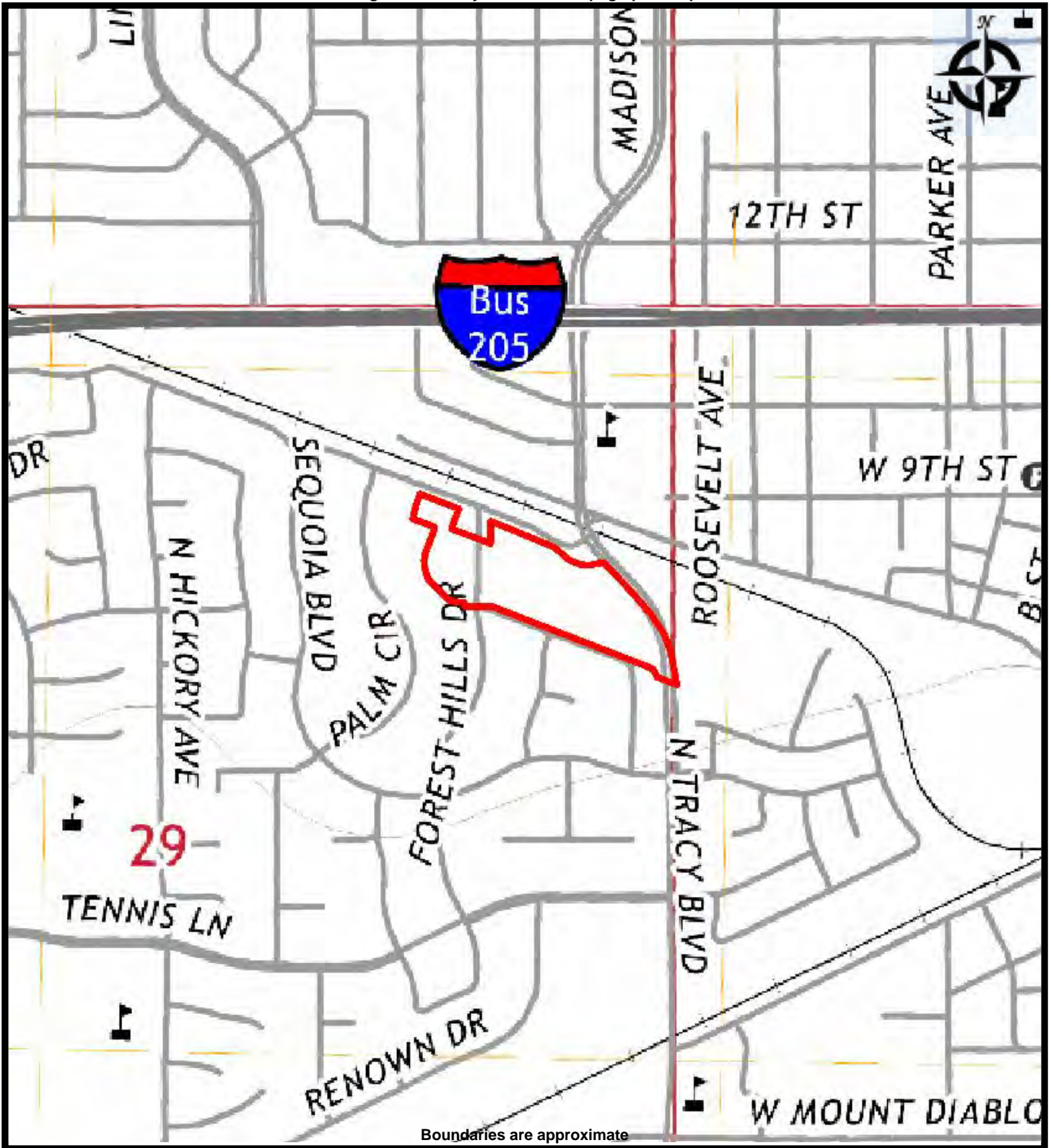
Boundaries are approximate



TOPO MAP - 2012
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

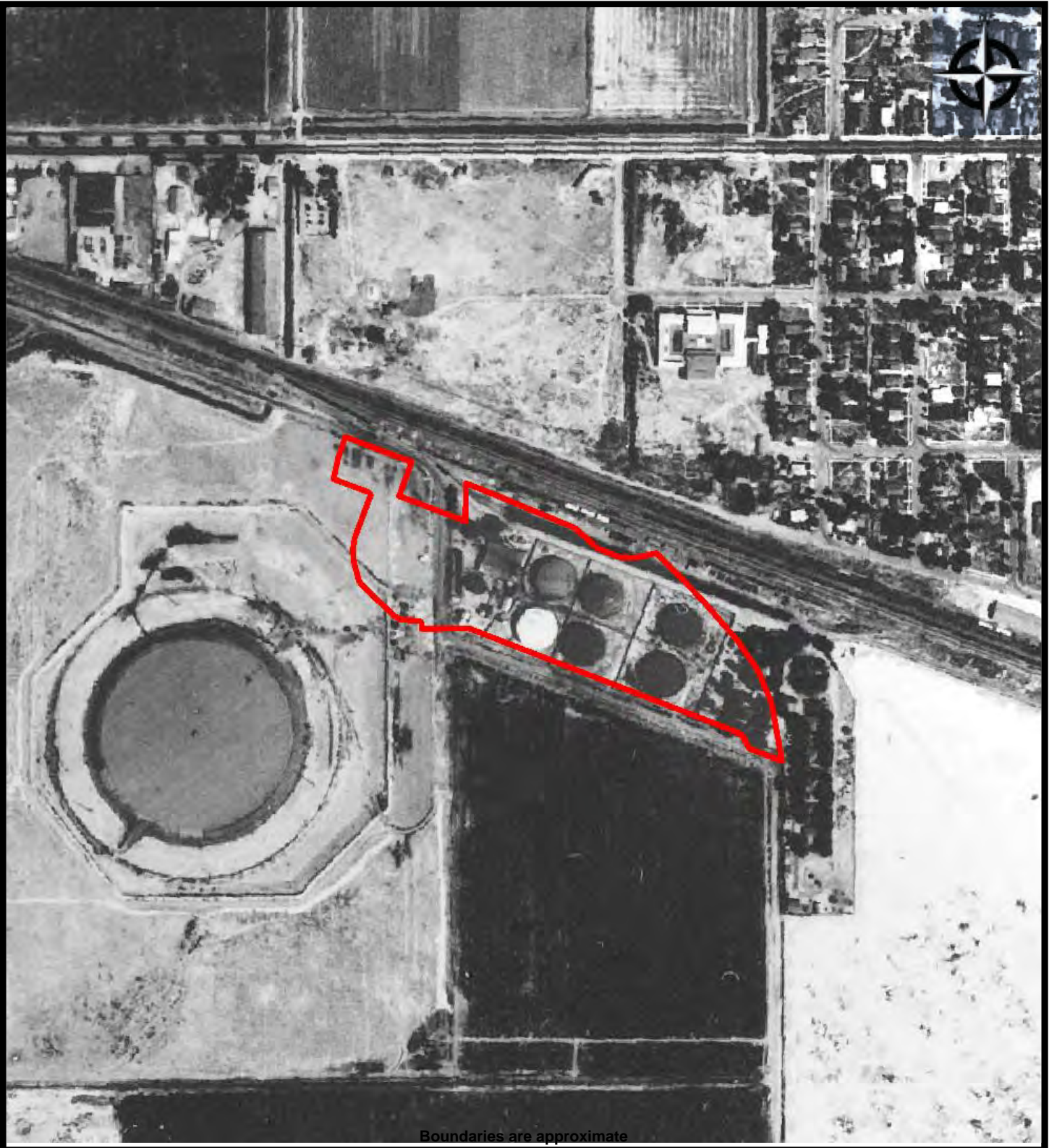
DATE: 10/13/2023
PROJ. #: NA



TOPO MAP - 2018
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1937
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

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PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1940
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



AERIAL - 1949
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

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PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1957
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1963
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1968
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1972
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1975
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1982
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 1993
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 2006
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 2009
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



AERIAL - 2012
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 2016
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA



Boundaries are approximate



AERIAL - 2020
TRANSIT MAINTENANCE AND STORAGE FACILITY (CIP 77586)
800, 990, and 1000 Beechnut Avenue
Tracy, California 95376

PREPARED FOR: City of Tracy
PROJ. MGR: Mike Nelson
DRAWN BY: Mike Nelson

DATE: 10/13/2023
PROJ. #: NA

Appendix D:
Regulatory Records

Beechnut Transit Facility

800, 990, and 1000 Beechnut Avenue
Tracy, CA 95376

Inquiry Number: 7485571.2s

October 31, 2023

EDR Summary Radius Map Report



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

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Physical Setting Source Records Searched	PSGR-1

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 (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

800, 990, AND 1000 BEECHNUT AVENUE
TRACY, CA 95376

COORDINATES

Latitude (North): 37.7360590 - 37° 44' 9.81"
Longitude (West): 121.4366100 - 121° 26' 11.79"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 637759.7
UTM Y (Meters): 4177476.2
Elevation: 56 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

Target Property: N
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20200617, 20200527
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
800, 990, AND 1000 BEECHNUT AVENUE
TRACY, CA 95376

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	RENOWN ENTERPRISES	990 BEACHNUT	CPS-SLIC, CERS		TP
A2	990 BEECHNUT EXCAVAT	990 BEECHNUT AVENUE	CPS-SLIC, NPDES, CERS		TP
A3	CHEVRON 990 BEECHNUT	990 BEECHNUT AVE	FINDS		TP
4	CHEVRON, TAOC TRACY	880 BEECHNUT	CPS-SLIC, CERS	Lower	1 ft.
A5	RENOWN HOMES	CORNER OF TRACY BLVD	RESPONSE, ENVIROSTOR, HIST Cal-Sites	Lower	1 ft.
6	PACIFIC BELL	905 TRACY BLVD	RCRA-SQG, FINDS, ECHO	Lower	174, 0.033, NNE
7	TRACY CITY	560 TRACY BLVD	LUST, Cortese, EMI, HIST CORTESE, CERS	Higher	197, 0.037, SE
B8	ASHLEY JOHNSON	764 SEQUOIA BLVD	RCRA NonGen / NLR	Lower	476, 0.090, West
9	ARROW N CART	609 W 6TH ST	RCRA-SQG, FINDS, ECHO	Lower	485, 0.092, NNE
B10	CHEVRON PIPELINE CO	706 SEQUOIA BLVD	EDR Hist Auto	Lower	535, 0.101, West
11	TRACY POLICE DEPARTM	520 N TRACY BLVD	RCRA NonGen / NLR	Higher	542, 0.103, SSE
C12	AUTOZONE #3315	1122 W 11TH ST	CERS HAZ WASTE, CERS	Lower	548, 0.104, NW
C13	AUTO ZONE #3315	1122 W 11TH ST	RCRA NonGen / NLR	Lower	548, 0.104, NW
C14	LONGS DRUG STORE NO	1122 W 11TH ST	RCRA-SQG, FINDS, ECHO	Lower	548, 0.104, NW
15	ALDEN PARK	525 PALM CIRCLE	ENVIROSTOR	Higher	554, 0.105, WSW
C16	THE SERVICE STATION	1100B W 11TH ST	CERS HAZ WASTE, CERS	Lower	674, 0.128, NW
C17	THE SERVICE STATION	1100 W 11TH ST	RCRA-SQG, SWEEPS UST, CA FID UST, FINDS, HWTS,...	Lower	674, 0.128, NW
C18	THE SERVICE STATION	1100 W 11TH ST STE B	RCRA NonGen / NLR	Lower	674, 0.128, NW
C19	THE SERVICE STATION	1100 W ELEVENTH ST	UST	Lower	674, 0.128, NW
D20	CHEVRON, ALDEN PARK,	CITY OF TRACY PUBLIC	CPS-SLIC	Higher	675, 0.128, WSW
D21	CPL00003 ALDEN PARK	500 SEQUOIA BLVD	RCRA-SQG	Higher	718, 0.136, WSW
E22	CENTRAL GAS TRACY	950 W 11TH ST	RCRA NonGen / NLR	Lower	741, 0.140, NNW
E23	RAZI PETROLEUM INC.	950 W ELEVENTH ST	UST	Lower	741, 0.140, NNW
E24	CENTRAL GAS TRACY	950 W ELEVENTH ST	UST	Lower	741, 0.140, NNW
E25	KWIK SERVE	950 W ELEVENTH ST	UST	Lower	741, 0.140, NNW
E26	RAZI PETROLEUM INC	950 W 11TH ST	RCRA-SQG, FINDS, ECHO	Lower	741, 0.140, NNW
E27	KWIK SERVE	950 W 11TH ST	HIST UST, EMI, HIST CORTESE, HWTS, CERS	Lower	741, 0.140, NNW
E28	GASCO SERVICE STATIO	950 WEST 11TH STREET	HIST UST, HWTS, HAZNET	Lower	741, 0.140, NNW
E29	KWIK SERVE	950 W 11TH ST	RCRA NonGen / NLR	Lower	741, 0.140, NNW
E30	GASCO	950 11TH ST W	LUST, Cortese, CERS	Lower	741, 0.140, NNW
E31	AMAR GAS & FOOD MART	950 11TH ST	UST	Lower	741, 0.140, NNW
E32	GASCO SERVICE STATIO	950 W ELEVENTH ST	CERS HAZ WASTE, SWEEPS UST, CA FID UST, CERS...	Lower	741, 0.140, NNW
E33	RAZI PETROLEUM INC	950 W 11TH ST	RCRA NonGen / NLR	Lower	741, 0.140, NNW
E34	CALIFORNIA WELDING	1000 11TH ST E	LUST, Cortese, CERS	Lower	772, 0.146, NNW
F35	COSMOPROF BEAUTY	804 W 11TH ST	CERS HAZ WASTE, HWTS, HAZNET	Lower	827, 0.157, NNW
F36	COSMOPROF 8728	804 W 11TH ST	RCRA NonGen / NLR	Lower	827, 0.157, NNW
G37	TRACY CAMERA AND SUP	1240 W 11TH ST	RCRA-SQG, FINDS, ECHO	Lower	893, 0.169, NW
G38	SALLY BEAUTY SUPPLIE	1240 W 11TH ST	RCRA NonGen / NLR	Lower	893, 0.169, NW
G39	SALLY BEAUTY SUPPLIE	1240 W 11TH ST	CERS HAZ WASTE, HWTS, HAZNET	Lower	893, 0.169, NW

MAPPED SITES SUMMARY

Target Property Address:
800, 990, AND 1000 BEECHNUT AVENUE
TRACY, CA 95376

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
E40	TRACY MITSUBISHI	1129 W 11TH ST	RCRA-SQG	Lower	904, 0.171, NNW
E41	BIG O TIRES TRACY	1129 W 11TH ST	RCRA NonGen / NLR	Lower	904, 0.171, NNW
E42	B C & D PROPERTY	1129 11TH	LUST, Cortese, HIST CORTESE, CERS	Lower	904, 0.171, NNW
E43	BIG O TIRES	1129 W ELEVENTH ST	CERS HAZ WASTE, CERS	Lower	904, 0.171, NNW
E44	TSRN INC DBA BIG O T	1129 W 11TH ST	RCRA NonGen / NLR	Lower	904, 0.171, NNW
H45	ADVANCE AUTO	1133 W 11TH ST	CERS HAZ WASTE, HWTS, HAZNET, CERS	Lower	924, 0.175, NNW
H46	ADVANCE AUTO	1133 W 11TH ST	RCRA NonGen / NLR	Lower	924, 0.175, NNW
47	CHEVRON TRACY RAILYA	BALDWIN COURT	CPS-SLIC	Higher	975, 0.185, ESE
I48	SOUZA II LLC (VACANT	612 W 11TH ST	UST	Lower	1012, 0.192, NNE
I49	PAUL TERANISHI DDS I	612 W 11TH ST STE 20	RCRA NonGen / NLR	Lower	1012, 0.192, NNE
F50	GROCERY OUTLET	825 W 11TH ST	CERS HAZ WASTE, HWTS, CERS	Lower	1018, 0.193, North
F51	AGAPE LOVE MARKETS I	825 W 11TH ST	RCRA NonGen / NLR	Lower	1018, 0.193, North
F52	HEINZ PLANT	757 11TH	HIST CORTESE	Lower	1053, 0.199, North
F53	HEINZ PLANT CASE #2	757 11TH ST E	LUST, Cortese, CERS	Lower	1053, 0.199, North
F54	BJJ COMPANY CASE #1	757 11TH STREET E	LUST, CERS	Lower	1053, 0.199, North
J55	BEACON #698	153 11TH ST	UST	Lower	1055, 0.200, ENE
K56	ALANDA TRUCKING	1457 LOCUST DR	RCRA-SQG, FINDS, ECHO	Lower	1061, 0.201, West
57	DIAMOND PROP	701 11TH ST W	LUST, Cortese, HIST CORTESE, CERS	Lower	1083, 0.205, North
G58	PARK AVENUE CLEANERS	1296 W 11TH STREET	DRYCLEANERS, HWTS, CERS	Lower	1083, 0.205, NW
G59	SUPERLUBE PLUS INC	1170 LINCOLN BLVD	AST	Lower	1085, 0.205, NW
G60	SUPERLUBE PLUS INC	1170 LINCOLN BLVD	CERS HAZ WASTE, CERS TANKS, HWTS, HAZNET, CERS	Lower	1085, 0.205, NW
G61	SUPERLUBE PLUS INC	1170 LINCOLN BLVD	UST	Lower	1085, 0.205, NW
G62	SUPERLUBE PLUS INC	1170 LINCOLN BLVD	RCRA NonGen / NLR	Lower	1085, 0.205, NW
G63	99 CENTS ONLY STORES	1320 W 11TH ST	CERS HAZ WASTE, CERS	Lower	1093, 0.207, NW
G64	99 CENTS ONLY STORES	1320 W 11TH ST	RCRA NonGen / NLR	Lower	1093, 0.207, NW
I65	CITY GARAGE	604 W ELEVENTH ST	CERS HAZ WASTE, CERS	Lower	1155, 0.219, NNE
I66	CITY GARAGE	604 W 11TH ST	RCRA-LQG, FINDS, ECHO, HWTS, HAZNET	Lower	1155, 0.219, NNE
I67	SOUZA II LLC	612 11TH ST W	LUST, Cortese, CERS	Lower	1171, 0.222, NNE
J68	NICHOLE CONTAWA	940 WINDELER AVE.	RCRA NonGen / NLR	Lower	1183, 0.224, ENE
L69	QUIK STOP MARKET #13	1153 LINCOLN BLVD	CERS HAZ WASTE, CERS TANKS, EMI, CERS	Lower	1206, 0.228, NW
L70	QUIK STOP MARKETS IN	1153 LINCOLN BLVD	RCRA NonGen / NLR	Lower	1206, 0.228, NW
L71	QUIK STOP MARKET #31	1153 LINCOLN BLVD	UST	Lower	1206, 0.228, NW
L72	QUIK STOP MARKET	1153 LINCOLN ST	SWEEPS UST, CA FID UST	Lower	1206, 0.228, NW
L73	QUIK STOP MARKETS 13	1153 LINCOLN BLVD	UST	Lower	1206, 0.228, NW
L74	QUIK STOP MARKET #13	1153 LINCOLN BLVD	UST	Lower	1206, 0.228, NW
L75	QUICK STOP MARKET #1	1153 LINCOLN	HIST CORTESE	Lower	1206, 0.228, NW
M76	GCP APPLIED TECHNOLO		PFAS ECHO	Higher	1232, 0.233, East
M77	GREENGATE CAR WASH A		PFAS ECHO	Higher	1232, 0.233, East
K78	DEBRA BEEBE	729 N HICKORY AVE	RCRA NonGen / NLR	Lower	1273, 0.241, West

MAPPED SITES SUMMARY

Target Property Address:
800, 990, AND 1000 BEECHNUT AVENUE
TRACY, CA 95376

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
79	BILL'S BAIT & BEACON	515 11TH	LUST, Cortese, HIST CORTESE	Lower	1471, 0.279, NNE
80	COMMUNITY SCHOOL / W	1501 WEST 11TH STREE	ENVIROSTOR, SCH	Lower	1483, 0.281, NW
81	TRACY POLICE FACILIT	325 10TH ST E	CPS-SLIC	Lower	1575, 0.298, ENE
82	DISCOVERY CHEVROLET	1615 11TH ST W	LUST, Cortese, HIST CORTESE, CERS	Lower	1789, 0.339, WNW
83	TRACY DISPOSAL SERVI	99 6TH ST W	LUST, Cortese, HIST CORTESE, Notify 65, CERS	Higher	1957, 0.371, East
84	CHEVRON PIPE LINE CO	413 MOUNT DIABLO AVE	CPS-SLIC, CERS	Higher	2168, 0.411, SSE
N85	LAWRENCE LIVERMORE N	CORRAL HOLLOW RD	ICE, HWP	Lower	2243, 0.425, ENE
N86	PWD CORRAL HOLLOW LA	CORRAL HOLLOW & I-58	LUST	Lower	2243, 0.425, ENE
N87	LAWRENCE LIVERMORE B	CORRAL HOLLOW RD	LUST, CPS-SLIC, HIST UST, CA FID UST, EMI, HIST...	Lower	2243, 0.425, ENE
88	STRONG PROPERTY	5157 BUS LOOP 205 W	LUST, Cortese, HIST CORTESE, CERS	Higher	2286, 0.433, SE
89	STAN MORRI FORD	104 11TH ST W	LUST, SWEEPS UST, HIST UST, CA FID UST, Cortese,...	Lower	2445, 0.463, ENE
90	WILLIAMS MIDDLE SCHO	1600 TENNIS LANE	ENVIROSTOR, SCH, NPDES	Higher	2529, 0.479, WSW
O91	TRACY COMMUNITY MEMO	1420 TRACY	HIST CORTESE	Lower	2566, 0.486, North
O92	TRACY COMMUNITY HOSP	1420 TRACY BLVD	RCRA-LQG, LUST, SWEEPS UST, HIST UST, CA FID UST,...	Lower	2638, 0.500, North
93	OLD VALLEY PIPELINE	1755 WEST 11TH STREE	ENVIROSTOR, VCP	Lower	2820, 0.534, WNW
94	TRACY GROUP PROPERTY	400 SOUTH TRACY BOUL	ENVIROSTOR, VCP	Higher	2827, 0.535, South
95	OK CLEANERS #2	18 E 9TH	ENVIROSTOR	Lower	2886, 0.547, East
P96	LEVAND-BRIGHT PROPER	3 EAST 11TH STREET	LUST, Cortese, Notify 65, CERS	Lower	3165, 0.599, ENE
P97	LEVAND FAMILY TRUST	47 EAST ELEVENTH STR	LUST, Cortese, Notify 65, CERS	Lower	3312, 0.627, ENE
98	OLD VALLEY PIPELINE	1881 RUSTAN ROAD	ENVIROSTOR, CPS-SLIC, VCP, CERS	Lower	4024, 0.762, WNW
99	SHELL TANK	315 E 11TH	ENVIROSTOR	Lower	4606, 0.872, ENE
100	CLOVER MIDDLE SCHOOL	51 BEVERLY	ENVIROSTOR, LUST, SCH, Cortese, HIST CORTESE, CERS	Lower	4686, 0.887, NE
101	SRI INTL CORRAL HOLL	CORRAL HOLLOW ROAD	SEMS-ARCHIVE, CORRACTS, RCRA-TSDF, RCRA-SQG	Lower	4707, 0.891, NW
102	BETHANY ELEMENTARY	PATTERSON PASS ROAD	ENVIROSTOR, SCH	Lower	5054, 0.957, ENE
Q103	ATLANTIC PLATING	450 EAST 10TH STREET	ENVIROSTOR, NON-CASE INFO	Lower	5065, 0.959, East
Q104	AGRICULTURAL COMMISS	503 10TH	LUST, Cortese, HIST CORTESE, Notify 65, CERS	Lower	5141, 0.974, East
105	TRACY HIGH SCHOOL PR	455 EAST 11TH STREET	ENVIROSTOR, SCH, HIST UST, DEED	Lower	5232, 0.991, ENE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 9 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
RENOWN ENTERPRISES 990 BEACHNUT TRACY, CA 95376	CPS-SLIC Database: CPS-SLIC, Date of Government Version: 06/05/2023 Facility Status: Completed - Case Closed Global Id: SLT5S2383277 CERS	N/A
990 BEECHNUT EXCAVAT 990 BEECHNUT AVENUE TRACY, CA 95376	CPS-SLIC Database: CPS-SLIC, Date of Government Version: 06/05/2023 Database: SLIC REG 5, Date of Government Version: 04/01/2005 Facility Status: Completed - Case Closed Global Id: SL0607735443 NPDES CERS	N/A
CHEVRON 990 BEECHNUT 990 BEECHNUT AVE TRACY, CA 95376	FINDS Registry ID:: 110065493763	N/A

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

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: A review of the CORRACTS list, as provided by EDR, and dated 07/24/2023 has revealed that there is 1 CORRACTS site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SRI INTL CORRAL HOLL</i>	<i>CORRAL HOLLOW ROAD</i>	<i>NW 1/2 - 1 (0.891 mi.)</i>	<i>101</i>	<i>35</i>

EXECUTIVE SUMMARY

EPA ID:: CAD980883847

Lists of Federal RCRA generators

RCRA-LQG: A review of the RCRA-LQG list, as provided by EDR, and dated 07/24/2023 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CITY GARAGE EPA ID:: CAD982051591	604 W 11TH ST	NNE 1/8 - 1/4 (0.219 mi.)	I66	24

RCRA-SQG: A review of the RCRA-SQG list, as provided by EDR, and dated 07/24/2023 has revealed that there are 9 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CPL00003 ALDEN PARK EPA ID:: CAR000247353	500 SEQUOIA BLVD	WSW 1/8 - 1/4 (0.136 mi.)	D21	14

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC BELL EPA ID:: CAT080026438	905 TRACY BLVD	NNE 0 - 1/8 (0.033 mi.)	6	10
ARROW N CART EPA ID:: CAD982356834	609 W 6TH ST	NNE 0 - 1/8 (0.092 mi.)	9	11
LONGS DRUG STORE NO EPA ID:: CA0001006964	1122 W 11TH ST	NW 0 - 1/8 (0.104 mi.)	C14	12
THE SERVICE STATION EPA ID:: CAD982487183	1100 W 11TH ST	NW 1/8 - 1/4 (0.128 mi.)	C17	13
RAZI PETROLEUM INC EPA ID:: CAR000005884	950 W 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E26	15
TRACY CAMERA AND SUP EPA ID:: CAD983633553	1240 W 11TH ST	NW 1/8 - 1/4 (0.169 mi.)	G37	18
TRACY MITSUBISHI EPA ID:: CAD982526295	1129 W 11TH ST	NNW 1/8 - 1/4 (0.171 mi.)	E40	18
ALANDA TRUCKING EPA ID:: CAD981626468	1457 LOCUST DR	W 1/8 - 1/4 (0.201 mi.)	K56	22

Lists of state- and tribal (Superfund) equivalent sites

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

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RENOWN HOMES Database: RESPONSE, Date of Government Version: 07/24/2023 Status: Refer: RWQCB Facility Id: 39650001	CORNER OF TRACY BLVD	0 - 1/8 (0.000 mi.)	A5	10

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: A review of the ENVIROSTOR list, as provided by EDR, and dated 07/24/2023 has revealed that there are 13 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ALDEN PARK Facility Id: 39510033 Status: Refer: RWQCB	525 PALM CIRCLE	WSW 0 - 1/8 (0.105 mi.)	15	12
WILLIAMS MIDDLE SCHO Facility Id: 48820004 Status: No Action Required	1600 TENNIS LANE	WSW 1/4 - 1/2 (0.479 mi.)	90	31
TRACY GROUP PROPERTY Facility Id: 39290008 Status: No Further Action	400 SOUTH TRACY BOUL	S 1/2 - 1 (0.535 mi.)	94	32

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RENOWN HOMES Facility Id: 39650001 Status: Refer: RWQCB	CORNER OF TRACY BLVD	0 - 1/8 (0.000 mi.)	A5	10
COMMUNITY SCHOOL / W Facility Id: 39010008 Status: No Further Action	1501 WEST 11TH STREE	NW 1/4 - 1/2 (0.281 mi.)	80	27
OLD VALLEY PIPELINE Facility Id: 39460003 Status: No Further Action	1755 WEST 11TH STREE	WNW 1/2 - 1 (0.534 mi.)	93	32
OK CLEANERS #2 Facility Id: 39720019 Status: Refer: Other Agency	18 E 9TH	E 1/2 - 1 (0.547 mi.)	95	33
OLD VALLEY PIPELINE Facility Id: 39460004 Status: No Further Action	1881 RUSTAN ROAD	WNW 1/2 - 1 (0.762 mi.)	98	34
SHELL TANK Facility Id: 39550002 Status: Refer: Other Agency	315 E 11TH	ENE 1/2 - 1 (0.872 mi.)	99	34
CLOVER MIDDLE SCHOOL Facility Id: 60000027 Status: Inactive - Needs Evaluation	51 BEVERLY	NE 1/2 - 1 (0.887 mi.)	100	34
BETHANY ELEMENTARY Facility Id: 39010003	PATTERSON PASS ROAD	ENE 1/2 - 1 (0.957 mi.)	102	35

EXECUTIVE SUMMARY

Status: No Further Action

ATLANTIC PLATING Facility Id: 39340026 Status: No Further Action	450 EAST 10TH STREET	E 1/2 - 1 (0.959 mi.)	Q103	35
TRACY HIGH SCHOOL PR Facility Id: 60002637 Status: Certified O&M - Land Use Restrictions Only	455 EAST 11TH STREET	ENE 1/2 - 1 (0.991 mi.)	105	36

Lists of state and tribal leaking storage tanks

LUST: A review of the LUST list, as provided by EDR, has revealed that there are 16 LUST sites within approximately 0.5 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 CITY Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/05/2023 Status: Completed - Case Closed Status: Leak being confirmed Global Id: T0607700728	560 TRACY BLVD	SE 0 - 1/8 (0.037 mi.)	7	10
TRACY DISPOSAL SERVI Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/05/2023 Status: Completed - Case Closed Status: Leak being confirmed Global Id: T0607700398	99 6TH ST W	E 1/4 - 1/2 (0.371 mi.)	83	28
STRONG PROPERTY Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/05/2023 Status: Completed - Case Closed Status: Post remedial action monitoring Global Id: T0607700322	5157 BUS LOOP 205 W	SE 1/4 - 1/2 (0.433 mi.)	88	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GASCO Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/05/2023 Status: Completed - Case Closed Status: Case Closed Global Id: T0607700133	950 11TH ST W	NNW 1/8 - 1/4 (0.140 mi.)	E30	16
CALIFORNIA WELDING Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/05/2023 Status: Completed - Case Closed Status: Case Closed Global Id: T0607700656	1000 11TH ST E	NNW 1/8 - 1/4 (0.146 mi.)	E34	17
B C & D PROPERTY Database: LUST REG 5, Date of Government Version: 07/01/2008 Database: LUST, Date of Government Version: 06/05/2023	1129 11TH	NNW 1/8 - 1/4 (0.171 mi.)	E42	19

EXECUTIVE SUMMARY

Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607700116				
HEINZ PLANT CASE #2	757 11TH ST E	N 1/8 - 1/4 (0.199 mi.)	F53	21
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Status: Post remedial action monitoring				
Global Id: T0607799506				
Global Id: T0607700284				
BJJ COMPANY CASE #1	757 11TH STREET E	N 1/8 - 1/4 (0.199 mi.)	F54	21
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Case Closed				
DIAMOND PROP	701 11TH ST W	N 1/8 - 1/4 (0.205 mi.)	57	22
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607700143				
SOUZA II LLC	612 11TH ST W	NNE 1/8 - 1/4 (0.222 mi.)	I67	24
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607791873				
BILL'S BAIT & BEACON	515 11TH	NNE 1/4 - 1/2 (0.279 mi.)	79	27
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607700129				
DISCOVERY CHEVROLET	1615 11TH ST W	WNW 1/4 - 1/2 (0.339 mi.)	82	28
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607700614				
PWD CORRAL HOLLOW LA	CORRAL HOLLOW & I-58	ENE 1/4 - 1/2 (0.425 mi.)	N86	29
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Global Id: T0607700737				
LAWRENCE LIVERMORE B	CORRAL HOLLOW RD	ENE 1/4 - 1/2 (0.425 mi.)	N87	29
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Status: Leak being confirmed				
Status: Case Closed				
STAN MORRI FORD	104 11TH ST W	ENE 1/4 - 1/2 (0.463 mi.)	89	30
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				
Status: Completed - Case Closed				
Status: Case Closed				
Global Id: T0607700279				
TRACY COMMUNITY HOSP	1420 TRACY BLVD	N 1/4 - 1/2 (0.500 mi.)	O92	31
Database: LUST REG 5, Date of Government Version: 07/01/2008				
Database: LUST, Date of Government Version: 06/05/2023				

EXECUTIVE SUMMARY

Status: Completed - Case Closed
 Status: Case Closed
 Global Id: T0607700205

CPS-SLIC: A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 6 CPS-SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON, ALDEN PARK, Database: CPS-SLIC, Date of Government Version: 06/05/2023 Facility Status: Open - Verification Monitoring Global Id: SL0607758615	CITY OF TRACY PUBLIC	WSW 1/8 - 1/4 (0.128 mi.)	D20	14
CHEVRON TRACY RAILYA Database: CPS-SLIC, Date of Government Version: 06/05/2023 Facility Status: Completed - Case Closed Global Id: T10000003119	BALDWIN COURT	ESE 1/8 - 1/4 (0.185 mi.)	47	20
CHEVRON PIPE LINE CO Database: CPS-SLIC, Date of Government Version: 06/05/2023 Database: SLIC REG 5, Date of Government Version: 04/01/2005 Facility Status: Completed - Case Closed Global Id: SL185382910	413 MOUNT DIABLO AVE	SSE 1/4 - 1/2 (0.411 mi.)	84	28

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON, TAOC TRACY Database: CPS-SLIC, Date of Government Version: 06/05/2023 Facility Status: Completed - Case Closed Global Id: SL0607706009	880 BEECHNUT	0 - 1/8 (0.000 mi.)	4	9
TRACY POLICE FACILIT Database: SLIC REG 5, Date of Government Version: 04/01/2005	325 10TH ST E	ENE 1/4 - 1/2 (0.298 mi.)	81	27
LAWRENCE LIVERMORE B Database: CPS-SLIC, Date of Government Version: 06/05/2023 Database: SLIC REG 5, Date of Government Version: 04/01/2005 Facility Status: Completed - Case Closed Global Id: T0607700354 Global Id: T0607700691 Global Id: T0607700690 Global Id: T0607700675 Global Id: T0607700561 <i>*Additional key fields are available in the Map Findings section</i>	CORRAL HOLLOW RD	ENE 1/4 - 1/2 (0.425 mi.)	N87	29

Lists of state and tribal registered storage tanks

UST: A review of the UST list, as provided by EDR, has revealed that there are 11 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE SERVICE STATION Database: UST SAN JOAQUIN, Date of Government Version: 06/22/2018	1100 W ELEVENTH ST	NW 1/8 - 1/4 (0.128 mi.)	C19	13

EXECUTIVE SUMMARY

Facility Id: FA0005534				
Tank Status: 02 - Inactive, non-billable				
RAZI PETROLEUM INC.	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E23	14
Database: UST, Date of Government Version: 06/05/2023				
CENTRAL GAS TRACY	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E24	14
Database: UST, Date of Government Version: 06/05/2023				
KWIK SERVE	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E25	15
Database: UST, Date of Government Version: 06/05/2023				
Database: UST SAN JOAQUIN, Date of Government Version: 06/22/2018				
Facility Id: FA0006388				
Tank Status: 02 - Inactive, non-billable				
Tank Status: 01 - Active, billable				
AMAR GAS & FOOD MART	950 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E31	16
Database: UST, Date of Government Version: 06/05/2023				
Facility Id: FA0006388				
SOUZA II LLC (VACANT	612 W 11TH ST	NNE 1/8 - 1/4 (0.192 mi.)	I48	20
Database: UST SAN JOAQUIN, Date of Government Version: 06/22/2018				
Facility Id: FA0013337				
Tank Status: 02 - Inactive, non-billable				
BEACON #698	153 11TH ST	ENE 1/8 - 1/4 (0.200 mi.)	J55	22
Database: UST, Date of Government Version: 06/05/2023				
Facility Id: FA0003709				
SUPERLUBE PLUS INC	1170 LINCOLN BLVD	NW 1/8 - 1/4 (0.205 mi.)	G61	23
Database: UST, Date of Government Version: 06/05/2023				
Database: UST SAN JOAQUIN, Date of Government Version: 06/22/2018				
Facility Id: FA0020646				
Facility Id: FA0020646				
Tank Status: 02 - Inactive, non-billable				
QUIK STOP MARKET #31	1153 LINCOLN BLVD	NW 1/8 - 1/4 (0.228 mi.)	L71	25
Database: UST, Date of Government Version: 06/05/2023				
Database: UST SAN JOAQUIN, Date of Government Version: 06/22/2018				
Facility Id: FA0003122				
Tank Status: 01 - Active, billable				
QUIK STOP MARKETS 13	1153 LINCOLN BLVD	NW 1/8 - 1/4 (0.228 mi.)	L73	26
Database: UST, Date of Government Version: 06/05/2023				
Facility Id: FA0003122				
QUIK STOP MARKET #13	1153 LINCOLN BLVD	NW 1/8 - 1/4 (0.228 mi.)	L74	26
Database: UST, Date of Government Version: 06/05/2023				

AST: A review of the AST list, as provided by EDR, has revealed that there is 1 AST site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SUPERLUBE PLUS INC	1170 LINCOLN BLVD	NW 1/8 - 1/4 (0.205 mi.)	G59	23
Database: AST, Date of Government Version: 07/06/2016				

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

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

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
RENOWN HOMES	CORNER OF TRACY BLVD	0 - 1/8 (0.000 mi.)	A5	10

CERS HAZ WASTE: A review of the CERS HAZ WASTE list, as provided by EDR, and dated 07/17/2023 has revealed that there are 12 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
AUTOZONE #3315	1122 W 11TH ST	NW 0 - 1/8 (0.104 mi.)	C12	12
THE SERVICE STATION	1100B W 11TH ST	NW 1/8 - 1/4 (0.128 mi.)	C16	13
GASCO SERVICE STATIO	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E32	16
COSMOPROF BEAUTY	804 W 11TH ST	NNW 1/8 - 1/4 (0.157 mi.)	F35	17
SALLY BEAUTY SUPPLIE	1240 W 11TH ST	NW 1/8 - 1/4 (0.169 mi.)	G39	18
BIG O TIRES	1129 W ELEVENTH ST	NNW 1/8 - 1/4 (0.171 mi.)	E43	19
ADVANCE AUTO	1133 W 11TH ST	NNW 1/8 - 1/4 (0.175 mi.)	H45	20
GROCERY OUTLET	825 W 11TH ST	N 1/8 - 1/4 (0.193 mi.)	F50	21
SUPERLUBE PLUS INC	1170 LINCOLN BLVD	NW 1/8 - 1/4 (0.205 mi.)	G60	23
99 CENTS ONLY STORES	1320 W 11TH ST	NW 1/8 - 1/4 (0.207 mi.)	G63	23
CITY GARAGE	604 W ELEVENTH ST	NNE 1/8 - 1/4 (0.219 mi.)	I65	24
QUIK STOP MARKET #13	1153 LINCOLN BLVD	NW 1/8 - 1/4 (0.228 mi.)	L69	25

Local Lists of Registered Storage Tanks

SWEEPS UST: A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE SERVICE STATION Comp Number: 2407	1100 W 11TH ST	NW 1/8 - 1/4 (0.128 mi.)	C17	13
GASCO SERVICE STATIO Status: A Tank Status: A Comp Number: 1401	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E32	16
QUIK STOP MARKET Status: A Tank Status: A Comp Number: 1413	1153 LINCOLN ST	NW 1/8 - 1/4 (0.228 mi.)	L72	25

EXECUTIVE SUMMARY

HIST UST: A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 2 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KWIK SERVE Facility Id: 00000009414	950 W 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E27	15
GASCO SERVICE STATIO	950 WEST 11TH STREET	NNW 1/8 - 1/4 (0.140 mi.)	E28	16

CA FID UST: A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
THE SERVICE STATION Facility Id: 39003754 Status: I	1100 W 11TH ST	NW 1/8 - 1/4 (0.128 mi.)	C17	13
GASCO SERVICE STATIO Facility Id: 39004161 Status: A	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E32	16
QUIK STOP MARKET Facility Id: 39004164 Status: A	1153 LINCOLN ST	NW 1/8 - 1/4 (0.228 mi.)	L72	25

CERS TANKS: A review of the CERS TANKS list, as provided by EDR, and dated 07/17/2023 has revealed that there are 3 CERS TANKS sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GASCO SERVICE STATIO	950 W ELEVENTH ST	NNW 1/8 - 1/4 (0.140 mi.)	E32	16
SUPERLUBE PLUS INC	1170 LINCOLN BLVD	NW 1/8 - 1/4 (0.205 mi.)	G60	23
QUIK STOP MARKET #13	1153 LINCOLN BLVD	NW 1/8 - 1/4 (0.228 mi.)	L69	25

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 07/24/2023 has revealed that there are 19 RCRA NonGen / NLR sites within approximately 0.25 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 POLICE DEPARTM EPA ID:: CAC003052201	520 N TRACY BLVD	SSE 0 - 1/8 (0.103 mi.)	11	11
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ASHLEY JOHNSON	764 SEQUOIA BLVD	W 0 - 1/8 (0.090 mi.)	B8	11

EXECUTIVE SUMMARY

EPA ID:: CAC003038189				
AUTO ZONE #3315	1122 W 11TH ST	NW 0 - 1/8 (0.104 mi.)	C13	12
EPA ID:: CAL000282022				
THE SERVICE STATION	1100 W 11TH ST STE B	NW 1/8 - 1/4 (0.128 mi.)	C18	13
EPA ID:: CAL000389105				
CENTRAL GAS TRACY	950 W 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E22	14
EPA ID:: CAL000458979				
KWIK SERVE	950 W 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E29	16
EPA ID:: CAL000287336				
RAZI PETROLEUM INC	950 W 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E33	17
EPA ID:: CAL000474770				
COSMOPROF 8728	804 W 11TH ST	NNW 1/8 - 1/4 (0.157 mi.)	F36	17
EPA ID:: CAL000412044				
SALLY BEAUTY SUPPLIE	1240 W 11TH ST	NW 1/8 - 1/4 (0.169 mi.)	G38	18
EPA ID:: CAL000411973				
BIG O TIRES TRACY	1129 W 11TH ST	NNW 1/8 - 1/4 (0.171 mi.)	E41	19
EPA ID:: CAL000465142				
TSRN INC DBA BIG O T	1129 W 11TH ST	NNW 1/8 - 1/4 (0.171 mi.)	E44	19
EPA ID:: CAL000428943				
ADVANCE AUTO	1133 W 11TH ST	NNW 1/8 - 1/4 (0.175 mi.)	H46	20
EPA ID:: CAL000378198				
PAUL TERANISHI DDS I	612 W 11TH ST STE 20	NNE 1/8 - 1/4 (0.192 mi.)	I49	20
EPA ID:: CAL000321914				
AGAPE LOVE MARKETS I	825 W 11TH ST	N 1/8 - 1/4 (0.193 mi.)	F51	21
EPA ID:: CAL000471485				
SUPERLUBE PLUS INC	1170 LINCOLN BLVD	NW 1/8 - 1/4 (0.205 mi.)	G62	23
EPA ID:: CAL000361711				
99 CENTS ONLY STORES	1320 W 11TH ST	NW 1/8 - 1/4 (0.207 mi.)	G64	24
EPA ID:: CAL000369851				
NICHOLE CONTAWE	940 WINDELER AVE.	ENE 1/8 - 1/4 (0.224 mi.)	J68	25
EPA ID:: CAC003010658				
QUIK STOP MARKETS IN	1153 LINCOLN BLVD	NW 1/8 - 1/4 (0.228 mi.)	L70	25
EPA ID:: CAL000045931				
DEBRA BEEBE	729 N HICKORY AVE	W 1/8 - 1/4 (0.241 mi.)	K78	27
EPA ID:: CAC003097845				

PFAS ECHO: A review of the PFAS ECHO list, as provided by EDR, and dated 07/05/2023 has revealed that there are 2 PFAS ECHO sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GCP APPLIED TECHNOLO		E 1/8 - 1/4 (0.233 mi.)	M76	26
GREENGATE CAR WASH A		E 1/8 - 1/4 (0.233 mi.)	M77	26

EXECUTIVE SUMMARY

Cortese: A review of the Cortese list, as provided by EDR, and dated 06/14/2023 has revealed that there are 13 Cortese sites within approximately 0.5 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 CITY Cleanup Status: COMPLETED - CASE CLOSED	560 TRACY BLVD	SE 0 - 1/8 (0.037 mi.)	7	10
TRACY DISPOSAL SERVI Cleanup Status: COMPLETED - CASE CLOSED	99 6TH ST W	E 1/4 - 1/2 (0.371 mi.)	83	28
STRONG PROPERTY Cleanup Status: COMPLETED - CASE CLOSED	5157 BUS LOOP 205 W	SE 1/4 - 1/2 (0.433 mi.)	88	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
GASCO Cleanup Status: COMPLETED - CASE CLOSED	950 11TH ST W	NNW 1/8 - 1/4 (0.140 mi.)	E30	16
CALIFORNIA WELDING Cleanup Status: COMPLETED - CASE CLOSED	1000 11TH ST E	NNW 1/8 - 1/4 (0.146 mi.)	E34	17
B C & D PROPERTY Cleanup Status: COMPLETED - CASE CLOSED	1129 11TH	NNW 1/8 - 1/4 (0.171 mi.)	E42	19
HEINZ PLANT CASE #2 Cleanup Status: COMPLETED - CASE CLOSED	757 11TH ST E	N 1/8 - 1/4 (0.199 mi.)	F53	21
DIAMOND PROP Cleanup Status: COMPLETED - CASE CLOSED	701 11TH ST W	N 1/8 - 1/4 (0.205 mi.)	57	22
SOUZA II LLC Cleanup Status: COMPLETED - CASE CLOSED	612 11TH ST W	NNE 1/8 - 1/4 (0.222 mi.)	I67	24
BILL'S BAIT & BEACON Cleanup Status: COMPLETED - CASE CLOSED	515 11TH	NNE 1/4 - 1/2 (0.279 mi.)	79	27
DISCOVERY CHEVROLET Cleanup Status: COMPLETED - CASE CLOSED	1615 11TH ST W	WNW 1/4 - 1/2 (0.339 mi.)	82	28
STAN MORRI FORD Cleanup Status: COMPLETED - CASE CLOSED	104 11TH ST W	ENE 1/4 - 1/2 (0.463 mi.)	89	30
TRACY COMMUNITY HOSP Cleanup Status: COMPLETED - CASE CLOSED	1420 TRACY BLVD	N 1/4 - 1/2 (0.500 mi.)	O92	31

DRYCLEANERS: A review of the DRYCLEANERS list, as provided by EDR, has revealed that there is 1 DRYCLEANERS site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
PARK AVENUE CLEANERS Database: DRYCLEANERS, Date of Government Version: 08/27/2021 Database: DRYCLEAN SAN JOAQ VAL DIST, Date of Government Version: 05/24/2023 EPA Id: CAL000174026	1296 W 11TH STREET	NW 1/8 - 1/4 (0.205 mi.)	G58	22

EXECUTIVE SUMMARY

HIST CORTESE: A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 13 HIST CORTESE sites within approximately 0.5 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 CITY Reg Id: 390904	560 TRACY BLVD	SE 0 - 1/8 (0.037 mi.)	7	10
TRACY DISPOSAL SERVI Reg Id: 390510	99 6TH ST W	E 1/4 - 1/2 (0.371 mi.)	83	28
STRONG PROPERTY Reg Id: 390414	5157 BUS LOOP 205 W	SE 1/4 - 1/2 (0.433 mi.)	88	30
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KWIK SERVE Reg Id: 390188	950 W 11TH ST	NNW 1/8 - 1/4 (0.140 mi.)	E27	15
B C & D PROPERTY Reg Id: 390167	1129 11TH	NNW 1/8 - 1/4 (0.171 mi.)	E42	19
HEINZ PLANT Reg Id: 390374 Reg Id: 390360	757 11TH	N 1/8 - 1/4 (0.199 mi.)	F52	21
DIAMOND PROP Reg Id: 390206	701 11TH ST W	N 1/8 - 1/4 (0.205 mi.)	57	22
QUICK STOP MARKET #1 Reg Id: 390974	1153 LINCOLN	NW 1/8 - 1/4 (0.228 mi.)	L75	26
BILL'S BAIT & BEACON Reg Id: 390183	515 11TH	NNE 1/4 - 1/2 (0.279 mi.)	79	27
DISCOVERY CHEVROLET Reg Id: 390781	1615 11TH ST W	WNW 1/4 - 1/2 (0.339 mi.)	82	28
LAWRENCE LIVERMORE B Reg Id: 390764 Reg Id: 390807 Reg Id: 390847 Reg Id: 390864 Reg Id: 390848 <i>*Additional key fields are available in the Map Findings section</i>	CORRAL HOLLOW RD	ENE 1/4 - 1/2 (0.425 mi.)	N87	29
STAN MORRI FORD Reg Id: 390369	104 11TH ST W	ENE 1/4 - 1/2 (0.463 mi.)	89	30
TRACY COMMUNITY MEMO Reg Id: 390280	1420 TRACY	N 1/4 - 1/2 (0.486 mi.)	O91	31

HWP: A review of the HWP list, as provided by EDR, and dated 05/15/2023 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAWRENCE LIVERMORE N EPA ID: CA2890090002	CORRAL HOLLOW RD	ENE 1/4 - 1/2 (0.425 mi.)	N85	29

EXECUTIVE SUMMARY

Cleanup Status: OPERATING PERMIT

Notify 65: A review of the Notify 65 list, as provided by EDR, and dated 06/06/2023 has revealed that there are 4 Notify 65 sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>TRACY DISPOSAL SERVI</i>	<i>99 6TH ST W</i>	<i>E 1/4 - 1/2 (0.371 mi.)</i>	<i>83</i>	<i>28</i>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>LEVAND-BRIGHT PROPER</i>	<i>3 EAST 11TH STREET</i>	<i>ENE 1/2 - 1 (0.599 mi.)</i>	<i>P96</i>	<i>33</i>
<i>LEVAND FAMILY TRUST</i>	<i>47 EAST ELEVENTH STR</i>	<i>ENE 1/2 - 1 (0.627 mi.)</i>	<i>P97</i>	<i>33</i>
<i>AGRICULTURAL COMMISS</i>	<i>503 10TH</i>	<i>E 1/2 - 1 (0.974 mi.)</i>	<i>Q104</i>	<i>36</i>

CERS: A review of the CERS list, as provided by EDR, and dated 07/17/2023 has revealed that there is 1 CERS site within approximately 0.001 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CHEVRON, TAOC TRACY</i>	<i>880 BEECHNUT</i>	<i>0 - 1/8 (0.000 mi.)</i>	<i>4</i>	<i>9</i>

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

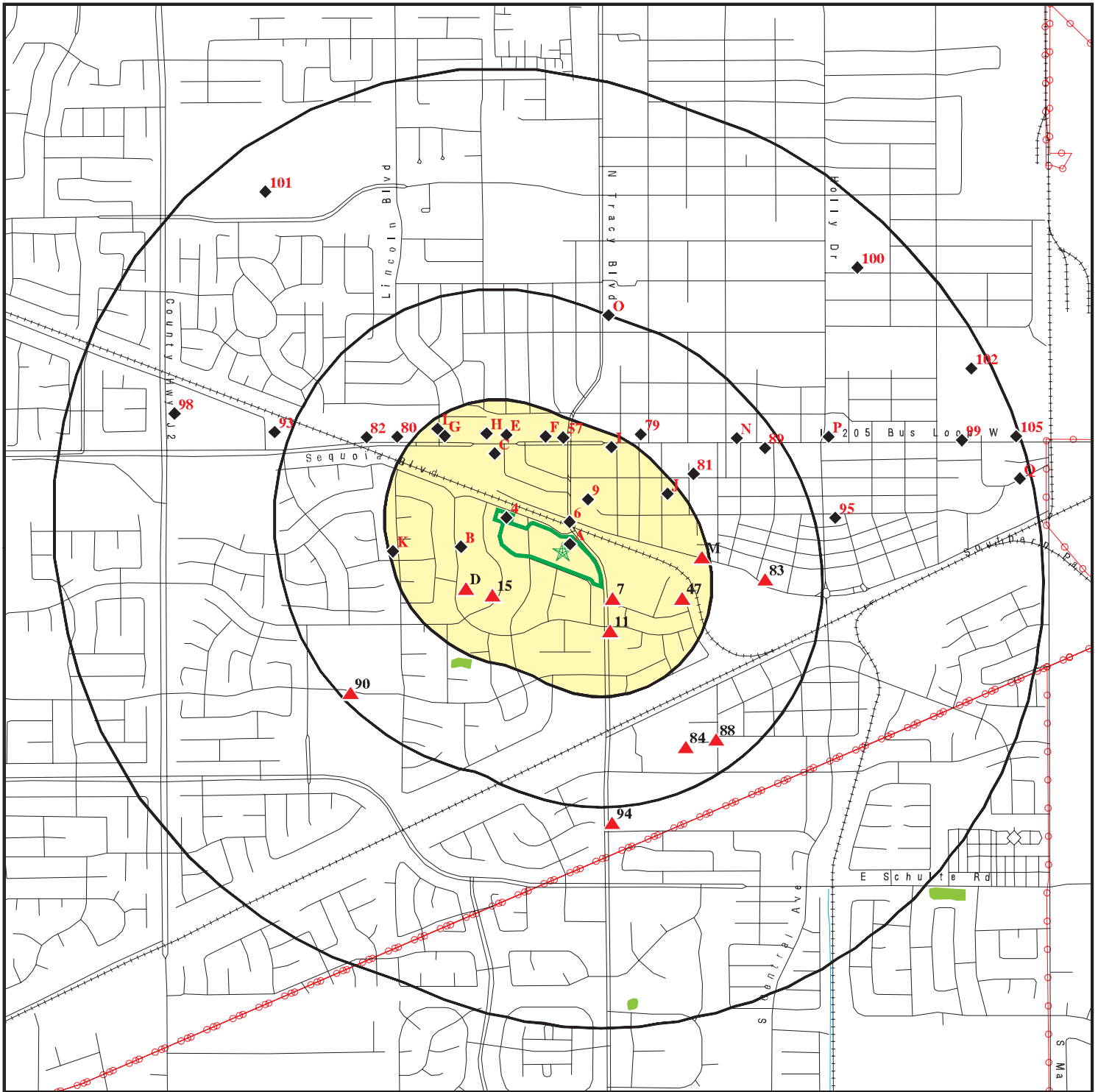
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>CHEVRON PIPELINE CO</i>	<i>706 SEQUOIA BLVD</i>	<i>W 0 - 1/8 (0.101 mi.)</i>	<i>B10</i>	<i>11</i>

Count: 14 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
SAN JOAQUIN COUNTY	S107537519		ALPINE RD AND 1/4 MI NO OF HAN		CDL
SAN JOAQUIN COUNTY	S107538191		CORNER OF STEINEGUL ROAD, AND		CDL
SAN JOAQUIN COUNTY	S107537616		AT MULLER ROAD AND BORBA ROAD,		CDL
TRACY	S106230391	ATLANTIC PLATING	450 10TH ST E		CPS-SLIC
TRACY	S106230392	TRACY, CITY OF (EAST ELEVENTH ST.	11TH ST. FROM CORRAL HOLLOW RD		CPS-SLIC
TRACY	S107737761		HIGHWAY 132 AND COSTA RD	95376	CDL
TRACY	S106230395	UNION PACIFIC RAILROAD - OLD TRACY	780 6TH ST E		CPS-SLIC
TRACY	1003878929	PG&E GAS PLANT TRACY	BET 11TH & 20TH STS(ADJ RR ROW	95376	SEMS-ARCHIVE
TRACY	S106230404	CHEVRON PIPE LINE COMPANY, NICHOLA	BYRON RD W (DIRECTLY SOUTH OF		CPS-SLIC
TRACY	S100833238	TRACY D.D.- CENT.	5600 SOUTH CHRISMAN ROAD	95376	CA BOND EXP. PLAN
TRACY	S100833237	DEFENSE DEPOT, TRACY - SOIL REMOVA	5600 SOUTH CHRISMAN ROAD	95376	HIST Cal-Sites, CA BOND EXP. PLAN
TRACY	S106916840	PG&E VERNALIS	DURHAM FERRY RD (8 MI SE OF TR		CPS-SLIC
TRACY	S106230475	TRACY CORNERS	3301 TRACY BLVD N & CLOVER RD		CPS-SLIC
TRACY	S109611725		400 YDS E OF KOSTER RD AND 1/2	95376	CDL

OVERVIEW MAP - 7485571.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Areas of Concern



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

SITE NAME: Beechnut Transit Facility
 ADDRESS: 800, 990, and 1000 Beechnut Avenue
 Tracy CA 95376
 LAT/LONG: 37.736059 / 121.43661

CLIENT: Nelson Enviro, LLC
 CONTACT: Mike Nelson
 INQUIRY #: 7485571.2s
 DATE: October 31, 2023 9:00 pm

DETAIL MAP - 7485571.2S



- 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
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

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

SITE NAME: Beechnut Transit Facility
 ADDRESS: 800, 990, and 1000 Beechnut Avenue
 Tracy CA 95376
 LAT/LONG: 37.736059 / 121.43661

CLIENT: Nelson Enviro, LLC
 CONTACT: Mike Nelson
 INQUIRY #: 7485571.2s
 DATE: October 31, 2023 9:01 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Lists of Federal NPL (Superfund) sites</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Lists of Federal CERCLA sites with NFRAP</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA facilities undergoing Corrective Action</i>								
CORRACTS	1.000		0	0	0	1	NR	1
<i>Lists of Federal RCRA TSD facilities</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Lists of Federal RCRA generators</i>								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		3	6	NR	NR	NR	9
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>Lists of state- and tribal (Superfund) equivalent sites</i>								
RESPONSE	1.000		1	0	0	0	NR	1
<i>Lists of state- and tribal hazardous waste facilities</i>								
ENVIROSTOR	1.000		2	0	2	9	NR	13
<i>Lists of state and tribal landfills and solid waste disposal facilities</i>								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<i>Lists of state and tribal leaking storage tanks</i>								
LUST	0.500		1	7	8	NR	NR	16
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500	2	1	2	3	NR	NR	8
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	11	NR	NR	NR	11
AST	0.250		0	1	NR	NR	NR	1
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		1	0	0	0	NR	1
SCH	0.250		0	0	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		1	11	NR	NR	NR	12
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
<i>Local Lists of Registered Storage Tanks</i>								
SWEEPS UST	0.250		0	3	NR	NR	NR	3
HIST UST	0.250		0	2	NR	NR	NR	2
CA FID UST	0.250		0	3	NR	NR	NR	3
CERS TANKS	0.250		0	3	NR	NR	NR	3
<i>Local Land Records</i>								
LIENS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		3	16	NR	NR	NR	19
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001	1	0	NR	NR	NR	NR	1
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	2	NR	NR	NR	2
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
CHROME PLATING	0.500		0	0	0	NR	NR	0
Cortese	0.500		1	6	6	NR	NR	13
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	1	NR	NR	NR	1
EMI	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
ICE	0.001		0	NR	NR	NR	NR	0
HIST CORTESE	0.500		1	5	7	NR	NR	13
HWP	1.000		0	0	1	0	NR	1
HWT	0.250		0	0	NR	NR	NR	0
HWTS	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	0.001	1	0	NR	NR	NR	NR	1
PEST LIC	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	1	3	NR	4
HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UIC GEO	0.001		0	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	0.001		0	NR	NR	NR	NR	0
PROJECT	0.001		0	NR	NR	NR	NR	0
WDR	0.001		0	NR	NR	NR	NR	0
CIWQS	0.001		0	NR	NR	NR	NR	0
CERS	0.001	2	1	NR	NR	NR	NR	3
NON-CASE INFO	0.001		0	NR	NR	NR	NR	0
OTHER OIL GAS	0.001		0	NR	NR	NR	NR	0
PROD WATER PONDS	0.001		0	NR	NR	NR	NR	0
SAMPLING POINT	0.001		0	NR	NR	NR	NR	0
WELL STIM PROJ	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		6	17	80	28	13	0	144

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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A1	RENOWN ENTERPRISES	CPS-SLIC	S106486526
Target	990 BEACHNUT	CERS	N/A
Property	TRACY, CA 95376		

Actual:
56 ft.

[Click here for full text details](#)

CPS-SLIC
Global Id SLT5S2383277
Facility Status Completed - Case Closed

Click here to access the California GeoTracker records for this facility

A2	990 BEECHNUT EXCAVATION	CPS-SLIC	S105556834
Target	990 BEECHNUT AVENUE	NPDES	N/A
Property	TRACY, CA 95376	CERS	

Actual:
56 ft.

[Click here for full text details](#)

CPS-SLIC
Global Id SL0607735443
Facility Status Completed - Case Closed

Click here to access the California GeoTracker records for this facility

A3	CHEVRON 990 BEECHNUT (RENOWN) TRACY	FINDS	1027539285
Target	990 BEECHNUT AVE		N/A
Property	TRACY, CA 95376		

Actual:
56 ft.

[Click here for full text details](#)

FINDS
Registry ID: 110065493763

4	CHEVRON, TAOC TRACY PUMP STATION, (880 BEECHNUT),	CPS-SLIC	S106483642
	880 BEECHNUT	CERS	N/A
< 1/8	TRACY, CA 95376		
1 ft.			

Relative:
Lower

[Click here for full text details](#)

CPS-SLIC
Global Id SL0607706009
Facility Status Completed - Case Closed

Click here to access the California GeoTracker records for this facility

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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A5 < 1/8 1 ft.	RENOWN HOMES CORNER OF TRACY BLVD AND BEECHNUT AVE TRACY, CA 95376	RESPONSE ENVIROSTOR HIST Cal-Sites	S100184173 N/A
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[Click here for full text details](#)

Relative:
Lower

RESPONSE
Facility Id 39650001
Status Refer: RWQCB

ENVIROSTOR
Facility Id 39650001
Status Refer: RWQCB

6 NNE < 1/8 0.033 mi. 174 ft.	PACIFIC BELL 905 TRACY BLVD TRACY, CA 95376	RCRA-SQG FINDS ECHO	1000251666 CAT080026438
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[Click here for full text details](#)

Relative:
Lower

RCRA-SQG
EPA Id CAT080026438

FINDS
Registry ID: 110002953199

ECHO
Registry ID 110002953199

7 SE < 1/8 0.037 mi. 197 ft.	TRACY CITY 560 TRACY BLVD TRACY, CA 95376	LUST Cortese EMI HIST CORTESE CERS	S103665019 N/A
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[Click here for full text details](#)

Relative:
Higher

LUST
Status Leak being confirmed
Status Completed - Case Closed
Global Id T0607700728

Cortese
Cleanup Status COMPLETED - CASE CLOSED

EMI
Facility Id 875

HIST CORTESE
Reg Id 390904

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
B8 West < 1/8 0.090 mi. 476 ft.	ASHLEY JOHNSON 764 SEQUOIA BLVD TRACY, CA 95376 Click here for full text details	RCRA NonGen / NLR	1025857728 CAC003038189
Relative: Lower	RCRA NonGen / NLR EPA Id CAC003038189		
9 NNE < 1/8 0.092 mi. 485 ft.	ARROW N CART 609 W 6TH ST TRACY, CA 95376 Click here for full text details	RCRA-SQG FINDS ECHO	1000343876 CAD982356834
Relative: Lower	RCRA-SQG EPA Id CAD982356834		
	FINDS Registry ID: 110058316406 Registry ID: 110002800327		
	ECHO Registry ID 110002800327		
B10 West < 1/8 0.101 mi. 535 ft.	CHEVRON PIPELINE CO 706 SEQUOIA BLVD TRACY, CA 95376 Click here for full text details	EDR Hist Auto	1020139133 N/A
Relative: Lower			
11 SSE < 1/8 0.103 mi. 542 ft.	TRACY POLICE DEPARTMENT, CITY OF TRACY 520 N TRACY BLVD TRACY, CA 95376 Click here for full text details	RCRA NonGen / NLR	1026045761 CAC003052201
Relative: Higher	RCRA NonGen / NLR EPA Id CAC003052201		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C12 NW < 1/8 0.104 mi. 548 ft.	AUTOZONE #3315 1122 W 11TH ST TRACY, CA 95376	CERS HAZ WASTE CERS	S121771294 N/A
Relative: Lower	Click here for full text details		
C13 NW < 1/8 0.104 mi. 548 ft.	AUTO ZONE #3315 1122 W 11TH ST TRACY, CA 95376	RCRA NonGen / NLR	1024808866 CAL000282022
Relative: Lower	Click here for full text details		
C14 NW < 1/8 0.104 mi. 548 ft.	LONGS DRUG STORE NO 492 1122 W 11TH ST TRACY, CA 95376	RCRA-SQG FINDS ECHO	1000978330 CA0001006964
Relative: Lower	Click here for full text details		
	RCRA-SQG EPA Id CA0001006964		
	FINDS Registry ID: 110002622813		
	ECHO Registry ID 110002622813		
15 WSW < 1/8 0.105 mi. 554 ft.	ALDEN PARK 525 PALM CIRCLE TRACY, CA 95376	ENVIROSTOR	S101482157 N/A
Relative: Higher	Click here for full text details		
	ENVIROSTOR Facility Id 39510033 Status Refer: RWQCB		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
C16 NW 1/8-1/4 0.128 mi. 674 ft.	THE SERVICE STATION 1100B W 11TH ST TRACY, CA 95376	CERS HAZ WASTE CERS	S121748275 N/A
Relative: Lower	Click here for full text details		
C17 NW 1/8-1/4 0.128 mi. 674 ft.	THE SERVICE STATION 1100 W 11TH ST TRACY, CA 95376	RCRA-SQG SWEEPS UST CA FID UST FINDS HWTS HAZNET	1000432878 CAD982487183
Relative: Lower	Click here for full text details		
	<p>RCRA-SQG EPA Id CAD982487183</p> <p>SWEEPS UST Comp Number 2407</p> <p>CA FID UST Facility Id 39003754 Status I</p> <p>FINDS Registry ID: 110002828147</p> <p>HAZNET GEPaid CAD982487183</p>		
C18 NW 1/8-1/4 0.128 mi. 674 ft.	THE SERVICE STATION 1100 W 11TH ST STE B TRACY, CA 95376	RCRA NonGen / NLR	1024840408 CAL000389105
Relative: Lower	Click here for full text details		
	<p>RCRA NonGen / NLR EPA Id CAL000389105</p>		
C19 NW 1/8-1/4 0.128 mi. 674 ft.	THE SERVICE STATION 1100 W ELEVENTH ST TRACY, CA 95376	UST	U004228206 N/A
Relative: Lower	Click here for full text details		
	<p>UST Facility Id FA0005534 Tank Status 02 - Inactive, non-billable</p>		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
D20 WSW 1/8-1/4 0.128 mi. 675 ft.	CHEVRON, ALDEN PARK, TRACY CITY OF TRACY PUBLIC PARK TRACY, CA 95376 Click here for full text details	CPS-SLIC	S108937585 N/A
Relative: Higher	CPS-SLIC Global Id SL0607758615 Facility Status Open - Verification Monitoring Click here to access the California GeoTracker records for this facility		
D21 WSW 1/8-1/4 0.136 mi. 718 ft.	CPL00003 ALDEN PARK 500 SEQUOIA BLVD TRACY, CA 95376 Click here for full text details	RCRA-SQG	1016955034 CAR000247353
Relative: Higher	RCRA-SQG EPA Id CAR000247353		
E22 NNW 1/8-1/4 0.140 mi. 741 ft.	CENTRAL GAS TRACY 950 W 11TH ST TRACY, CA 95376 Click here for full text details	RCRA NonGen / NLR	1026721940 CAL000458979
Relative: Lower	RCRA NonGen / NLR EPA Id CAL000458979		
E23 NNW 1/8-1/4 0.140 mi. 741 ft.	RAZI PETROLEUM INC. 950 W ELEVENTH ST TRACY, CA 95376 Click here for full text details	UST	U004369600 N/A
Relative: Lower			
E24 NNW 1/8-1/4 0.140 mi. 741 ft.	CENTRAL GAS TRACY 950 W ELEVENTH ST TRACY, CA 95376 Click here for full text details	UST	U004333084 N/A
Relative: Lower			

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
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E25 NNW 1/8-1/4 0.140 mi. 741 ft. Relative: Lower	KWIK SERVE 950 W ELEVENTH ST TRACY, CA 95376 Click here for full text details UST Facility Id FA0006388 Tank Status 02 - Inactive, non-billable Tank Status 01 - Active, billable	UST	U004024154 N/A
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E26 NNW 1/8-1/4 0.140 mi. 741 ft. Relative: Lower	RAZI PETROLEUM INC 950 W 11TH ST TRACY, CA 95376 Click here for full text details RCRA-SQG EPA Id CAR000005884	RCRA-SQG FINDS ECHO	1001023230 CAR000005884
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FINDS
 Registry ID: 110002908113
 Registry ID: 110071379541

ECHO
 Registry ID 110002908113

E27 NNW 1/8-1/4 0.140 mi. 741 ft. Relative: Lower	KWIK SERVE 950 W 11TH ST TRACY, CA 95376 Click here for full text details HIST UST Facility Id 00000009414 EMI Facility Id 282 HIST CORTESE Reg Id 390188	HIST UST EMI HIST CORTESE HWTS CERS	U001608458 N/A
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MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
E28 NNW 1/8-1/4 0.140 mi. 741 ft.	GASCO SERVICE STATION 787 950 WEST 11TH STREET TRACY, CA 95376 Click here for full text details	HIST UST HWTS HAZNET	S113023506 N/A
Relative: Lower	HAZNET GEPaid CAL000005070		
E29 NNW 1/8-1/4 0.140 mi. 741 ft.	KWIK SERVE 950 W 11TH ST TRACY, CA 95376 Click here for full text details	RCRA NonGen / NLR	1024809945 CAL000287336
Relative: Lower	RCRA NonGen / NLR EPA Id CAL000287336		
E30 NNW 1/8-1/4 0.140 mi. 741 ft.	GASCO 950 11TH ST W TRACY, CA 95376 Click here for full text details	LUST Cortese CERS	S105033175 N/A
Relative: Lower	LUST Status Case Closed Status Completed - Case Closed Global Id T0607700133 Cortese Cleanup Status COMPLETED - CASE CLOSED		
E31 NNW 1/8-1/4 0.140 mi. 741 ft.	AMAR GAS & FOOD MART* 950 11TH ST TRACY, CA 95376 Click here for full text details	UST	U003937544 N/A
Relative: Lower	UST Facility Id FA0006388		
E32 NNW 1/8-1/4 0.140 mi. 741 ft.	GASCO SERVICE STATION 950 W ELEVENTH ST TRACY, CA 95376 Click here for full text details	CERS HAZ WASTE SWEEPS UST CA FID UST CERS TANKS CERS	S101626846 N/A
Relative: Lower	SWEEPS UST Status A Tank Status A		

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

GASCO SERVICE STATION (Continued)

S101626846

Comp Number 1401

CA FID UST

Facility Id 39004161
 Status A

**E33
 NNW
 1/8-1/4
 0.140 mi.
 741 ft.**

**RAZI PETROLEUM INC
 950 W 11TH ST
 TRACY, CA 95376**

**RCRA NonGen / NLR 1027528546
 CAL000474770**

[Click here for full text details](#)

**Relative:
 Lower**

**RCRA NonGen / NLR
 EPA Id CAL000474770**

**E34
 NNW
 1/8-1/4
 0.146 mi.
 772 ft.**

**CALIFORNIA WELDING
 1000 11TH ST E
 TRACY, CA 95376**

**LUST S105035150
 Cortese N/A
 CERS**

[Click here for full text details](#)

**Relative:
 Lower**

**LUST
 Status Case Closed
 Status Completed - Case Closed
 Global Id T0607700656**

Cortese

Cleanup Status COMPLETED - CASE CLOSED

**F35
 NNW
 1/8-1/4
 0.157 mi.
 827 ft.**

**COSMOPROF BEAUTY
 804 W 11TH ST
 TRACY, CA 95376**

**CERS HAZ WASTE S121019981
 HWTS N/A
 HAZNET**

[Click here for full text details](#)

**Relative:
 Lower**

**HAZNET
 GEPAID CAL000412044**

**F36
 NNW
 1/8-1/4
 0.157 mi.
 827 ft.**

**COSMOPROF 8728
 804 W 11TH ST
 TRACY, CA 95376**

**RCRA NonGen / NLR 1024852762
 CAL000412044**

[Click here for full text details](#)

**Relative:
 Lower**

**RCRA NonGen / NLR
 EPA Id CAL000412044**

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G37 NW 1/8-1/4 0.169 mi. 893 ft.	TRACY CAMERA AND SUPPLY INC 1240 W 11TH ST TRACY, CA 95376	RCRA-SQG FINDS ECHO	1000686129 CAD983633553
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAD983633553 FINDS Registry ID: 110002874462 ECHO Registry ID 110002874462		
G38 NW 1/8-1/4 0.169 mi. 893 ft.	SALLY BEAUTY SUPPLIES 1240 W 11TH ST TRACY, CA 95376	RCRA NonGen / NLR	1024852700 CAL000411973
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000411973		
G39 NW 1/8-1/4 0.169 mi. 893 ft.	SALLY BEAUTY SUPPLIES #3634 1240 W 11TH ST TRACY, CA 95376	CERS HAZ WASTE HWTS HAZNET	S123633646 N/A
Relative: Lower	Click here for full text details HAZNET GEPAID CAL000411973		
E40 NNW 1/8-1/4 0.171 mi. 904 ft.	TRACY MITSUBISHI 1129 W 11TH ST TRACY, CA 95376	RCRA-SQG	1000182445 CAD982526295
Relative: Lower	Click here for full text details RCRA-SQG EPA Id CAD982526295		

MAP FINDINGS

Map ID			
Direction			
Distance			
Elevation	Site	Database(s)	EDR ID Number EPA ID Number

E41 NNW 1/8-1/4 0.171 mi. 904 ft.	BIG O TIRES TRACY 1129 W 11TH ST TRACY, CA 95376	RCRA NonGen / NLR	1027091660 CAL000465142
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[Click here for full text details](#)

Relative:
Lower
RCRA NonGen / NLR
EPA Id CAL000465142

E42 NNW 1/8-1/4 0.171 mi. 904 ft.	B C & D PROPERTY 1129 11TH TRACY, CA 95378	LUST Cortese HIST CORTESE CERS	S104403366 N/A
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[Click here for full text details](#)

Relative:
Lower
LUST
Status Case Closed
Status Completed - Case Closed
Global Id T0607700116

Cortese
Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE
Reg Id 390167

E43 NNW 1/8-1/4 0.171 mi. 904 ft.	BIG O TIRES 1129 W ELEVENTH ST TRACY, CA 95376	CERS HAZ WASTE CERS	S121782501 N/A
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[Click here for full text details](#)

Relative:
Lower

E44 NNW 1/8-1/4 0.171 mi. 904 ft.	TSRN INC DBA BIG O TIRES 1129 W 11TH ST TRACY, CA 95376	RCRA NonGen / NLR	1024860499 CAL000428943
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[Click here for full text details](#)

Relative:
Lower
RCRA NonGen / NLR
EPA Id CAL000428943

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
H45 NNW 1/8-1/4 0.175 mi. 924 ft.	ADVANCE AUTO 1133 W 11TH ST TRACY, CA 95376	CERS HAZ WASTE HWTS HAZNET CERS	S121760869 N/A
Relative: Lower	Click here for full text details HAZNET GEPAID CAL000378198		
H46 NNW 1/8-1/4 0.175 mi. 924 ft.	ADVANCE AUTO 1133 W 11TH ST TRACY, CA 95376	RCRA NonGen / NLR	1025868653 CAL000378198
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000378198		
47 ESE 1/8-1/4 0.185 mi. 975 ft.	CHEVRON TRACY RAILYARD OFFSITE-WEST BALDWIN COURT TRACY, CA 95376	CPS-SLIC	S111121308 N/A
Relative: Higher	Click here for full text details CPS-SLIC Global Id T10000003119 Facility Status Completed - Case Closed Click here to access the California GeoTracker records for this facility		
I48 NNE 1/8-1/4 0.192 mi. 1012 ft.	SOUZA II LLC (VACANT LOT) 612 W 11TH ST TRACY, CA 95376	UST	U004024898 N/A
Relative: Lower	Click here for full text details UST Facility Id FA0013337 Tank Status 02 - Inactive, non-billable		
I49 NNE 1/8-1/4 0.192 mi. 1012 ft.	PAUL TERANISHI DDS INC/LANCE MATSUNE DDS 612 W 11TH ST STE 201 TRACY, CA 95376	RCRA NonGen / NLR	1024817567 CAL000321914
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000321914		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
F50 North 1/8-1/4 0.193 mi. 1018 ft.	GROCERY OUTLET 825 W 11TH ST TRACY, CA 95376	CERS HAZ WASTE HWTS CERS	S123538174 N/A
Relative: Lower	Click here for full text details		
F51 North 1/8-1/4 0.193 mi. 1018 ft.	AGAPE LOVE MARKETS INC DBA TRACY GROCERY OUTLET 825 W 11TH ST TRACY, CA 95376	RCRA NonGen / NLR	1027467172 CAL000471485
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000471485		
F52 North 1/8-1/4 0.199 mi. 1053 ft.	HEINZ PLANT 757 11TH TRACY, CA 95376	HIST CORTESE	S101302958 N/A
Relative: Lower	Click here for full text details HIST CORTESE Reg Id 390374 Reg Id 390360		
F53 North 1/8-1/4 0.199 mi. 1053 ft.	HEINZ PLANT CASE #2 757 11TH ST E TRACY, CA 95376	LUST Cortese CERS	S105557385 N/A
Relative: Lower	Click here for full text details LUST Status Post remedial action monitoring Status Completed - Case Closed Global Id T0607799506 Global Id T0607700284 Cortese Cleanup Status COMPLETED - CASE CLOSED		
F54 North 1/8-1/4 0.199 mi. 1053 ft.	BJJ COMPANY CASE #1 757 11TH STREET E TRACY, CA 95376	LUST CERS	S105557418 N/A
Relative: Lower	Click here for full text details LUST Status Case Closed		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J55 ENE 1/8-1/4 0.200 mi. 1055 ft.	BEACON #698 153 11TH ST TRACY, CA 95376 Click here for full text details	UST	U003938358 N/A
Relative: Lower	UST Facility Id FA0003709		
K56 West 1/8-1/4 0.201 mi. 1061 ft.	ALANDA TRUCKING 1457 LOCUST DR TRACY, CA 95376 Click here for full text details	RCRA-SQG FINDS ECHO	1000310127 CAD981626468
Relative: Lower	RCRA-SQG EPA Id CAD981626468 FINDS Registry ID: 110002729557 ECHO Registry ID 110002729557		
57 North 1/8-1/4 0.205 mi. 1083 ft.	DIAMOND PROP 701 11TH ST W TRACY, CA 95376 Click here for full text details	LUST Cortese HIST CORTESE CERS	S104403372 N/A
Relative: Lower	LUST Status Case Closed Status Completed - Case Closed Global Id T0607700143 Cortese Cleanup Status COMPLETED - CASE CLOSED HIST CORTESE Reg Id 390206		
G58 NW 1/8-1/4 0.205 mi. 1083 ft.	PARK AVENUE CLEANERS 1296 W 11TH STREET TRACY, CA 95376 Click here for full text details	DRYCLEANERS HWTS CERS	S105030839 N/A
Relative: Lower	DRYCLEANERS EPA Id CAL000174026		

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
G59 NW 1/8-1/4 0.205 mi. 1085 ft. Relative: Lower	SUPERLUBE PLUS INC 1170 LINCOLN BLVD TRACY, CA 95376 Click here for full text details	AST	A100425028 N/A
G60 NW 1/8-1/4 0.205 mi. 1085 ft. Relative: Lower	SUPERLUBE PLUS INC 1170 LINCOLN BLVD TRACY, CA 95376 Click here for full text details HAZNET GEPaid CAL000361711	CERS HAZ WASTE CERS TANKS HWTS HAZNET CERS	S121018938 N/A
G61 NW 1/8-1/4 0.205 mi. 1085 ft. Relative: Lower	SUPERLUBE PLUS INC 1170 LINCOLN BLVD TRACY, CA 95376 Click here for full text details UST Facility Id FA0020646 Facility Id FA0020646 Tank Status 02 - Inactive, non-billable	UST	U004159273 N/A
G62 NW 1/8-1/4 0.205 mi. 1085 ft. Relative: Lower	SUPERLUBE PLUS INC 1170 LINCOLN BLVD TRACY, CA 95376 Click here for full text details RCRA NonGen / NLR EPA Id CAL000361711	RCRA NonGen / NLR	1024829068 CAL000361711
G63 NW 1/8-1/4 0.207 mi. 1093 ft. Relative: Lower	99 CENTS ONLY STORES #185 1320 W 11TH ST TRACY, CA 95376 Click here for full text details	CERS HAZ WASTE CERS	S121750315 N/A

MAP FINDINGS

Map ID			
Direction			
Distance			
Elevation	Site	Database(s)	EDR ID Number EPA ID Number

G64 **99 CENTS ONLY STORES** **RCRA NonGen / NLR** **1024832166**
NW **1320 W 11TH ST** **CAL000369851**
1/8-1/4 **TRACY, CA 95376**

0.207 mi.
1093 ft.

[Click here for full text details](#)

Relative:
Lower **RCRA NonGen / NLR**
EPA Id CAL000369851

I65 **CITY GARAGE** **CERS HAZ WASTE** **S121751069**
NNE **604 W ELEVENTH ST** **CERS** **N/A**
1/8-1/4 **TRACY, CA 95376**

0.219 mi.
1155 ft.

[Click here for full text details](#)

Relative:
Lower

I66 **CITY GARAGE** **RCRA-LQG** **1000440052**
NNE **604 W 11TH ST** **FINDS** **CAD982051591**
1/8-1/4 **TRACY, CA 95376** **ECHO**
0.219 mi. **HWTS**
1155 ft. **HAZNET**

[Click here for full text details](#)

Relative:
Lower **RCRA-LQG**
EPA Id CAD982051591

FINDS
Registry ID: 110002789509

ECHO
Registry ID 110002789509

HAZNET
GEPaid CAD982051591

I67 **SOUZA II LLC** **LUST** **S105109528**
NNE **612 11TH ST W** **Cortese** **N/A**
1/8-1/4 **TRACY, CA 95376** **CERS**

0.222 mi.
1171 ft.

[Click here for full text details](#)

Relative:
Lower **LUST**
Status Case Closed
Status Completed - Case Closed
Global Id T0607791873

Cortese
Cleanup Status COMPLETED - CASE CLOSED

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
J68 ENE 1/8-1/4 0.224 mi. 1183 ft.	NICHOLE CONTAWE 940 WINDELER AVE. TRACY, CA 95376	RCRA NonGen / NLR	1025831101 CAC003010658
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAC003010658		
L69 NW 1/8-1/4 0.228 mi. 1206 ft.	QUIK STOP MARKET #138 1153 LINCOLN BLVD TRACY, CA 95376	CERS HAZ WASTE CERS TANKS EMI CERS	S107621810 N/A
Relative: Lower	Click here for full text details EMI Facility Id 671		
L70 NW 1/8-1/4 0.228 mi. 1206 ft.	QUIK STOP MARKETS INC MKT #138 1153 LINCOLN BLVD TRACY, CA 95376	RCRA NonGen / NLR	1024788456 CAL000045931
Relative: Lower	Click here for full text details RCRA NonGen / NLR EPA Id CAL000045931		
L71 NW 1/8-1/4 0.228 mi. 1206 ft.	QUIK STOP MARKET #3138 1153 LINCOLN BLVD TRACY, CA 95376	UST	U003786245 N/A
Relative: Lower	Click here for full text details UST Facility Id FA0003122 Tank Status 01 - Active, billable		
L72 NW 1/8-1/4 0.228 mi. 1206 ft.	QUIK STOP MARKET 1153 LINCOLN ST TRACY, CA 95376	SWEEPS UST CA FID UST	S101593480 N/A
Relative: Lower	Click here for full text details SWEEPS UST Status A Tank Status A Comp Number 1413 CA FID UST Facility Id 39004164		

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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QUIK STOP MARKET (Continued)

S101593480

Status A

L73
NW
1/8-1/4
0.228 mi.
1206 ft.

QUIK STOP MARKETS 138
1153 LINCOLN BLVD
TRACY, CA 95376

UST U004352473
N/A

Relative:
Lower

[Click here for full text details](#)

UST
Facility Id FA0003122

L74
NW
1/8-1/4
0.228 mi.
1206 ft.

QUIK STOP MARKET #138
1153 LINCOLN BLVD
TRACY, CA 95376

UST U004358141
N/A

Relative:
Lower

[Click here for full text details](#)

L75
NW
1/8-1/4
0.228 mi.
1206 ft.

QUIK STOP MARKET #138
1153 LINCOLN
TRACY, CA 95376

HIST CORTESE S103983243
N/A

Relative:
Lower

[Click here for full text details](#)

HIST CORTESE
Reg Id 390974

M76
East
1/8-1/4
0.233 mi.
1232 ft.

GCP APPLIED TECHNOLOGIES INC.
TRACY, CA

PFAS ECHO 1027362823
N/A

Relative:
Higher

[Click here for full text details](#)

M77
East
1/8-1/4
0.233 mi.
1232 ft.

GREENGATE CAR WASH AND LUBE INC DBA TRACY WASH DET
TRACY, CA

PFAS ECHO 1027365456
N/A

Relative:
Higher

[Click here for full text details](#)

MAP FINDINGS

Map ID Direction Distance Elevation	Site	Database(s)	EDR ID Number EPA ID Number
K78 West 1/8-1/4 0.241 mi. 1273 ft.	DEBRA BEEBE 729 N HICKORY AVE TRACY, CA 95376 Click here for full text details	RCRA NonGen / NLR	1026709743 CAC003097845
Relative: Lower	RCRA NonGen / NLR EPA Id CAC003097845		
79 NNE 1/4-1/2 0.279 mi. 1471 ft.	BILL'S BAIT & BEACON GAS 515 11TH TRACY, CA 95376 Click here for full text details	LUST Cortese HIST CORTESE	S104163143 N/A
Relative: Lower	LUST Status Case Closed Status Completed - Case Closed Global Id T0607700129 Cortese Cleanup Status COMPLETED - CASE CLOSED HIST CORTESE Reg Id 390183		
80 NW 1/4-1/2 0.281 mi. 1483 ft.	COMMUNITY SCHOOL / WEST 11TH STREET 1501 WEST 11TH STREET TRACY, CA 95376 Click here for full text details	ENVIROSTOR SCH	S107736154 N/A
Relative: Lower	ENVIROSTOR Facility Id 39010008 Status No Further Action SCH Facility Id 39010008 Status No Further Action		
81 ENE 1/4-1/2 0.298 mi. 1575 ft.	TRACY POLICE FACILITY** 325 10TH ST E TRACY, CA Click here for full text details	CPS-SLIC	S106230390 N/A
Relative: Lower			

MAP FINDINGS

Map ID			EDR ID Number
Direction			
Distance			
Elevation	Site	Database(s)	EPA ID Number

82 WNW 1/4-1/2 0.339 mi. 1789 ft.	DISCOVERY CHEVROLET 1615 11TH ST W TRACY, CA 95376 Click here for full text details	LUST Cortese HIST CORTESE CERS	S104403514 N/A
--	---	---	---------------------------------

Relative:
Lower

LUST
 Status Case Closed
 Status Completed - Case Closed
 Global Id T0607700614

Cortese
 Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE
 Reg Id 390781

83 East 1/4-1/2 0.371 mi. 1957 ft.	TRACY DISPOSAL SERVICE 99 6TH ST W TRACY, CA 95376 Click here for full text details	LUST Cortese HIST CORTESE Notify 65 CERS	S104163155 N/A
---	---	---	---------------------------------

Relative:
Higher

LUST
 Status Leak being confirmed
 Status Completed - Case Closed
 Global Id T0607700398

Cortese
 Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE
 Reg Id 390510

84 SSE 1/4-1/2 0.411 mi. 2168 ft.	CHEVRON PIPE LINE COMPANY, MOUNTAIN VIEW TOWNHOMES 413 MOUNT DIABLO AVE TRACY, CA Click here for full text details	CPS-SLIC CERS	S105556844 N/A
--	--	--------------------------------	---------------------------------

Relative:
Higher

CPS-SLIC
 Global Id SL185382910
 Facility Status Completed - Case Closed

Click here to access the California GeoTracker records for this facility

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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N85 ENE 1/4-1/2 0.425 mi. 2243 ft.	LAWRENCE LIVERMORE NATIONAL LABORATORY - SITE 300 CORRAL HOLLOW RD TRACY, CA 95376	ICE HWP	S112836455 N/A
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[Click here for full text details](#)

Relative:
Lower

HWP
 EPA ID CA2890090002
 Cleanup Status OPERATING PERMIT

N86 ENE 1/4-1/2 0.425 mi. 2243 ft.	PWD CORRAL HOLLOW LANDFILL CORRAL HOLLOW & I-580 TRACY, CA 95376	LUST	S110655182 N/A
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[Click here for full text details](#)

Relative:
Lower

LUST
 Status Completed - Case Closed
 Global Id T0607700737

N87 ENE 1/4-1/2 0.425 mi. 2243 ft.	LAWRENCE LIVERMORE BLDG 829 CORRAL HOLLOW RD TRACY, CA 95376	LUST CPS-SLIC HIST UST CA FID UST EMI HIST CORTESE	1000356184 N/A
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[Click here for full text details](#)

Relative:
Lower

LUST
 Status Leak being confirmed
 Status Case Closed

CPS-SLIC
 Global Id T0607700354
 Global Id T0607700691
 Global Id T0607700690
 Global Id T0607700675
 Global Id T0607700561
 Global Id T0607700688
 Global Id T0607700560
 Global Id T0607700637
 Facility Status Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

HIST UST
 Facility Id 00000019626

CA FID UST
 Facility Id 39000160
 Status A

EMI

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

LAWRENCE LIVERMORE BLDG 829 (Continued)

1000356184

Facility Id 472

HIST CORTESE

- Reg Id 390764
- Reg Id 390807
- Reg Id 390847
- Reg Id 390864
- Reg Id 390848
- Reg Id 390861
- Reg Id 390863
- Reg Id 390453
- Reg Id 390722
- Reg Id 390723

88
SE
1/4-1/2
0.433 mi.
2286 ft.

STRONG PROPERTY
5157 BUS LOOP 205 W
TRACY, CA 95376

LUST
Cortese
HIST CORTESE
CERS

S101302907
N/A

Relative:
Higher

[Click here for full text details](#)

LUST

Status Post remedial action monitoring
Status Completed - Case Closed
Global Id T0607700322

Cortese

Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE

Reg Id 390414

89
ENE
1/4-1/2
0.463 mi.
2445 ft.

STAN MORRI FORD
104 11TH ST W
TRACY, CA 95376

LUST
SWEEPS UST
HIST UST
CA FID UST
Cortese
HIST CORTESE
CERS

1000305639
N/A

Relative:
Lower

[Click here for full text details](#)

LUST

Status Case Closed
Status Completed - Case Closed
Global Id T0607700279

SWEEPS UST

Comp Number 2084

HIST UST

Facility Id 00000004551

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

STAN MORRI FORD (Continued)

1000305639

CA FID UST

Facility Id 39003636
Status I

Cortese

Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE

Reg Id 390369

90
WSW
1/4-1/2
0.479 mi.
2529 ft.

WILLIAMS MIDDLE SCHOOL
1600 TENNIS LANE
TRACY, CA 95376

ENVIROSTOR
SCH
NPDES

S118756983
N/A

Relative:
Higher

[Click here for full text details](#)

ENVIROSTOR

Facility Id 48820004
Status No Action Required

SCH

Facility Id 48820004
Status No Action Required

O91
North
1/4-1/2
0.486 mi.
2566 ft.

TRACY COMMUNITY MEMORIAL
1420 TRACY
TRACY, CA 95376

HIST CORTESE

S103630337
N/A

Relative:
Lower

[Click here for full text details](#)

HIST CORTESE

Reg Id 390280

O92
North
1/4-1/2
0.500 mi.
2638 ft.

TRACY COMMUNITY HOSPITAL
1420 TRACY BLVD
TRACY, CA 95376

RCRA-LQG
LUST
SWEEPS UST
HIST UST
CA FID UST
FINDS
Cortese
EMI
CERS

1000182404
CAD078790920

Relative:
Lower

[Click here for full text details](#)

RCRA-LQG

EPA Id CAD078790920

LUST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRACY COMMUNITY HOSPITAL (Continued)

1000182404

Status Case Closed
Status Completed - Case Closed
Global Id T0607700205

SWEEPS UST

Status A
Tank Status A
Comp Number 1736

HIST UST

Facility Id 00000030202

CA FID UST

Facility Id 39000230
Status A

FINDS

Registry ID: 110002659551

Cortese

Cleanup Status COMPLETED - CASE CLOSED

EMI

Facility Id 4996

93
WNW
1/2-1
0.534 mi.
2820 ft.

OLD VALLEY PIPELINE - POMBO PROPERTY
1755 WEST 11TH STREET
TRACY, CA 95376

ENVIROSTOR S106568318
VCP N/A

[Click here for full text details](#)

Relative:
Lower

ENVIROSTOR

Facility Id 39460003
Status No Further Action

VCP

Facility Id 39460003
Status No Further Action

94
South
1/2-1
0.535 mi.
2827 ft.

TRACY GROUP PROPERTY
400 SOUTH TRACY BOULEVARD
TRACY, CA 95376

ENVIROSTOR S101482094
VCP N/A

[Click here for full text details](#)

Relative:
Higher

ENVIROSTOR

Facility Id 39290008

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRACY GROUP PROPERTY (Continued)

S101482094

Status No Further Action

VCP

Facility Id 39290008

Status No Further Action

95
East
1/2-1
0.547 mi.
2886 ft.

OK CLEANERS #2
18 E 9TH
TRACY, CA 95376

ENVIROSTOR

S100182629
N/A

[Click here for full text details](#)

Relative:
Lower

ENVIROSTOR

Facility Id 39720019

Status Refer: Other Agency

P96
ENE
1/2-1
0.599 mi.
3165 ft.

LEVAND-BRIGHT PROPERTY
3 EAST 11TH STREET
TRACY, CA 95376

LUST
Cortese
Notify 65
CERS

S117333535
N/A

[Click here for full text details](#)

Relative:
Lower

LUST

Status Completed - Case Closed

Global Id T10000006283

Cortese

Cleanup Status COMPLETED - CASE CLOSED

P97
ENE
1/2-1
0.627 mi.
3312 ft.

LEVAND FAMILY TRUST
47 EAST ELEVENTH STREET
TRACY, CA 95376

LUST
Cortese
Notify 65
CERS

S117351964
N/A

[Click here for full text details](#)

Relative:
Lower

LUST

Status Completed - Case Closed

Global Id T10000005741

Cortese

Cleanup Status COMPLETED - CASE CLOSED

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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98 WNW 1/2-1 0.762 mi. 4024 ft.	OLD VALLEY PIPELINE - BURNS PROPERTY 1881 RUSTAN ROAD TRACY, CA 95376 Click here for full text details	ENVIROSTOR CPS-SLIC VCP CERS	S106483643 N/A
--	--	---	---------------------------------

Relative:
Lower

ENVIROSTOR
 Facility Id 39460004
 Status No Further Action

CPS-SLIC
 Global Id SL0607707091
 Facility Status Completed - Case Closed

[Click here to access the California GeoTracker records for this facility](#)

VCP
 Facility Id 39460004
 Status No Further Action

99 ENE 1/2-1 0.872 mi. 4606 ft.	SHELL TANK 315 E 11TH TRACY, CA 95376 Click here for full text details	ENVIROSTOR	S101482161 N/A
--	--	-------------------	---------------------------------

Relative:
Lower

ENVIROSTOR
 Facility Id 39550002
 Status Refer: Other Agency

100 NE 1/2-1 0.887 mi. 4686 ft.	CLOVER MIDDLE SCHOOL 51 BEVERLY TRACY, CA 95376 Click here for full text details	ENVIROSTOR LUST SCH Cortese HIST CORTESE CERS	S101302905 N/A
--	--	--	---------------------------------

Relative:
Lower

ENVIROSTOR
 Facility Id 60000027
 Status Inactive - Needs Evaluation

LUST
 Status Case Closed
 Status Completed - Case Closed
 Global Id T0607700010

SCH
 Facility Id 60000027
 Status Inactive - Needs Evaluation

Cortese

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

CLOVER MIDDLE SCHOOL (Continued)

S101302905

Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE

Reg Id 390016

101
 NW
 1/2-1
 0.891 mi.
 4707 ft.

SRI INTL CORRAL HOLLOW SITE
CORRAL HOLLOW ROAD
TRACY, CA 95376

SEMS-ARCHIVE 1000120183
CORRACTS CAD980883847
RCRA-TSDF
RCRA-SQG

[Click here for full text details](#)

Relative:
 Lower

SEMS-ARCHIVE

Site ID 0900250
 EPA Id CAD980883847

CORRACTS

EPA ID: CAD980883847

RCRA-TSDF

EPA Id CAD980883847

RCRA-SQG

EPA Id CAD980883847

102
 ENE
 1/2-1
 0.957 mi.
 5054 ft.

BETHANY ELEMENTARY
PATTERSON PASS ROAD
TRACY, CA 95376

ENVIROSTOR S104549148
SCH N/A

[Click here for full text details](#)

Relative:
 Lower

ENVIROSTOR

Facility Id 39010003
 Status No Further Action

SCH

Facility Id 39010003
 Status No Further Action

Q103
 East
 1/2-1
 0.959 mi.
 5065 ft.

ATLANTIC PLATING
450 EAST 10TH STREET
TRACY, CA 95376

ENVIROSTOR S111464683
NON-CASE INFO N/A

[Click here for full text details](#)

Relative:
 Lower

ENVIROSTOR

Facility Id 39340026
 Status No Further Action

MAP FINDINGS

Map ID Direction Distance Elevation		Database(s)	EDR ID Number EPA ID Number
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Q104 **AGRICULTURAL COMMISSION**
East **503 10TH**
1/2-1 **TRACY, CA 95376**
0.974 mi.
5141 ft.

LUST **S104164494**
Cortese **N/A**
HIST CORTESE
Notify 65
CERS

Relative: [Click here for full text details](#)

Lower
LUST
 Status Preliminary site assessment underway
 Status Completed - Case Closed
 Global Id T0607700236

Cortese
 Cleanup Status COMPLETED - CASE CLOSED

HIST CORTESE
 Reg Id 390321

105 **TRACY HIGH SCHOOL PROPOSED PARKING LOT EXPANSION**
ENE **455 EAST 11TH STREET**
1/2-1 **TRACY, CA 95376**
0.991 mi.
5232 ft.

ENVIROSTOR **U001608532**
SCH **N/A**
HIST UST
DEED

Relative: [Click here for full text details](#)

Lower
ENVIROSTOR
 Facility Id 60002637
 Status Certified O&M - Land Use Restrictions Only

SCH
 Facility Id 60002637
 Status Certified O&M - Land Use Restrictions Only

HIST UST
 Facility Id 00000018686

DEED
 Envirostor ID 60002637
 Status CERTIFIED O&M - LAND USE RESTRICTIONS ONLY

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	06/02/2023	06/02/2023	08/23/2023
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	06/14/2023	06/14/2023	09/06/2023
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2020	11/30/2022	02/09/2023
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	07/17/2023	07/18/2023	10/06/2023
CA	CERS HAZ WASTE	California Environmental Reporting System Hazardous Waste	CalEPA	07/17/2023	07/18/2023	10/06/2023
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	07/17/2023	07/18/2023	10/06/2023
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	06/01/2023	07/18/2023	10/05/2023
CA	CHROME PLATING	Chrome Plating Facilities Listing	State Water Resources Control Board	06/08/2023	06/08/2023	09/26/2023
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	05/25/2023	05/25/2023	08/14/2023
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/14/2023	06/14/2023	09/06/2023
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	03/31/2023	05/08/2023	07/31/2023
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	05/25/2023	05/25/2023	08/14/2023
CA	DRYCLEAN AMADOR	Amador Air District Drycleaner Facility Listing	Amador Air Quality Management District	04/26/2023	04/27/2023	07/13/2023
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	05/22/2023	05/24/2023	08/14/2023
CA	DRYCLEAN BAY AREA DIST	Bay Area Air Quality Management District Drycleaner Facility	Bay Area Air Quality Management District	02/20/2019	05/30/2019	05/01/2023
CA	DRYCLEAN BUTTE CO DIST	Butte County Air Quality Management District Drycleaner Facil	Butte County Air Quality Management District	12/31/2018	04/23/2019	05/01/2023
CA	DRYCLEAN CALAVERAS CO DIST	Calaveras County Environmental Management Agency Drycleaner	Calaveras County Environmental Management Age	06/17/2019	06/19/2019	05/01/2023
CA	DRYCLEAN EAST KERN DIST	Eastern Kern Air Pollution Control District District Dryclea	Eastern Kern Air Pollution Control District	01/12/2023	04/26/2023	07/14/2023
CA	DRYCLEAN FEATHER RIVER DIST	Feather River Air Quality Management District Drycleaner Fac	Feather River Air Quality Management District	03/08/2023	03/09/2023	06/05/2023
CA	DRYCLEAN GLENN CO DIST	Glenn County Air Pollution Control District Drycleaner Facil	Glenn County Air Pollution Control District	05/02/2023	05/03/2023	07/25/2023
CA	DRYCLEAN GRANT	Grant Recipients List	California Air Resources Board	12/31/2020	02/04/2021	05/01/2023
CA	DRYCLEAN IMPERIAL CO DIST	Imperial County Air Pollution Control District Drycleaner Fa	Imperial County Air Pollution Control Distric	04/25/2023	04/26/2023	07/14/2023
CA	DRYCLEAN LAKE CO DIST	Lake County Air Quality Management District Drycleaner Facil	Lake County Air Quality Management District	04/29/2019	05/07/2019	05/01/2023
CA	DRYCLEAN MENDO CO DIST	Mendocino County Air Quality Management District Drycleaner	Mendocino County Air Quality Management Distr	04/27/2023	04/28/2023	07/14/2023
CA	DRYCLEAN MOJAVE DESERT DIST	Mojave Desert Air Quality Management District Drycleaner Fac	Mojave Desert Air Quality Management District	04/26/2023	04/27/2023	07/14/2023
CA	DRYCLEAN MONTEREY BAY DIST	Monterey Bay Air Quality Management District Drycleaner Faci	Monterey Bay Air Quality Management District	04/25/2023	04/26/2023	07/14/2023
CA	DRYCLEAN NO COAST UNIFIED DIST	North Coast Unified Air Quality Management District Dryclean	North Coast Unified Air Quality Management Di	11/30/2016	04/19/2019	05/01/2023
CA	DRYCLEAN NO SIERRA DIST	Northern Sierra Air Quality Management District Drycleaner F	Northern Sierra Air Quality Management Distri	05/07/2019	05/07/2019	05/01/2023
CA	DRYCLEAN NO SONOMA CO DIST	Norther Sonoma County County Air Pollution Control District	Santa Barbara County Air Pollution Control Di	04/17/2019	04/17/2019	05/01/2023
CA	DRYCLEAN PLACER CO DIST	Placer County Air Quality Management District Drycleaner Fac	Placer County Air Quality Management District	05/15/2023	05/17/2023	08/14/2023
CA	DRYCLEAN SACRAMENTO METO DIST	Sacramento Metropolitan Air Quality Management District Drycl	Sacramento Metropolitan Air Quality Managemen	04/25/2023	04/28/2023	07/19/2023
CA	DRYCLEAN SAN DIEGO CO DIST	San Diego County Air Pollution Control District Drycleaner F	San Diego County Air Pollution Control Distri	08/08/2023	08/09/2023	10/26/2023
CA	DRYCLEAN SAN JOAQ VAL DIST	San Joaquin Valley Air Pollution Control District District D	San Joaquin Valley Air Pollution Control Dist	05/24/2023	05/30/2023	08/21/2023
CA	DRYCLEAN SAN LUIS OB CO DIST	San Luis Obispo County Air Pollution Control District Drycle	San Luis Obispo County Air Pollution Control	07/26/2023	07/27/2023	10/13/2023
CA	DRYCLEAN SANTA BARB CO DIST	Santa Barbara County Air Pollution Control District Dryclean	Santa Barbara County Air Pollution Control Di	02/19/2019	04/17/2019	05/01/2023
CA	DRYCLEAN SHASTA CO DIST	Shasta County Air Quality Management District District Drycl	Shasta County Air Quality Management District	04/26/2023	04/27/2023	07/14/2023
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	05/17/2023	05/18/2023	08/09/2023
CA	DRYCLEAN TEHAMA CO DIST	Tehama County Air Pollution Control District Drycleaner Faci	Tehama County Air Pollution Control District	04/24/2019	04/24/2019	05/01/2023
CA	DRYCLEAN VENTURA CO DIST	Drycleaner Facility Listing	Ventura County Air Pollution Control District	04/16/2019	04/17/2019	05/01/2023
CA	DRYCLEAN YOLO-SOLANO DIST	Yolo-Solano Air Quality Management District Drycleaner Facil	Yolo-Solano Air Quality Management District	04/25/2023	04/27/2023	07/14/2023
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/27/2021	09/01/2021	11/19/2021
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2021	06/09/2023	08/30/2023
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	07/17/2023	07/18/2023	10/05/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	09/13/2023	09/14/2023	09/21/2023
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	05/04/2023	05/25/2023	08/16/2023
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	11/16/2022	11/22/2022	02/13/2023
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2021	07/05/2022	09/19/2022
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/15/2023	05/16/2023	08/09/2023
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	06/29/2023	06/29/2023	09/19/2023
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	08/04/2023	08/09/2023	10/26/2023
CA	ICE	Inspection, Compliance and Enforcement	Department of Toxic Substances Control	05/15/2023	05/16/2023	08/09/2023
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	06/05/2023	06/05/2023	08/25/2023
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	06/06/2023	06/07/2023	08/25/2023
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/25/2023
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	MINES	Mines Site Location Listing	Department of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/08/2023	05/25/2023	08/16/2023
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	06/06/2023	06/07/2023	08/25/2023
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	08/07/2023	08/08/2023	10/26/2023
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	05/25/2023	05/25/2023	08/16/2023
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	06/02/2023	06/02/2023	08/23/2023
CA	PROC	Certified Processors Database	Department of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	08/04/2023	08/08/2023	10/25/2023
CA	SAN JOSE HAZMAT	Hazardous Material Facilities	City of San Jose Fire Department	11/03/2020	11/05/2020	01/26/2021
CA	SANTA CRUZ CO SITE MITI	Site Mitigation Listing	Santa Cruz Environmental Health Services	12/03/2018	06/23/2023	07/13/2023
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/07/2023	08/08/2023	10/26/2023
CA	SWRCY	Recycler Database	Department of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	06/05/2023	06/05/2023	08/28/2023
CA	UST	Active UST Facilities	SWRCB	06/05/2023	06/05/2023	08/28/2023
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	05/31/2023	06/02/2023	08/23/2023
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	06/02/2023	06/02/2023	08/23/2023
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/13/2023	06/14/2023	08/14/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	07/05/2023	07/06/2023	09/25/2023
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	07/16/2023	07/18/2023	08/28/2023
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2021	04/14/2023	07/10/2023
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2023	07/19/2023	10/10/2023
US	CORRACTS	Corrective Action Report	EPA	07/24/2023	07/31/2023	08/14/2023
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	Delisted NPL	National Priority List Deletions	EPA	09/19/2023	10/03/2023	10/19/2023
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/24/2023	06/29/2023	09/25/2023
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/12/2023	06/20/2023	08/14/2023
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	06/23/2023	06/23/2023	09/20/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FEMA UST	Underground Storage Tank Listing	FEMA	03/08/2023	03/09/2023	05/30/2023
US	FINDS	Facility Index System/Facility Registry System	EPA	05/04/2023	05/25/2023	07/24/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/07/2023	08/15/2023	10/10/2023
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/14/2023	08/15/2023	10/19/2023
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/19/2023	06/23/2023	09/20/2023
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/19/2023	05/09/2023	07/14/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/19/2023	05/09/2023	07/14/2023
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/19/2023	05/09/2023	07/14/2023
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisiting	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	09/19/2023	10/03/2023	10/19/2023
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/19/2023	10/03/2023	10/19/2023
US	LUCIS	Land Use Control Information System	Department of the Navy	08/03/2023	08/07/2023	10/10/2023
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	07/05/2023	07/05/2023	09/25/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/20/2023	09/01/2023	09/20/2023
US	NPL	National Priority List	EPA	09/19/2023	10/03/2023	10/19/2023
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	09/23/2023	10/03/2023	10/10/2023
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/19/2023	10/03/2023	10/19/2023
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RMP	Risk Management Plans	Environmental Protection Agency	05/09/2023	06/29/2023	09/25/2023
US	ROD	Records Of Decision	EPA	09/19/2023	10/03/2023	10/19/2023
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	SEMS	Superfund Enterprise Management System	EPA	09/19/2023	10/03/2023	10/19/2023
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	09/19/2023	10/03/2023	10/19/2023
US	SSTS	Section 7 Tracking Systems	EPA	07/17/2023	07/18/2023	10/10/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2021	02/16/2023	05/02/2023
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	04/06/2023	04/13/2023	04/19/2023
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/19/2023	06/20/2023	08/14/2023
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2023	05/24/2023	07/24/2023
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	11/09/2021	10/20/2022	01/10/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	08/07/2023	08/08/2023	10/24/2023
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	10/29/2021	01/19/2022
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			
CA	Daycare Centers	Sensitive Receptor: Licensed Facilities	Department of Social Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
CA	State Wetlands	Wetland Inventory	Department of Fish and Wildlife			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

BEECHNUT TRANSIT FACILITY
800, 990, AND 1000 BEECHNUT AVENUE
TRACY, CA 95376

TARGET PROPERTY COORDINATES

Latitude (North): 37.736059 - 37° 44' 9.81"
Longitude (West): 121.43661 - 121° 26' 11.80"
Universal Tranverse Mercator: Zone 10
UTM X (Meters): 637759.7
UTM Y (Meters): 4177476.2
Elevation: 56 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map: 12008792 TRACY, CA
Version Date: 2018

North Map: 12008794 UNION ISLAND, CA
Version Date: 2018

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

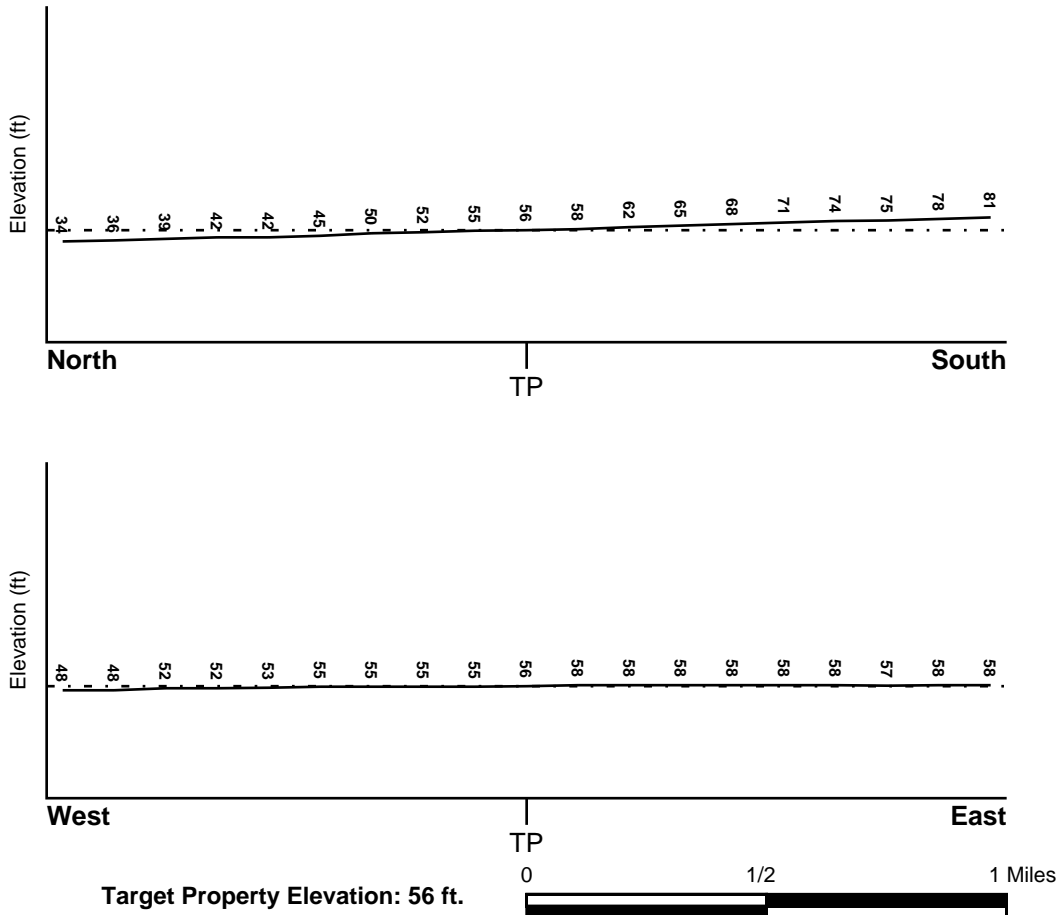
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
0603030005A	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
06077C0590F	FEMA FIRM Flood data
06077C0595F	FEMA FIRM Flood data
0602990705A	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
TRACY	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

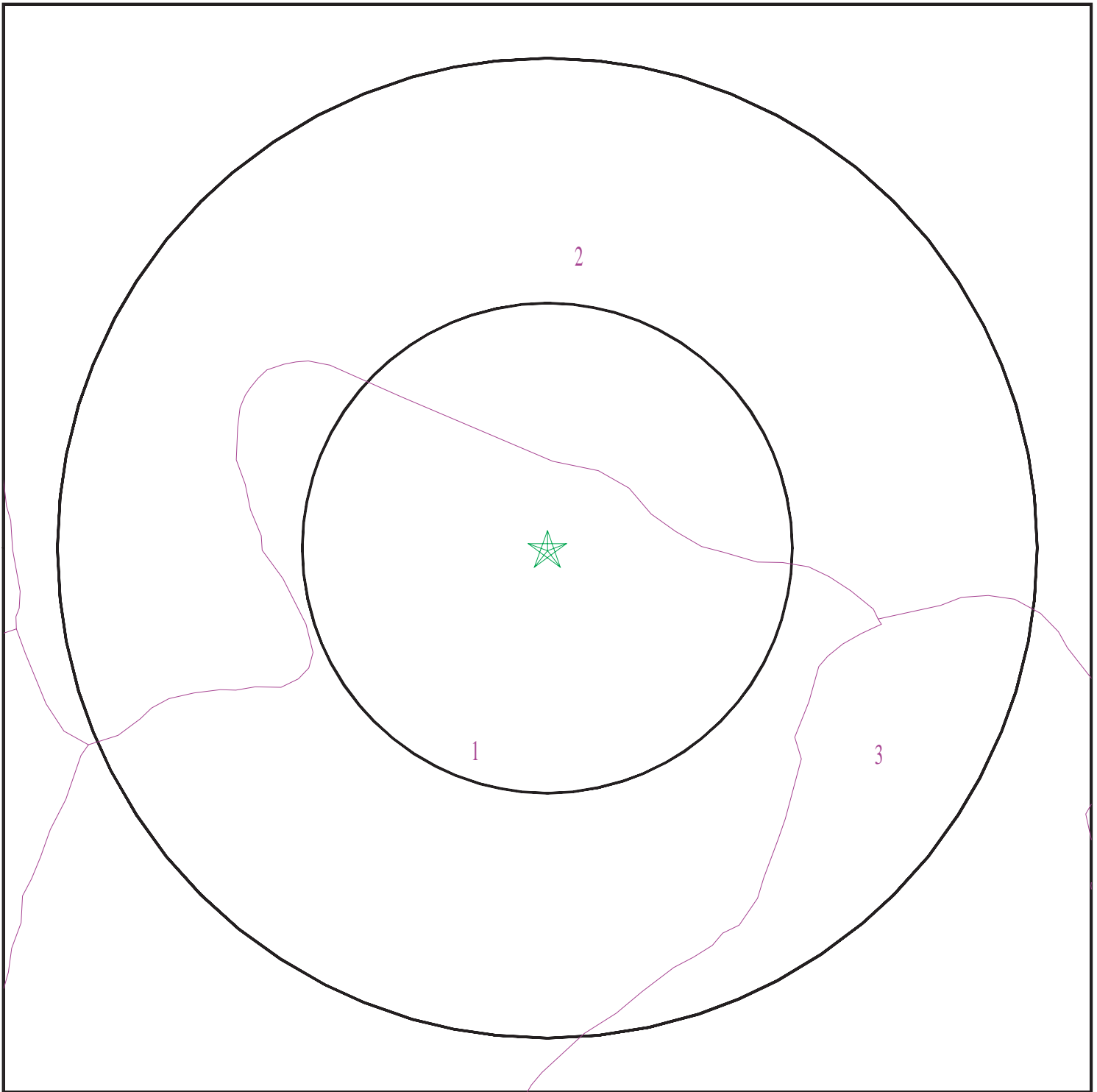
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (<i>decoded above as Era, System & Series</i>)

GEOLOGIC AGE IDENTIFICATION

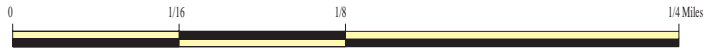
Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7485571.2s



- ★ Target Property
- ∩ SSURGO Soil
- ∩ Water



SITE NAME: Beechnut Transit Facility
ADDRESS: 800, 990, and 1000 Beechnut Avenue
Tracy CA 95376
LAT/LONG: 37.736059 / 121.43661

CLIENT: Nelson Enviro, LLC
CONTACT: Mike Nelson
INQUIRY #: 7485571.2s
DATE: October 31, 2023 9:01 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: STOMAR

Soil Surface Texture: clay loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	16 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
2	16 inches	46 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4
3	46 inches	59 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay Soils.	Max: 4 Min: 1.4	Max: 8.4 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: CAPAY

Soil Surface Texture: clay

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	20 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6
2	20 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 8.4 Min: 6.6

Soil Map ID: 3

Soil Component Name: ZACHARIAS

Soil Surface Texture: clay loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	18 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	18 inches	53 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	53 inches	59 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
_____	_____	_____

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A5	USGS40000185258	0 - 1/8 Mile NNE
C10	USGS40000185233	1/8 - 1/4 Mile ESE
G21	USGS40000185286	1/4 - 1/2 Mile NNW
34	USGS40000185252	1/2 - 1 Mile East
K47	USGS40000185319	1/2 - 1 Mile North
56	USGS40000185277	1/2 - 1 Mile WNW
O71	USGS40000185201	1/2 - 1 Mile SE
P77	USGS40000185253	1/2 - 1 Mile West
R104	USGS40000185174	1/2 - 1 Mile SSE
U110	USGS40000185182	1/2 - 1 Mile SE
W111	USGS40000185163	1/2 - 1 Mile South
115	USGS40000185228	1/2 - 1 Mile ESE
120	USGS40000185273	1/2 - 1 Mile WNW
Z122	USGS40000185294	1/2 - 1 Mile ENE
AA125	USGS40000185327	1/2 - 1 Mile NE
Y127	USGS40000185261	1/2 - 1 Mile East

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
L53	CA3900701	1/2 - 1 Mile ENE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	CAEDF0000087528	0 - 1/8 Mile SSW
A2	CAEDF0000047238	0 - 1/8 Mile North
B3	CADDW0000003325	0 - 1/8 Mile ENE
A4	CAEDF0000142482	0 - 1/8 Mile NW
B6	CAEDF0000082423	0 - 1/8 Mile ESE
B7	CAEDF0000084582	0 - 1/8 Mile East
B8	CAEDF0000087126	0 - 1/8 Mile East
B9	CAEDF0000124677	1/8 - 1/4 Mile East
C11	CADWR0000022356	1/8 - 1/4 Mile ESE
C12	CALLNL000000606	1/8 - 1/4 Mile ESE
D13	23173	1/8 - 1/4 Mile SSE
D14	2473	1/8 - 1/4 Mile SSE
D15	2475	1/8 - 1/4 Mile SSE
E16	CAEDF0000037500	1/8 - 1/4 Mile NNE
E17	CAEDF0000143235	1/4 - 1/2 Mile NNE
E18	CAEDF0000097833	1/4 - 1/2 Mile NNE
F19	CADWR9000037405	1/4 - 1/2 Mile NW
F20	CADWR0000032081	1/4 - 1/2 Mile NW
G22	CADDW0000013831	1/4 - 1/2 Mile NNW
23	CADWR0000003888	1/4 - 1/2 Mile SSW
H24	CADWR0000032584	1/4 - 1/2 Mile West

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
H25	CADWR0000010768	1/4 - 1/2 Mile West
26	CADWR0000009093	1/4 - 1/2 Mile WNW
27	CADWR0000006950	1/4 - 1/2 Mile North
28	CADWR0000035484	1/4 - 1/2 Mile ENE
I29	CAEDF0000085832	1/4 - 1/2 Mile East
I30	CAEDF0000004891	1/4 - 1/2 Mile East
I31	CAEDF0000133733	1/4 - 1/2 Mile East
32	CADWR9000037402	1/2 - 1 Mile WNW
33	CADWR0000000736	1/2 - 1 Mile SSE
J35	CAEDF0000004425	1/2 - 1 Mile ENE
36	CADWR0000020181	1/2 - 1 Mile NE
J37	CAEDF0000058857	1/2 - 1 Mile ENE
J38	CAEDF0000046711	1/2 - 1 Mile ENE
J39	CAEDF0000126863	1/2 - 1 Mile ENE
J40	CAEDF0000055683	1/2 - 1 Mile ENE
J41	CAEDF0000133374	1/2 - 1 Mile ENE
J42	CAEDF0000002275	1/2 - 1 Mile ENE
J43	CAEDF0000142605	1/2 - 1 Mile ENE
J44	CAEDF0000010037	1/2 - 1 Mile ENE
K45	CAUSGSN00012640	1/2 - 1 Mile NNE
J46	CAEDF0000095310	1/2 - 1 Mile ENE
J48	CAEDF0000058172	1/2 - 1 Mile ENE
J49	CAEDF0000091446	1/2 - 1 Mile ENE
J50	CAEDF0000006298	1/2 - 1 Mile ENE
J51	CAEDF0000123065	1/2 - 1 Mile ENE
J52	CAEDF0000110371	1/2 - 1 Mile ENE
J54	CAEDF0000102250	1/2 - 1 Mile ENE
L55	CAEDF0000068591	1/2 - 1 Mile ENE
L57	CAEDF0000107864	1/2 - 1 Mile ENE
L58	CAEDF0000139344	1/2 - 1 Mile ENE
L59	CAEDF0000057283	1/2 - 1 Mile ENE
L60	CAEDF0000003058	1/2 - 1 Mile ENE
M61	CAEDF0000013231	1/2 - 1 Mile ENE
L62	CAEDF0000122608	1/2 - 1 Mile ENE
L63	CAEDF0000122510	1/2 - 1 Mile ENE
L64	CAEDF0000000360	1/2 - 1 Mile ENE
M65	CAEDF0000037900	1/2 - 1 Mile ENE
N66	CADWR0000001643	1/2 - 1 Mile East
N67	CADWR0000002054	1/2 - 1 Mile East
L68	CAEDF0000031249	1/2 - 1 Mile ENE
L69	CAEDF0000057395	1/2 - 1 Mile ENE
L70	CAEDF0000074411	1/2 - 1 Mile ENE
O72	CAUSGSN00010729	1/2 - 1 Mile SE
L73	CAEDF0000139152	1/2 - 1 Mile ENE
P74	CAUSGSN00007071	1/2 - 1 Mile West
75	CADWR0000014914	1/2 - 1 Mile ENE
L76	CAEDF0000116240	1/2 - 1 Mile ENE
L78	CAEDF0000023286	1/2 - 1 Mile ENE
Q79	CAEDF0000078662	1/2 - 1 Mile NE
R80	CADWR0000000324	1/2 - 1 Mile South
S81	CAEDF0000107493	1/2 - 1 Mile ENE
Q82	CAEDF0000093217	1/2 - 1 Mile NE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
S83	CAEDF0000100033	1/2 - 1 Mile ENE
Q84	CAEDF0000008527	1/2 - 1 Mile NE
R85	CADWR9000037319	1/2 - 1 Mile South
Q86	CAEDF0000124200	1/2 - 1 Mile NE
S87	CAEDF0000007546	1/2 - 1 Mile ENE
Q88	CAEDF0000091615	1/2 - 1 Mile NE
T89	CAUSGSN00006004	1/2 - 1 Mile NE
T90	CAUSGS000002020	1/2 - 1 Mile NE
S91	CAEDF0000103912	1/2 - 1 Mile ENE
S92	CAEDF0000048410	1/2 - 1 Mile ENE
Q93	CAEDF0000061366	1/2 - 1 Mile NE
T94	CADDW0000009778	1/2 - 1 Mile NE
T95	CADWR0000025954	1/2 - 1 Mile ENE
S96	CAEDF0000052885	1/2 - 1 Mile ENE
S97	CAEDF0000041977	1/2 - 1 Mile ENE
Q98	CAEDF0000004590	1/2 - 1 Mile NE
S99	CAEDF0000057968	1/2 - 1 Mile ENE
S100	CAEDF0000118551	1/2 - 1 Mile ENE
R101	CADWR0000001099	1/2 - 1 Mile South
Q102	CAEDF0000069000	1/2 - 1 Mile NE
103	CADPR0000002141	1/2 - 1 Mile North
U105	CADWR9000037338	1/2 - 1 Mile SE
V106	CADWR9000037418	1/2 - 1 Mile WNW
V107	CADWR9000037419	1/2 - 1 Mile WNW
V108	CADWR9000037417	1/2 - 1 Mile WNW
109	CAUSGSN00011933	1/2 - 1 Mile SSE
W112	CADWR9000037312	1/2 - 1 Mile South
W113	CADWR0000021148	1/2 - 1 Mile South
W114	CAUSGSN00003582	1/2 - 1 Mile South
X116	CAEDF0000000446	1/2 - 1 Mile ENE
Y117	CADDW0000001894	1/2 - 1 Mile East
118	CADWR0000013656	1/2 - 1 Mile North
X119	CAEDF0000050733	1/2 - 1 Mile ENE
X121	CAEDF0000041148	1/2 - 1 Mile ENE
Z123	CAUSGSN00012677	1/2 - 1 Mile ENE
X124	CAEDF0000125969	1/2 - 1 Mile ENE
AA126	CAUSGSN00006134	1/2 - 1 Mile NE
X128	CAEDF0000017575	1/2 - 1 Mile ENE
Y129	CAUSGSN00017978	1/2 - 1 Mile East
AB130	23174	1/2 - 1 Mile North
AB131	23172	1/2 - 1 Mile North
AB132	2463	1/2 - 1 Mile North
AB133	2465	1/2 - 1 Mile North
AB134	2464	1/2 - 1 Mile North
X135	CAEDF0000131444	1/2 - 1 Mile ENE
X136	CAEDF0000081043	1/2 - 1 Mile ENE
AB137	CADDW0000008110	1/2 - 1 Mile North
AB138	CADDW0000006351	1/2 - 1 Mile North

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

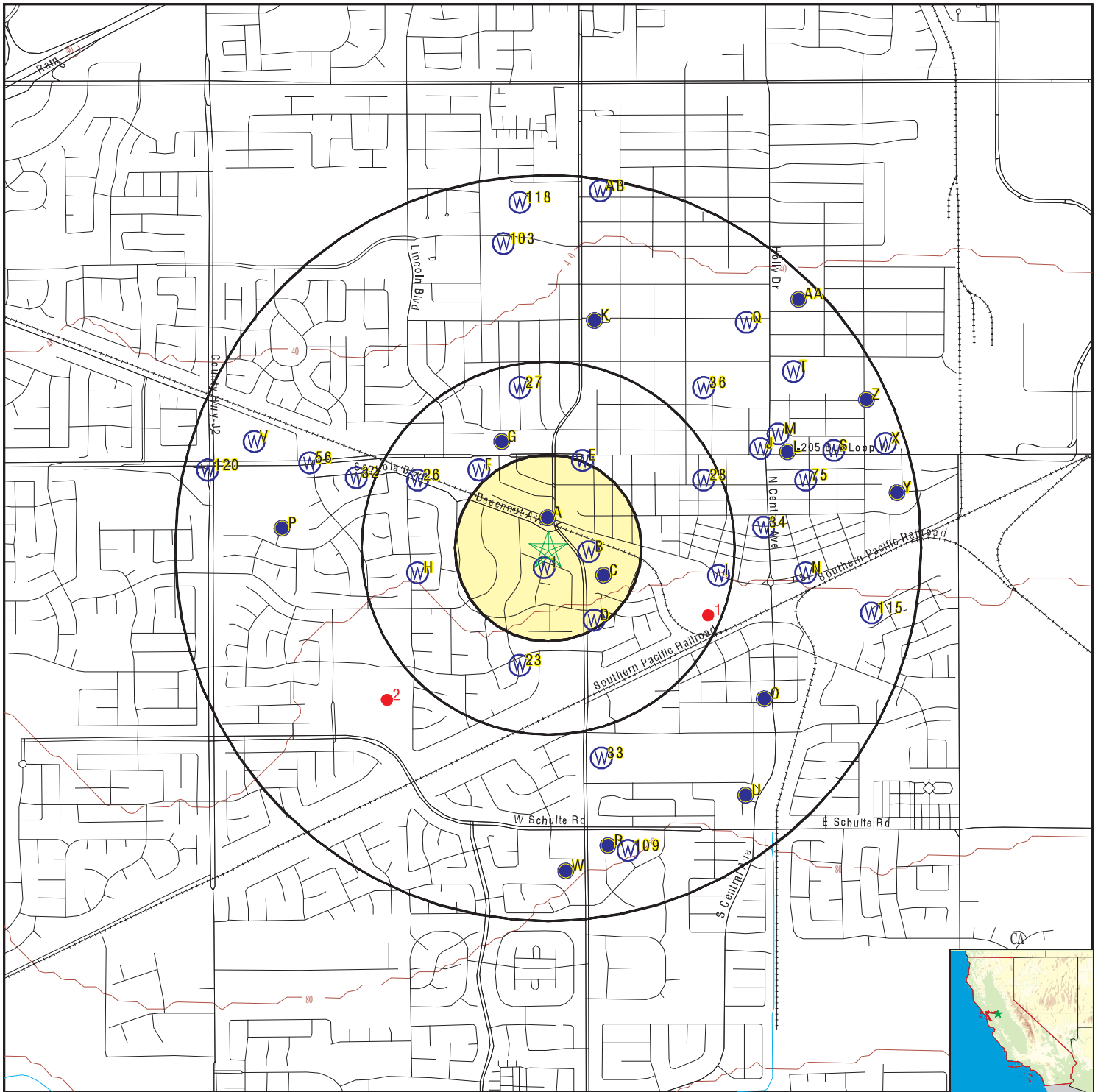
MAP ID	WELL ID	LOCATION FROM TP
1	CAOG15000002647	1/4 - 1/2 Mile ESE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
2	CAOG15000007220	1/2 - 1 Mile SW

PHYSICAL SETTING SOURCE MAP - 7485571.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Beechnut Transit Facility
ADDRESS: 800, 990, and 1000 Beechnut Avenue
 Tracy CA 95376
LAT/LONG: 37.736059 / 121.43661

CLIENT: Nelson Enviro, LLC
CONTACT: Mike Nelson
INQUIRY #: 7485571.2s
DATE: October 31, 2023 9:01 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
1 ESE 1/4 - 1/2 Mile	Click here for full text details	OIL_GAS	CAOG15000002647
2 SW 1/2 - 1 Mile	Click here for full text details	OIL_GAS	CAOG15000007220
1 SSW 0 - 1/8 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000087528
A2 North 0 - 1/8 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000047238
B3 ENE 0 - 1/8 Mile Lower	Click here for full text details	CA WELLS	CADDW0000003325
A4 NW 0 - 1/8 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000142482
A5 NNE 0 - 1/8 Mile Lower	Click here for full text details	FED USGS	USGS40000185258
B6 ESE 0 - 1/8 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000082423
B7 East 0 - 1/8 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000084582

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
B8 East 0 - 1/8 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000087126
B9 East 1/8 - 1/4 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000124677
C10 ESE 1/8 - 1/4 Mile Higher	Click here for full text details	FED USGS	USGS40000185233
C11 ESE 1/8 - 1/4 Mile Higher	Click here for full text details	CA WELLS	CADWR0000022356
C12 ESE 1/8 - 1/4 Mile Higher	Click here for full text details	CA WELLS	CALLNL000000606
D13 SSE 1/8 - 1/4 Mile Higher	Click here for full text details	CA WELLS	23173
D14 SSE 1/8 - 1/4 Mile Higher	Click here for full text details	CA WELLS	2473
D15 SSE 1/8 - 1/4 Mile Higher	Click here for full text details	CA WELLS	2475
E16 NNE 1/8 - 1/4 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000037500

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
E17 NNE 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000143235
E18 NNE 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000097833
F19 NW 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADWR9000037405
F20 NW 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADWR0000032081
G21 NNW 1/4 - 1/2 Mile Lower	Click here for full text details	FED USGS	USGS40000185286
G22 NNW 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADDW0000013831
23 SSW 1/4 - 1/2 Mile Higher	Click here for full text details	CA WELLS	CADWR0000003888
H24 West 1/4 - 1/2 Mile Higher	Click here for full text details	CA WELLS	CADWR0000032584
H25 West 1/4 - 1/2 Mile Higher	Click here for full text details	CA WELLS	CADWR0000010768

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
26 WNW 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADWR0000009093
27 North 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADWR0000006950
28 ENE 1/4 - 1/2 Mile Lower	Click here for full text details	CA WELLS	CADWR0000035484
I29 East 1/4 - 1/2 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000085832
I30 East 1/4 - 1/2 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000004891
I31 East 1/4 - 1/2 Mile Higher	Click here for full text details	CA WELLS	CAEDF0000133733
32 WNW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000037402
33 SSE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000000736
34 East 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185252

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
J35 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF000004425
J36 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000020181
J37 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000058857
J38 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000046711
J39 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000126863
J40 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000055683
J41 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000133374
J42 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000002275
J43 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000142605

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
J44 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000010037
K45 NNE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00012640
J46 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000095310
K47 North 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185319
J48 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000058172
J49 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000091446
J50 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000006298
J51 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000123065
J52 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000110371

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
L53 ENE 1/2 - 1 Mile Lower	Click here for full text details	FRDS PWS	CA3900701
J54 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000102250
L55 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000068591
56 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185277
L57 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000107864
L58 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000139344
L59 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000057283
L60 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000003058
M61 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000013231

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
L62 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000122608
L63 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000122510
L64 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000000360
M65 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000037900
N66 East 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000001643
N67 East 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000002054
L68 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000031249
L69 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000057395
L70 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000074411

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
O71 SE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000185201
O72 SE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CAUSGSN00010729
L73 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000139152
P74 West 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00007071
75 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000014914
L76 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000116240
P77 West 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185253
L78 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000023286
Q79 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000078662

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
R80 South 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000000324
S81 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000107493
Q82 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000093217
S83 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000100033
Q84 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000008527
R85 South 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR9000037319
Q86 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000124200
S87 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000007546
Q88 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000091615

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
T89 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00006004
T90 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGS000002020
S91 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000103912
S92 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000048410
Q93 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000061366
T94 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000009778
T95 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000025954
S96 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000052885
S97 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000041977

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
Q98 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF000004590
S99 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000057968
S100 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000118551
R101 South 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000001099
Q102 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000069000
103 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADPR0000002141
R104 SSE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000185174
U105 SE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR9000037338
V106 WNW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000037418

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
V107 WNW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000037419
V108 WNW 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR9000037417
109 SSE 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CAUSGSN00011933
U110 SE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000185182
W111 South 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000185163
W112 South 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR9000037312
W113 South 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CADWR0000021148
W114 South 1/2 - 1 Mile Higher	Click here for full text details	CA WELLS	CAUSGSN00003582
115 ESE 1/2 - 1 Mile Higher	Click here for full text details	FED USGS	USGS40000185228

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
X116 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF000000446
Y117 East 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000001894
118 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADWR0000013656
X119 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000050733
120 WNW 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185273
X121 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000041148
Z122 ENE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185294
Z123 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00012677
X124 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000125969

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
AA125 NE 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185327
AA126 NE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00006134
Y127 East 1/2 - 1 Mile Lower	Click here for full text details	FED USGS	USGS40000185261
X128 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000017575
Y129 East 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAUSGSN00017978
AB130 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	23174
AB131 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	23172
AB132 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	2463
AB133 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	2465

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID Direction Distance Elevation		Database	EDR ID Number
AB134 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	2464
X135 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000131444
X136 ENE 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CAEDF0000081043
AB137 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000008110
AB138 North 1/2 - 1 Mile Lower	Click here for full text details	CA WELLS	CADDW0000006351

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95376	17	1

Federal EPA Radon Zone for SAN JOAQUIN County: 3

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95376

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	2.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Fish and Wildlife

Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program

State Water Resources Control Board

Telephone: 916-341-5577

The GAMA Program is California's comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Health Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Public Health

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations

Source: Dept of Conservation, Geologic Energy Management Division

Telephone: 916-323-1779

Oil and Gas well locations in the state.

California Earthquake Fault Lines

Source: California Division of Mines and Geology

The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon

Source: Department of Public Health

Telephone: 916-210-8558

Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Appendix E:
Regulatory File Review

Central Valley Regional Water Quality Control Board

29 October 2018

Michael N. Oliphant
Chevron Environmental Management Company
6001 Bollinger Canyon Road
P.O. Box 6012
San Ramon, CA 94583

NO FURTHER ACTION REQUIRED, TAOC TRACY PUMP STATION (880 BEECHNUT AVENUE) HISTORICAL CRUDE OIL PIPELINES AND PUMP STATION, TRACY, SAN JOAQUIN COUNTY

Chevron Environmental Management Company (Chevron) submitted a *No Further Action Required Request Report* (Report), dated 28 September 2007. The Report summarized the various investigations and human health and ecological screening evaluations in support of the request for the former Old Valley Pipeline (OVP) and Tidewater Associated Oil Company (TAOC) pipelines in the 880 Beechnut Avenue area of Tracy (Site).

Chevron also submitted the *Addendum to the Human Health Risk Assessment* (Addendum) dated 6 May 2014, to evaluate the vapor intrusion pathway with respect to potential future on-Site buildings or structures. The Addendum was submitted as an amendment to the *Human Health Risk Assessment* dated 30 June 2005 and the Report. The Central Valley Regional Water Quality Control Board staff (Staff) reviewed the Report and documents submitted. In a review letter dated 23 September 2015, Staff determined that no further investigation was required, and a No Further Action letter would be considered once the public notice process was completed, and a Soil and Groundwater Management Plan (SGMP) was submitted. A Background, Case History summary, and No Further Action justification sections are contained in this letter.

Background

The Site is south of Beechnut Avenue and North Tracy Boulevard, and east of Forest Hills Drive in Central Tracy, California. From the early 1900s to mid-1960s, the Chevron predecessor of TAOC operated an oil pipeline/pump station at the Site which transported crude oil from Kern County to San Francisco area refineries. The pump station features, and associated pipeline(s) have been removed. Leaks of petroleum hydrocarbons from the TAOC pipeline(s) at the pump station were responsible for the soil and groundwater impacts at the Site.

The depth to groundwater at the Site is approximately 15 feet below ground surface (bgs), but due to drought conditions in recent years, the depth may currently be greater than 15 feet bgs. The direction of groundwater flow beneath the Site is north-northwest.

Soil and shallow groundwater have been impacted to various degrees by crude oil associated with leaks from the former pipelines. Chevron will remain the responsible party for any

post-closure soil/groundwater conditions that may be encountered that are determined to be associated with the Site.

Domestic use of shallow groundwater is prohibited by a City of Tracy ordinance, and requires that any new developments connect with the City water system. In addition, a San Joaquin County ordinance requires a minimum 50-foot sanitary seal at the top of any public water supply well.

Case History

Site investigations conducted between 1985 and 2014 delineated the vertical and lateral extent of the impacts to soil and groundwater. Soil and groundwater have been affected by total petroleum hydrocarbons quantified as crude oil (TPHc), low concentrations of certain polynuclear aromatic hydrocarbon (PAH) compounds, and benzene, toluene, ethylbenzene, and xylenes (BTEX). Soil vapor samples collected did not indicate the presence of BTEX compounds.

Chevron's consultant conducted removal of separate phase crude oil from two wells at the site, between 1988 and 2007. A total of 79.36 gallons of crude oil were removed from the groundwater wells, which is equivalent to removal of approximately 663 pounds of hydrocarbons. Groundwater monitoring wells associated with the Site were properly abandoned in 2008 in accordance with State regulations and under a permit from San Joaquin County.

Chevron conducted a health risk Screening Level Risk Assessment (SLRA) in June 2005. In 2014, Chevron conducted additional soil vapor sampling. A revised SLRA was prepared in 2014, incorporating the soil vapor data. The revised SLRA report determined that the cancer risk for a hypothetical future onsite commercial worker was 8E-06, which is less than the accepted risk management level of 1E-5 for the Site, [REDACTED]. The non-cancer hazard estimate is 0.04, which is well below the de minimis value of 1.0.

Chevron's consultant also queried the California Natural Diversity Database maintained by the California Department of Fish and Game for sensitive ecological receptors. It was determined that no threat appears to exist to sensitive ecological receptors.

Chevron submitted a *Soil and Groundwater Management Plan* (SGMP) on 7 June 2016, which was provided to affected property owners. The SGMP designates Chevron and Central Valley Water Board Staff contact information if future activities encounter crude oil impacted soil or groundwater determined to be related to the project.

A public notice *Fact Sheet* dated 31 July 2018 that summarized the Site assessment activities was provided to property owners in the affected area. Comments on the Central Valley Water Board's proposed determination of No Further Action at the Site were requested to be submitted within a 30-day period.

Comments were received from the Union Pacific Railroad (UPRR) in a letter dated 24 August 2018. UPRR requested that language in the Chevron's SGMP be modified. Staff disagreed with UPRR's request in a letter dated 28 September 2018 and requested UPRR reply by 12 October 2018. No response was received.

A second comment was received by telephone on 30 August 2018 from a property owner who was concerned about the future use of a vacant lot which encompasses a portion of the Site. The property owners' concerns were resolved during the telephone conversation.

No Further Action Justification

Based on results of the Site investigations, including the SLRA, the residual crude oil and associated hydrocarbon compounds leaked to soil/groundwater and soil vapor do not appear to pose an unacceptable risk to human health or the environment, when considering future use as commercial/industrial. Dissolved petroleum hydrocarbons detected in groundwater and residual crude oil remaining in soil should naturally degrade with time. Shallow groundwater at the Site is not considered a source of drinking water, and an alternative drinking water supply is available.

Provided the information Chevron has submitted to this agency is accurate and representative, a No Further Action determination is appropriate for the above referenced Site. Please be advised that this letter does not relieve Chevron of any liability under the California Water Code or Health and Safety Code for past, present, or future operations at the Site. Also, as described in the SGMP, Chevron remains the responsible party, and not relieved of any responsibility to clean up existing, additional, or previously unidentified conditions at the Site related to the crude oil leak, that cause or threaten to cause degradation or nuisance or otherwise pose a threat to water quality or public health.

Any person aggrieved by this action may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code section 13320 and California Code of Regulations, Title 23, sections 2050 and following.

If you have any questions or comments, please contact Brian Hitz at (559) 445-5170 or by email at Brian.Hitz@waterboards.ca.gov.



for Patrick Pulupa
Executive Officer

cc: San Joaquin County EHD, Stockton
Michael Hurd, Leidos Inc., Oakland
Lauren Manusco, Union Pacific Railroad, Oakland

Central Valley Regional Water Quality Control Board

26 June 2017

Michael N. Oliphant
Chevron Environmental Management Company
6001 Bollinger Canyon Road
P.O. Box 6012
San Ramon, CA 94583

NO FURTHER ACTION REQUIRED, 990 BEECHNUT AVENUE, FORMER OLD VALLEY PIPELINE AND TIDEWATER ASSOCIATED OIL COMPANY HISTORICAL CRUDE OIL PIPELINES, TRACY, SAN JOAQUIN COUNTY

Chevron Environmental Management Company (Chevron) submitted a *Proposed No Further Action Required Request Report, 990 Beechnut Avenue* (Report), dated 13 April 2016. The Report summarized the various investigations and human health and ecological screening evaluations in support of the request for the former Old Valley Pipeline (OVP) and Tidewater Associated Oil Company (TAOC) pipelines in the 990 Beechnut Avenue area of Tracy (Site). The Central Valley Regional Water Quality Control Board staff (Staff) reviewed the Report and documents submitted. A case history summary and details regarding the closure justification are contained in the enclosed memorandum.

Chevron remains the responsible party for post-closure soil/groundwater conditions that may be encountered that are associated with the Site. The Site, currently a vacant lot, consists of three areas of affected soil and one area of affected groundwater, in total covering an area of approximately two acres, which had facilities that were decommissioned over 50 years ago. The Site included a portion of the Union Pacific Railroad right-of-way easement, and areas along Beechnut Avenue, Forest Hills Drive, and Palm Circle which contained the historical pipelines.

Soils and shallow groundwater have been impacted to various degrees by crude oil leaks associated with the former oil pipelines. Assessments between 1985 and 2014 delineated the vertical and lateral extent of the impacts to soil and groundwater. Approximately 4,000 tons of hydrocarbon impacted soil was excavated in 2010, and removed from the Site. Groundwater sampling and analysis determined that dissolved petroleum hydrocarbons were detected at a groundwater sample location either at or less than analytical detection limits, and not significant.

Domestic use of the shallow groundwater is prohibited by a City of Tracy ordinance, and requires that any new developments connect with the City water system. In addition, a San Joaquin County ordinance requires a minimum 50-foot sanitary seal at the top of any public water supply well.

Results of a 2014 Screening Level Risk Assessment (SLRA) determined that:

1. After soil remediation was accomplished in 2010 and a soil vapor investigation was accomplished in 2014, a determination was made that shallow soil at the Site is suitable for direct contact for commercial/industrial and residential use.
2. Dissolved petroleum hydrocarbon constituents were generally not detected in groundwater at greater than reporting limits, and therefore groundwater was determined not to be impacted and not evaluated in the SLRA.
3. Soil vapor sample results determined that no constituents of potential concern were detected, and analytical reporting limits were sufficiently less than vapor intrusion screening levels. Onsite vapor measurements, compared to Environmental Screening Levels, are protective of future residential development and should not result in unacceptable risk to human health.
4. Sensitive ecological receptors are not threatened based on Chevron's evaluation of data provided in the 2015 California Natural Diversity Database.

Based on results of the Site investigations, including risk assessment, the residual crude oil and associated hydrocarbon compounds leaked to soil and soil vapor, do not appear to pose an unacceptable risk to human health or the environment considering [REDACTED] [REDACTED]. Insignificant amounts of dissolved petroleum hydrocarbons detected in groundwater and residual amounts of crude oil in soils should naturally degrade over a period of years.

Chevron submitted a *Soil and Groundwater Management Plan (SGMP)* on 22 April 2016, which was provided to affected property owners. The SGMP provides Chevron and Staff contact information if future activities encounter crude oil impacted soil or groundwater identified as related to the project.

A public notice *Fact Sheet* dated 21 March 2017 that summarized the Site assessment activities was provided to property owners in the affected area. Comments on the Central Valley Water Board's intention to issue a no further action required determination were requested to be submitted within a 30 day review period. Three comments were received by telephone from property owners on 22 March and 23 March 2017. Each comment was addressed by Staff by telephone, which included discussions of health risks and Chevron's SGMP, and the property owners were informed how they could contact Chevron for additional information. The enclosed memorandum outlines the closure justification.

Provided the information Chevron has submitted to this agency was accurate and representative, a no further action required determination is appropriate for the above referenced Site. Please be advised that this letter does not relieve Chevron of any liability under the California Water Code or Health and Safety Code for past, present, or future operations at the Site. Also Chevron is not relieved of any responsibility to clean up existing, additional, or previously unidentified conditions at the Site that cause or threaten to cause degradation or nuisance or otherwise pose a threat to water quality or public health.

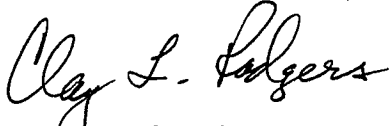
Chevron Environmental Management Co.
No Further Action Required
990 Beechnut Avenue, Tracy
San Joaquin County

- 3 -

26 June 2017

Any person aggrieved by this action may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with Water Code section 13320 and California Code of Regulations, Title 23, sections 2050 and following.

If you have any questions or comments, please contact Scott Moore at (559) 445-5170 or by email at Scott.Moore@waterboards.ca.gov.



for Pamela C. Creedon
Executive Officer

Enclosure: Staff Memorandum

cc: San Joaquin County EHD, Stockton
Michael Hurd, Leidos Inc., Oakland

Appendix F:
Vapor Encroachment Evaluation

Beechnut Transit Facility

800, 990, and 1000 Beechnut Avenue
Tracy, CA 95376

Inquiry Number: 7485571.2s

November 1, 2023

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

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Primary Map	2
Secondary Map	3
Map Findings	4
Record Sources and Currency	GR-1

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

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The EDR Vapor Encroachment Worksheet enables EDR's customers to make certain online modifications that effects maps, text and calculations contained in this Report. As a result, maps, text and calculations contained in this Report may have been so modified. EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. Environmental Data Resources shall not be responsible for any customer's decision to include or not include in any final report any records determined to be within the relevant minimum search distances.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Lists of Federal NPL (Superfund) sites	1.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Lists of Federal CERCLA sites with NFRAP	0.5	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	0.5	0	0	0
Lists of Federal RCRA generators	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	0.001	0	0	-
Lists of state- and tribal (Superfund) equivalent sites	1.0	0	1	0
Lists of state- and tribal hazardous waste facilities	1.0	0	1	1
Lists of state and tribal landfills and solid waste disposal facilities	0.5	0	0	0
Lists of state and tribal leaking storage tanks	0.5	2	2	0
Lists of state and tribal registered storage tanks	0.25	0	0	0
State and tribal institutional control / engineering control registries	not searched	-	-	-
Lists of state and tribal voluntary cleanup sites	0.5	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	1.0	0	1	0
Local Lists of Registered Storage Tanks	0.25	0	0	0
Local Land Records	0.5	0	0	0
Records of Emergency Release Reports	0.5	0	0	0
Other Ascertainable Records	1.0	3	2	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	0.001	0	0	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

BEECHNUT TRANSIT FACILITY
800, 990, AND 1000 BEECHNUT AVENUE
TRACY, CA 95376

COORDINATES

Latitude (North): 37.736059 - 37° 44' 9.806213"
Longitude (West): 121.43661 - 121° 26' 11.786499"
Elevation: 56 ft. above sea level

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records.

Site

RENOWN ENTERPRISES
990 BEACHNUT
TRACY, CA 95376

990 BEECHNUT EXCAVATION
990 BEECHNUT AVENUE
TRACY, CA 95376

CHEVRON 990 BEECHNUT (RENOWN) TRACY
990 BEECHNUT AVE
TRACY, CA 95376

Database(s)

CERS
CPS-SLIC
Facility Status: Completed - Case Closed
Global Id: SLT5S2383277

NPDES
Facility Status:
CERS
CPS-SLIC
Facility Status: PA
Facility Status: Completed - Case Closed
Global Id: SL0607735443

FINDS
Registry ID:: 110065493763

EXECUTIVE SUMMARY

SEARCH RESULTS

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

STANDARD ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
RENOWN ENTERPRISES CERS: CERS CPS-SLIC: CPS-SLIC	990 BEACHNUT	Property	▲ A1	9
990 BEECHNUT EXCAVATION NPDES: NPDES CERS: CERS CPS-SLIC: CPS-SLIC	990 BEECHNUT AVENUE	Property	▲ A2	9
CHEVRON, TAOC TRACY PUMP STATION, (880 BEECHNUT), TRACY CERS: CERS CPS-SLIC: CPS-SLIC	880 BEECHNUT	<1/10 WNW	◆ 4	9
RENOWN HOMES ENVIROSTOR: ENVIROSTOR RESPONSE: RESPONSE HIST Cal-Sites: HIST CAL-SITES	CORNER OF TRACY BLVD AND BEECHNUT AVE	<1/10 NE	◆ A5	10
TRACY CITY Cortese: CORTESE EMI: EMI CERS: CERS LUST: LUST HIST CORTESE: HIST CORTESE	560 TRACY BLVD	<1/10 SE	▲ 6	10
ALDEN PARK ENVIROSTOR: ENVIROSTOR	525 PALM CIRCLE	1/10 - 1/3 WSW	▲ 7	10

ADDITIONAL ENVIRONMENTAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
RENOWN ENTERPRISES CERS: CERS CPS-SLIC: CPS-SLIC	990 BEACHNUT	Property	▲ A1	9
990 BEECHNUT EXCAVATION NPDES: NPDES CERS: CERS CPS-SLIC: CPS-SLIC	990 BEECHNUT AVENUE	Property	▲ A2	9
CHEVRON 990 BEECHNUT (RENOWN) TRACY FINDS: FINDS	990 BEECHNUT AVE	Property	▲ A3	9
CHEVRON, TAOC TRACY PUMP STATION, (880 BEECHNUT), TRACY CERS: CERS CPS-SLIC: CPS-SLIC	880 BEECHNUT	<1/10 WNW	◆ 4	9

EXECUTIVE SUMMARY

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
RENOWN HOMES ENVIROSTOR: ENVIROSTOR RESPONSE: RESPONSE HIST Cal-Sites: HIST CAL-SITES	CORNER OF TRACY BLVD AND BEECHNUT AVE	<1/10 NE	◆ A5	10
TRACY CITY Cortese: CORTESE EMI: EMI CERS: CERS LUST: LUST HIST CORTESE: HIST CORTESE	560 TRACY BLVD	<1/10 SE	▲ 6	10

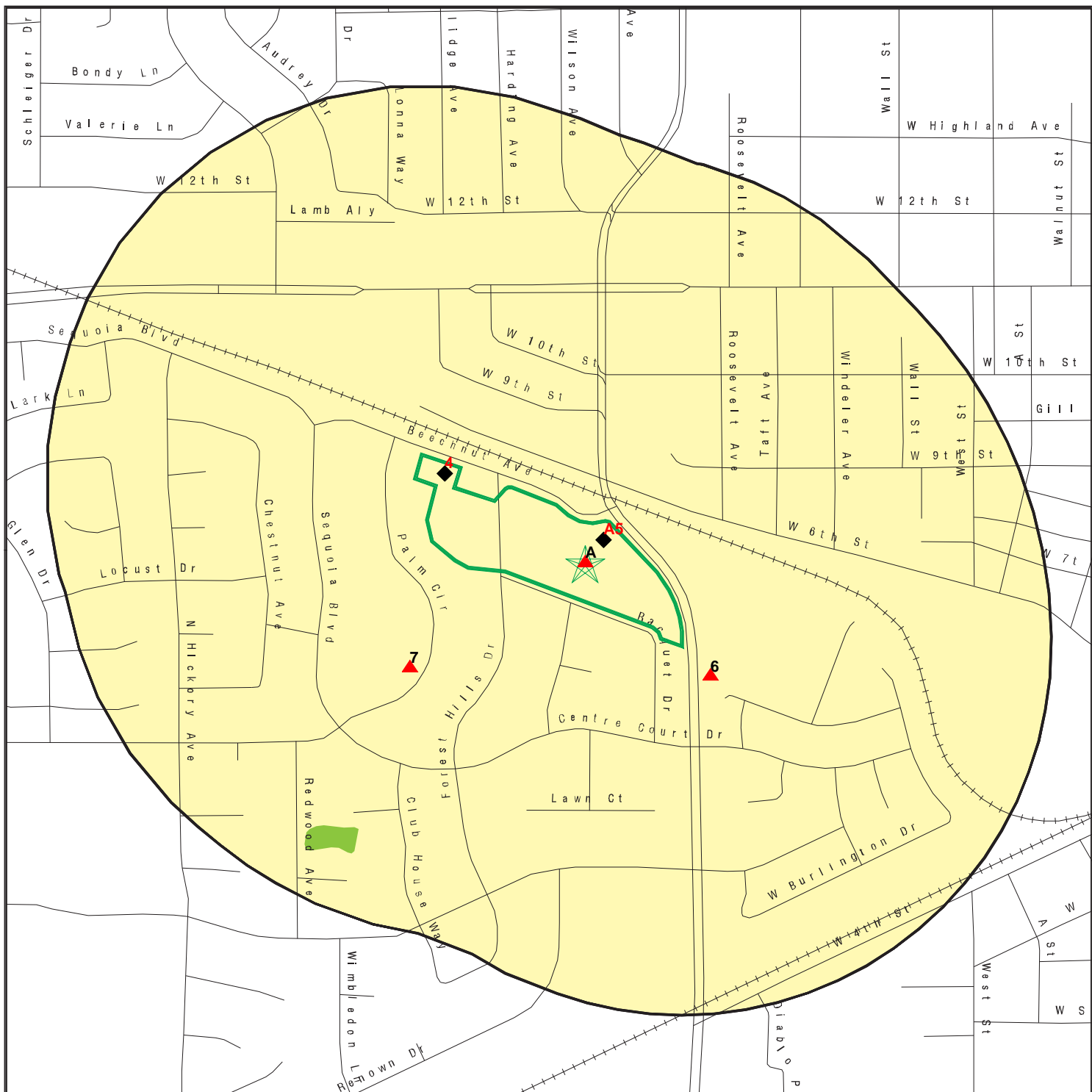
EDR HIGH RISK HISTORICAL RECORDS

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

EDR RECOVERED GOVERNMENT ARCHIVES

<u>Name</u>	<u>Address</u>	<u>Dist/Dir</u>	<u>Map ID</u>	<u>Page</u>
Not Reported				

PRIMARY MAP - 7485571.2S



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

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

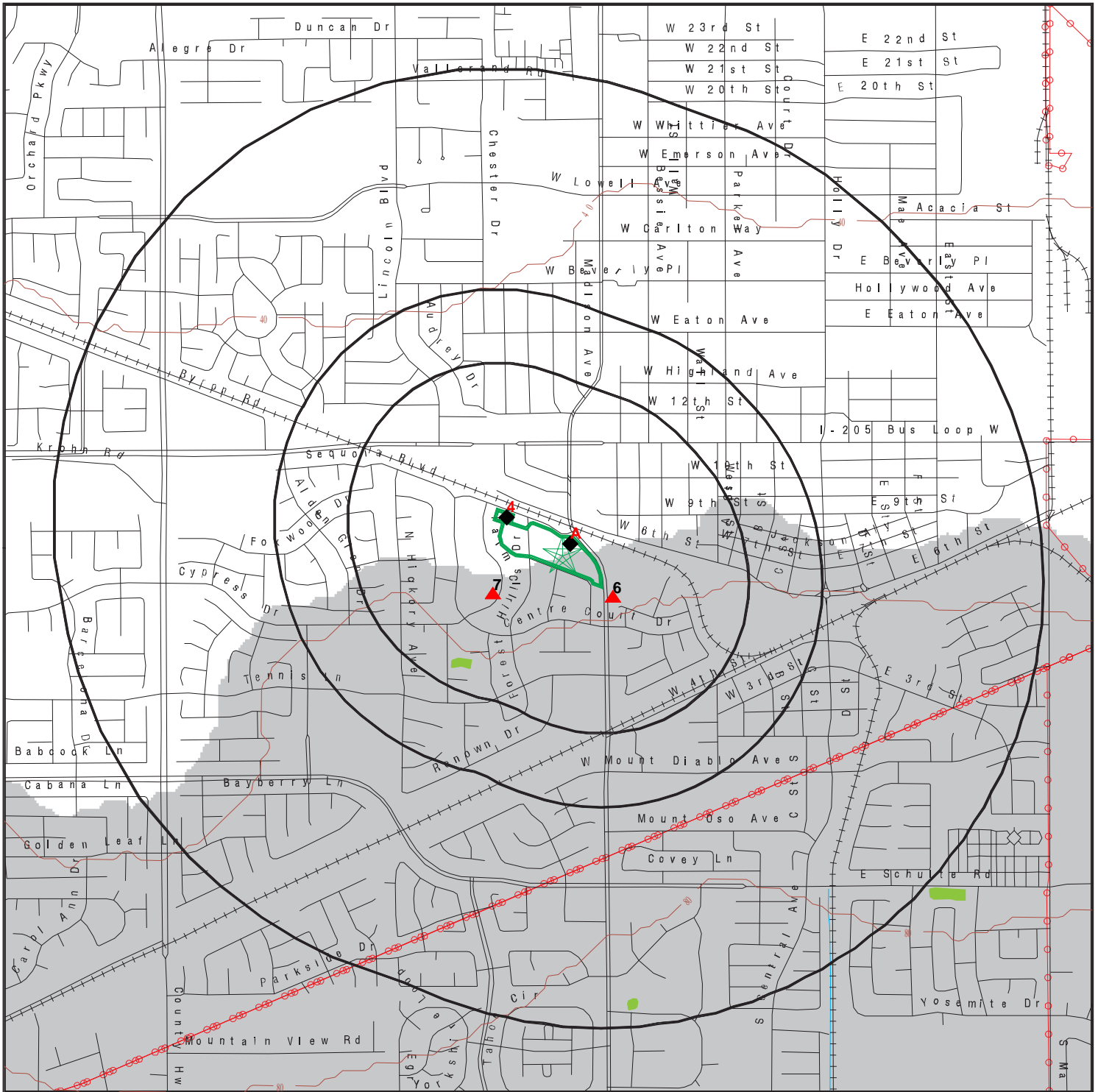
Areas of Concern

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

SITE NAME: Beechnut Transit Facility
 ADDRESS: 800, 990, and 1000 Beechnut Avenue
 Tracy CA 95376
 LAT/LONG: 37.736059 / 121.43661

CLIENT: Nelson Enviro, LLC
 CONTACT: Mike Nelson
 INQUIRY #: 7485571.2s
 DATE: October 31, 2023 9:00 pm

SECONDARY MAP - 7485571.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

Upgradient Area

Areas of Concern



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

SITE NAME: Beechnut Transit Facility
 ADDRESS: 800, 990, and 1000 Beechnut Avenue
 Tracy CA 95376
 LAT/LONG: 37.736059 / 121.43661

CLIENT: Nelson Enviro, LLC
 CONTACT: Mike Nelson
 INQUIRY #: 7485571.2s
 DATE: October 31, 2023 9:00 pm

MAP FINDINGS

LEGEND

FACILITY NAME FACILITY ADDRESS, CITY, ST, ZIP		EDR SITE ID NUMBER	
◆ MAP ID#	Direction Distance Range	(Distance feet / miles)	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.
	Relative Elevation	Feet Above Sea Level	
Worksheet:			
Comments: Comments may be added on the online Vapor Encroachment Worksheet.			

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

RENOWN ENTERPRISES 990 BEACHNUT, TRACY, CA, 95376		S106486526	
▲ A1	Target Property		Lists of state and tribal leaking storage tanks Other Ascertainable Records
		56 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

990 BEECHNUT EXCAVATION 990 BEECHNUT AVENUE, TRACY, CA, 95376		S105556834	
▲ A2	Target Property		Lists of state and tribal leaking storage tanks Other Ascertainable Records
		56 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

CHEVRON 990 BEECHNUT (RENOWN) TRACY 990 BEECHNUT AVE, TRACY, CA, 95376		1027539285	
▲ A3	Target Property		Other Ascertainable Records
		56 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

CHEVRON, TAOC TRACY PUMP STATION, (880 BEECHNUT), TRACY 880 BEECHNUT, TRACY, CA, 95376		S106483642	
◆ 4	WNW <1/10	(0 ft. / 0 mi.)	Lists of state and tribal leaking storage tanks Other Ascertainable Records
	1 ft. Lower Elevation	55 ft. Above Sea Level	

MAP FINDINGS

Worksheet:

Impact on Target Property: VEC does not exist

Conditions:

Not Applicable: YES

Groundwater Flow Gradient:

Crossgradient: YES

RENOWN HOMES CORNER OF TRACY BLVD AND BEECHNUT AVE, TRACY, CA, 95376			S100184173
◆ A5	NE <1/10	(0 ft. / 0 mi.)	Lists of state- and tribal (Superfund) equivalent sites Lists of state- and tribal hazardous waste facilities Local Lists of Hazardous waste / Contaminated Sites
	1 ft. Lower Elevation	55 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Conditions:

Not Applicable: YES

Groundwater Flow Gradient:

Hydrogeologically: YES

Crossgradient: YES

TRACY CITY 560 TRACY BLVD, TRACY, CA, 95376			S103665019
▲ 6	SE <1/10	(197 ft. / 0.037 mi.)	Lists of state and tribal leaking storage tanks Other Ascertainable Records
	2 ft. Higher Elevation	58 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

Upgradient or Indeterminate: YES

Hydrogeologically: YES

ALDEN PARK 525 PALM CIRCLE, TRACY, CA, 95376			S101482157
▲ 7	WSW 1/10 - 1/3	(554 ft. / 0.105 mi.)	Lists of state- and tribal hazardous waste facilities
	2 ft. Higher Elevation	58 ft. Above Sea Level	

Worksheet:

Impact on Target Property: VEC does not exist

Conditions:

Petroleum Hydrocarbon Chemicals of Concern: YES

Groundwater Flow Gradient:

MAP FINDINGS

Upgradient or Indeterminate: YES

Hydrogeologically: YES

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	09/19/2023	10/03/2023	10/19/2023
US	Proposed NPL	Proposed National Priority List Sites	EPA	09/19/2023	10/03/2023	10/19/2023
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	09/19/2023	10/03/2023	10/19/2023
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	07/24/2023	07/31/2023	08/14/2023
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	08/03/2023	08/07/2023	10/10/2023
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	05/22/2023	05/23/2023	07/24/2023
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	06/12/2023	06/20/2023	08/14/2023
State and tribal - equivalent NPL						
CA	RESPONSE	State Response Sites	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023
State and tribal - equivalent CERCLIS						
CA	ENVIROSTOR	EnviroStor Database	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023
State and tribal landfill / solid waste disposal						
CA	SWF/LF (SWIS)	Solid Waste Information System	Department of Resources Recycling and Recover	08/07/2023	08/08/2023	10/26/2023
State and tribal leaking storage tank lists						
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	09/09/2003	09/10/2003	10/07/2003
CA	LUST REG 9	Leaking Underground Storage Tank Report	California Regional Water Quality Control Boa	03/01/2001	04/23/2001	05/21/2001
CA	LUST REG 8	Leaking Underground Storage Tanks	California Regional Water Quality Control Boa	02/14/2005	02/15/2005	03/28/2005
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	02/26/2004	02/26/2004	03/24/2004
CA	LUST REG 5	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	07/01/2008	07/22/2008	07/31/2008
CA	LUST REG 4	Underground Storage Tank Leak List	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	LUST REG 3	Leaking Underground Storage Tank Database	California Regional Water Quality Control Boa	05/19/2003	05/19/2003	06/02/2003

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	LUST REG 2	Fuel Leak List	California Regional Water Quality Control Boa	09/30/2004	10/20/2004	11/19/2004
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	California Regional Water Quality Control Boa	06/07/2005	06/07/2005	06/29/2005
CA	LUST REG 1	Active Toxic Site Investigation	California Regional Water Quality Control Boa	02/01/2001	02/28/2001	03/29/2001
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	04/19/2023	05/09/2023	07/14/2023
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	04/19/2023	05/09/2023	07/14/2023
CA	CPS-SLIC	Statewide SLIC Cases (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	SLIC REG 1	Active Toxic Site Investigations	California Regional Water Quality Control Boa	04/03/2003	04/07/2003	04/25/2003
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board San Fran	09/30/2004	10/20/2004	11/19/2004
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	05/18/2006	05/18/2006	06/15/2006
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Region Water Quality Control Board Los Angele	11/17/2004	11/18/2004	01/04/2005
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board Central	04/01/2005	04/05/2005	04/21/2005
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	Regional Water Quality Control Board, Victorv	05/24/2005	05/25/2005	06/16/2005
CA	SLIC REG 6L	SLIC Sites	California Regional Water Quality Control Boa	09/07/2004	09/07/2004	10/12/2004
CA	SLIC REG 7	SLIC List	California Regional Quality Control Board, Co	11/24/2004	11/29/2004	01/04/2005
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Region Water Quality Control Board	04/03/2008	04/03/2008	04/14/2008
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	California Regional Water Quality Control Boa	09/10/2007	09/11/2007	09/28/2007
State and tribal registered storage tank lists						
CA	UST	Active UST Facilities	SWRCB	06/05/2023	06/05/2023	08/28/2023
CA	MILITARY UST SITES	Military UST Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	UST CLOSURE	Proposed Closure of Underground Storage Tank (UST) Cases	State Water Resources Control Board	05/31/2023	06/02/2023	08/23/2023
CA	AST	Aboveground Petroleum Storage Tank Facilities	California Environmental Protection Agency	07/06/2016	07/12/2016	09/19/2016
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	04/19/2023	05/09/2023	07/14/2023
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	04/20/2023	05/09/2023	07/14/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	04/14/2023	05/09/2023	07/14/2023
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/26/2023	05/09/2023	07/14/2023
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	04/25/2023	05/09/2023	07/14/2023
US	FEMA UST	Underground Storage Tank Listing	FEMA	03/08/2023	03/09/2023	05/30/2023
State and tribal voluntary cleanup sites						
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisiting	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
CA	VCP	Voluntary Cleanup Program Properties	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
State and tribal Brownfields sites						
CA	BROWNFIELDS	Considered Brownfields Sites Listing	State Water Resources Control Board	06/14/2023	06/14/2023	09/06/2023
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	06/30/2023	07/19/2023	10/10/2023
US	ROD	Records Of Decision	EPA	09/19/2023	10/03/2023	10/19/2023
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	09/19/2023	10/03/2023	10/19/2023
CA	HIST CAL-SITES	Calsites Database	Department of Toxic Substance Control	08/08/2005	08/03/2006	08/24/2006
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
CA	SWRCY	Recycler Database	Department of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	CA FID UST	Facility Inventory Database	California Environmental Protection Agency	10/31/1994	09/05/1995	09/29/1995
CA	HIST UST	Hazardous Substance Storage Container Database	State Water Resources Control Board	10/15/1990	01/25/1991	02/12/1991
CA	SAN FRANCISCO AST	Aboveground Storage Tank Site Listing	San Francisco County Department of Public Hea	08/04/2023	08/08/2023	10/25/2023
CA	SWEEPS UST	SWEEPS UST Listing	State Water Resources Control Board	06/01/1994	07/07/2005	08/11/2005
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	09/19/2023	10/03/2023	10/19/2023
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	EPA WATCH LIST	EPA WATCH LIST	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2021	04/14/2023	07/10/2023
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	06/19/2023	06/20/2023	08/14/2023
US	Delisted NPL	National Priority List Deletions	EPA	09/19/2023	10/03/2023	10/19/2023
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	09/19/2023	10/03/2023	10/19/2023
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	07/24/2023	07/31/2023	08/14/2023
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	06/19/2023	06/23/2023	09/20/2023
US	DOT OPS	Incident and Accident Data	Department of Transportation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	05/22/2023	05/23/2023	07/10/2023
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	04/06/2023	04/13/2023	04/19/2023
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	08/07/2023	08/15/2023	10/10/2023
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	05/01/2023	05/24/2023	07/24/2023
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	07/05/2023	07/05/2023	09/25/2023
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2021	02/16/2023	05/02/2023
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	07/17/2023	07/18/2023	10/10/2023
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	07/20/2023	09/01/2023	09/20/2023
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	05/04/2023	05/25/2023	07/24/2023
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	05/09/2023	06/29/2023	09/25/2023
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Servces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	06/13/2023	06/14/2023	08/14/2023
CA	CA BOND EXP. PLAN	Bond Expenditure Plan	Department of Health Services	01/01/1989	07/27/1994	08/02/1994
CA	CDL	Clandestine Drug Labs	Department of Toxic Substances Control	12/31/2020	11/30/2022	02/09/2023
CA	CHMIRS	California Hazardous Material Incident Report System	Office of Emergency Services	06/01/2023	07/18/2023	10/05/2023
CA	CORTESE	"Cortese" Hazardous Waste & Substances Sites List	CAL EPA/Office of Emergency Information	06/14/2023	06/14/2023	09/06/2023
CA	CUPA LIVERMORE-PLEASANTON	CUPA Facility Listing	Livermore-Pleasanton Fire Department	03/31/2023	05/08/2023	07/31/2023
CA	DEED	Deed Restriction Listing	DTSC and SWRCB	05/25/2023	05/25/2023	08/14/2023
CA	DRYCLEANERS	Cleaner Facilities	Department of Toxic Substance Control	08/27/2021	09/01/2021	11/19/2021
CA	DRYCLEAN FEATHER RIVER DIST	Feather River Air Quality Management District Drycleaner Fac	Feather River Air Quality Management District	03/08/2023	03/09/2023	06/05/2023
CA	DRYCLEAN SAN DIEGO CO DIST	San Diego County Air Pollution Control District Drycleaner F	San Diego County Air Pollution Control Distri	08/08/2023	08/09/2023	10/26/2023
CA	DRYCLEAN SAN LUIS OB CO DIST	San Luis Obispo County Air Pollution Control District Drycle	San Luis Obispo County Air Pollution Control	07/26/2023	07/27/2023	10/13/2023
CA	DRYCLEAN GLENN CO DIST	Glenn County Air Pollution Control District Drycleaner Facil	Glenn County Air Pollution Control District	05/02/2023	05/03/2023	07/25/2023
CA	DRYCLEAN AMADOR	Amador Air District Drycleaner Facility Listing	Amador Air Quality Management District	04/26/2023	04/27/2023	07/13/2023
CA	DRYCLEAN SOUTH COAST	South Coast Air Quality Management District Drycleaner Listi	South Coast Air Quality Management District	05/17/2023	05/18/2023	08/09/2023
CA	DRYCLEAN VENTURA CO DIST	Drycleaner Facility Listing	Ventura County Air Pollution Control District	04/16/2019	04/17/2019	05/01/2023
CA	DRYCLEAN SACRAMENTO METO	Sacramento Metropolitan Air Quality Management District Drycl	Sacramento Metropolitan Air Quality Managemen	04/25/2023	04/28/2023	07/19/2023
CA	DRYCLEAN SAN JOAQ VAL DIST	San Joaquin Valley Air Pollution Control District District D	San Joaquin Valley Air Pollution Control Dist	05/24/2023	05/30/2023	08/21/2023
CA	DRYCLEAN EAST KERN DIST	Eastern Kern Air Pollution Control District District Dryclea	Eastern Kern Air Pollution Control District	01/12/2023	04/26/2023	07/14/2023
CA	DRYCLEAN IMPERIAL CO DIST	Imperial County Air Pollution Control District Drycleaner Fa	Imperial County Air Pollution Control Distric	04/25/2023	04/26/2023	07/14/2023
CA	DRYCLEAN MENDO CO DIST	Mendocino County Air Quality Management District Drycleaner	Mendocino County Air Quality Management Distr	04/27/2023	04/28/2023	07/14/2023
CA	DRYCLEAN MOJAVE DESERT DIST	Mojave Desert Air Quality Management District Drycleaner Fac	Mojave Desert Air Quality Management District	04/26/2023	04/27/2023	07/14/2023
CA	DRYCLEAN MONTEREY BAY DIST	Monterey Bay Air Quality Management District Drycleaner Faci	Monterey Bay Air Quality Management District	04/25/2023	04/26/2023	07/14/2023
CA	DRYCLEAN SHASTA CO DIST	Shasta County Air Quality Management District District Drycl	Shasta County Air Quality Management District	04/26/2023	04/27/2023	07/14/2023
CA	DRYCLEAN YOLO-SOLANO DIST	Yolo-Solano Air Quality Management District Drycleaner Facil	Yolo-Solano Air Quality Management District	04/25/2023	04/27/2023	07/14/2023
CA	DRYCLEAN AVAQMD	Antelope Valley Air Quality Management District Drycleaner L	Antelope Valley Air Quality Management Distri	05/22/2023	05/24/2023	08/14/2023
CA	DRYCLEAN PLACER CO DIST	Placer County Air Quality Management District Drycleaner Fac	Placer County Air Quality Management District	05/15/2023	05/17/2023	08/14/2023
CA	DRYCLEAN BAY AREA DIST	Bay Area Air Quality Management District Drycleaner Facility	Bay Area Air Quality Management District	02/20/2019	05/30/2019	05/01/2023
CA	DRYCLEAN BUTTE CO DIST	Butte County Air Quality Management District Drycleaner Facil	Butte County Air Quality Management District	12/31/2018	04/23/2019	05/01/2023
CA	DRYCLEAN CALAVERAS CO DIST	Calaveras County Environmental Management Agency Drycleaner	Calaveras County Environmental Management Age	06/17/2019	06/19/2019	05/01/2023
CA	DRYCLEAN GRANT	Grant Recipients List	California Air Resources Board	12/31/2020	02/04/2021	05/01/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	DRYCLEAN LAKE CO DIST	Lake County Air Quality Management District Drycleaner Facil	Lake County Air Quality Management District	04/29/2019	05/07/2019	05/01/2023
CA	DRYCLEAN NO COAST UNIFIED DISTRICT	North Coast Unified Air Quality Management District Dryclean	North Coast Unified Air Quality Management Di	11/30/2016	04/19/2019	05/01/2023
CA	DRYCLEAN NO SIERRA DIST	Northern Sierra Air Quality Management District Drycleaner F	Northern Sierra Air Quality Management Distri	05/07/2019	05/07/2019	05/01/2023
CA	DRYCLEAN NO SONOMA CO DIST	Norther Sonoma County County Air Pollution Control District	Santa Barbara County Air Pollution Control Di	04/17/2019	04/17/2019	05/01/2023
CA	DRYCLEAN SANTA BARB CO DIST	Santa Barbara County Air Pollution Control District Dryclean	Santa Barbara County Air Pollution Control Di	02/19/2019	04/17/2019	05/01/2023
CA	DRYCLEAN TEHAMA CO DIST	Tehama County Air Pollution Control District Drycleaner Faci	Tehama County Air Pollution Control District	04/24/2019	04/24/2019	05/01/2023
CA	EMI	Emissions Inventory Data	California Air Resources Board	12/31/2021	06/09/2023	08/30/2023
CA	ENF	Enforcement Action Listing	State Water Resoruces Control Board	07/17/2023	07/18/2023	10/05/2023
CA	Financial Assurance 1	Financial Assurance Information Listing	Department of Toxic Substances Control	09/13/2023	09/14/2023	09/21/2023
CA	Financial Assurance 2	Financial Assurance Information Listing	California Integrated Waste Management Board	05/04/2023	05/25/2023	08/16/2023
CA	HAULERS	Registered Waste Tire Haulers Listing	Integrated Waste Management Board	11/16/2022	11/22/2022	02/13/2023
CA	HAZNET	Facility and Manifest Data	California Environmental Protection Agency	12/31/2021	07/05/2022	09/19/2022
CA	HIST CORTESE	Hazardous Waste & Substance Site List	Department of Toxic Substances Control	04/01/2001	01/22/2009	04/08/2009
CA	HWP	EnviroStor Permitted Facilities Listing	Department of Toxic Substances Control	05/15/2023	05/16/2023	08/09/2023
CA	HWT	Registered Hazardous Waste Transporter Database	Department of Toxic Substances Control	06/29/2023	06/29/2023	09/19/2023
CA	ICE	Inspection, Compliance and Enforcement	Department of Toxic Substances Control	05/15/2023	05/16/2023	08/09/2023
CA	LDS	Land Disposal Sites Listing (GEOTRACKER)	State Water Quality Control Board	06/05/2023	06/05/2023	08/25/2023
CA	LIENS	Environmental Liens Listing	Department of Toxic Substances Control	06/06/2023	06/07/2023	08/25/2023
CA	MCS	Military Cleanup Sites Listing (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/25/2023
CA	MINES	Mines Site Location Listing	Department of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	MWMP	Medical Waste Management Program Listing	Department of Public Health	05/08/2023	05/25/2023	08/16/2023
CA	NPDES	NPDES Permits Listing	State Water Resources Control Board	08/07/2023	08/08/2023	10/26/2023
CA	PEST LIC	Pesticide Regulation Licenses Listing	Department of Pesticide Regulation	05/25/2023	05/25/2023	08/16/2023
CA	PROC	Certified Processors Database	Department of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	NOTIFY 65	Proposition 65 Records	State Water Resources Control Board	06/06/2023	06/07/2023	08/25/2023
CA	SAN JOSE HAZMAT	Hazardous Material Facilities	City of San Jose Fire Department	11/03/2020	11/05/2020	01/26/2021
CA	SCH	School Property Evaluation Program	Department of Toxic Substances Control	07/24/2023	07/25/2023	10/11/2023
CA	SANTA CRUZ CO SITE MITI	Site Mitigation Listing	Santa Cruz Environmental Health Services	12/03/2018	06/23/2023	07/13/2023
CA	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	06/06/2012	01/03/2013	02/22/2013
CA	TOXIC PITS	Toxic Pits Cleanup Act Sites	State Water Resources Control Board	07/01/1995	08/30/1995	09/26/1995
CA	UIC	UIC Listing	Deaprtment of Conservation	06/02/2023	06/02/2023	08/23/2023
CA	WASTEWATER PITS	Oil Wastewater Pits Listing	RWQCB, Central Valley Region	02/11/2021	07/01/2021	09/29/2021
CA	WDS	Waste Discharge System	State Water Resources Control Board	06/19/2007	06/20/2007	06/29/2007
CA	WIP	Well Investigation Program Case List	Los Angeles Water Quality Control Board	07/03/2009	07/21/2009	08/03/2009
CA	WMUDS/SWAT	Waste Management Unit Database	State Water Resources Control Board	04/01/2000	04/10/2000	05/10/2000
CA	AQUEOUS FOAM	Former Fire Training Facility Assessments Listing	State Water Resources Control Board	06/02/2023	06/02/2023	08/23/2023
CA	CERS	CalEPA Regulated Site Portal Data	California Environmental Protection Agency	07/17/2023	07/18/2023	10/06/2023
CA	CERS HAZ WASTE	California Environmental Reporting System Hazardous Waste	CalEPA	07/17/2023	07/18/2023	10/06/2023
CA	CERS TANKS	California Environmental Reporting System (CERS) Tanks	California Environmental Protection Agency	07/17/2023	07/18/2023	10/06/2023
CA	PROJECT	Project Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	SAMPLING POINT	Sampling Point ? Public Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
CA	UIC GEO	Underground Injection Control Sites (GEOTRACKER)	State Water Resource Control Board	06/05/2023	06/05/2023	08/28/2023
CA	WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	06/24/2023	06/29/2023	09/25/2023
CA	WDR	Waste Discharge Requirements Listing	State Water Resources Control Board	06/02/2023	06/02/2023	08/23/2023
CA	OTHER OIL GAS	Other Oil & Gas Projects Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	NON-CASE INFO	Non-Case Information Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	07/05/2023	07/05/2023	09/25/2023
CA	MILITARY PRIV SITES	Military Privatized Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	08/14/2023	08/15/2023	10/19/2023
CA	HWTS	Hazardous Waste Tracking System	Department of Toxic Substances Control	08/04/2023	08/09/2023	10/26/2023
US	UXO	Unexploded Ordnance Sites	Department of Defense	11/09/2021	10/20/2022	01/10/2023
CA	PFAS	PFAS Contamination Site Location Listing	State Water Resources Control Board	06/02/2023	06/02/2023	08/23/2023
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	06/23/2023	06/23/2023	09/20/2023
CA	CIWQS	California Integrated Water Quality System	State Water Resources Control Board	05/25/2023	05/25/2023	08/14/2023
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	07/16/2023	07/18/2023	08/28/2023
CA	PROD WATER PONDS	Produced Water Ponds Sites (GEOTRACKER)	State Water Resources Control Board	06/05/2023	06/05/2023	08/28/2023
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	09/23/2023	10/03/2023	10/10/2023
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	07/05/2023	07/06/2023	09/25/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
CA	CHROME PLATING	Chrome Plating Facilities Listing	State Water Resources Control Board	06/08/2023	06/08/2023	09/26/2023
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	07/05/2023	07/05/2023	10/02/2023
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023

HISTORICAL USE RECORDS

US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
CA	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Resources Recycling and Recover		07/01/2013	01/13/2014
CA	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	State Water Resources Control Board		07/01/2013	12/30/2013

COUNTY RECORDS

CA	CS ALAMEDA	Contaminated Sites	Alameda County Environmental Health Services	01/09/2019	01/11/2019	03/05/2019
CA	UST ALAMEDA	Underground Tanks	Alameda County Environmental Health Services	06/27/2023	06/28/2023	09/14/2023
CA	CUPA AMADOR	CUPA Facility List	Amador County Environmental Health	04/27/2023	04/27/2023	07/13/2023
CA	CUPA BUTTE	CUPA Facility Listing	Public Health Department	04/21/2017	04/25/2017	08/09/2017
CA	CUPA CALVERAS	CUPA Facility Listing	Calveras County Environmental Health	06/27/2023	06/28/2023	09/14/2023
CA	CUPA COLUSA	CUPA Facility List	Health & Human Services	04/06/2020	04/23/2020	07/10/2020
CA	SL CONTRA COSTA	Site List	Contra Costa Health Services Department	07/05/2023	07/20/2023	10/05/2023
CA	CUPA DEL NORTE	CUPA Facility List	Del Norte County Environmental Health Divisio	08/02/2023	08/03/2023	10/19/2023
CA	CUPA EL DORADO	CUPA Facility List	El Dorado County Environmental Management Dep	08/08/2022	08/09/2022	09/01/2022
CA	CUPA FRESNO	CUPA Resources List	Dept. of Community Health	06/28/2021	12/21/2021	03/03/2022
CA	CUPA GLENN	CUPA Facility List	Glenn County Air Pollution Control District	01/22/2018	01/24/2018	03/14/2018
CA	CUPA HUMBOLDT	CUPA Facility List	Humboldt County Environmental Health	08/12/2021	08/12/2021	11/08/2021
CA	CUPA IMPERIAL	CUPA Facility List	San Diego Border Field Office	07/11/2023	07/12/2023	09/26/2023
CA	CUPA INYO	CUPA Facility List	Inyo County Environmental Health Services	04/02/2018	04/03/2018	06/14/2018

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	CUPA KERN	CUPA Facility List	Kern County Public Health	07/26/2023	07/27/2023	08/09/2023
CA	UST KERN	Underground Storage Tank Sites & Tank Listing	Kern County Environment Health Services Depar	07/26/2023	07/27/2023	08/03/2023
CA	CUPA KINGS	CUPA Facility List	Kings County Department of Public Health	12/03/2020	01/26/2021	04/14/2021
CA	CUPA LAKE	CUPA Facility List	Lake County Environmental Health	04/26/2023	04/27/2023	05/31/2023
CA	CUPA LASSEN	CUPA Facility List	Lassen County Environmental Health	07/31/2020	08/21/2020	11/09/2020
CA	AOCONCERN	Key Areas of Concerns in Los Angeles County		03/30/2009	03/31/2009	10/23/2009
CA	HMS LOS ANGELES	HMS: Street Number List	Department of Public Works	06/21/2023	06/28/2023	09/14/2023
CA	LF LOS ANGELES	List of Solid Waste Facilities	La County Department of Public Works	07/10/2023	07/10/2023	09/27/2023
CA	LF LOS ANGELES CITY	City of Los Angeles Landfills	Engineering & Construction Division	12/31/2022	01/12/2023	03/29/2023
CA	LOS ANGELES AST	Active & Inactive AST Inventory	Los Angeles Fire Department	06/01/2019	06/25/2019	08/22/2019
CA	LOS ANGELES CO LF METHANE	Methane Producing Landfills	Los Angeles County Department of Public Works	04/13/2023	07/13/2023	09/27/2023
CA	LOS ANGELES HM	Active & Inactive Hazardous Materials Inventory	Los Angeles Fire Department	06/20/2023	06/22/2023	08/09/2023
CA	LOS ANGELES UST	Active & Inactive UST Inventory	Los Angeles Fire Department	06/20/2023	06/22/2023	09/12/2023
CA	SITE MIT LOS ANGELES	Site Mitigation List	Community Health Services	03/02/2023	04/18/2023	07/07/2023
CA	UST EL SEGUNDO	City of El Segundo Underground Storage Tank	City of El Segundo Fire Department	01/21/2017	04/19/2017	05/10/2017
CA	UST LONG BEACH	City of Long Beach Underground Storage Tank	City of Long Beach Fire Department	04/22/2019	04/23/2019	06/27/2019
CA	UST TORRANCE	City of Torrance Underground Storage Tank	City of Torrance Fire Department	04/12/2023	05/02/2023	06/13/2023
CA	CUPA MADERA	CUPA Facility List	Madera County Environmental Health	08/10/2020	08/12/2020	10/23/2020
CA	UST MARIN	Underground Storage Tank Sites	Public Works Department Waste Management	09/26/2018	10/04/2018	11/02/2018
CA	UST MENDOCINO	Mendocino County UST Database	Department of Public Health	09/22/2021	11/18/2021	11/22/2021
CA	CUPA MERCED	CUPA Facility List	Merced County Environmental Health	07/25/2023	08/03/2023	10/19/2023
CA	CUPA MONO	CUPA Facility List	Mono County Health Department	02/22/2021	03/02/2021	05/19/2021
CA	CUPA MONTEREY	CUPA Facility Listing	Monterey County Health Department	10/04/2021	10/06/2021	12/29/2021
CA	LUST NAPA	Sites With Reported Contamination	Napa County Department of Environmental Manag	01/09/2017	01/11/2017	03/02/2017
CA	UST NAPA	Closed and Operating Underground Storage Tank Sites	Napa County Department of Environmental Manag	09/05/2019	09/09/2019	10/31/2019
CA	CUPA NEVADA	CUPA Facility List	Community Development Agency	07/21/2023	07/25/2023	10/11/2023
CA	IND_SITE ORANGE	List of Industrial Site Cleanups	Health Care Agency	05/15/2023	07/31/2023	08/09/2023
CA	LUST ORANGE	List of Underground Storage Tank Cleanups	Health Care Agency	05/15/2023	07/31/2023	08/09/2023
CA	UST ORANGE	List of Underground Storage Tank Facilities	Health Care Agency	04/01/2023	05/18/2023	06/14/2023
CA	MS PLACER	Master List of Facilities	Placer County Health and Human Services	08/26/2022	08/29/2022	11/15/2022
CA	CUPA PLUMAS	CUPA Facility List	Plumas County Environmental Health	03/31/2019	04/23/2019	06/26/2019
CA	LUST RIVERSIDE	Listing of Underground Tank Cleanup Sites	Department of Environmental Health	07/10/2023	07/11/2023	09/26/2023
CA	UST RIVERSIDE	Underground Storage Tank Tank List	Department of Environmental Health	07/10/2023	07/11/2023	09/26/2023
CA	CS SACRAMENTO	Toxic Site Clean-Up List	Sacramento County Environmental Management	11/07/2022	12/21/2022	03/16/2023
CA	ML SACRAMENTO	Master Hazardous Materials Facility List	Sacramento County Environmental Management	11/07/2022	12/09/2022	03/01/2023
CA	CUPA SAN BENITO	CUPA Facility List	San Benito County Environmental Health	05/02/2023	05/04/2023	07/25/2023
CA	PERMITS SAN BERNARDINO	Hazardous Material Permits	San Bernardino County Fire Department Hazardo	05/09/2023	05/10/2023	08/01/2023
CA	HMMD SAN DIEGO	Hazardous Materials Management Division Database	Hazardous Materials Management Division	05/25/2023	05/25/2023	08/16/2023
CA	LF SAN DIEGO	Solid Waste Facilities	Department of Health Services	04/04/2023	04/05/2023	06/27/2023
CA	SAN DIEGO CO LOP	Local Oversight Program Listing	Department of Environmental Health	07/22/2021	10/19/2021	01/13/2022
CA	SAN DIEGO CO SAM	Environmental Case Listing	San Diego County Department of Environmental	03/23/2010	06/15/2010	07/09/2010
CA	CUPA SAN FRANCISCO CO	CUPA Facility Listing	San Francisco County Department of Environmen	08/04/2023	08/08/2023	10/26/2023
CA	LUST SAN FRANCISCO	Local Oversight Facilities	Department Of Public Health San Francisco Cou	09/19/2008	09/19/2008	09/29/2008
CA	UST SAN FRANCISCO	Underground Storage Tank Information	Department of Public Health	08/04/2023	08/08/2023	10/25/2023
CA	SAN FRANCISCO MAHER	Maher Ordinance Property Listing	San Francisco Planning	07/17/2023	07/18/2023	10/05/2023
CA	UST SAN JOAQUIN	San Joaquin Co. UST	Environmental Health Department	06/22/2018	06/26/2018	07/11/2018
CA	CUPA SAN LUIS OBISPO	CUPA Facility List	San Luis Obispo County Public Health Departme	08/09/2023	08/10/2023	10/27/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CA	BI SAN MATEO	Business Inventory	San Mateo County Environmental Health Service	02/20/2020	02/20/2020	04/24/2020
CA	LUST SAN MATEO	Fuel Leak List	San Mateo County Environmental Health Service	03/29/2019	03/29/2019	05/29/2019
CA	CUPA SANTA BARBARA	CUPA Facility Listing	Santa Barbara County Public Health Department	09/08/2011	09/09/2011	10/07/2011
CA	CUPA SANTA CLARA	Cupa Facility List	Department of Environmental Health	05/10/2023	05/11/2023	07/31/2023
CA	HIST LUST SANTA CLARA	HIST LUST - Fuel Leak Site Activity Report	Santa Clara Valley Water District	03/29/2005	03/30/2005	04/21/2005
CA	LUST SANTA CLARA	LOP Listing	Department of Environmental Health	03/03/2014	03/05/2014	03/18/2014
CA	CUPA SANTA CRUZ	CUPA Facility List	Santa Cruz County Environmental Health	01/21/2017	02/22/2017	05/23/2017
CA	CUPA SHASTA	CUPA Facility List	Shasta County Department of Resource Managememe	06/15/2017	06/19/2017	08/09/2017
CA	LUST SOLANO	Leaking Underground Storage Tanks	Solano County Department of Environmental Man	06/04/2019	06/06/2019	08/13/2019
CA	UST SOLANO	Underground Storage Tanks	Solano County Department of Environmental Man	09/15/2021	09/16/2021	12/09/2021
CA	CUPA SONOMA	Cupa Facility List	County of Sonoma Fire & Emergency Services De	07/02/2021	07/06/2021	07/14/2021
CA	LUST SONOMA	Leaking Underground Storage Tank Sites	Department of Health Services	06/30/2021	06/30/2021	09/24/2021
CA	CUPA STANISLAUS	CUPA Facility List	Stanislaus County Department of Ennvironmenta	02/08/2022	02/10/2022	05/04/2022
CA	UST SUTTER	Underground Storage Tanks	Sutter County Environmental Health Services	08/03/2023	08/24/2023	09/12/2023
CA	CUPA TEHAMA	CUPA Facility List	Tehama County Department of Environmental Hea	08/01/2023	08/02/2023	10/19/2023
CA	CUPA TRINITY	CUPA Facility List	Department of Toxic Substances Control	07/11/2023	07/12/2023	09/26/2023
CA	CUPA TULARE	CUPA Facility List	Tulare County Environmental Health Services D	10/07/2022	10/07/2022	12/21/2022
CA	CUPA TUOLUMNE	CUPA Facility List	Divison of Environmental Health	04/23/2018	04/25/2018	06/25/2018
CA	BWT VENTURA	Business Plan, Hazardous Waste Producers, and Operating Unde	Ventura County Environmental Health Division	06/26/2023	07/20/2023	10/03/2023
CA	LF VENTURA	Inventory of Illegal Abandoned and Inactive Sites	Environmental Health Division	12/01/2011	12/01/2011	01/19/2012
CA	LUST VENTURA	Listing of Underground Tank Cleanup Sites	Environmental Health Division	05/29/2008	06/24/2008	07/31/2008
CA	MED WASTE VENTURA	Medical Waste Program List	Ventura County Resource Management Agency	06/26/2023	07/25/2023	10/13/2023
CA	UST VENTURA	Underground Tank Closed Sites List	Environmental Health Division	05/26/2023	06/02/2023	06/14/2023
CA	UST YOLO	Underground Storage Tank Comprehensive Facility Report	Yolo County Department of Health	04/03/2023	04/18/2023	06/13/2023
CA	CUPA YUBA	CUPA Facility List	Yuba County Environmental Health Department	07/24/2023	07/26/2023	10/11/2023

STREET AND ADDRESS INFORMATION

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Appendix G:
Qualifications

Qualification(s) of Environmental Professional(s)

The Code of Federal Regulations (40 CFR.10, Part 312) spells out the definition of an Environmental Professional (EP). I meet the stated qualifications, as highlighted below.

DEFINITION OF ENVIRONMENTAL PROFESSIONAL, PURSUANT TO 40 CFR.10

Environmental Professional means:

(1) a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must: (i) hold a current Professional Engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or (ii) be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or (iii) have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or (iv) have the equivalent of ten (10) years of full-time relevant experience.

(3) An environmental professional should remain current in his or her field through participation in continuing education or other activities.

(4) The definition of environmental professional provided above does not preempt state professional licensing or registration requirements such as those for a professional geologist, engineer, or site remediation professional. Before commencing work, a person should determine the applicability of state professional licensing or registration laws to the activities to be undertaken as part of the inquiry identified in §312.21(b).

(5) A person who does not qualify as an environmental professional under the foregoing definition may assist in the conduct of all appropriate inquiries in accordance with this part if such person is under the supervision or responsible charge of a person meeting the definition of an environmental professional provided above when conducting such activities.

Bachelor of Science, Crop Science - California State Polytechnic University, San Luis Obispo, California, 1980

Certified Environmental Hazardous Materials Technician - Merced College, Merced, CA, 1994

Certified Hazardous Materials Technician - California Specialized Training Institute, 1995

Contaminant Vapor Migration and Intrusion Course - The Northwest Environmental Training Center, 2008

ASTM International Training on Phase I and Phase II – Environmental Site Assessments for Commercial Real Estate, 2016

ASTM International Training on Screening for Vapor Encroachment onto Property Involved in Real Estate Transactions, 2018

Professional Member, The Risk Management Association

Registered Environmental Property Assessor, National Registry of Environmental Professionals, REAP #899052

Appendix H:
Additional Documentation

**No documents have been associated
with this appendix.**

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APPENDIX C: NOISE STUDY



Environmental Noise Assessment

Tracy Transit Maintenance Facility

City of Tracy, California

March 29, 2024

Project #230519

Prepared for:

DE NOVO PLANNING GROUP 

De Novo Planning Group

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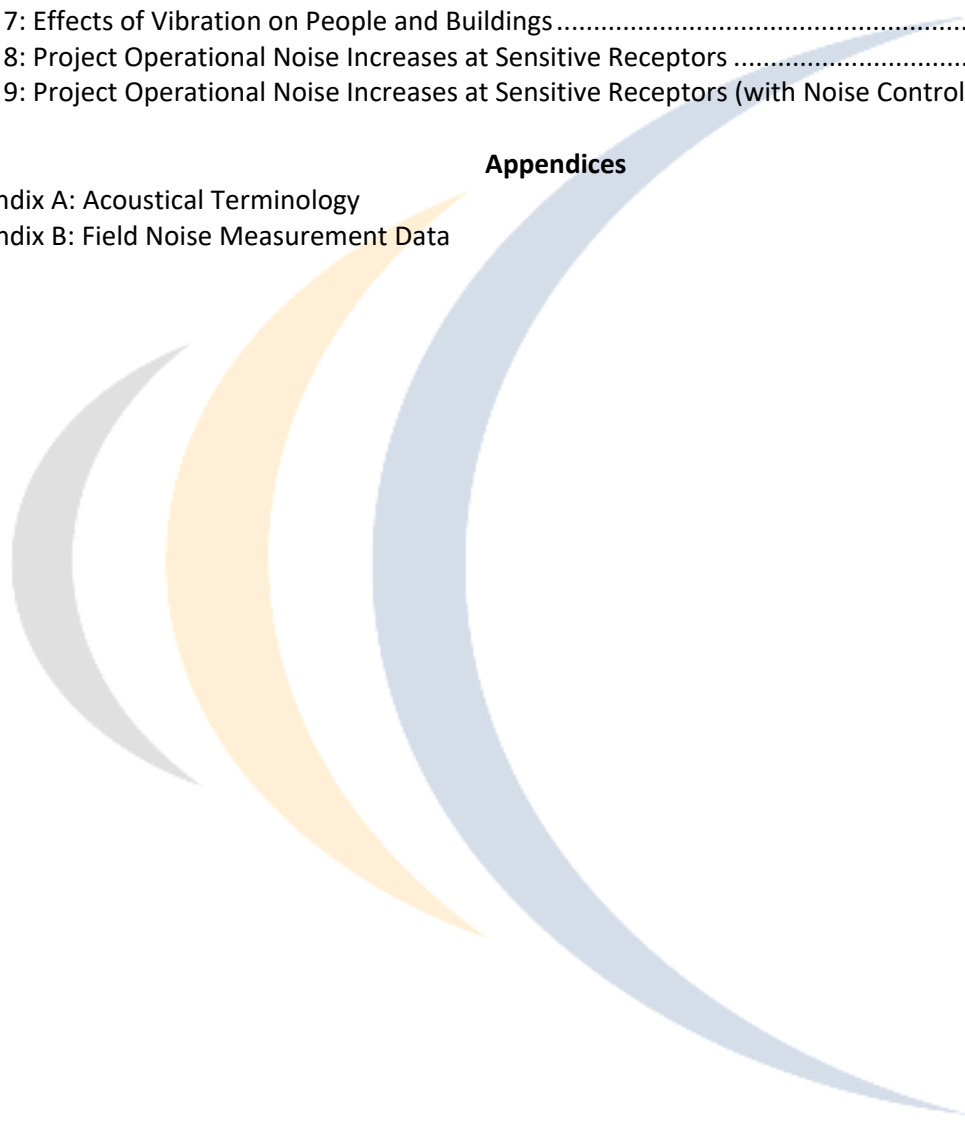
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Appendix A: Acoustical Terminology
 Appendix B: Field Noise Measurement Data



INTRODUCTION

The Transit Maintenance Facility project site (project site) is located within four parcels, at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue, in the City of Tracy, San Joaquin County, California.

The City of Tracy intends to acquire the property and seek Federal FTA grant funds to design and build the four project site parcels located at 800 Beechnut Avenue, 990 Beechnut Avenue, 1000 Beechnut Avenue, and an additional small parcel just south of and adjacent to 800 Beechnut Avenue. The project site is located approximately $\frac{3}{4}$ miles from the existing Tracy Transit Station. This location is in a central part of Tracy, directly across the street from the City of Tracy Public Works Yard.

The proposed project would include development of the Transit Maintenance Facility (proposed project), which would include a Public Works building, a Maintenance building, and Administration building, as well as parking lots for buses and passenger vehicles, and various fueling areas. The proposed project is anticipated to include both hydrogen fueling and electric vehicle charging. Covered bus parking stalls would be provided, and on-site solar photovoltaic (PV) would be located on parking lot canopy. The project is needed to facilitate the continued operation and growth of the TRACER Bus System for the City of Tracy.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

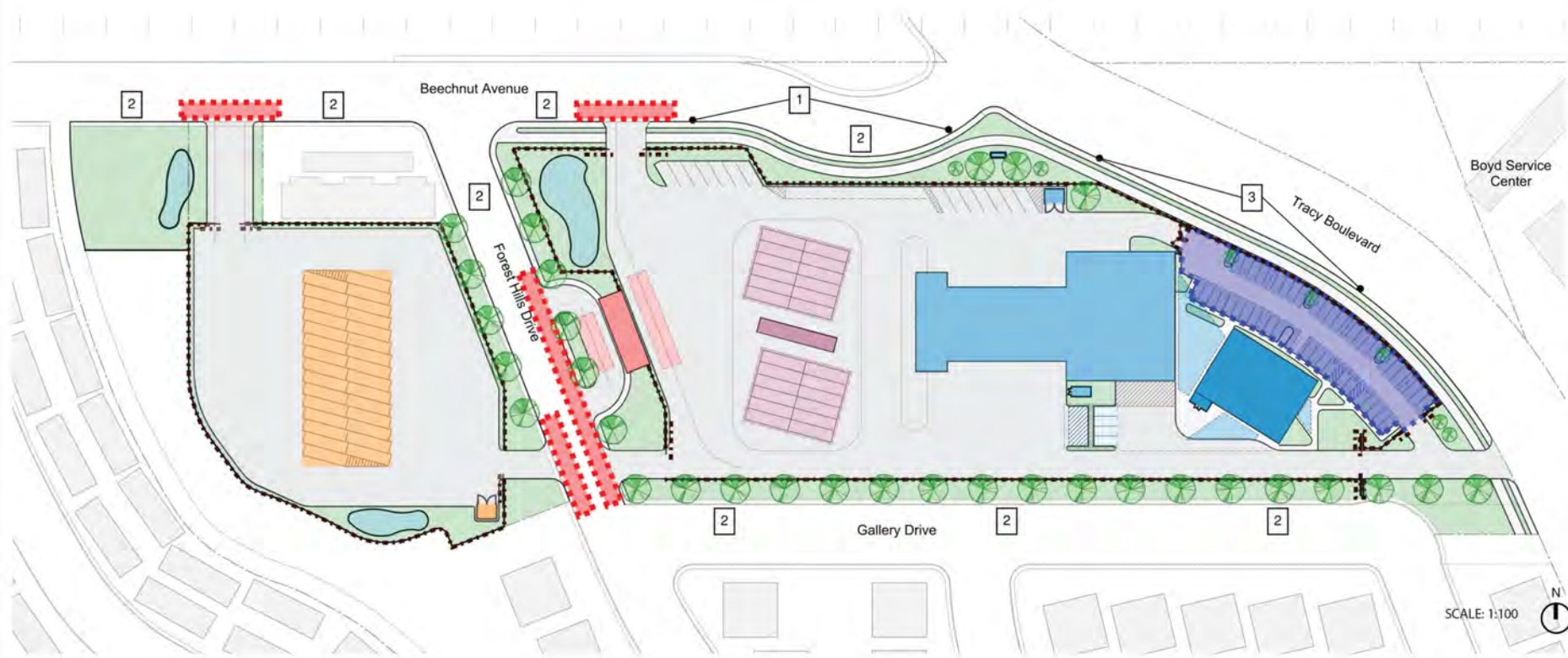
Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.



LEGEND

- | | | | |
|---|--|---|--|
|  | MAINTENANCE BUILDING (26,500 sf.) |  | SECURED PROJECT PERIMETER - FENCE LINE |
|  | ADMINISTRATION BUILDING (7,500 sf.) |  | HYDROGEN FUELING STATION (PUBLIC & PRIVATE ACCESS) |
|  | LARGE SCALE COMMON AREA CANOPIES |  | CANOPIES |
|  | PHOTOVOLTAIC PANEL CANOPIES |  | ELECTRIC CHARGING STATION (PRIVATE ACCESS ONLY) |
|  | OVERFLOW BUS PARKING & FUTURE PUBLIC WORKS FACILITY (22,000 sf.) |  | PHOTOVOLTAIC PANEL CANOPIES @ BUS PARKING/CHARGING POSITIONS |

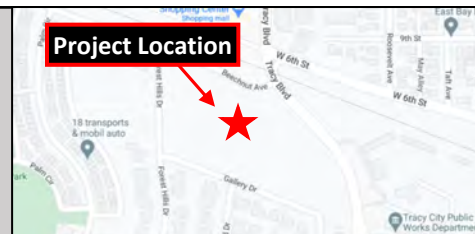
CITY OF TRACY BUS MAINTENANCE FACILITY NEPA DOCUMENTS

Tracy Transit Facility

City of Tracy, California

Figure 1

Project Site Plan



Tracy Transit Facility




City of Tracy, California

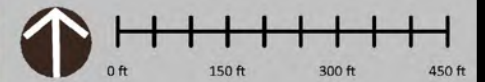
Figure 2

Noise Measurement Sites and Receptor Locations



Legend

-  Project Site
-  Noise Measurement Site - Long Term
-  Receptor



Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 02/22/2024



The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60-dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The day/night average level (DNL or L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regards to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING NOISE AND VIBRATION ENVIRONMENTS

EXISTING NOISE RECEPTORS

Some land uses are considered more sensitive to noise than others. Land uses often associated with sensitive receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Sensitive noise receptors may also include threatened or endangered noise-sensitive biological species, although many jurisdictions have not adopted noise standards for wildlife areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise.

Sensitivity is a function of noise exposure (in terms of both exposure duration and insulation from noise) and the types of activities involved. In the vicinity of the project site, sensitive land uses include residences to the north, west, and south of the project.

EXISTING GENERAL AMBIENT NOISE LEVELS

The existing noise environment in the project area is primarily defined by Union Pacific Railroad (UPRR) operations on the existing rail line located north of the project site, as well as traffic noise from the local roadway network. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at three locations on the project site. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L _{dn}	Daytime L _{eq}	Daytime L ₅₀	Daytime L _{max}	Nighttime L _{eq}	Nighttime L ₅₀	Nighttime L _{max}
LT-1	6/14/23	67	62	50	83	61	44	82
LT-2	6/14/23	57	57	49	78	49	45	71
LT-3	6/14/23	57	53	50	72	51	46	66

- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.
- Source: Saxelby Acoustics, 2023.

EVALUATION OF PROJECT OPERATIONAL NOISE ON EXISTING SENSITIVE RECEPTORS

Saxelby Acoustics followed the Federal Transit Administration (FTA) guidelines for calculating the project noise generation. Predicted noise levels were compared to the applicable City of Tracy exterior noise standards. Noise levels were mapped using the SoundPLAN noise model. The following is a list of assumptions used for the noise modeling.

Bus Operating Center: 15 buses per hour were assumed to access the facility and be serviced and cleaned for each hour from 4:00 a.m. to 11:30 p.m. A sound exposure level (SEL) of 114 dBA at 50 feet was assumed based on FTA guidance. The SEL of 111 dBA was adjusted down from the default 100 buses accessing the facility and 30 buses being serviced in a peak hour to 15 per hour each, as noted above. The resulting average noise level (Leq) of 73.5 dBA at 50 feet was used for the noise modeling.

Overflow Storage Yard: 3 buses per hour were assumed to access the overflow parking facility for each hour from 7 a.m. to 10:00 p.m. A sound exposure level (SEL) of 111 dBA at 50 feet was assumed based on FTA guidance. The SEL of 111 dBA was adjusted down from the default 100 buses accessing the facility to 3 per hour, as noted above. The resulting average noise level (Leq) of 60.2 dBA at 50 feet was used for the noise modeling. It should be noted that use of this site as a public works facility would be expected to generate lower noise levels than using the site for overflow bus parking. Therefore, this analysis is considered to be a conservative assessment of project-related noise levels.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

Based upon the above stated assumptions, **Figure 3** shows the predicted peak hour (L_{eq}) noise exposure from the project. **Figure 4** shows the predicted peak hour (L_{eq}) noise exposure without development of the western parcel.



Tracy Transit Facility

City of Tracy, CA





Figure 3

Proposed Project (Leq) dBA

Noise Level, dB(A)

55 <	<= 60
60 <	<= 65
65 <	<= 70
70 <	

Legend

-  Project Building
-  Existing Building
-  Project Site
-  Sound Wall

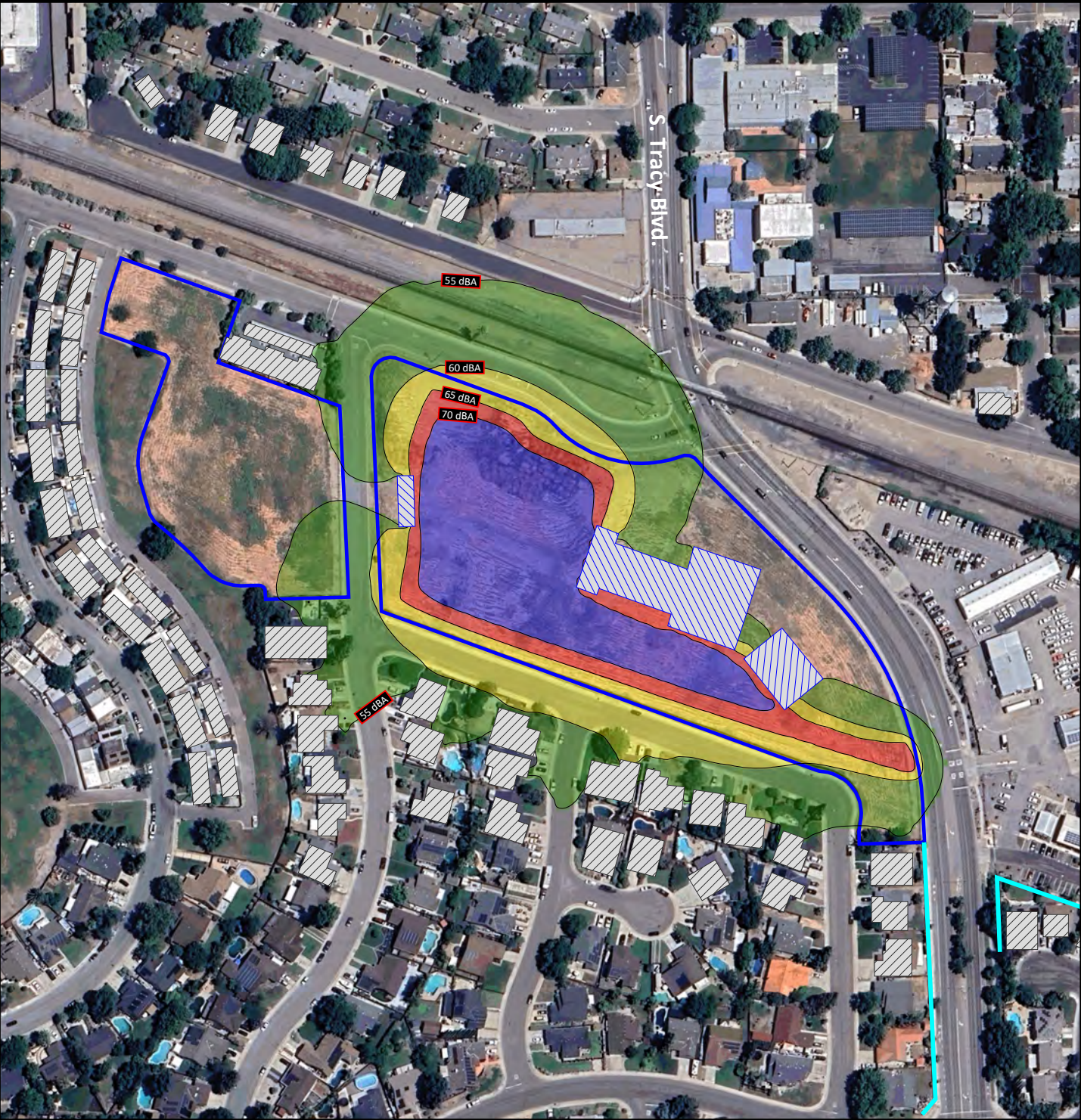
Scale 1:227



Tracy Transit Facility

City of Tracy, CA





Figure 4
Proposed Project (Leq) - East only dBA



Noise Level, dB(A)

55 <	<= 60
60 <	<= 65
65 <	<= 70
70 <	

Legend

-  Project Building
-  Existing Building
-  Project Site
-  Sound Wall

Scale 1:227



CONSTRUCTION NOISE ENVIRONMENT

During the construction of the proposed project, noise from construction activities would temporarily add to the noise environment in the project vicinity. As shown in **Table 3**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dB at a distance of 50 feet.

TABLE 3: CONSTRUCTION EQUIPMENT NOISE

Type of Equipment	Maximum Level, dBA at 50 feet
Auger Drill Rig	84
Backhoe	78
Compactor	83
Compressor (air)	78
Concrete Saw	90
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Jackhammer	89
Pneumatic Tools	85

Source: Roadway Construction Noise Model User's Guide. Federal Highway Administration. FHWA-HEP-05-054. January 2006.

CONSTRUCTION VIBRATION ENVIRONMENT

The primary vibration-generating activities associated with the proposed project would occur during construction when activities such as grading, utilities placement, and parking lot construction occur. **Table 4** shows the typical vibration levels produced by construction equipment.

TABLE 4: VIBRATION LEVELS FOR VARIOUS CONSTRUCTION EQUIPMENT

Type of Equipment	Peak Particle Velocity at 25 feet (inches/second)	Peak Particle Velocity at 50 feet (inches/second)	Peak Particle Velocity at 100 feet (inches/second)
Large Bulldozer	0.089	0.031	0.011
Loaded Trucks	0.076	0.027	0.010
Small Bulldozer	0.003	0.001	0.000
Auger/drill Rigs	0.089	0.031	0.011
Jackhammer	0.035	0.012	0.004
Vibratory Hammer	0.070	0.025	0.009
Vibratory Compactor/roller	0.210 (Less than 0.20 at 26 feet)	0.074	0.026

Source: Transit Noise and Vibration Impact Assessment Guidelines. Federal Transit Administration. May 2006.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

California Environmental Quality Act

The California Environmental Quality Act (CEQA) Guidelines, Appendix G, indicate that a significant noise impact may occur if a project exposes persons to noise or vibration levels in excess of local general plans or noise ordinance standards, or cause a substantial permanent or temporary increase in ambient noise levels. CEQA standards are discussed below under the Thresholds of Significance section.

LOCAL

City of Tracy General Plan

Policies

- P5. For new residential land uses, noise from external sources shall not cause building interiors to exceed 45 L_{dn}.
- P6. For new multi-family residential land uses, noise from external sources shall not cause the community outdoor recreation areas to exceed 65 L_{dn}. This policy shall not apply to balconies.
- P8. Measures to attenuate exterior and/or interior noise levels to acceptable levels shall be incorporated into all development projects. Acceptable, conditionally acceptable and unacceptable noise levels are presented in **Table 5** (Figure 9-3).

TABLE 5: LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENT (FIGURE 9-3)

Land Use Category	Exterior Noise Exposure (L _{dn})					
	55	60	65	70	75	80
Single-Family Residential						
Multi-Family Residential, Hotels, and Motels		(a)				
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds						
Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches						
Office Buildings, Business Commercial, and Professional						
Auditoriums, Concert Halls, Amphitheaters						

(a) Residential development sites exposed to noise levels exceeding 60 L_{dn} shall be analyzed following protocols in Appendix Chapter 12, Section 1208A, Sound Transmission Control, California Building Code

	<p>NORMALLY ACCEPTABLE Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>
	<p>CONDITIONALLY ACCEPTABLE Specified land use may be permitted only after detailed analysis of the noise reduction requirements and the needed noise insulation features included in the design.</p>
	<p>UNACCEPTABLE New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.</p>

Policies

- P2. Mitigation measures shall be required for new development projects that exceed the following criteria:
- Cause the L_{dn} at noise-sensitive uses to increase by 3 dB or more and exceed the “normally acceptable” level.
 - Cause the L_{dn} at noise-sensitive uses to increase 5 dB or more and remain “normally acceptable.”
 - Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

Source: Develop Code Section 16.60.040, Standards.

- P4. All construction in the vicinity of noise sensitive land uses, such as residences, hospitals, or convalescent homes, shall be limited to daylight hours or 7:00 a.m. to 7:00 p.m. In addition, the following construction noise control measures shall be included as requirements at construction sites to minimize construction noise impacts:
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
 - Utilize “quiet” air compressors and other stationary noise sources where technology exists.

City of Tracy Municipal Code

4.12.750 - General sound level limits.

Except for exempted activities and sounds as provided in this chapter or exempted properties as referenced in Section 4.12.800, it shall be unlawful for any person to cause or allow the creation of any noise to the extent that the one-hour average sound level, at any point on or beyond the boundaries of the property in the applicable Base District Zone on which the sound is produced exceeds the applicable limits set forth below (**Table 6**):

TABLE 6: GENERAL SOUND LEVEL LIMITS AT BASE DISTRICT ZONE

Base District Zone	Sound Level Limits (Decibels)
1. Residential Districts RE (Residential Estate) LDR (Low Density) MDR/MDC (Medium Density) HDR (High Density) RMH (Mobile Home)	55
2. Commercial Districts MO (Medical Office) POM (Professional Office and Medical) NS (Neighborhood Shopping) CBD (Central Business District) GHC (General Highway) H-s (Highway Service)	65
3. Industrial Districts M-1 (Light Industrial) M-2 (Heavy Industrial)	75
4. A (Agricultural)	75
5. AMO Aggregate Mineral Overlay Zone	75

(Prior code § 4-3.1004)

Summary of Applicable Noise Level Criteria

Table 5 shows the City of Tracy Land Use Compatibility Chart. The table indicates that residential uses is “Normally Acceptable” where the ambient noise level is 60 dBA L_{dn} or less. Ambient noise level ranging from 65 dB to 75 dB is considered “Conditionally Acceptable”. Ambient noise level exceeding 70 dBA L_{dn} is considered “Unacceptable.” Mitigation measures shall be required where project noise levels cause the day-night average to increase by 3 dB or more and exceed the “normally acceptable” level or increase 5 dB or more and remain “normally acceptable”.

Table 6 shows the noise level standard of a one-hour average sound level permitted at any point on or beyond the boundaries of the property. The table indicates the proposed project shall not produce non-transportation noise levels of 55 dBA L_{eq} at adjacent noise sensitive receptors.

CRITERIA FOR ACCEPTABLE VIBRATION

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude and frequency. A person’s perception to the vibration will depend on their individual sensitivity to vibration, as well as the amplitude and frequency of the source and the response of the system which is vibrating.

Vibration can be measured in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities in inches per second. Standards pertaining to

perception as well as damage to structures have been developed for vibration levels defined in terms of peak particle velocities.

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. **Table 7**, which was developed by Caltrans, shows the vibration levels which would normally be required to result in damage to structures. The vibration levels are presented in terms of peak particle velocity in inches per second.

Table 7 indicates that the threshold for architectural damage to structures is 0.20 in/sec p.p.v. A threshold of 0.20 in/sec p.p.v. is considered to be a reasonable threshold for short-term construction projects.

TABLE 7: EFFECTS OF VIBRATION ON PEOPLE AND BUILDINGS

Peak Particle Velocity		Human Reaction	Effect on Buildings
mm/second	in/second		
0.15-0.30	0.006-0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of "architectural" damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of "architectural" damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize "architectural" damage
10-15	0.4-0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause "architectural" damage and possibly minor structural damage

Source: *Transportation Related Earthborne Vibrations*. Caltrans. TAV-02-01-R9601. February 20, 2002.

IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would normally be considered to result in significant noise impacts if noise levels conflict with adopted environmental standards or plans or if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis. Significance criteria for noise impacts are drawn from CEQA Guidelines Appendix G (Items XI [a-c]).

Would the project:

- a. Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- b. Generate excessive groundborne vibration or groundborne noise levels?
- c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The proposed project is not located within two miles of a public or private airport, therefore item “c” is not discussed any further in this study.

Noise Level Increase Criteria for Long-Term Project-Related Noise Level Increases

The City of Tracy General Plan Noise Element specifies criteria for determination of significant noise impacts in Policy P2. As stated in the City of Tracy General Plan Policy P2, mitigation measures shall be required for new development projects under the following conditions:

- Causes the L_{dn} at noise-sensitive uses to increase 3 dB or more and exceed the “normally acceptable level”;
- Causes the L_{dn} at noise-sensitive uses increase 5 dB or more and remain “normally acceptable” level;
- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

Based on Policy P2, an increase in the traffic noise level of 3 dB or more and exceed the “normally acceptable” level would be significant, or 5 dB or more and remain “normally acceptable”. Extending this concept to lower noise levels, new noise levels that exceed the City of Tracy Noise Ordinance limits would be significant. The rationale for the Policy P2 criteria is that as ambient noise levels increase, a smaller increase in noise resulting from a project is sufficient to cause annoyance.

Temporary Construction Noise Impacts

With temporary noise impacts (construction), identification of “substantial increases” depends upon the duration of the impact, the temporal daily nature of the impact, and the absolute change in decibel levels. Per the City of Tracy Municipal Code, construction activities operating between 7:00 p.m. and 7:00 a.m. or daylight hours, which create a noise disturbance at the property boundary of a residence are prohibited and would be considered a significant impact.

The City has not adopted any formal standard for evaluating temporary construction noise which occurs within allowable hours. For short-term noise associated with Project construction, Saxelby Acoustics recommends use of the Caltrans increase criteria of 12 dBA (Caltrans Traffic Noise Protocol, 2020), applied to existing residential receptors in the project vicinity. This level of increase is approximately equivalent to a doubling of sound energy and has been the standard of significance for Caltrans projects at the state level for many years. Application of this standard to construction activities is considered reasonable considering the temporary nature of construction activities.

PROJECT-SPECIFIC IMPACTS AND MITIGATION MEASURES

Impact 1: *Would the project generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Operational Noise at Existing Sensitive Receptors

As shown on **Figure 3**, the project is predicted to expose nearby residences to noise levels up to approximately 60 dBA L_{eq} at the nearest residential property lines. The predicted project noise levels would exceed the City of Tracy Municipal Code noise level standard of 55 dBA, L_{eq} .

Based on **Table 8** data, the proposed project will result in up to an 7.4 increase in the ambient noise level of nearby noise-sensitive receptors. As stated in the City of Tracy General Plan Policy P2, mitigation measures shall be required for new development projects under the following conditions:

- Causes the L_{dn} at noise-sensitive uses to increase 3 dB or more and exceed the “normally acceptable level”;
- Causes the L_{dn} at noise-sensitive uses increase 5 dB or more and remain “normally acceptable” level;
- Cause new noise levels to exceed the City of Tracy Noise Ordinance limits.

TABLE 8: PROJECT OPERATIONAL NOISE INCREASES AT SENSITIVE RECEPTORS

Noise Sensitive Receptor	Existing Noise Level, L_{dn}	Existing + Project Noise Level, L_{dn}^1	Change	Existing + Project Noise Level (w/out Western Parcel), L_{dn}^1	Change
R1	47.6	47.7	0.1	47.7	0.1
R2	43.1	43.8	0.7	43.7	0.6
R3	38.9	40.6	1.7	40.5	1.6
R4	40.0	43.7	3.7	43.7	3.7
R5	36.1	38.5	2.4	38.5	2.4
R6	56.7	61.5	4.8	61.5	4.8
R7	55.6	63.0	7.4	63.0	7.4
R8	44.2	50.3	6.1	50.3	6.1
R9	58.0	61.6	3.6	61.6	3.6
R10	57.8	59.5	1.7	59.5	1.7
R11	53.5	54.1	0.6	54.1	0.6
R12	53.6	54.8	1.2	54.8	1.2
R13	52.6	52.8	0.2	52.8	0.2
R14	53.5	53.6	0.1	53.6	0.1

R15	54.9	54.9	0.0	54.9	0.0
R16	53.7	59.4	5.7	58.3	4.6
R17	53.7	60.5	6.8	59.8	6.1

Notes:

- ¹Assumes 15 buses per hour accessing the main site from 4:00 a.m. to 11:30 p.m. and 15 buses per hour being serviced and cleaned during the same time period. Bus storage on the western parcel (prior to public works building) was assumed to include 3 buses per hour between 7:00 a.m. to 10:00 p.m.
- Bold indicates a noise level exceeding the City's 60 dBA L_{dn} normally acceptable standard and/or an increase exceeding the General Plan Policy P2 limits.

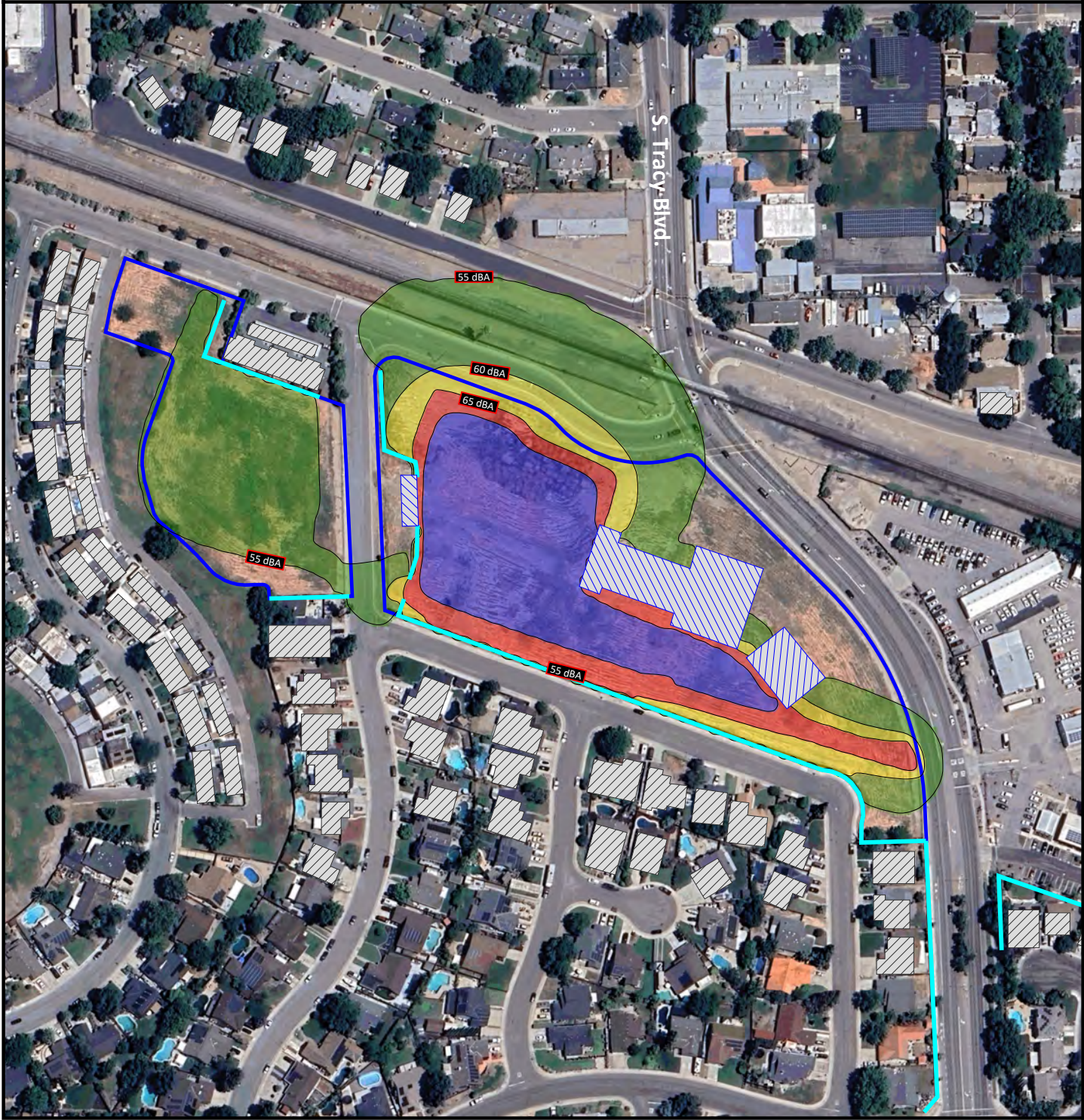
The predicted project noise levels are predicted to exceed the City of Tracy General Plan Policy P2 limits with noise increases of up to 7.4 dBA. Additionally, the project is predicted to generate exterior noise levels exceeding the City's Noise Ordinance limit of 55 dBA L_{eq}. In order to reduce exterior noise levels to meet the City's standards, Saxelby Acoustics elevated noise control options, as discussed below. The results of the noise control measures are shown on **Figure 5-6**.

Noise Control Measures

1. During development of the main eastern parcel, construct a property line sound wall 8-feet in height along the southern and western boundaries of the main project site. **Figure 7** shows the sound wall locations.
2. During development of the western parcel, construct a property line sound wall 8-feet in height along the northern boundary of the western parcel, adjacent to the existing multi-family residential uses. The wall also extends along the east side of the northern access route to Beechnut Avenue. **Figure 7** shows the sound wall locations.
3. During development of the western parcel, construct a property line sound wall 8-feet in height along the southern boundary of the western parcel, adjacent to the existing residential use to the south. **Figure 7** shows the sound wall location.
4. Limit main site bus activity to 4:00 a.m. to 10:00 p.m.
5. Limit bus storage on western parcel to a maximum of 3 buses per hour from 7:00 a.m. to 10:00 p.m.

As shown on **Figure 7**, with the above-outlined noise control measures the project is predicted to comply with the City of Tracy Municipal Code noise level standard of 55 dBA, L_{eq}.

Based on **Table 9** data, the proposed project will result in up to a 2.2 dBA increase in the ambient noise level of nearby noise-sensitive receptors, with the outlined noise control measures. Increases of less than 5 dBA are acceptable where exterior noise levels will remain within the City's normally acceptable 60 dBA L_{dn} noise standard.



Tracy Transit Facility

City of Tracy, CA





Figure 5

Proposed Project with Noise Control
(Leq), dBA

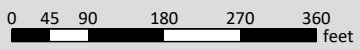
Noise Level, dB(A)

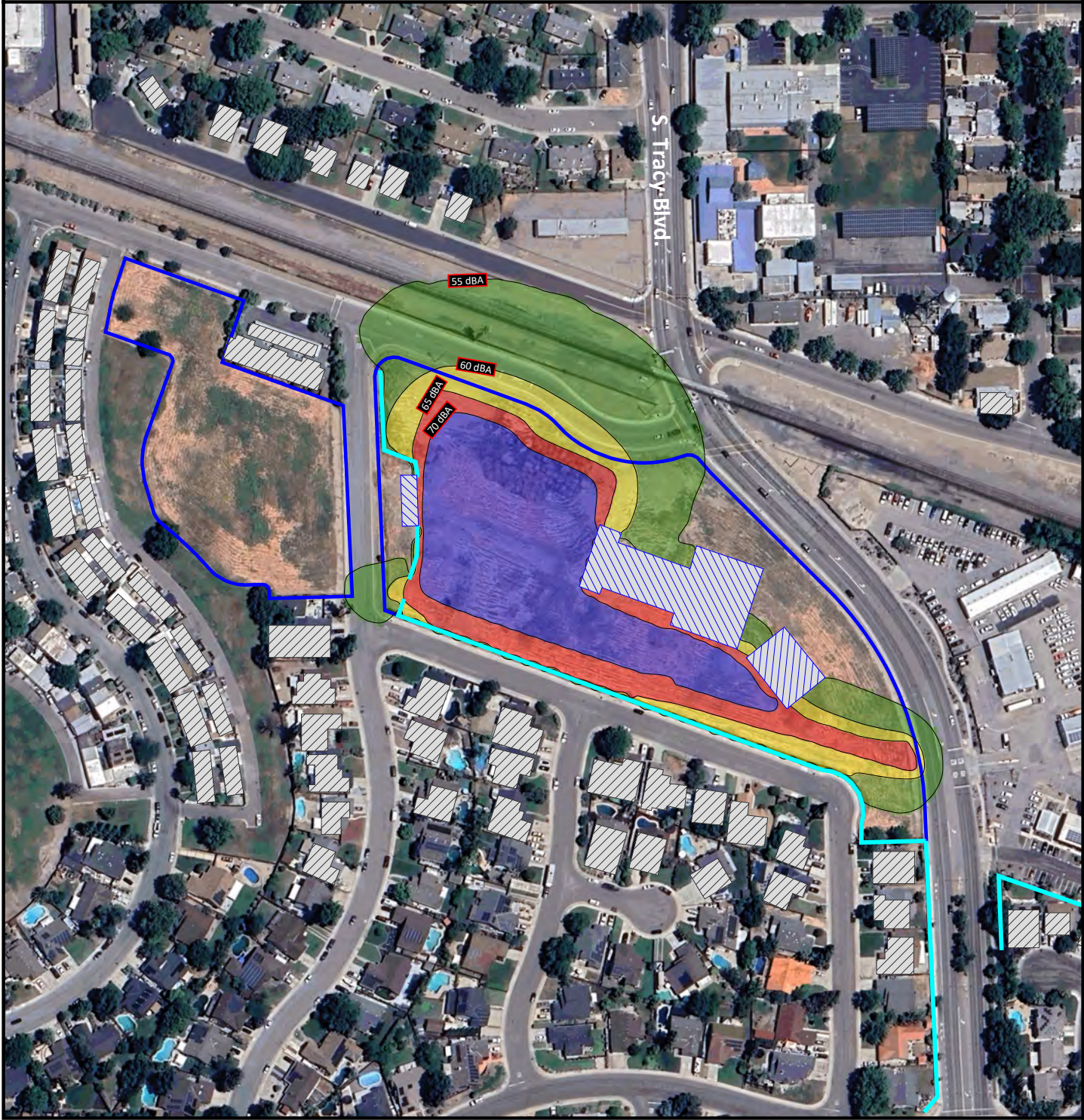
55 <	<= 60
60 <	<= 65
65 <	<= 70
70 <	

Legend

-  Project Building
-  Existing Building
-  Project Site
-  Sound Wall

Scale 1:227









Tracy Transit Facility

City of Tracy, CA

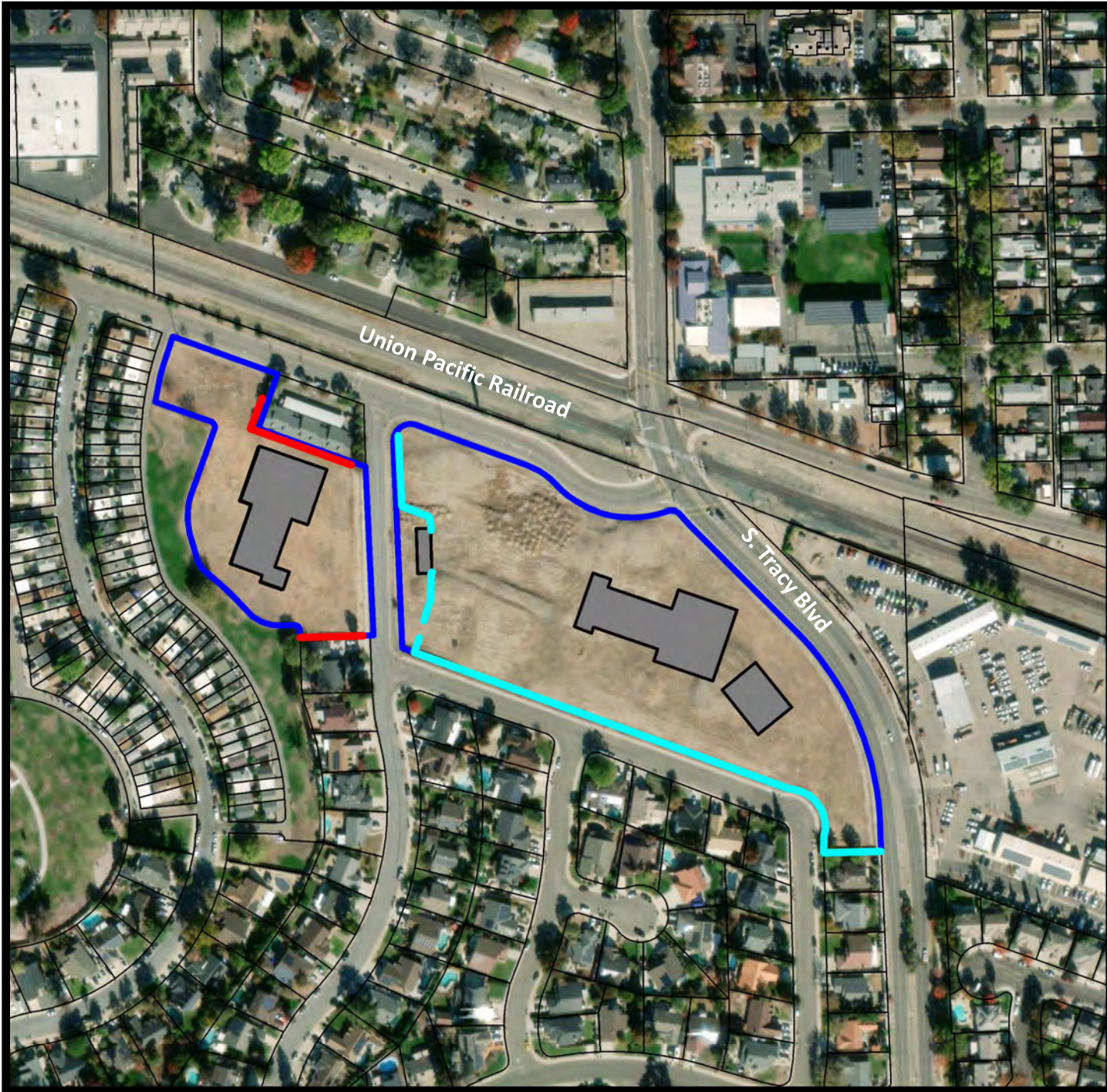
Figure 6
Proposed Project East Only -
with Noise Control (Leq) dBA

Noise Level, dB(A)		Legend	
55 <	<= 60		Project Building
60 <	<= 65		Existing Building
65 <	<= 70		Project Site
70 <			Sound Wall

Scale 1:227







Tracy Transit Facility

City of Tracy, California

Figure 7

Recommended Sound Wall Locations
(8-feet in Height)

Legend

- Building - Proposed
- Project Site
- Sound Wall - Phase 1 (Eastern Parcel)
- Sound Wall Phase 2 (Western Parcel)



Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 02/22/2024



TABLE 9: PROJECT OPERATIONAL NOISE INCREASES AT SENSITIVE RECEPTORS (WITH NOISE CONTROL)

Noise Sensitive Receptor	Existing Noise Level, L_{dn}	Existing + Project Noise Level, L_{dn}^1 – with Noise Control	Change	Existing + Project Noise Level (w/out Western Parcel), L_{dn}^1 – with Noise Control	Change
R1	47.6	47.6	0.0	47.6	0.0
R2	43.1	43.5	0.4	43.5	0.4
R3	38.9	39.8	0.9	39.7	0.8
R4	40.0	41.3	1.3	41.5	1.5
R5	36.1	37.8	1.7	37.7	1.6
R6	56.7	56.2	-0.5	57.8	1.1
R7	55.6	56.2	0.6	56.1	0.5
R8	44.2	46.4	2.2	46.4	2.2
R9	58.0	55.3	-2.7	55.3	-2.7
R10	57.8	55.6	-2.2	55.6	-2.2
R11	53.5	53.9	0.4	53.9	0.4
R12	53.6	54.5	0.9	54.5	0.9
R13	52.6	52.7	0.1	52.7	0.1
R14	53.5	53.4	-0.1	53.4	-0.1
R15	54.9	54.9	0.0	54.9	0.0
R16	53.7	50.4	-3.3	54.6	0.9
R17	53.7	53.4	-0.3	53.4	-0.3

Notes:

- ¹Assumes 15 buses per hour accessing the main site from 4:00 a.m. to 10:00 p.m. and 15 buses per hour being serviced and cleaned during the same time period. Bus storage on the western parcel (prior to public works building) was assumed to include 3 buses per hour between 7:00 a.m. to 10:00 p.m. and sound walls as shown on **Figure 7**.
- Bold indicates a noise level exceeding the City’s 60 dBA L_{dn} normally acceptable standard and/or an increase exceeding the General Plan Policy P2 limits.

Construction Noise

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. As indicated in **Table 5**, activities involved in construction would generate maximum noise levels ranging from 76 to 90 dBA L_{max} at a distance of 50 feet. Construction activities would also be temporary in nature and are anticipated to occur during normal daytime working hours.

The City of Tracy Municipal Code restricts construction noise from the noise ordinance between the hours of 7:00 a.m. and 7:00 p.m. or daylight hours. In addition, the municipal code requires the following noise control measures:

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction area.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.

Caltrans defines a significant increase as an increase of 12 dBA over existing ambient noise levels; Saxelby Acoustics used this criterion to evaluate increases due to construction noise associated with the project. As shown in **Table 3**, construction equipment is predicted to generate noise levels of up to 90 dBA L_{max} at 50 feet. Construction noise is evaluated as occurring at the center of the site to represent average noise levels generated over the duration of construction across the project site. The nearest residential uses are located approximately 200 feet as measured from the center of the project site. At this distance, maximum construction noise levels would be up to 78 dBA. The average daytime maximum noise level in the vicinity of the sensitive receptors was measured to be approximately 72 dBA L_{max} , resulting in a 6 dB increase. Therefore, project construction would not cause an increase of greater than 12 dBA over existing ambient noise levels.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A project-generated noise source would be truck traffic associated with transport of heavy materials and equipment to and from the construction site. This noise increase would be of short duration and would occur during daytime hours.

Although construction activities are temporary in nature and would occur during normal daytime working hours, construction-related noise could result in sleep interference at existing noise-sensitive land uses in the vicinity of the construction if construction activities were to occur outside the normal daytime hours. Therefore, impacts resulting from noise levels temporarily exceeding the threshold of significance due to construction would be considered **potentially significant** short-term impact.

Mitigation Measures

- 1(a) *During development of the eastern parcel, a property line sound wall 8-feet in height shall be constructed along the southern and western boundary of the main project site. **Figure 7** shows the sound wall location.*
- 1(b) *During development of the western parcel, a property line sound wall 8-feet in height shall be constructed along the northern boundary, adjacent to the existing multi-family residential uses. The wall should also extend along the east side of the northern access route to Beechnut Avenue. **Figure 7** shows the sound wall location.*
- 1(c) *During development of the western parcel, a property line sound wall 8-feet in height shall be constructed along the southern boundary, adjacent to the existing residential use to the south. **Figure 7** shows the sound wall location.*
- 1(d) *Limit main site bus activity to 4:00 a.m. to 10:00 p.m.*
- 1(e) *Limit bus storage on western parcel to a maximum of 3 buses per hour from 7:00 a.m. to 10:00 p.m.*
- 1(f) *The City shall establish the following as conditions of approval for any permit that results in the use of construction equipment:*
 - *Construction shall be limited to 7:00 a.m. to 7:00 p.m.*
 - *All construction equipment powered by internal combustion engines shall be properly muffled and maintained.*

- Quiet construction equipment, particularly air compressors, are to be selected whenever possible.
- All stationary noise-generating construction equipment such as generators or air compressors are to be located as far as is practical from existing residences. In addition, the project contractor shall place such stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- Unnecessary idling of internal combustion engines is prohibited.
- The construction contractor shall, to the maximum extent practical, locate on-site equipment staging areas to maximize the distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Timing/Implementation: Implemented prior to approval of grading and/or building permits

Enforcement/Monitoring: City of Tracy Community Development Services Department

Implementation of mitigation measures 1(a)-1(f) would help to reduce construction-generated noise levels. With mitigation, this impact would be considered **less-than-significant**.

Impact 2: Would the project generate excessive groundborne vibration or groundborne noise levels?

Construction vibration impacts include human annoyance and building structural damage. Human annoyance occurs when construction vibration rises significantly above the threshold of perception. Building damage can take the form of cosmetic or structural.

The **Table 7** data indicate that construction vibration levels anticipated for the project are less than the 0.2 in/sec threshold at distances of 26 feet. Sensitive receptors which could be impacted by construction related vibrations, especially vibratory compactors/rollers, are located further than 26 feet from the main site but less than 26 feet from construction activities at the western parcel. At distances greater than 26 feet construction vibrations are not predicted to exceed acceptable levels. Therefore, use of vibratory compactors within 26 feet of the adjacent residential buildings at the west parcel could cause vibrations in excess of 0.2 in/sec. Therefore, this is a **potentially significant** impact.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a **less-than-significant** level.

- 2(a) Any compaction required less than 26 feet from the adjacent residential structures should be accomplished by using static drum rollers which use weight instead of vibrations to achieve soil compaction. As an alternative to this requirement, pre-construction crack documentation and construction vibration monitoring could be conducted to ensure that construction vibrations do not cause damage to any adjacent structures.

Impact 3: *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

There are no airports within two miles of the project vicinity. Therefore, this impact is not applicable to the proposed project.



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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous Ambient Noise Measurement Results



Appendix B1: Continuous Noise Monitoring Results

Site: LT-1

Project: Tracy Transit Facility MND

Meter: LDL 820-4

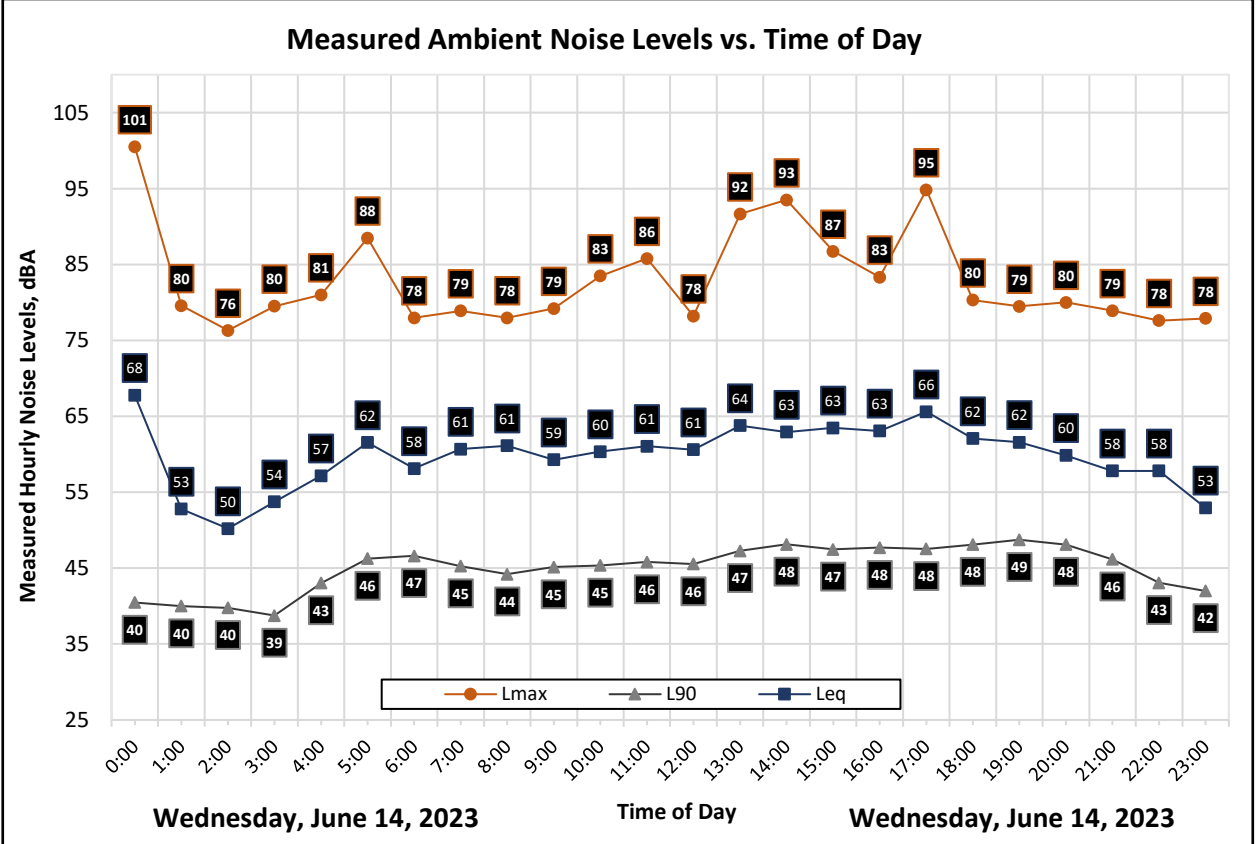
Location: North Western Project Boundary

Calibrator: CAL200

Coordinates: (37.7375365, -121.4388729)

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Wednesday, June 14, 2023	0:00	68	101	42	40
Wednesday, June 14, 2023	1:00	53	80	42	40
Wednesday, June 14, 2023	2:00	50	76	41	40
Wednesday, June 14, 2023	3:00	54	80	41	39
Wednesday, June 14, 2023	4:00	57	81	46	43
Wednesday, June 14, 2023	5:00	62	88	48	46
Wednesday, June 14, 2023	6:00	58	78	49	47
Wednesday, June 14, 2023	7:00	61	79	48	45
Wednesday, June 14, 2023	8:00	61	78	48	44
Wednesday, June 14, 2023	9:00	59	79	48	45
Wednesday, June 14, 2023	10:00	60	83	48	45
Wednesday, June 14, 2023	11:00	61	86	49	46
Wednesday, June 14, 2023	12:00	61	78	49	46
Wednesday, June 14, 2023	13:00	64	92	51	47
Wednesday, June 14, 2023	14:00	63	93	52	48
Wednesday, June 14, 2023	15:00	63	87	51	47
Wednesday, June 14, 2023	16:00	63	83	52	48
Wednesday, June 14, 2023	17:00	66	95	51	48
Wednesday, June 14, 2023	18:00	62	80	52	48
Wednesday, June 14, 2023	19:00	62	79	51	49
Wednesday, June 14, 2023	20:00	60	80	51	48
Wednesday, June 14, 2023	21:00	58	79	48	46
Wednesday, June 14, 2023	22:00	58	78	46	43
Wednesday, June 14, 2023	23:00	53	78	44	42

Statistics	Leq	Lmax	L50	L90
Day Average	62	83	50	47
Night Average	61	82	44	42
Day Low	58	78	48	44
Day High	66	95	52	49
Night Low	50	76	41	39
Night High	68	101	49	47
Ldn	67	Day %		72
CNEL	67	Night %		28



Appendix B2: Continuous Noise Monitoring Results

Site: LT-2

Project: Tracy Transit Facility MND

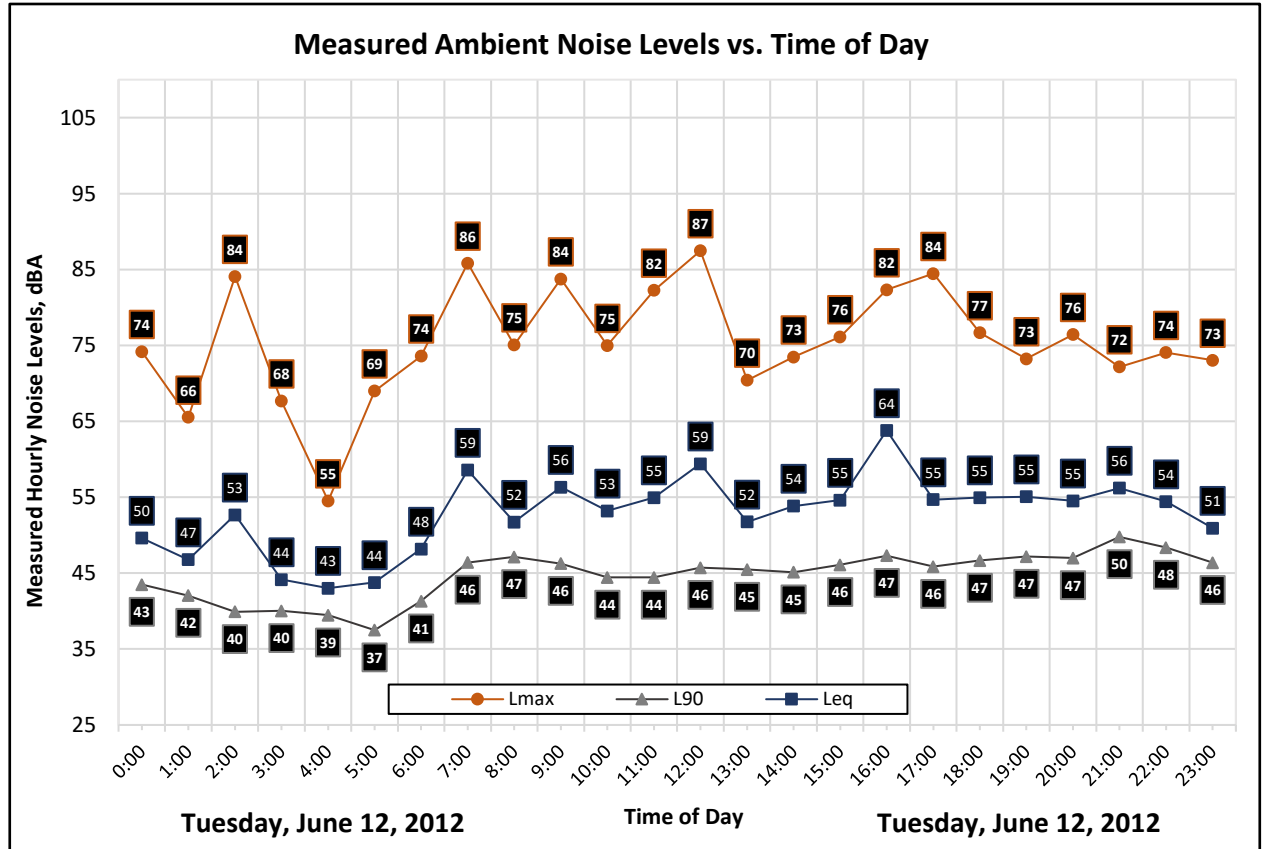
Meter: LDL 820-8

Location: Western Project Boundary

Calibrator: CAL200

Coordinates: (37.7361657, -121.4379818)

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Tuesday, June 12, 2012	0:00	50	74	45	43
Tuesday, June 12, 2012	1:00	47	66	44	42
Tuesday, June 12, 2012	2:00	53	84	42	40
Tuesday, June 12, 2012	3:00	44	68	42	40
Tuesday, June 12, 2012	4:00	43	55	42	39
Tuesday, June 12, 2012	5:00	44	69	40	37
Tuesday, June 12, 2012	6:00	48	74	45	41
Tuesday, June 12, 2012	7:00	59	86	48	46
Tuesday, June 12, 2012	8:00	52	75	49	47
Tuesday, June 12, 2012	9:00	56	84	49	46
Tuesday, June 12, 2012	10:00	53	75	48	44
Tuesday, June 12, 2012	11:00	55	82	47	44
Tuesday, June 12, 2012	12:00	59	87	48	46
Tuesday, June 12, 2012	13:00	52	70	48	45
Tuesday, June 12, 2012	14:00	54	73	48	45
Tuesday, June 12, 2012	15:00	55	76	49	46
Tuesday, June 12, 2012	16:00	64	82	53	47
Tuesday, June 12, 2012	17:00	55	84	49	46
Tuesday, June 12, 2012	18:00	55	77	50	47
Tuesday, June 12, 2012	19:00	55	73	50	47
Tuesday, June 12, 2012	20:00	55	76	50	47
Tuesday, June 12, 2012	21:00	56	72	54	50
Tuesday, June 12, 2012	22:00	54	74	51	48
Tuesday, June 12, 2012	23:00	51	73	49	46



Statistics	Leq	Lmax	L50	L90
Day Average	57	78	49	46
Night Average	49	71	45	42
Day Low	52	70	47	44
Day High	64	87	54	50
Night Low	43	55	40	37
Night High	53	84	51	48
Ldn	57	Day %		93
CNEL	58	Night %		7



Appendix B3: Continuous Noise Monitoring Results

Site: LT-3

Project: Tracy Transit Facility MND

Meter: LDL 820-7

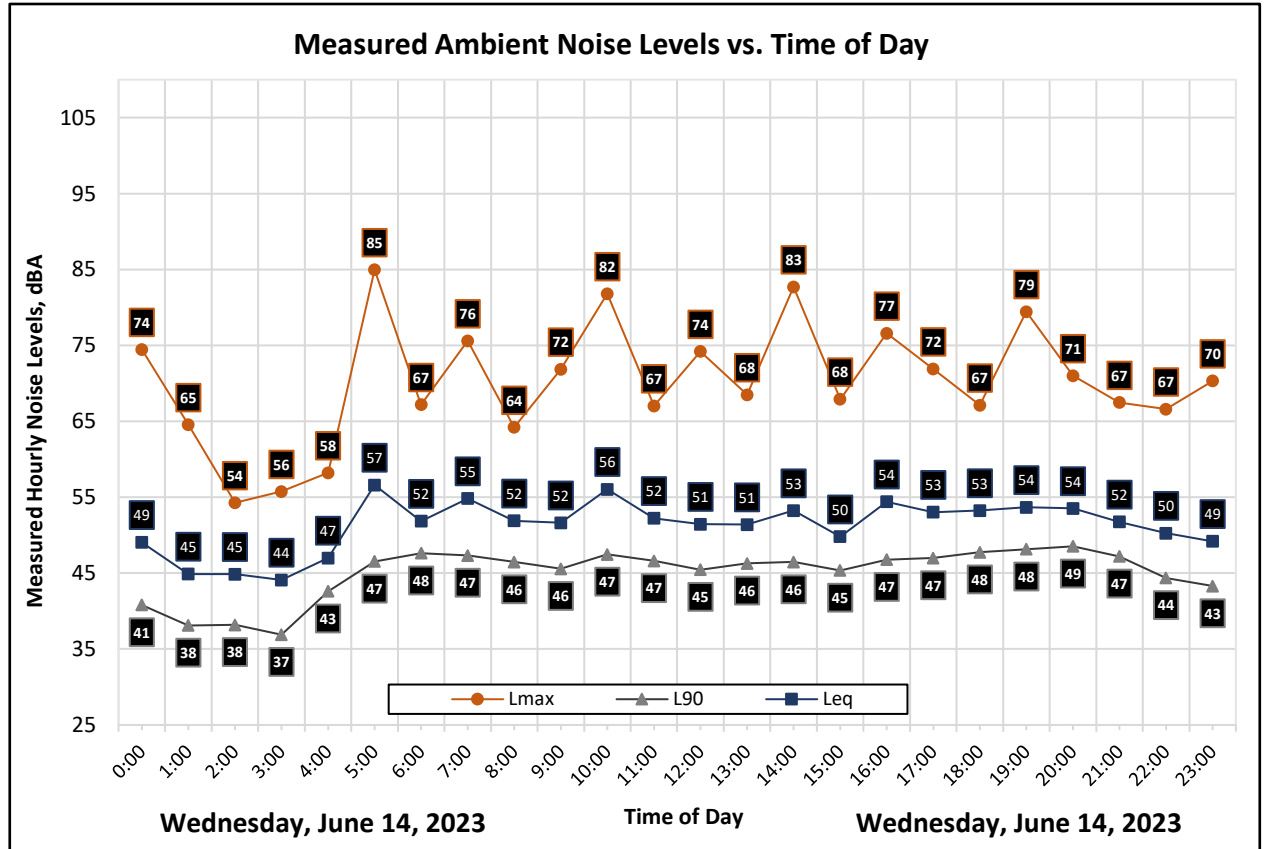
Location: Southern Project Boundary

Calibrator: CAL200

Coordinates: (37.7352453, -121.4362608)

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Wednesday, June 14, 2023	0:00	49	74	45	41
Wednesday, June 14, 2023	1:00	45	65	42	38
Wednesday, June 14, 2023	2:00	45	54	43	38
Wednesday, June 14, 2023	3:00	44	56	42	37
Wednesday, June 14, 2023	4:00	47	58	46	43
Wednesday, June 14, 2023	5:00	57	85	50	47
Wednesday, June 14, 2023	6:00	52	67	50	48
Wednesday, June 14, 2023	7:00	55	76	51	47
Wednesday, June 14, 2023	8:00	52	64	50	46
Wednesday, June 14, 2023	9:00	52	72	49	46
Wednesday, June 14, 2023	10:00	56	82	50	47
Wednesday, June 14, 2023	11:00	52	67	49	47
Wednesday, June 14, 2023	12:00	51	74	48	45
Wednesday, June 14, 2023	13:00	51	68	49	46
Wednesday, June 14, 2023	14:00	53	83	50	46
Wednesday, June 14, 2023	15:00	50	68	48	45
Wednesday, June 14, 2023	16:00	54	77	50	47
Wednesday, June 14, 2023	17:00	53	72	50	47
Wednesday, June 14, 2023	18:00	53	67	51	48
Wednesday, June 14, 2023	19:00	54	79	51	48
Wednesday, June 14, 2023	20:00	54	71	52	49
Wednesday, June 14, 2023	21:00	52	67	51	47
Wednesday, June 14, 2023	22:00	50	67	49	44
Wednesday, June 14, 2023	23:00	49	70	47	43

Statistics	Leq	Lmax	L50	L90
Day Average	53	72	50	47
Night Average	51	66	46	42
Day Low	50	64	48	45
Day High	56	83	52	49
Night Low	44	54	42	37
Night High	57	85	50	48
Ldn	57	Day %		77
CNEL	57	Night %		23



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