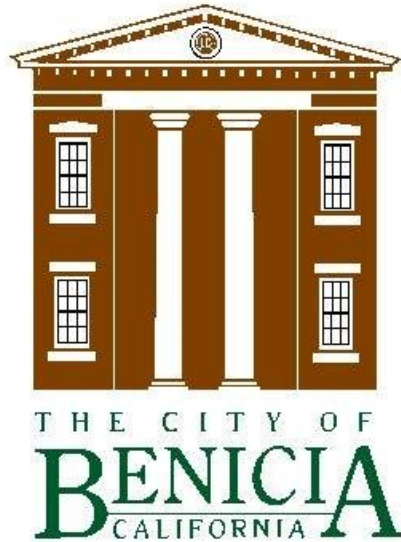


City of Benicia
Community Development Department



Storage Star Facility Project
Initial Study/Mitigated Negative Declaration

May 2025

Prepared by
 **RANEY** | **25**
PLANNING & MANAGEMENT, INC. *years*
1501 Sports Drive, Suite A, Sacramento, CA 95834

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APPENDICES:

Appendix A: Air Quality Modeling Results
Appendix B: Biological Evaluation
Appendix C: Geotechnical Engineering Study
Appendix D: Phase I Environmental Site Assessment
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INITIAL STUDY

APRIL 2025

A. BACKGROUND

1. Project Title: Storage Star Facility Project
2. Lead Agency Name and Address: City of Benicia
Community Development Department
250 East L Street
Benicia, CA 94510
3. Contact Person and Phone Number: Vivien Togonon
Associate Planner
(707) 746-4278
4. Project Location: 7000 Goodyear Road
Benicia, CA 94510
Assessor's Parcel Number (APN): 0080-320-380
5. Project Sponsor: David Meinecke, Jordan Architects
131 Calle Iglesia Suite 100
San Clemente, CA 92672
6. Existing General Plan Designation: Limited Industrial
7. Existing Zoning Designation: Limited Industrial (IL)
8. Surrounding Land Uses and Setting:

The project site is identified by Assessor's Parcel Number (APN) 0080-320-380, consists of 5.98 acres, and is located at 7000 Goodyear Road in the northern portion of the City of Benicia (the "Site"). The Site is undeveloped and, according to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory map, contains approximately two acres of Fresh Emergent Wetlands located along the site's eastern boundary. Surrounding existing land uses include undeveloped land and a landscaping supply store to the north, across Goodyear Road; the Southern Pacific Railroad (SPRR) tracks, fresh emergent wetlands, and the Goodyear Slough to the east; light industrial uses to the south; and undeveloped land to the west, across Interstate 680 (I-680). The City of Benicia General Plan designates the Site as Limited Industrial and the site is zoned Limited Industrial (IL).

9. Project Description Summary:

The proposed project (the "Project") includes development of a 121,183-square-foot (sf) self-storage facility with four buildings (Buildings A through D). Building A would be a two-story building with 56,200 sf of storage space and 1,200 sf of office space; Building B would be two-stories with 53,836 sf of storage space; Building C would be single-story with 7,147 sf of storage space; and Building D would be single-story with 2,800 sf of storage space. Buildings A, B, and D would allow for typical self-storage, while Building

C would be used for RV storage. The Project also includes a stormwater bioretention area in the southeastern portion of the Site. A total of 19 parking spaces would be available for customers and employees throughout the Site, including two designated for office parking, two for electric vehicles (EV), and two Americans with Disabilities Act (ADA) accessible spaces. Site access would be provided by an internal roadway system, which would connect to two new driveways off of Goodyear Road. The southern driveway would be entry-only and the northern driveway would be exit-only. The Project requires administrative Design Review approval.

10. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

In compliance with Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1), Project notification letters were distributed to the Chicken Ranch Rancheria of Me-Wuk Indians, Cachil Dehe Band of Wintun Indians of the Colusa Indian Community, Cortina Rancheria – Kletsel Dehe Band of Wintun Indians, Guidiville Indian Rancheria, Lone Band of Miwok Indians, Muwekma Ohlone Indian Tribe of the SF Bay Area, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria, Yocha Dehe Wintun Nation, and the Confederated Villages of Lisjan on November 22, 2024.

The Confederated Villages of Lisjan Nation responded, requesting a copy of the final California Historical Resources Information System (CHRIS) search results and Environmental Impact Report (EIR) for this project, along with the Sacred Lands File (SLF) search results from the Native American Heritage Commission (NAHC) and any additional archeological reports available. City staff provided a copy of the requested Cultural Report to the Confederated Villages of Lisjan Nation on December 19, 2024, and advised that the final CHRIS results and Initial Study/Mitigated Negative Declaration (IS/MND) document, as well as any additional archaeological reports, would be provided once they are available. The Confederated Villages of Lisjan Nation further responded that they do not have additional information to supply about the Site, but that their recommended Inadvertent Discovery of Tribal Cultural Resources and Inadvertent Discovery of Human Remains measures be implemented and that the tribe be notified if any cultural resources of Native American origin are inadvertently discovered during the Project. Such measures have been included herein as Mitigation Measures V-1 and V-2.

The Yocha Dehe Wintun Nation responded to the notification letter to confirm that they are not aware of any known tribal cultural resources near the Site and a cultural monitor from the Yocha Dehe Wintun Nation is not needed for the Project, as well as to recommend that the Yocha Dehe Wintun Treatment Protocol be incorporated in the Project's mitigation measures. In addition, the Yocha Dehe Wintun provided contact information and requested that the Cultural Resources Department be contacted in the event that new information or cultural items are discovered, as well as that the Tribe conduct cultural sensitivity training prior to the start of the Project. The requested cultural sensitivity training has been included herein as Mitigation Measure XVIII-2. Responses from other notified tribes were not received.

B. SOURCES

All technical reports prepared for the Project analysis are available upon request at the City of Benicia City Hall, located at 250 East L Street, Benicia, CA 94510. The following documents are referenced information sources utilized by this analysis:

1. Apex Companies, LLC. *Phase 1 Environmental Site Assessment*. October 2023.
2. Association of Bay Area Governments. *MTC/ABAG Hazard Viewer Map*. Available at: <https://mtc.maps.arcgis.com/apps/webappviewer/index.htm>. Accessed March 2025.
3. Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.
4. Bear Engineering Group, Inc. *Geotechnical Report Self-Storage Facility*. January 2024.
5. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
6. California Building Standards Commission. *2022 California Green Building Standards Code*. 2023.
7. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed March 2025.
8. California Department of Forestry and Fire Protection. *Draft Fire Hazard Severity Zones in LRA, Solano County*. September 17, 2007.
9. California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones in SRA, Solano County*. November 7, 2007.
10. California Department of Resources Recycling and Recovery (CalRecycle). Facility/Site Summary Details: Sacramento County Landfill (Keller Canyon) (07-AA-0032). Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2070?siteID=2507>. Accessed March 2025.
11. California Department of Transportation. *Annual Average Daily Trips*. Available at: gis.data.ca.gov/datasets/. Accessed March 2025.
12. California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com>. Accessed January 2025.
13. City of Benicia. *Benicia General Plan Draft Environmental Impact Report*. January 1998.
14. City of Benicia. *Benicia General Plan: From 1847 Into the 21st Century*. June 15, 1999.
15. City of Benicia. *Benicia Local Guidelines for CEQA Review*. September 6, 2022.
16. City of Benicia. *Benicia Parks, Trails and Open Space Master Plan*. 2024.
17. City of Benicia. *Wastewater System Master Plan*. July 2011.
18. City of Benicia. *2023 Annual Water Quality Report*. December 31, 2023.
19. Conservations Lands Network. *Critical Linkages*. Available at: <https://www.bayarealands.org/maps-data/>. Accessed March 2025.
20. Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts In CEQA*. December 2018.
21. Laugenour and Meikle. *Stormwater Control Plan for a Regulated Project for Design Review Application (DR PLN-24-12)*. November 2024.
22. Live Oak Associates, Inc. *Storage Star Project Biological Evaluation*. March 2025.
23. Tom Origer & Associates. *Cultural Resources Study for the Storage Star Facility Project*. December 2024.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | |

D. DETERMINATION

On the basis of this Initial Study:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. 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” 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 pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Vivien Togonon
Printed Name

Date

City of Benicia
For

E. BACKGROUND AND INTRODUCTION

This IS/MND provides an environmental analysis pursuant to the California Environmental Quality Act (CEQA) for the Project. This document has been prepared by the City of Benicia as lead agency under CEQA. The IS/MND contains an analysis of the environmental effects of construction and operation of the Project.

The mitigation measures prescribed for environmental effects described in this IS/MND would be implemented in conjunction with the Project, as required by CEQA, and the mitigation measures would be incorporated into the Project. In addition, a Project Mitigation Monitoring and Reporting Program (MMRP) would be adopted in conjunction with approval of the Project.

In June 1998, the City of Benicia City Council adopted the City's General Plan,¹ and certified the associated General Plan Environmental Impact Report (EIR).² The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Sections 15000 *et seq.*). The General Plan EIR analyzed full implementation of the General Plan and identified measures to mitigate the significant adverse impacts associated with the General Plan. Consistent with Section 15150 of the CEQA Guidelines, applicable portions of the General Plan and General Plan EIR are incorporated by reference as part of this IS/MND.

F. PROJECT DESCRIPTION

The following section includes a description of the Project's location and surrounding land uses, as well as a discussion of the Project components and discretionary actions requested of the City of Benicia.

Project Location and Surrounding Land Uses

The Site identified by APN 0080-320-380, consists of 5.98 acres. and is located at 7000 Goodyear Road in the northern portion of the City of Benicia (see Figure 1). The Site is undeveloped and, according to the USFWS National Wetlands Inventory map, contains approximately two acres of Fresh Emergent Wetlands located along the Site's eastern boundary. Surrounding existing land uses include undeveloped land and a landscaping supply store to the north, across Goodyear Road; the SPRR tracks, fresh emergent wetlands, and the Goodyear Slough to the east; light industrial uses to the south; and undeveloped land to the west, across I-680 (see Figure 2). The City of Benicia General Plan designates the site as Limited Industrial and the site is zoned IL.

Project Components

The Project includes the development of a 121,183 sf self-storage facility with four buildings (Buildings A through D) (see Figure 3). Building A is a two-story building and includes 56,200 sf of storage space and 1,200 sf of office space; Building B is a two-story building with 53,836 sf of storage space; Building C is a single-story building with 7,147 sf of storage space; and Building D is a single-story building with 2,800 sf of storage space. Buildings A, B, and D would allow for typical self-storage, while Building C would be used for RV storage. There are 752 storage units total in the Project. Units in Buildings A, B, and D range in size from five feet by five feet wide to 10 feet by 30 feet wide. One storage unit in Building C is 14 feet wide by 40 feet wide, and the remaining 11 units in Building C are 15 feet wide by 40 feet wide.

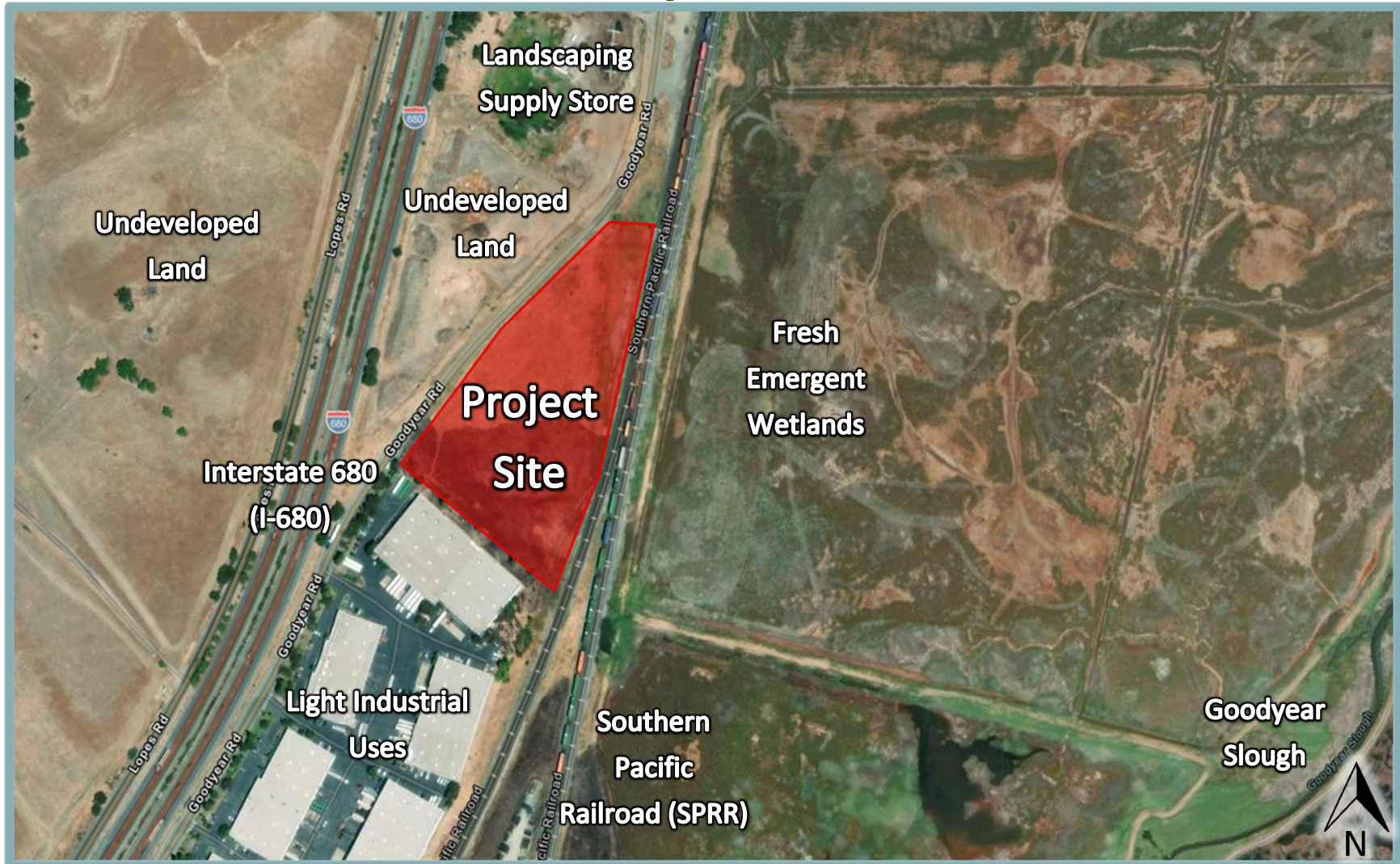
¹ City of Benicia. *From 1847 Into the 21st Century: Benicia General Plan*. Adopted June 15, 1999.

² City of Benicia. *Benicia General Plan Draft Environmental Impact Report*. January 1998.

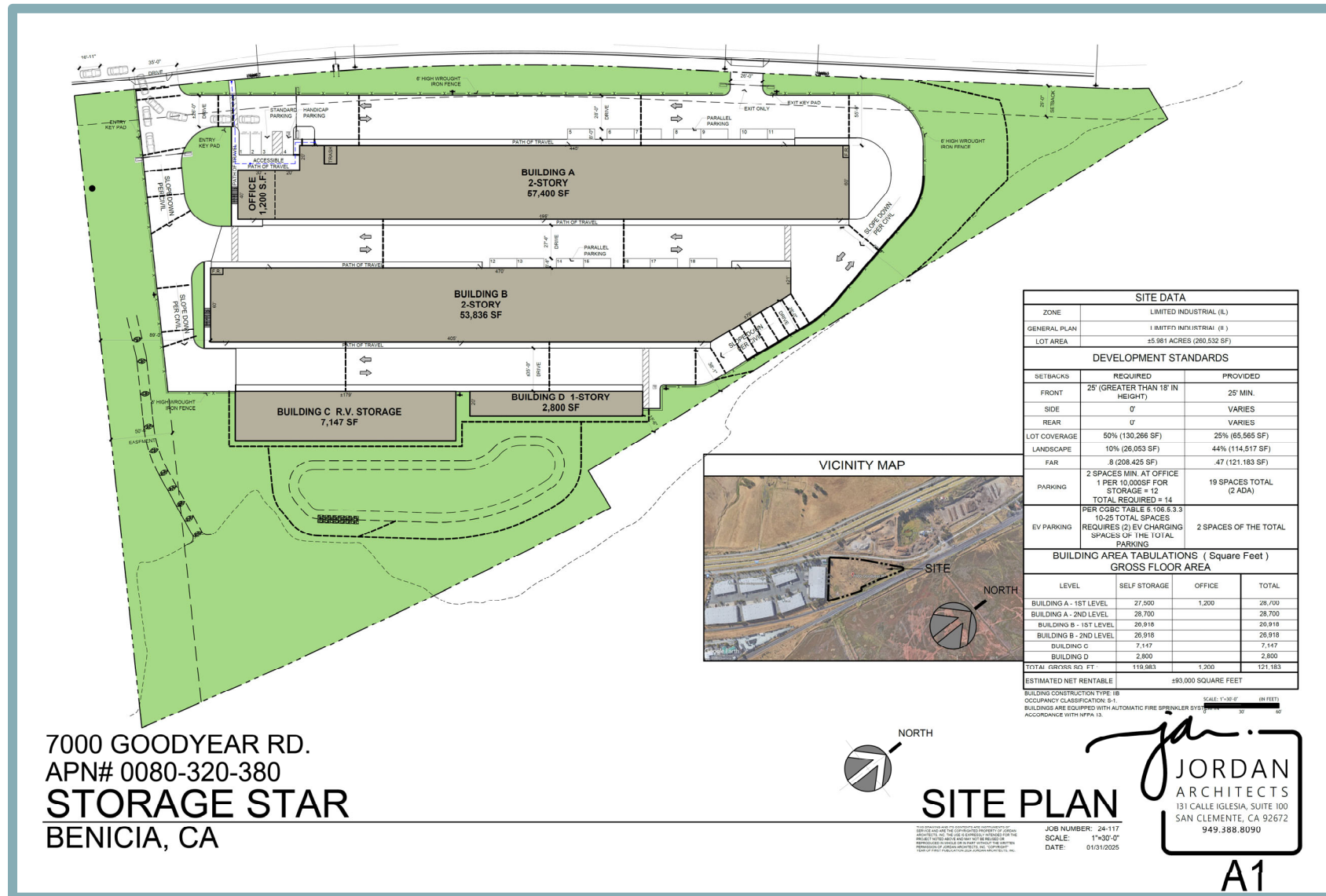
Figure 1
Regional Project Location



Figure 2
Project Site



**Figure 3
Site Plan**



Of the 752 total storage units proposed within Buildings A through D, the 22 accessible units ranging in size from five feet by five feet to 10 feet by 30 feet would be provided on the upper floor of Building A, as shown in shaded gray on the Upper Level Unit Mix plan (see Figure 3, Figure 4, and Figure 5).

The proposed storage units would be used for storage of personal and household goods. Some units would be accessed via the drive aisle through roll-up doors, like that of a garage. The management office would be utilized for new tenants to sign leases and/or to purchase various packing supplies. Deliveries to the Site would not be permitted. The leases that tenants sign would prohibit storage of hazardous materials. One to three employees would be operating the office on varying shifts, with the number of employees determined by peak operation hours. Office hours are assumed to be Monday through Friday from 9:30 AM to 6:00 PM and Saturdays 9:30 AM to 5:30 PM. The office would be closed on Sundays. Storage access hours are assumed to be Monday through Sunday 6:00 AM to 10:00 PM.

The Project includes associated parking, landscaping, and utilities improvements. The Project requires a Design Review (administrative) permit pursuant to Benicia Municipal Code (BMC) Section 17.108.020(B). The Project is described in further detail below.

Access and Circulation

Site access would be provided by two new driveways off Goodyear Road which would connect to an internal roadway system. The southern driveway would be entry-only and the northern driveway would be exit-only. The northern entry point driveway would be 35 feet wide. Internal roadways would range from 28 feet to 35 feet wide and would provide access to each storage unit. A total of 19 parking spaces will be constructed for the Site, including two designated for office parking, two for electric vehicles (EV), and two Americans with Disabilities Act (ADA) accessible spaces. Security gates located at the driveways would require clientele to input their personal code to enter and exit the facility.

Landscaping and Fencing

Landscaping on-site is proposed to consist of approximately 37,974 sf of planted vegetation, including approximately 70 new trees (see Figure 6). Landscaping would incorporate primarily non-invasive, drought-tolerant, and native vegetation to support beneficial species and avoid the proliferation of invasive weeds. In the perimeter of the Site, landscaping would include a variety of trees and shrubs, such as White Ash, Evergreen Ash, Coast Live Oak, Valley Oak, Cape Rush, Fortnight Lilly, Santa Barbara Daisy, Toyon, Blue Dart Juncus, Otto Quast Spanish Lavender, Groundcover Myoporum, and Indian Hawthorn. Planters would be installed with trees and shrubbery to provide shade throughout the storage facility. All landscaped areas would include a minimum of three layers of organic mulch.

A six-foot high wrought iron fence would be constructed around the perimeter of the Site. The fence would include eight-foot gates at the entrance and exit of the Site. The sliding gates would include an entrance for vehicles and pedestrians and would be opened and closed with entry/exit keypads.

Utilities

The following section describes the water, wastewater, and stormwater drainage infrastructure improvements that would be installed as part of the Project.

Figure 4
Unit Mix Upper Level

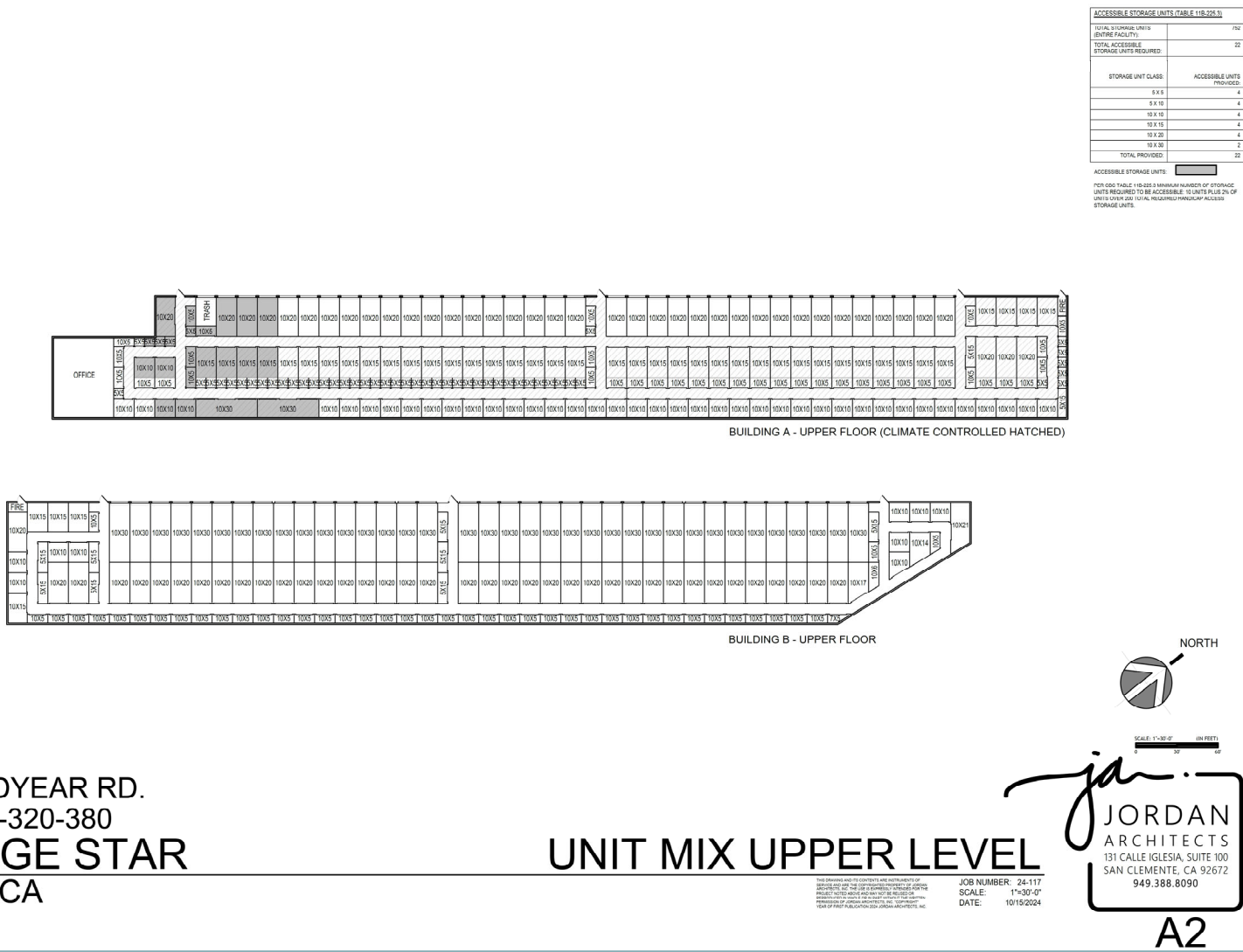
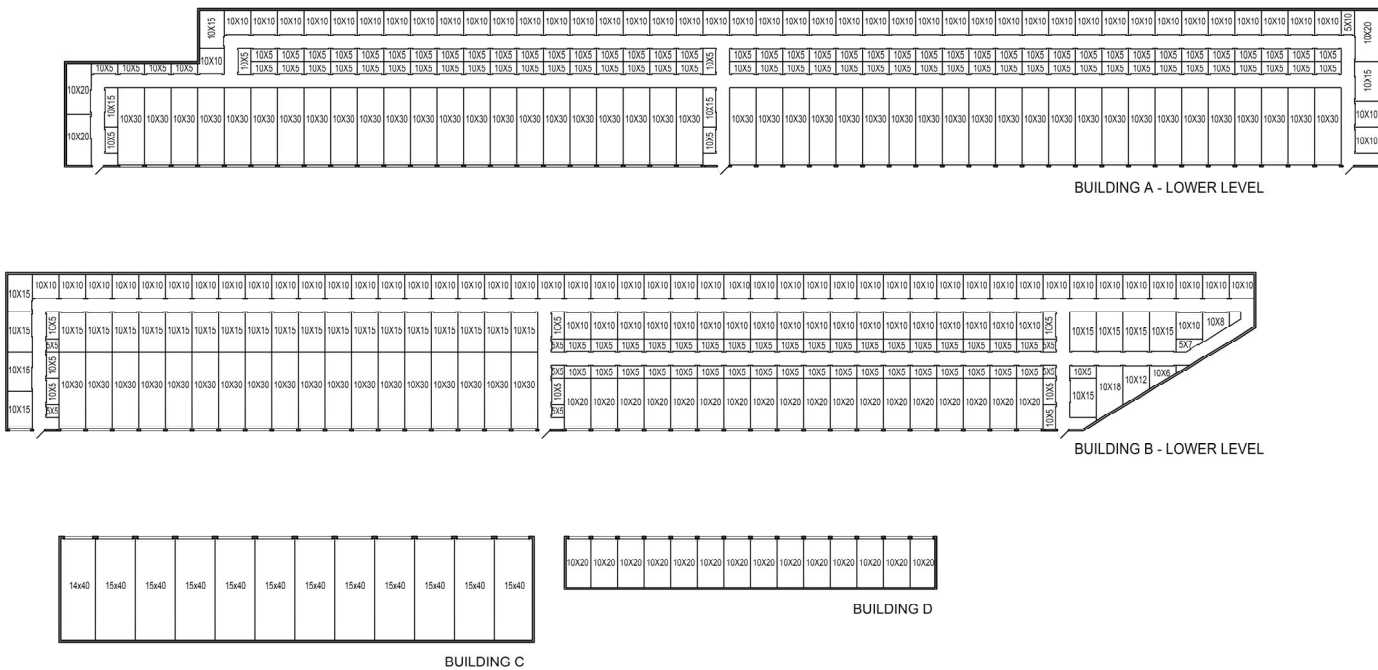


Figure 5
Unit Mix Lower Level



7000 GOODYEAR RD.
APN# 0080-320-380
STORAGE STAR
BENICIA, CA

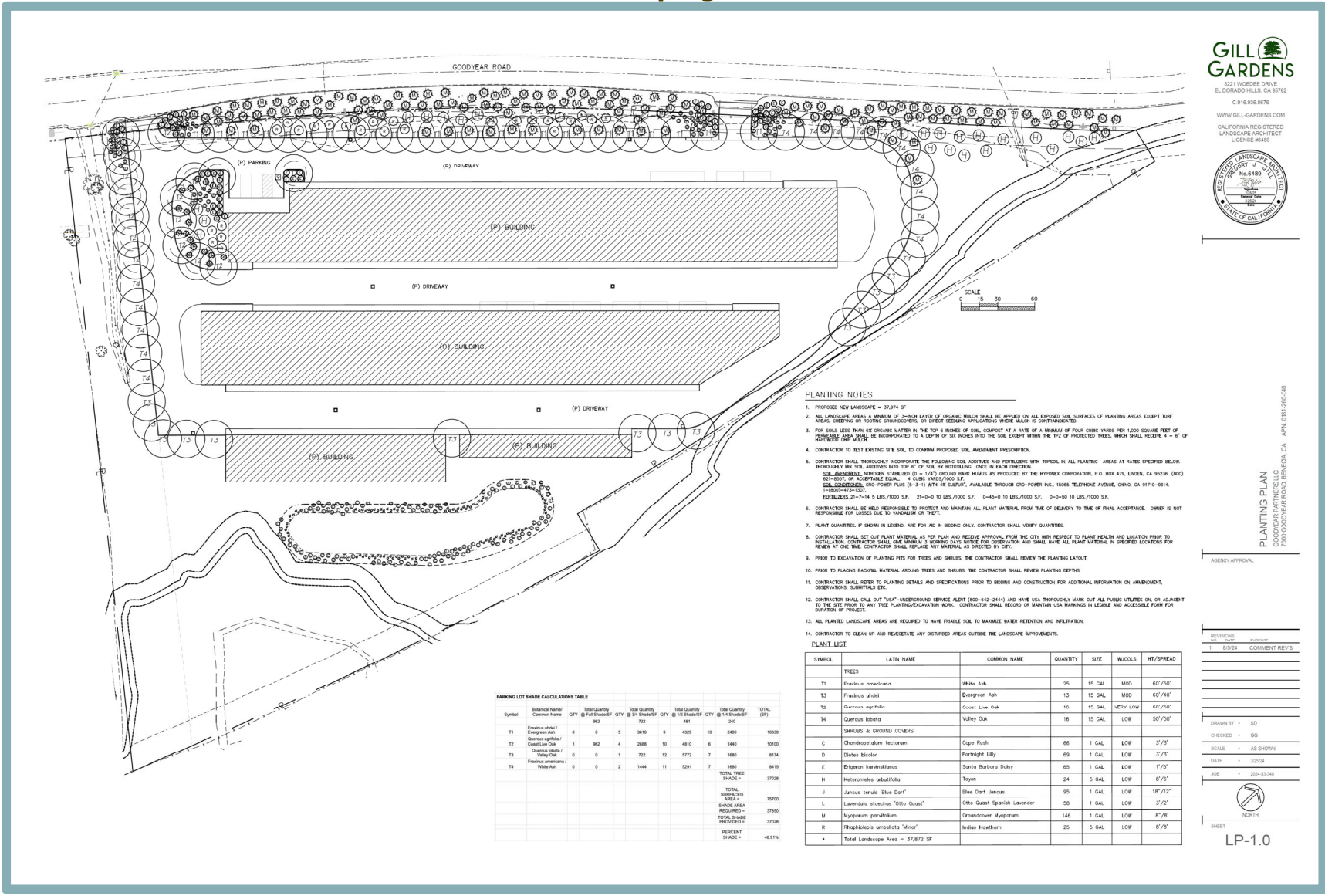
UNIT MIX LOWER LEVEL

JOB NUMBER: 24-117
SCALE: 1"=30'-0"
DATE: 10/15/2024

JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

A3

Figure 6
Landscaping Plan



Water

Municipal water for the Project area is supplied by the California State Water Project (SWP) through the North Bay Aqueduct, as well as the federal Solano Project. Another source would be from Lake Herman via the North Bay Aqueduct. A one-inch meter and back flow preventor would connect to the existing 10-inch water main within Goodyear Road to provide potable water to the Site (see Figure 7 through Figure 9). A 10-inch water line installed throughout the Site would provide fire flow to on-site fire hydrants.

Wastewater

Wastewater treatment for the Project area is currently provided by the City of Benicia at the Benicia Wastewater Treatment Plant (WWTP), located at the lower end of East Fifth Street. A four-inch sewer line would be extended from the Site to an existing 10-inch sewer main at the southern border of the Site.

Stormwater Drainage

As shown in Figure 10, the Project would result in the creation of approximately 143,232 sf of new impervious surfaces on-site. Stormwater flows would be captured by the new drainage inlets and directed through the network of 12- to 24-inch storm drains to the proposed 6,945-sf bioretention basin in the eastern portion of the Site. Following treatment, stormwater would percolate into the undeveloped ground below. Stormwater that does not infiltrate soil beneath the bioretention facility would be conveyed to the drainage south of the Site. An existing 50-foot private storm drain easement would be retained on the south side of the Site for the benefit of neighboring property owners. In addition, an existing 20-foot private storm drain easement would be retained along the SPRR tracks in the southeast portion of the Site.

Design Review

Pursuant to City regulations, the Project requires approval of an administrative Design Review permit. As detailed in BMC Section 17.108.010, the purpose of Design Review is to ensure the following: that the location and configuration of structures do not block city-designated scenic views and vistas as identified by any adopted conservation plan or specific plan; that the architectural design of structures is consistent with surrounding development and the natural landforms and vegetation of the area; that the landscaping of open spaces conforms with City requirements, preventing unnecessary grading of hillsides, and preserving natural landforms and existing vegetation where feasible; that adequate, safe, and efficient parking and circulation areas which conform to the requirements are provided; and that new development is consistent with specific design standards and any adopted conservation plan, specific plan or planned development plan.

Discretionary Actions

Implementation of the Project requires approval of the following entitlements by the City of Benicia:

- Design Review (Administrative).

Figure 7
Utility Plan (1 of 3)

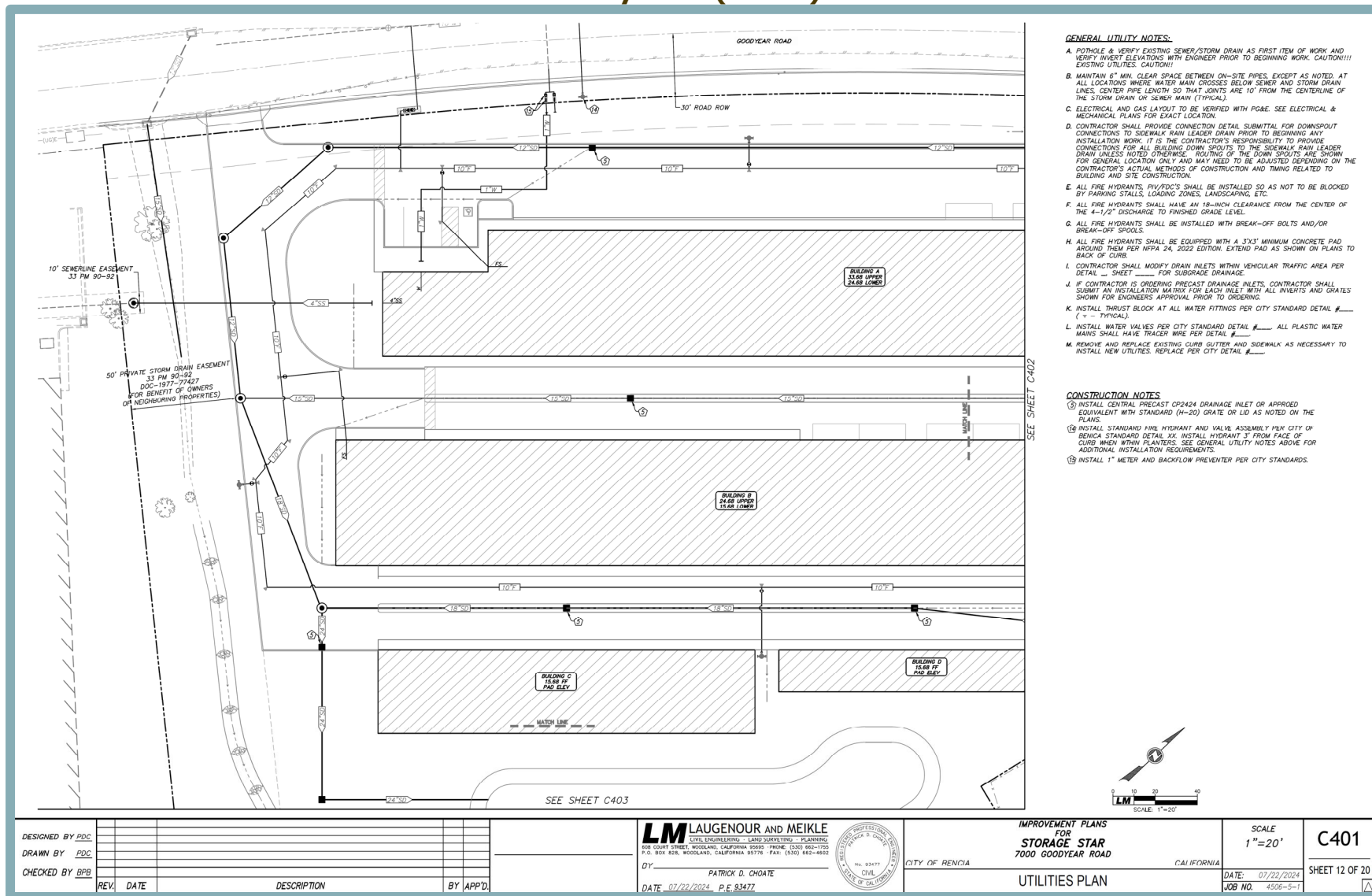


Figure 8
Utility Plan (2 of 3)

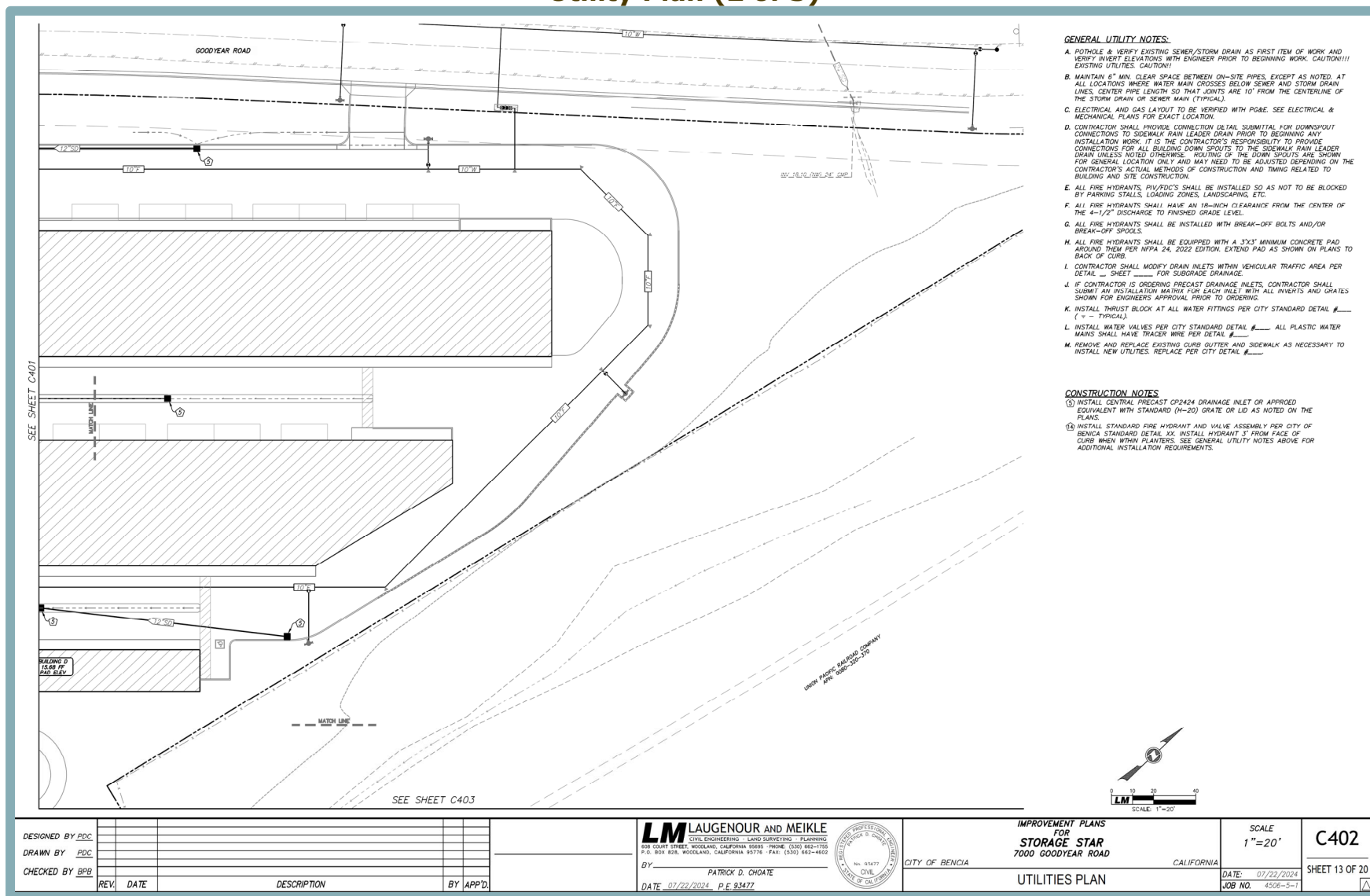


Figure 9
Utility Plan (3 of 3)

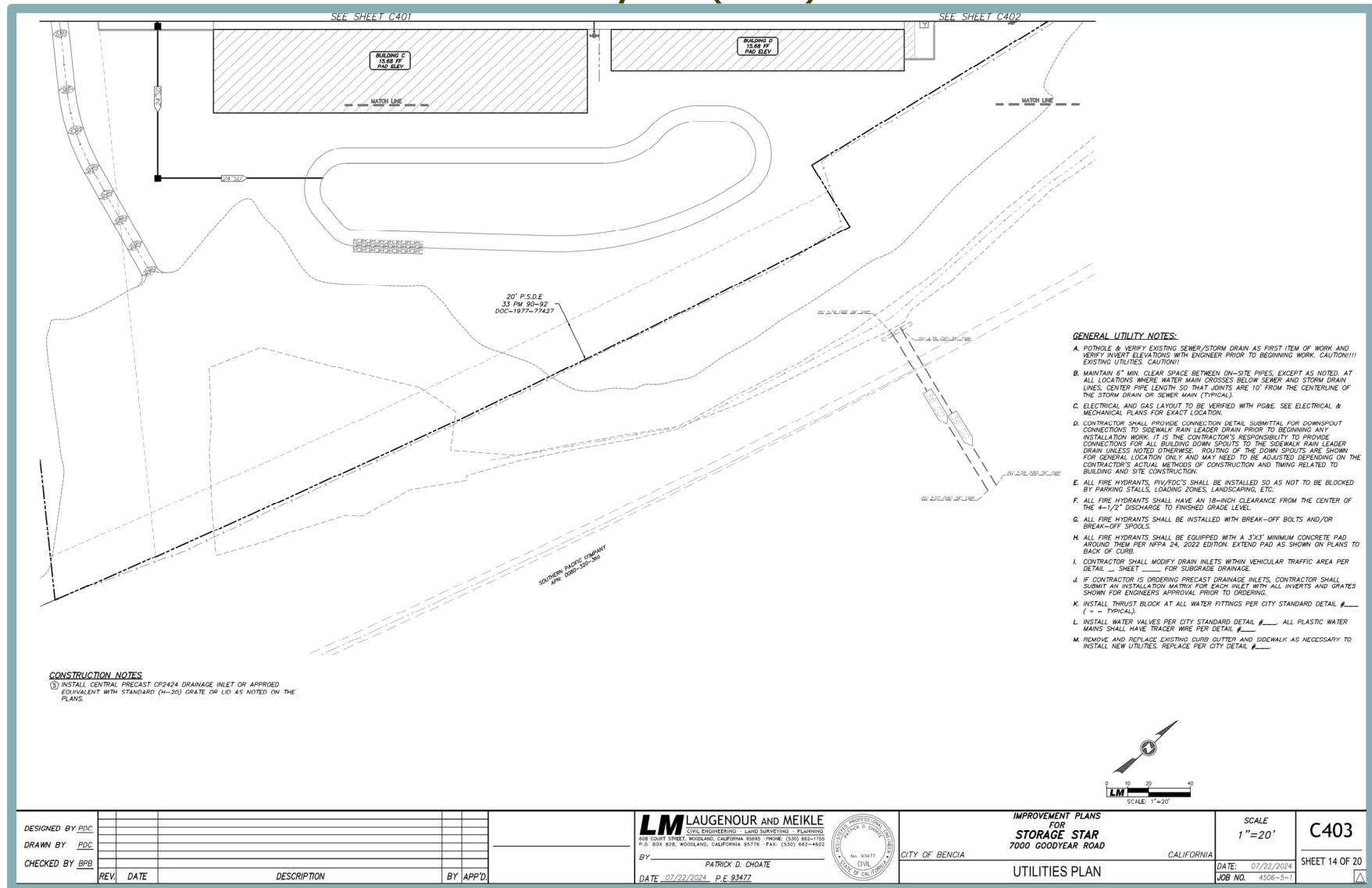
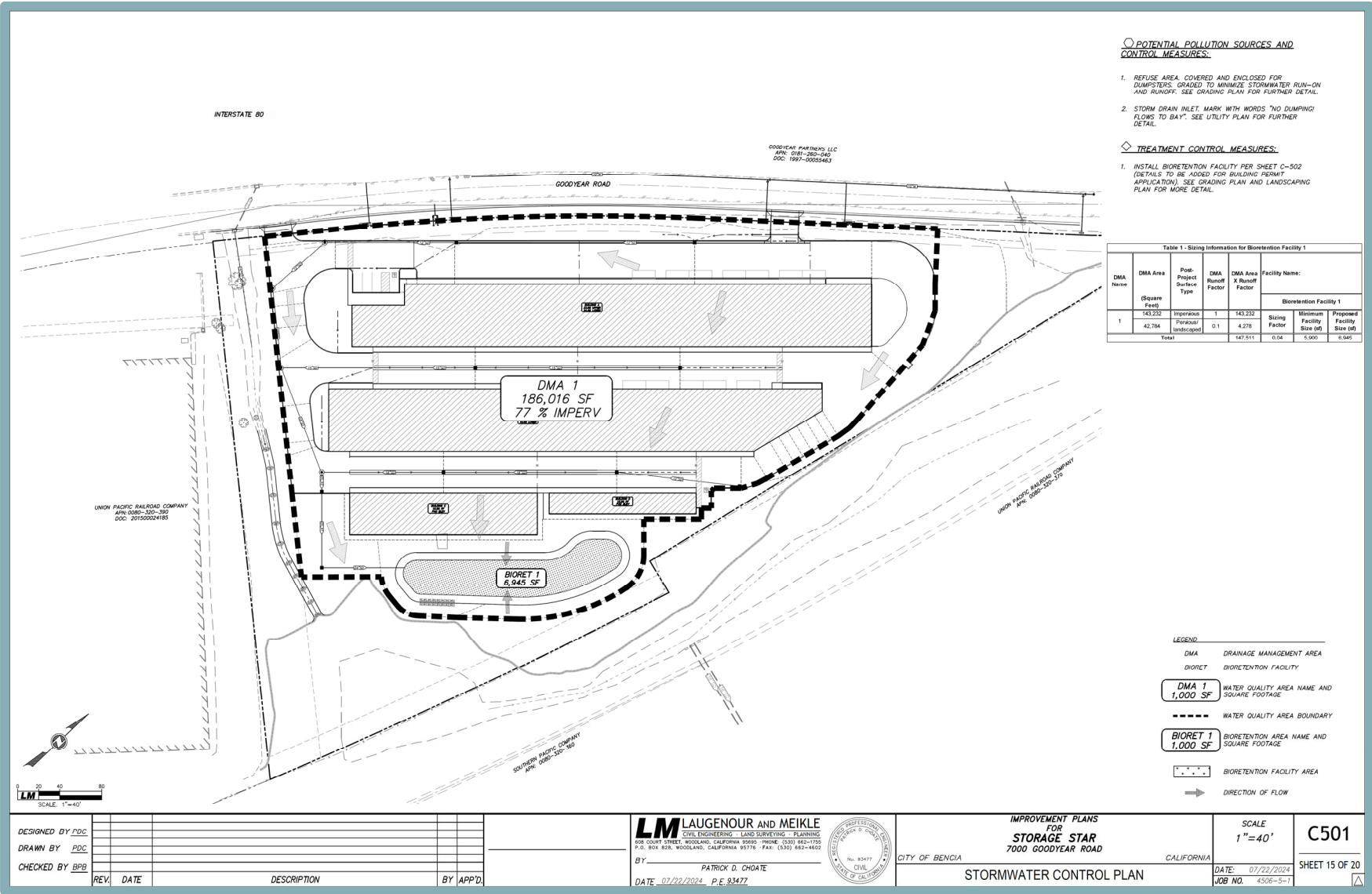


Figure 10
Stormwater Control Plan



G. ENVIRONMENTAL CHECKLIST

The following checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the Project. A discussion follows each environmental issue area identified in the checklist. Included in each discussion are Project-specific mitigation measures required, where necessary, as part of the Project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which mitigation has not been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The Project would not have any impact.

I. AESTHETICS.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a,b. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. Figure 3-1 of the City's General Plan identifies several scenic views and vistas; the closest scenic vista, Camel Barns, is located approximately three miles south of the Site.³ As such the Site does not contain scenic resources and is not within an area designated by the General Plan as a scenic resource or vista.

According to the California Scenic Highway Mapping System, the Site is located approximately 20 miles southwest of the nearest Officially Designated State Scenic Highway, which is State Route (SR) 160 in the County of Sacramento.⁴ Due to the distance between the designated highway and the Site, the Project would not affect scenic resources within a State Scenic Highway.

Based on the above, the Project would not have a substantial adverse effect on a scenic vista and would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway. Thus, a **less-than-significant** impact would occur.

- c. The Site is currently undeveloped and, according to the USFWS National Wetlands Inventory map, contains approximately two acres of Fresh Emergent Wetlands along its eastern boundary. Surrounding land uses include undeveloped land and a landscaping supply store to the north, across Goodyear Road; the SPRR tracks, fresh emergent wetlands, and the Goodyear Slough to the east; light industrial uses to the south; and undeveloped land to the west, across I-680.

Although some undeveloped land exists in the Site vicinity, because the Site is located in the vicinity of commercial and industrial uses and is located near I-680, the Project

³ City of Benicia. *From 1847 Into the 21st Century: Benicia General Plan* [pg.99]. Adopted June 15, 1999.

⁴ California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com>. Accessed January 2025.

area would be considered urbanized. As such, the applicable standard is compliance with applicable zoning and other regulations governing scenic quality.

The Project is subject to administrative Design Review, as set out in BMC Section 17.108.010. The purpose of the Design Review is to ensure that the location and Project do not obstruct City-designated scenic views and vistas, nor conflict with any adopted conservation or specific plans. Additionally, Design Review approval ensures that the architectural design, materials, and colors of the structures harmonize with the surrounding development and the natural landforms and vegetation of the area.

By complying with the Design Review process, the project would adhere to zoning requirements and maintain consistency with the urbanized character of the surrounding area. In addition, the Project would be consistent with the industrial and commercial uses located north and south of the Site. Therefore, the Project would not conflict with applicable zoning and other regulations governing scenic quality, and a ***less-than-significant*** impact would occur.

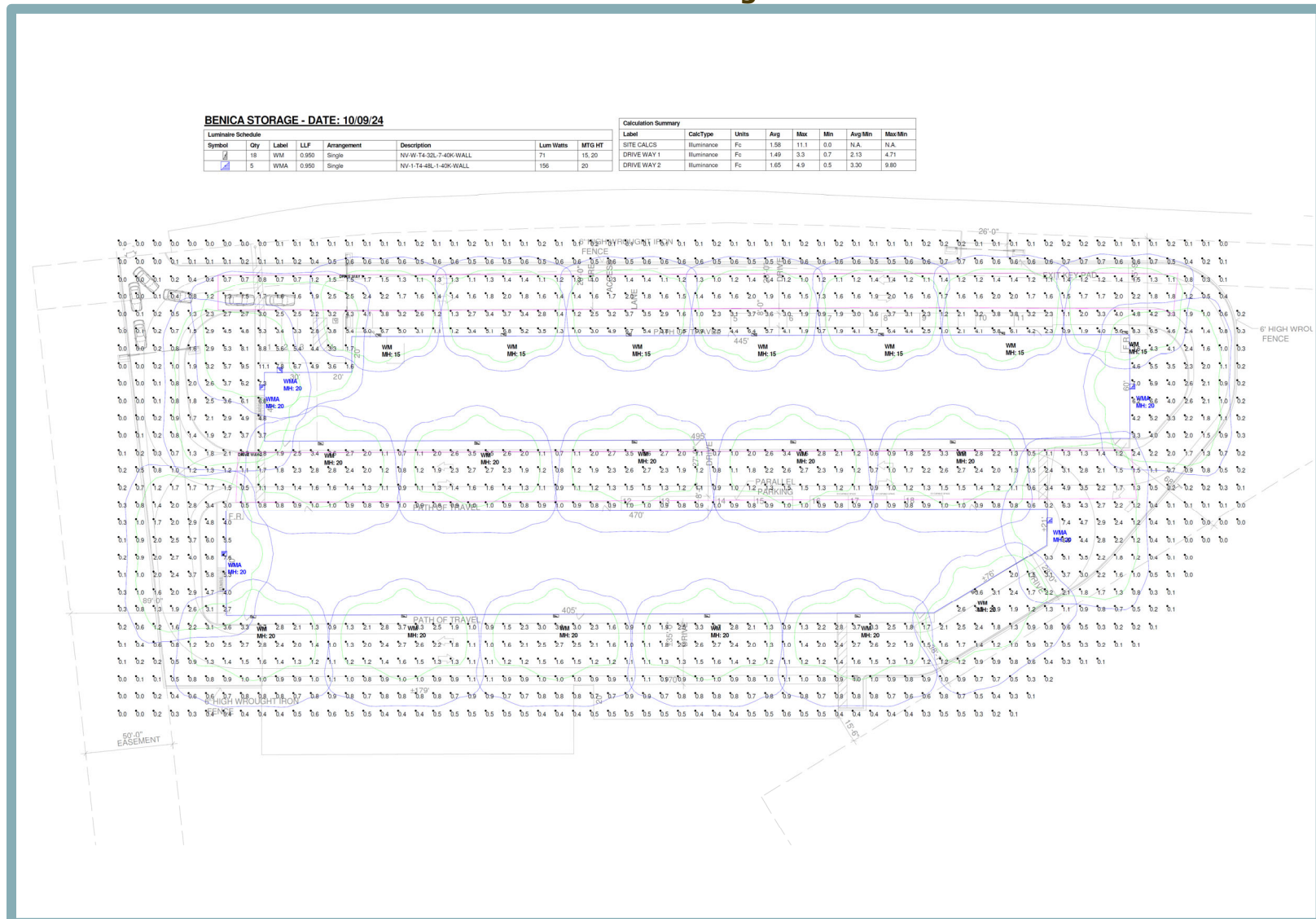
- d. The Site is undeveloped and, thus, does not contain existing sources of light or glare. As a result, implementation of the Project would introduce new sources of light and glare where none currently exist. However, the existing industrial and commercial uses in the Project vicinity, as well as traffic on Goodyear Road and I-680, constitute existing sources of light in the area. Potential sources of light and glare associated with the Project would include exterior lighting, parking lot lighting, lighting being produced from cars entering and exiting the storage facility, light reflected off windows and interior light spilling through windows from the storage office. The type of intensity of light and glare would be similar to that of the surrounding uses.

Based on the Benicia Storage Star Photometric figure prepared for the Project (see Figure 11), the new sources of light and glare created by the Project could generate light levels as high as 2.2 footcandles at the border of the Site. However, as shown in Figure 11, light levels would sharply decrease beyond the Site boundaries. In addition, the only area where light would spill over the Project boundaries at a notable level would be at the Site's northeastern corner, adjacent to the SPRR tracks. As such, based on the Benicia Storage Star Photometric figure, Project lighting would not spill over to the adjacent industrial or commercial uses, or onto nearby roadways.

On-site parking lot lighting would be required to comply with the provisions established in BMC Section 17.74.170, including limiting light pole heights to a maximum of 18 feet and ensuring that such lighting would not directly shine onto an adjacent street or lot. In addition, pursuant to BMC Section 17.70.240(D), the Project would be required to be designed such that on-site glass surfaces and lighting would not create glare that would be visible from adjacent streets or properties. Therefore, the Project would not be expected to cause public annoyance related to new sources of glare or create new sources of light that would be cast onto oncoming traffic or nearby business uses. Furthermore, all components of the Project are subject to Design Review by the City of Benicia to ensure light and glare do not obstruct day or nighttime views in the area.

Based on the above, implementation of the Project would result in a ***less-than-significant*** impact with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Figure 11 Photometric Figure



II. AGRICULTURE AND FOREST RESOURCES.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

Discussion

- a,e. The Site is currently undeveloped and, according to the USFWS National Wetlands Inventory map, contains approximately two acres of Fresh Emergent Wetlands along the Site's eastern boundary. According to the California Important Farmland Finder, the entire Site is designated as "Other Land".⁵ As such, the Site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Furthermore, the Site is not currently zoned or designated for agricultural purposes, and such uses would be incompatible with surrounding land uses.

Based on the discussion above, the Project would not result in the loss of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or 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. Therefore, **no impact** would occur.

- b. The Site is currently designated Limited Industrial by the City's General Plan and is currently zoned IL; thus, the Site is not zoned for agricultural use. Additionally, the Site is not under a Williamson Act contract. Therefore, the Project would not conflict with existing zoning for agricultural use or conflict with a Williamson Act contract, and **no impact** would occur.
- c,d. The Project area is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code section 51104[g]). Therefore, the Project would have **no impact** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

⁵ California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed March 2025.

III. AIR QUALITY.

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a,b. The City of Benicia is located in the San Francisco Bay Area Air Basin (SFBAAB), which is under the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The SFBAAB area is currently designated as a nonattainment area for the State and federal ozone, State and federal fine particulate matter 2.5 microns in diameter (PM_{2.5}), and State respirable particulate matter 10 microns in diameter (PM₁₀) ambient air quality standards (AAQS). The SFBAAB is designated attainment or unclassified for all other AAQS. It should be noted that on January 9, 2013, the U.S. Environmental Protection Agency (USEPA) issued a final rule to determine that the Bay Area has attained the 24-hour PM_{2.5} federal AAQS. Nonetheless, the Bay Area must continue to be designated as nonattainment for the federal PM_{2.5} AAQS until such time as the BAAQMD submits a redesignation request and a maintenance plan to the USEPA, and the USEPA approves the proposed redesignation.

In compliance with regulations, due to the nonattainment designations of the area, the BAAQMD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies. The current air quality plans are prepared in cooperation with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG).

The most recent federal ozone plan is the 2001 Ozone Attainment Plan, which was adopted on October 24, 2001 and approved by the California Air Resources Board (CARB) on November 1, 2001. The plan was submitted to the USEPA on November 30, 2001 for review and approval. The most recent State ozone plan is the 2017 Clean Air Plan, adopted on April 19, 2017. The 2017 Clean Air Plan was developed as a multi-pollutant plan that provides an integrated control strategy to reduce ozone, PM, toxic air contaminants (TACs), and greenhouse gases (GHGs). Although a plan for achieving the State PM₁₀ standard is not required, the BAAQMD has prioritized measures to reduce PM in developing the control strategy for the 2017 Clean Air Plan. The control strategy serves as the backbone of the BAAQMD's current PM control program.

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for

which the area is currently designated nonattainment, consistent with applicable air quality plans. The BAAQMD's established significance thresholds associated with development projects for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO_x), as well as for PM₁₀, and PM_{2.5}, expressed in pounds per day (lbs/day) and tons per year (tons/yr), are listed in Table 1. Thus, by exceeding the BAAQMD's mass emission thresholds for operational emissions of ROG, NO_x, PM₁₀, or PM_{2.5}, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts.

Table 1 BAAQMD Thresholds of Significance			
Pollutant	Construction	Operational	
	Average Daily Emissions (lbs/day)	Average Daily Emissions (lbs/day)	Maximum Annual Emissions (tons/year)
ROG	54	54	10
NO _x	54	54	10
PM ₁₀ (exhaust)	82	82	15
PM _{2.5} (exhaust)	54	54	10
<i>Source: BAAQMD, Air Quality Guidelines, April 2023.</i>			

Particulate matter can be split into two categories: fugitive and exhaust. The BAAQMD thresholds of significance for exhaust are presented in Table 1. It should be noted that BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM₁₀ or PM_{2.5}, rather, BAAQMD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

The Project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2022.1.1.29 – a Statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, compliance with the 2022 California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the Project's modeling assumes the following Project- and/or site-specific information:

- Construction would begin in April 2025⁶ and occur over approximately one year;
- A total of 14,000 cubic yards (cy) of soil would be exported during grading activities; and
- The Project would include on-site solar panels which would generate 75 percent of the energy used by the self storage and office building. It should be noted that the proposed solar panels would be exempt from the City's Design Review process pursuant to BMC Section 17.108.020(E).

⁶ As discussed in Section IV of this IS/MND, ground disturbance and construction activities shall not commence until protocol special-status surveys have been conducted. When the air quality analysis was conducted, project construction was anticipated to commence in April 2025. While this is no longer the case, the analysis conducted is conservative because construction fleets and electricity generation are becoming more efficient over time due to State regulations; thus, modeling construction at an earlier start date provides a more conservative analysis.

The Project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the Project's contribution to cumulative air quality conditions is provided below as well. All CalEEMod modeling results are included as Appendix A to this IS/MND.

Construction Emissions

During construction of the Project, various types of equipment and vehicles would temporarily operate on the Site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the Project would generate air pollutant emissions intermittently within the Site and vicinity, until all construction has been completed, construction is a potential concern because the Project is in a non-attainment area for ozone, PM₁₀, and PM_{2.5}.

According to the CalEEMod modeling results, buildout of the Project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 2. As shown in the table, the Project's construction emissions would be below the applicable thresholds of significance for ROG, NO_x, PM₁₀, and PM_{2.5}.

Table 2 Maximum Construction Emissions (lbs/day)			
Pollutant	Effect Daily Emissions	Threshold of Significance	Exceeds Threshold?
ROG	7.91	54	NO
NO _x	31.7	54	NO
PM ₁₀ (exhaust)	21.2	82	NO
PM _{2.5} (exhaust)	11.4	54	NO
<i>Source: CalEEMod, February 2025 (see Appendix A).</i>			

As shown in the table above, the Project's construction emissions would be below the thresholds of significance for all applicable compounds. In addition, all projects within the jurisdiction of the BAAQMD are required to implement all of the BAAQMD's BCMMs, which include the following:

1. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
2. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
3. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
4. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
5. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California

- airborne toxics control measure Title 13, Section 2485 of CCR. Clear signage shall be provided for construction workers at all access points.
6. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 7. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The Project's required implementation of the BAAQMD's BCMMs listed above would help to further minimize construction-related emissions. The above measures would also address dust emissions resulting from land clearing. Because construction would result in emissions below all applicable thresholds of significance, the Project would not result in a significant air quality impact during construction.

Operational Emissions

Operational emissions of ROG, NO_x, and PM would be generated by the Project from both mobile and stationary sources. Day-to-day activities, such as future vehicle trips to and from the Site, would make up the majority of the mobile emissions. Emissions would also occur from area sources, such as landscape maintenance equipment exhaust.

According to the CalEEMod results, buildout of the Project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 3.

Table 3 Maximum Unmitigated Operational Emissions (lbs/day)			
Pollutant	Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	4.87	54	NO
NO _x	1.32	54	NO
PM ₁₀ *	1.96	82	NO
PM _{2.5} *	0.52	54	NO
Note: * Denotes emissions from exhaust only. BAAQMD does not have adopted PM thresholds for fugitive emissions.			
Source: CalEEMod, February 2025 (see Appendix A).			

As shown in the table, the Project's operational emissions of ROG, NO_x, PM₁₀, and PM_{2.5} would be below the applicable thresholds of significance. Thus, operations of the Project would not be considered to conflict with or obstruct implementation of the applicable air quality plans during project operations.

Cumulative Emissions

Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 1 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 1, the Project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions.

Because the Project would result in emissions well below the applicable threshold of significance for construction-related and operational emissions, the project would not cause a cumulatively considerable contribution to the region's existing air quality conditions.

Health Effects

Criteria pollutant emissions have the ability to cause negative health effects. As discussed above, the AAQS presented are health-based standards designed to ensure safe levels of criteria pollutants that avoid specific adverse health effects. Because the SFBAAB is designated as nonattainment for State and federal eight-hour ozone and State PM₁₀ standards, the BAAQMD, along with other air districts in the SFBAAB region, has adopted federal and State attainment plans to demonstrate progress towards attainment of the AAQS. Full implementation of the attainment plans would ensure that the AAQS are attained and sensitive receptors within the SFBAAB are not exposed to excess concentrations of criteria pollutants. The BAAQMD's thresholds of significance were established with consideration given to the health-based air quality standards established by the AAQS, and are designed to aid the district in implementing the applicable attainment plans to achieve attainment of the AAQS. Thus, if a project's criteria pollutant emissions exceed the BAAQMD's emission thresholds of significance, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts, thereby delaying attainment of the AAQS. Because the AAQSs are representative of safe levels that avoid specific adverse health effects, a project's hinderance of attainment of the AAQS could be considered to contribute towards regional health effects associated with the existing nonattainment status of ozone and PM standards. However, ascertaining cancer risk, or similar measurements of health effects from air pollutants, is very difficult for regional pollutants such as the ozone precursors ROG and NO_x, as there might be scientific limitations on an agency's ability to make the connection between air pollutant emissions and public health consequences in a credible fashion, given limitations in technical methodologies. For example, ozone concentrations depend upon various complex factors, including the presence of sunlight and precursor pollutants, natural topography, nearby structures that cause building downwash, atmospheric stability, and wind patterns. Because of the complexities of predicting ground level ozone concentrations related to the federal and State AAQS, it is not possible to link health risks to the magnitude of emissions exceeding the significance thresholds.

Nonetheless, the Project would not result in short-term construction-related or long-term operational emissions of criteria pollutants that would exceed BAAQMD standards. Consequently, implementation of the Project would not conflict with the BAAQMD's adopted attainment plans nor would the Project inhibit attainment of regional AAQS. Therefore, implementation of the Project would not contribute towards regional health effects associated with the existing nonattainment status of ozone and PM₁₀ standards.

Conclusion

According to BAAQMD, if a project would not result in significant and unavoidable air quality impacts, the project may be considered consistent with the air quality plans due to the exceedance of the applicable thresholds of significance. The Project would result in operational and construction emissions far below the applicable thresholds of significance. Therefore, the Project would not conflict with or obstruct implementation of the applicable air quality plan nor result in a cumulatively considerable net increase of a criteria pollutant, and a ***less-than-significant*** impact would occur.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptors are the residences located approximately 1,744 feet north of the Site.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood.

In order to provide a conservative indication of whether a project would result in localized CO emissions that would exceed the applicable threshold of significance, the BAAQMD has established screening criteria for localized CO emissions. According to BAAQMD, a proposed project would result in a less-than-significant impact related to localized CO emission concentrations if all of the following conditions are true for the project:

- The project is consistent with an applicable congestion management program established by the county congestion management agency for designated roads or highways, regional transportation plan, and local congestion management agency plans;
- The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
- The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, underpass, etc.).

Traffic resulting from construction materials would be short-term. In addition, as discussed in Section XVII, Transportation, of this IS/MND, the Project is anticipated to generate approximately 223 average daily trips, which would not be considered a substantial increase such that the traffic volumes at any nearby intersections would

exceed the peak hour traffic volumes listed above. As such, the Project would not generate substantial levels of localized CO that would exceed BAAQMD standards.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks associated with TACs are a function of both the concentration of emissions and the duration of exposure, where the higher the concentration and/or the longer the period of time that a sensitive receptor is exposed to pollutant concentrations would correlate to a higher health risk.

The Project would not involve any land uses or operations that would be considered major sources of TACs, including DPM. As such, the Project would not generate any substantial pollutant concentrations during operations. However, short-term, construction-related activities could result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the Project. Specifically, as noted above, construction would occur over approximately one year. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the Project would be far less.

All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. Construction associated with the Project would be limited, and only a few pieces of equipment would be used. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a permanent or substantially extended period of time would be low.

According to BAAQMD, research conducted by CARB indicates that DPM is highly dispersive in the atmosphere.⁷ The closest residential property to the Site is located approximately 1,744 feet north of the proposed construction activity. As a result of the dispersive nature of DPM and the considerable distance from the residential property, emissions at the Site would be substantially dispersed at the nearest sensitive receptor. Therefore, construction of the Project would not be expected to expose nearby sensitive receptors to substantial pollutant concentrations.

⁷ California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective* [Table 1-2]. April 2005.

Conclusion

Based on the above discussion, the Project would not expose any sensitive receptors to excess concentrations of localized CO, TACs, or criteria pollutants during construction or operation. Therefore, the Project would result in a ***less-than-significant*** impact related to the exposure of sensitive receptors to substantial pollutant concentrations.

- d. Emissions of pollutants have the potential to adversely affect sensitive receptors within the Project area. Pollutants of principal concern include emissions leading to odors, emissions of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections “a” through “c” above. Therefore, the following discussion focuses on emissions of odors and dust during construction and operation of the Project.

Odors

As stated in the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.⁸ Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. Certain land uses such as wastewater treatment facilities, landfills, confined animal facilities, composting operations, food manufacturing plants, refineries, and chemical plants have the potential to generate considerable odors. The Project would not introduce any such land uses. Storage facilities are not typically associated with the creation of substantial objectionable odors.

Construction activities often include diesel fueled equipment and heavy-duty trucks, which could create odors associated with diesel fumes that may be considered objectionable. However, as discussed above, construction activities would be temporary and involve few pieces of equipment. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. Considering the short-term nature of construction activities and the regulated and intermittent nature of the operation of construction equipment, construction of the Project would not be expected to create objectionable odors affecting a substantial number of people.

It should be noted that BAAQMD regulates objectionable odors through Regulation 7, Odorous Substances, which does not become applicable until the Air Pollution Control Officer (APCO) receives odor complaints from ten or more complainants within a 90-day period. Once effective, Regulation 7 places general limitation on odorous substances and specific emission limitations on certain odorous compounds, which remain effective until such time that citizen complaints have been received by the APCO for one year. The limits of Regulation 7 become applicable again when the APCO receives odor complaints from five or more complainants within a 90-day period. Thus, although not anticipated, if odor complaints are made during construction, BAAQMD would ensure that such odors are addressed and any potential odor effects reduced to less than significant.

Dust

All projects under the jurisdiction of BAAQMD are required to implement BAAQMD's BCMMs. The measures, which are listed in response to questions (a) through (c) of this

⁸ Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

IS/MND, would act to reduce construction-related dust, which would ensure that construction of the Project does not result in substantial emissions of dust. Following Project construction, a revegetation plan would be carried out, and exposed topsoil would not be present on the Site. Thus, Project operations would not include any substantial sources of dust.

Conclusion

The proposed self-storage facility would not create any objectionable odors. In addition, the nearest sensitive receptor that would be affected by odors is located approximately 1,744 feet away, at which distance any potential odors would dissipate. Therefore, impacts related to the creation of objectionable odors or dust affecting a substantial number of people would be ***less than significant***.

IV. BIOLOGICAL RESOURCES.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

Discussion

The following discussion is primarily based on the Biological Evaluation prepared for the Project by Live Oak Associates (LOA) (see Appendix B).⁹

- a. The Site is currently undeveloped and consists of four biotic habitats: seasonal pond, seasonal wetland, ephemeral drainage, and California annual grassland. Most of the Site consists of California annual grassland with some coyote brush (*Baccharis pilularis*) scattered throughout, and a few ornamental trees. Several dead ornamental trees have fallen or are still standing along the southern boundary of the Site, with a few live trees remaining.

Special-status species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection for listed and proposed species. The California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, USFWS Birds of Conservation Concern, sensitive species included in USFWS Recovery Plans, and CDFW special-status invertebrates are all considered special-status species.

Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-

⁹ Live Oak Associates, Inc. *Storage Star Project Biological Evaluation*. March 2025.

status species, most birds in the U.S., including non-status species, are protected by the Migratory Bird Treaty Act (MBTA) of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal. Plant species on California Native Plant Society (CNPS) Lists 1 and 2 are considered special-status plant species and are protected under CEQA.

Prior to field surveys, LOA conducted a database search to acquire information concerning known habitats and special-status species that may occur on the “Project Area”. The “Project Area” is defined as the Site and a two-mile radius outside of the border of the Site in all directions. The following sources were consulted:

- USFWS’s online Information for Planning and Consultation system;
- USFWS’s National Wetlands Inventory (NWI) database;
- CDFW’s California Natural Diversity Database (CNDDB);
- CNPS online inventory;
- Solano County General Plan;
- City of Benicia General Plan; and
- City of Benicia Tree Ordinance.

LOA conducted field surveys of the Site on the following dates: January 8 and 10, and February 5 and 7, 2025. The surveys assessed habitat suitability for special-status species and identified potentially protected trees, aquatic features, and presence or potential presence of special-status wildlife and plants. The results of the database search and field survey are discussed below.

Special-Status Plants

Based on the database search, LOA determined that of the 43 special-status plant species potentially occurring in the region, 11 species have the potential to occur on the Site: pappose tarplant (*Centromadia parryi* ssp. *parryi*), Bolander’s water-hemlock (*Cicuta maculata* var. *bolanderi*), alkali milk-vetch (*Astragalus tener* var. *tener*), big tarplant (*Blepharizonia plumosa*), Congdon’s tarplant (*Centromadia parryi* ssp. *congdonii*), Delta tule pea (*Lathyrus jepsonii* var. *jepsonii*), Delta mudwort (*Limosella australis*), Baker’s navarettia (*Navarettia leucocephala* ssp. *bakeri*), California alkali grass (*Puccinellia simplex*), saline clover (*Trifolium hydrophilum*), and Suisun Marsh aster (*Symphyotrichum lentum*). Although the Site does not provide regionally important habitat for the foregoing special-status species, should the aforementioned plant species become established on-site prior to the initiation of construction, a potentially significant impact could occur.

Special-Status Wildlife

During the 2025 field surveys, animal species observed in this habitat include northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), American crow (*Corvus brachyrhynchos*), mourning dove (*Zenaida macroura*), American robin (*Turdus migratorius*), Bewick’s wren (*Thryomanes bewickii*), yellow-rumped warbler (*Setophaga coronata*), and black-tailed jackrabbit (*Lepus californicus*). Botta pocket gopher (*Thomomys bottae*) burrows, California ground squirrel (*Otospermophilus beecheyi*) burrows, and coyote (*Canis latrans*) scat were observed on-site as well.

Of the 36 special-status animal species potentially occurring in the region, 25 species would be absent or unlikely to occur within the Site due to unsuitable habitat conditions. An additional 10 species may regularly or occasionally use the Site for foraging, but the

Site lacks suitable roosting or breeding habitat: white-tailed kite, northern harrier, short-eared owl, California black rail, yellow rail, Suisun song sparrow, western red bat, big free-tailed bat, Townsend's big-eared bat, and pallid bat. The Site would not provide permanent residence for these species. Therefore, development of the Project would result in a less-than-significant impact on these species.

However, the Site does provide foraging and roosting habitat for California Ridgeway's rail, and the on- and off-site trees could provide nesting habitat for a number of migratory bird species that are protected under the MBTA. Without preconstruction surveys and mitigation for the presence of such species, a potentially significant impact could occur.

In addition, although burrowing owls were not observed during the field survey, the Site and adjacent area contains suitable habitat for burrowing owls. Suitable habitat for burrowing owls includes open areas with rolling hills and grasslands, which is consistent with the characteristics identified at the Site. Additionally, California ground squirrel burrows were present on the Site, and burrows are often associated with burrowing owls. If ground-disturbing activities were to occur during the nesting season (February 1 through August 31), nests and nestlings that may be present could be destroyed. Thus, in the absence of preconstruction surveys and establishment of exclusion zones for burrowing owls, a potentially significant impact could occur.

Conclusion

Based on the discussion above, implementation of the Project could potentially affect special-status plants, burrowing owls, California Ridgeway's rail, and protected nesting and migratory birds. Thus, the Project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

Special-Status Plants

IV-1. *Prior to the initiation of ground disturbance, three rare plant surveys shall be conducted by a qualified biologist during appropriate survey windows when special-status plant species are detectable and identifiable. Suggested survey timing is May/June, June/July, and August/September, but survey timing must be based on seasonal weather and environmental conditions. In the event of low precipitation or other unfavorable weather conditions not allowing for special-status plants to be detected in a given year, an additional year of rare plant surveys may be required. The results of the rare plant surveys shall be submitted to the City of Benicia Community Development Department Planning Division for review and approval. If special-status plant species are not identified on-site, further mitigation is not required.*

If a special-status plant listed under the federal Endangered Species Act (FESA) or California Endangered Species Act (CESA) occurs within the Site, the Project shall be designed to avoid such species, to the maximum

extent possible. If avoidance of special-status plants is unavoidable, a qualified biologist shall identify appropriate methods to salvage the population(s). Such measures may include, but shall not be limited to, similar methods to those described below:

Salvage methods for perennial species shall be tested for whole individuals, cuttings, and seeds. Salvage measures shall include the evaluation of techniques for transplanting as well as germinating seed in garden or greenhouse and then transplanting to suitable habitat sites in the field. Techniques shall be tested for each species, and appropriate methods shall be identified through research and adaptive management. Where plants are transplanted or seeds distributed to the field they shall be located in preserves in suitable habitat to establish new populations. Field trials shall be conducted to evaluate the efficacy of different methods and determine the best methods to establish new populations. New populations shall be located such that they constitute separate populations and do not become part of an existing population of the species, as measured by the potential for genetic exchange among individuals through pollen or propagule (e.g., seed, fruit) dispersal. Transplanting within the preserves shall only minimally disturb existing native vegetation and soils. Supplemental watering may be provided as necessary to increase the chances of successful establishment, but must be removed following initial population establishment.

For special-status annual plants, mature seeds shall be collected from all individuals for which removal cannot be avoided (or if the population is large, a representative sample of individuals). If storage is necessary, seed storage studies shall be conducted to determine the best storage techniques for each species. If needed, studies shall be conducted on seed germinated and plants grown to maturity in garden or greenhouse to propagate larger numbers of seed. Seed propagation methods shall ensure that genetic variation is not substantially affected by propagation (i.e., selection for plants best adapted to cultivated conditions). Field studies shall be conducted to determine the efficacy and best approach to dispersal of seed into suitable habitat. Where seeds are distributed to the field, they shall be located in preserves in suitable habitat to establish new populations. If seed collection methods fail (e.g., due to excessive seed predation by insects), alternative propagation techniques will be necessary.

For salvage operations, transplant new populations such that they constitute separate populations and do not become part of an existing population of the species, as measured by the potential for genetic exchange among individuals through pollen or propagule (e.g., seed, fruit) dispersal. Transplanting or seeding "receptor" sites (i.e., habitat suitable for establishing a new population) should be carefully selected on the basis of physical, biological, and logistical considerations (Fiedler and Laven 1996); some examples of these are listed below.

- *Historic range of the species;*
- *Soil type;*
- *Soil moisture;*
- *Topographic position, including slope and aspect;*
- *Site hydrology;*
- *Mycorrhizal associates (this may be important for Mount Diablo manzanita);*
- *Presence or absence of typical associated plant species; and*
- *Presence or absence of herbivores or plant competitors. Site accessibility for establishment, monitoring, and protection from trampling by cattle or trail users.*

Proof of compliance shall be submitted to the City of Benicia Community Development Department Planning Division.

Burrowing Owls

IV-2(a). A qualified biologist shall conduct a preconstruction survey for burrowing owls following the 2012 CDFW Guidelines, or a more recent Guideline if the 2012 document is updated before start of construction, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction. Proof of results of surveys shall be submitted to the City of Benicia Community Development Department Planning Division. If burrowing owls are not detected during the preconstruction surveys, additional mitigation shall not be required.

IV-2(b). Identified occupied burrowing owls shall be avoided until the burrow has been abandoned. According to the CDFW's 2012 Guidelines, avoidance buffers can be as small as 50 meters (~164 feet) and as large as 500 meters (~1,640 feet) depending on time of year and intensity of disturbance. A typically accepted buffer is 250 feet for most activities. It is important to note this species is currently a candidate species, therefore, passive relocation, as described in CDFW's 2012 Guidelines is no longer approved, and would be considered "Take" under CESA, therefore, an Incidental Take Permit would be necessary for this action. Results of surveys shall be submitted to the City of Benicia Community Development Department Planning Division.

California Ridgeway's Rail

IV-3(a). A qualified permitted biologist shall conduct protocol surveys according to the 2015 USFWS California Ridgeway's (Clapper) Rail Survey Protocol visual or an updated protocol if available by the time the survey is needed. This survey requires calls; therefore, the biologist must be a licensed and qualified permitted biologist to do this survey. "Surveys should be initiated between January 15 and February 1. For each survey station, four surveys are to be conducted: two (2) passive surveys, followed by two (2) active surveys. Surveys should be spaced at least two (2) weeks apart and should cover the time from the date of the first survey through the end of March or mid-April." Construction activities shall not commence until protocol surveys have been conducted. The protocol should be referenced for all details necessary for the surveys. Proof of compliance shall be

submitted to the City of Benicia Community Development Department Planning Division. If California Ridgeway's rail is not detected during the surveys, additional mitigation shall not be required.

- IV-3(b). *Should a California Ridgeway's rail be observed onsite during the surveys, it would need to be avoided by at least 250 feet, and a biological monitor should be onsite during initial construction activities to ensure this species is not directly impacted. Proof of compliance shall be submitted to the City of Benicia Community Development Department Planning Division.*

Active Raptor and Migratory Bird Nests

- IV-4(a). *If vegetation removal, site preparation, grading, or construction is planned to occur within the breeding period (i.e., between February 1 and August 31), a qualified biologist shall conduct pre-construction surveys for active nests of migratory birds within seven days prior to the onset of these activities. If construction activity is planned to commence outside the breeding period, no pre-construction surveys are required for nesting birds and raptors. Results of surveys shall be submitted to the City of Benicia Community Development Department Planning Division.*

- IV-4(b). *Should any active nests be discovered in or near proposed construction zones, the biologist shall establish a suitable construction-free buffer around the nest. This buffer shall be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged. Proof of compliance shall be submitted to the City of Benicia Community Development Department Planning Division.*

- b,c. Waters of the U.S., including wetlands, are defined under 33 Code of Federal Regulations (CFR) 328 to include navigable waterways, their tributaries, and adjacent wetlands. Wetlands are vegetated areas that meet specific vegetation, soil, and hydrologic criteria defined by the U.S. Army Corp of Engineers (USACE). Natural drainage channels and adjacent wetlands throughout the State may be considered waters of the U.S. or jurisdictional waters subject to the jurisdiction of USACE. Adjacent wetlands must have a continuous surface connection with a jurisdictional water of the U.S. such that the wetland is indistinguishable from the adjacent water. Geographically and hydrologically isolated wetlands are outside federal jurisdiction, but are regulated by Regional Water Quality Control Board (RWQCB).

An assessment of aquatic ecosystems and riparian habitat within the Project vicinity was conducted as part of the Biological Evaluation prepared by LOA. Three aquatic features were observed in the Site: seasonal pond, seasonal wetland, and ephemeral drainage (see Figure 12).

The seasonal pond is located in the southeast corner of the Site and is part of a larger pond which continues off-site, east of the Project boundary. The pond has some tidal influence from underground but is cut off from overland flow and tidal marshes to the east by a prominent railroad berm. Cattails grow in the southern end of the pond on-site, and historic aerial imagery suggests the pond shrinks substantially in the summer months. At the time of the most recent site visit on February 7, 2025, the pond was more than 15 feet wide and filled with water.

Figure 12
Site Aquatic Features



Seasonal wetland habitat exists mainly in three areas of the Site: along the eastern and southern borders of the seasonal pond, in swales descending from the upland habitats toward the pond, and in the southwestern corner of the Site along an ephemeral drainage. Seasonal wetland habitat varies somewhat in these locations and supports dense swaths of sedges (*Carex sp.*), salt grass, and various forbs such as ragweed (*Ambrosia psilostachya*), as well as non-native annual grasses and forbs.

Two ephemeral drainages occur on the Site: a smaller drainage, Ephemeral Drainage 1, occurs in the northern end of the Site, and a larger drainage, Ephemeral Drainage 2, occurs along the southern boundary of the Site. Ephemeral Drainage 1 begins at Goodyear Road and originates from a culvert. At the western mouth, the channel is eight feet wide and six feet deep. Drainage 1 is surrounded by California annual grassland habitat, but as the drainage moves to the east, Drainage 1 gradually fades into the landscape where it supports seasonal wetland habitat. Ephemeral Drainage 2 originates approximately 12 feet west of Goodyear Road, from an underground culvert. At the western mouth, the channel is 16 feet wide and 13 feet deep. Some seasonal wetland borders this channel to the northwest. The channel eventually fades into the landscape as well, also ending in seasonal wetland habitat.

The aforementioned seasonal pond, seasonal wetlands, and two ephemeral drainages have the potential to be considered jurisdictional waters of the U.S. and State. Although the Biological Evaluation included a formal wetland delineation to confirm the extent of the foregoing features and habitats, the results of the formal wetland delineation have not been submitted to the USACE for review and confirmation. Although the two ephemeral drainages are unlikely to be impacted by the Project footprint, the development footprint of the Project would overlap with the on-site seasonal pond and seasonal wetlands and, thus, such resources have the potential to be permanently impacted by the Project. Therefore, without confirmation from USACE and appropriate mitigation, the Project could have a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands, and a ***potentially significant*** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

- IV-5. *Prior to commencement of project construction activities, the applicant shall request either a Preliminary or an Approved Jurisdictional Determination from USACE. If the USACE determines that the seasonal wetland swale within the Project Area is jurisdictional under Section 404 of the Clean Water Act, the Project applicant shall apply for a Department of the Army permit for impacts to waters of the U.S. (waters). Waters that will be impacted shall be replaced or rehabilitated on a “no-net-loss” basis. Habitat restoration, rehabilitation, and/or replacement shall be at a location and by methods acceptable to the USACE. Proof of compliance shall be submitted to the City of Benicia Community Development Department Planning Division.*
- IV-6. *Prior to commencement of Project construction activities, the applicant shall apply for a Section 401 Water Quality Certification from the RWQCB, and adhere to the certification conditions. If the USACE does not assert*

jurisdiction over the seasonal wetland swale, the applicant shall prepare a Report of Waste Discharge Requirement, as aquatic resources present would be considered Waters of the State, and shall mitigate to ensure there is “no-net-loss” of wetlands as a result of the Project. Proof of compliance, either in the form of the Section 401 Water Quality Certification or the Report of Waste Discharge Requirement, shall be submitted to the City of Benicia Community Development Department Planning Division.

- d. Movement corridors or landscape linkages are defined as areas that allow for the movement of species from one area of suitable habitat to another. A linkage can vary from a narrow strip of habitat that only functions as a conduit for movement (i.e., a corridor) or a large area of intact habitat that is used for movement, dispersal, and other life functions such as foraging and breeding. Many wildlife linkages are broad areas of regional movement corridors for wildlife that generally includes a wide swath of land used for movement between two or more core areas for multiple regional species.

The Site could currently act as a movement corridor because of the open nature of the Site and its location adjacent to marshland which the Conservation Lands Network considers to be “Important Baylands” on their Critical Linkages Map.¹⁰ Although the Site is adjacent to the San Francisco Bay near the confluence of the Delta, the on-site aquatic habitat would not provide nursery sites for native wildlife and could not support fish movement. Additionally, existing roadways to the west and south such as I-680 already limit the Site’s use as a movement corridor.

Most current animal movements on the Site would likely be local movements within the Site and its immediate vicinity rather than regional movements. As such, the Project would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. Thus, a **less-than-significant** impact would occur.

- e. The City of Benicia's Tree and Street Tree Ordinance, BMC Chapter 12.24, promotes the conservation, sustainability, protection, maintenance, and replanting of trees for the health, safety, and well-being of the City’s residents. These regulations consider factors such as tree size, location, historical significance, and native species when evaluating new developments. According to the Biological Evaluation by LOA, protected trees were not found within the Site. As a result, the Project would not conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and a **less-than-significant** impact would occur.
- f. The Solano Multi-Species Habitat Conservation Plan (HCP) covers portions of Solano County. The City of Benicia is not a member agency in the HCP and the Site is not within an area encompassed by the Solano HCP or any other HCP/National Community Conservation Planning (NCCP). Therefore, the Project would not conflict with the adopted HCP, NCCP, or other approved local, regional, or State HCP and **no impact** would occur.

¹⁰ Conservations Lands Network. *Critical Linkages*. Available at: <https://www.bayarealands.org/maps-data/>. Accessed March 2025.

V. CULTURAL RESOURCES.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion is based on the Cultural Resources Study prepared by Tom Origer and Associates, Inc.¹¹

- a,b,c. Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics.

On November 6, 2024, the Northwest Information Center (NWIC) performed a records search of the California Historic Resources Information System (CHRIS) for cultural resource site records and survey reports within the Project area. The CHRIS search determined the study area had been previously subjected to a cultural resources survey; cultural resources have not been documented within the study area. Six other studies were conducted within 0.25-mile of the Site, and one cultural resource was found. The resource consists of bedrock mortars located over approximately 900 feet from the Site and do not have the potential to extend into the Site. In addition, ethnographic sites or buildings are not known within a mile of the Site. As such, Tom Origer and Associates, Inc. determined that the likelihood of encountering buried resources on-site is low.

An intensive field survey was completed by Tom Origer and Associates, Inc. on November 20, 2024. Archaeological site indicators as well as building and structures were not observed within the study area during the course of the survey. In addition, on November 7, 2024, the NAHC conducted a records search of the Sacred Lands File (SLF) which indicated that archaeological and other cultural resources were not known to be present on or near the Project vicinity.

Based on the analysis above, although the potential to find archaeological sources within the Site is low, the Project could still cause a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturb human remains, including those interred outside of formal cemeteries during construction. Therefore, a **potentially significant** impact could occur.

¹¹ Tom Origer & Associates. *Cultural Resources Study for the Storage Star Facility Project*. December 11, 2024.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impact to a *less-than-significant* level.

- V-1. *Prior to the issuance of a grading permit, the Project's construction plans shall include notes (pursuant to PRC Section 5097.97 and Health and Human Safety Section 7050.5 of the California Health and Safety Code) indicating that if cultural resources are identified during ground disturbing activities associated with the Project, all work within 100-feet of the finding shall be halted until a qualified archaeologist can review and assess the nature of the find. If the resource is also a tribal cultural resource, tribe(s) who have requested consultation with the City pursuant to AB 52 would also require notification and opportunity to consult on the findings. This will be conducted in accordance with the City and land owner. Ground-disturbing work in the vicinity of the find shall not occur until the resource has been evaluated, if the resource is found eligible for California Register of Historical Resources (CRHR) and avoidance is not feasible then an evaluation and/or data recovery mitigation program shall be drafted and implemented. The archaeologist shall be required to submit a report of findings to the City's Community Development Department Planning Division for review.*
- V-2. *Prior to the issuance of a grading permit, the project's construction plans shall include notes (pursuant to PRC Section 5097.97 and Health and Human Safety Section 7050.5(b) of the California Health and Safety Code) indicating that if human remains are encountered during ground disturbing activities, the following actions shall apply. Upon identification of human remains all excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner shall contact the NAHC. The NAHC will identify the person or persons believed to be most likely descendant (MLD) from the deceased Native American. The MLD will provide recommendations regarding the treatment of the remains with appropriate dignity (refer to PRC Section 5097.94 for complete guidelines).*
- V-3. *If the Project design changes and ground disturbance is anticipated beyond the Project area, as it is currently defined, further surveys shall be conducted in those areas to assess the presence of cultural resources. Any newly discovered or previously recorded sites within the additional survey areas shall be recorded (or updated) on appropriate DPR 523-series forms. If avoidance of these resource is not feasible then an evaluation and/or data recovery program shall be drafted and implemented. The Project applicant shall be required to submit the updated Project design and corresponding surveys to the City's Community Development Department prior to any ground-disturbing activity beyond the original Project area.*

VI. ENERGY.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a,b. A description of the currently adopted 2022 California Green Building Standards Code and the Building Energy Efficiency Standards, as well as discussions regarding the Project's potential effects related to energy demand during construction and operations are provided below.

California Green Building Standards Code

The 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11) is a portion of the CBSC (CCR Title 24), which became effective on January 1, 2023.¹² The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen Code standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement, and rehabilitation of a structure or improvement to property. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of electric vehicle charging infrastructure in residential and non-residential structures;
- Reduction of indoor water use consumption through the establishment of maximum fixture water use rates;
- Outdoor landscaping compliance with the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills; and
- Mandatory use of low-pollutant emitting interior finish materials, such as paints, carpet, vinyl flooring, and particle board.

Building Energy Efficiency Standards

The 2022 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy-efficiency measures from the 2019 Building Energy Efficiency Standards, and went into effect starting January 1, 2023. The 2022 standards provide for additional efficiency improvements beyond the 2019 standards, resulting in a further reduction in energy consumption for residential structures. The Project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy

¹² California Building Standards Commission. 2022 *California Green Building Standards Code*. 2023.

Efficiency Standards. The 2022 Building Energy Efficiency Standards encourage efficient electric heat pumps, establish electric-ready requirements for new homes, expand solar photovoltaic and battery storage standards, and strengthen ventilation standards. Adherence to the most recent CALGreen Code and Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently.

Construction Energy Use

Construction of the Project would involve on-site energy demand and consumption related to use of oil in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the Site where energy supply cannot be met through a hookup to the existing electricity grid. Project construction would not involve the use of natural gas appliances or equipment.

All construction equipment and operation thereof would be regulated pursuant to the CARB In-Use Off-Road Diesel Vehicle Regulation, which is intended to reduce emissions from in-use, off-road, heavy-duty diesel vehicles in California by imposing limits on idling, requiring all vehicles to be reported to CARB, restricting the addition of older vehicles into fleets, and requiring fleets to reduce emissions by retiring, replacing, or repowering older engines, or installing exhaust retrofits. The In-Use Off-Road Diesel Vehicle Regulation would subsequently help to improve fuel efficiency and reduce greenhouse gas (GHG) emissions. Technological innovations and more stringent standards are being researched, such as multi-function equipment, hybrid equipment, or other design changes, which could help to further reduce demand on oil and limit emissions associated with construction.

Based on the above, the temporary increase in energy use occurring during construction of the Project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. In addition, the Project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

Operational Energy Use

Following implementation of the Project, the Pacific Gas & Electric Company (PG&E) would provide electricity to the Site. Energy use associated with operation of the Project would be typical of self-storage uses, requiring electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric equipment. In addition to on-site energy use, the Project would result in transportation energy use associated with vehicle trips generated by employee commutes and the movement of goods.

The Project would be subject to all relevant provisions of the most recent update of the CBSC, including the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structures would consume energy efficiently through the incorporation of such features as efficient water heating systems, high-performance attics and walls, and high-efficacy lighting. Required compliance with the CBSC would ensure that the building

energy use associated with the Project would not be wasteful, inefficient, or unnecessary. In addition, electricity supplied to the Project by PG&E would comply with the State's Renewables Portfolio Standard, which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 60 percent of total procurement by 2030. As a result, a portion of the electricity consumed during Project operation would be generated from renewable sources and the proposed development would not use natural gas. Regarding transportation energy use, the Project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this IS/MND, the Project is not anticipated to substantially increase vehicle miles traveled (VMT).

Conclusion

Based on the above, construction and operation of the Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Thus, a ***less-than-significant*** impact would occur.

VII. GEOLOGY AND SOILS.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	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 based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The following discussion is based on the Geotechnical Report prepared by Bear Engineering Group, Inc. (see Appendix C) (the Geotechnical Report").¹³

- ai,aii. The City of Benicia is in the San Francisco Bay Area, which is a seismically active region. The Geotechnical Report found that the Site is located within an Alquist-Priolo Earthquake Fault Zone. The closest active faults are the Concord-Green Valley Fault system, approximately 0.02-mile northeast of the Site. Other nearby active faults, such as the Greenville Clayton Section, Hayward Fault, and Mount Diablo Thrust Fault are located approximately 12 miles, 15 miles, and 19 miles from the Site, respectively. Due to the proximity to known fault lines, the Site has a potential to experience surface fault rupture and substantial seismic ground shaking. The proximity to the fault would suggest strong ground intensity in the event of a 6.0 or greater magnitude seismic event. According to the Geotechnical Report, the Concord-Green Valley system has a 16 percent chance of an earthquake occurring by 2043.

Although the Site has a high risk of substantial seismic ground shaking, compliance with the CBSC would ensure that the structures are adequately designed to resist damage from seismic activity. Structures built consistent with the CBSC should be able to: (1)

¹³ Bear Engineering Group, Inc. *Geotechnical Report Self-Storage Facility*. January 2024.

resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse. In addition, the Geotechnical Report includes recommendations for the design of the proposed buildings. For example, the Geotechnical Report includes grading recommendations to reduce slope movement from a seismic event, as well as foundation design criteria.

Because the Project is in a seismically active area, without implementation of the recommendations in the Geotechnical Report, a ***potentially significant*** impact could occur related to directly or indirectly causing potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault or strong seismic ground shaking.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VII-1. *Prior to issuance of grading permits, the grading plans shall incorporate the geotechnical recommendations specified within Sections 6.1 through 6.15 of the Geotechnical Report prepared for the Project by Bear Engineering Group, Inc. related to addressing seismic hazards. Such recommendations include, but are not limited to, ground improvements, foundation recommendations, retaining wall recommendations, drainage recommendations, design review, and construction monitoring. All grading and foundation plans for the Project must be reviewed and approved by the City Engineer and Chief Building Official, or their designee(s), prior to issuance of grading and building permits in order to ensure that recommendations in the Geotechnical Report are properly incorporated and utilized in the Project design.*

aiii, aiv,

c,d. The Project's potential effects related to liquefaction, landslides, lateral spreading, subsidence/settlement, and expansive soils are discussed in detail below.

Liquefaction and Settlement

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Soils most susceptible to liquefaction are clean, loose, saturated, uniformly graded fine sands below the groundwater table. Empirical evidence indicates that loose silty sands are also potentially liquefiable. When seismic ground shaking occurs, the soil is subjected to cyclic shear stresses that could cause excess hydrostatic pressures to develop. If excess hydrostatic pressures exceed the effective confining stress from the overlying soil, the sand may undergo deformation. If the sand undergoes virtually unlimited deformation without developing significant resistance, the sand is said to have liquefied, and if the sand consolidates or vents to the surface during and following liquefaction, ground settlement and surface deformation may occur.

An evaluation of earthquake-induced settlement associated with liquefaction was conducted by Bear Engineering Group, Inc. as part of the Geotechnical Report. The Site is generally underlain by relatively shallow, moderately hard, very dense sandstone bedrock. Dynamic resistance (Blow Counts) typically exceeded 20 blows per six inches,

suggesting the likelihood of liquefaction to be low. The lower portion of the Site consists of Delta deposits of silty clay, which does not liquefy.

Settlement is broadly classified as total settlement and differential (uneven) settlement. Total settlement refers to the uniform settlement of the entire structure and occurs due to the weight of the structure and imposed loads. Differential or uneven settlement can occur if the loads on the structure are unevenly distributed, there are variations in the soil properties, or due to construction-related variations. According to the Geotechnical Report, the site colluvium (erosion material) and artificial fills were predominantly granular suggesting ground modification would reduce the potential of settlement. This would also decrease the effects of seismically induced ground settlement from a seismic event.

Based on the above, the Site is unlikely to be subject to potential hazards or risks related to liquefaction and settlement.

Landslides

The Site is underlain by restively shallow bedrock (Great Valley Sequence) classified as sandstone. The units generally erode during heavy precipitation but are less likely to induce major deep-seated slides. Debris flows are typically small, shallow mixtures of water, soil, and other debris that mobilize suddenly during locally heavy rains. Seismically induced landslides are triggered by earthquake ground shaking. According to the Geotechnical Report, California Division of Mines and Geology, Open-File Report OFR-95-12 does not identify landslide susceptibility for the Site. Thus, the Project would not be subject to landslide risks. The Site's susceptibility to erosion is discussed in further detail in Question 'b,' below.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. Based on the Geotechnical Report, the potential for lateral spreading is considered low as the Site is not considered to be subject to liquefaction. Proposed grading activities would further reduce the potential for lateral spreading to occur.

Expansive Soils

Expansive soils shrink and swell as a result of moisture changes, which can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Building damage due to moisture changes in expansive soils can be reduced by appropriate grading practices and using post-tensioned slab foundations or similarly stiffened foundation systems, which are designed to resist the deflections associated with soil expansion. The Geotechnical Report determined that the on-site soils do not exhibit properties that allow for vertical movement with increased moisture content. Thus, the Project would not cause a significant impact related to expansive soils.

Conclusion

Based on the above discussion, the Project would not result in potential hazards or risks related to liquefaction, landslides, lateral spreading, or subsidence. Therefore, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction or landslides, and would not 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. Therefore, a **less-than-significant** impact would occur.

- b. During grading activities associated with development of the Project, and prior to overlaying of the ground with impervious surfaces and landscaping elements, topsoil would temporarily be exposed. Thus, the potential exists for wind and water to erode portions of the exposed topsoil during construction, which could adversely affect downstream storm drainage facilities. BMC Section 15.73.140 requires the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that meets either the requirements of the City of Benicia or the State General Construction Permit. Additionally, BMC Section 15.73.070 Code necessitates that projects have an Erosion and Sediment Control (ESC) plan incorporating Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. Furthermore, pursuant to Section BMC Section 15.70.090(E)(3), a Storm Water Control Plan that meets the criteria established in the most recent Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual is required to address post-construction stormwater flows. The Storm Water Control Plan prepared for the Project addresses erosion during Project operation.

Based on the above, through compliance with the BMC, the Project would not result in substantial soil erosion or the loss of topsoil, and a **less-than-significant** impact would occur.

- e. The Project would connect to an existing four-inch sewer line located within Goodyear Road. The construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the Project. Therefore, **no impact** regarding the capability of soil to adequately support the use of septic tanks or alternative wastewater disposal systems would occur.
- f. Paleontological resources include fossil plants and animals, and evidence of past life such as trace fossils and tracks. The Site does not contain any unique geologic features and is underlain with Sandstone and shale, greenish-gray mudstone and shale, laminated fine-grained sandstone and gray shale from the early Cretaceous period, as well as artificial fills, loose to very consolidated gravels, sand, silt, clays, rock fragments with variable thickness. Should previously unknown paleontological resources exist within the Project area, ground-disturbing activity associated with implementation of the Project would have the potential to disturb or destroy such features. Therefore, the Project could result in the direct or indirect destruction of a unique paleontological resource, and a **potentially significant** impact could occur.

Mitigation Measure(s)

Implementation of the following mitigation measures would reduce the above impacts to a **less-than-significant** level.

- VII-2. *Before the start of any earthmoving activities, the Project applicant shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be*

encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.

If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Community Development Department Planning Division shall be immediately notified. The Project applicant shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (SVP 2010). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible shall be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.

VIII. GREENHOUSE GAS EMISSIONS.

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	✗	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b. 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. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the Project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the Project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO₂e/yr).

The Project is located within the jurisdictional boundaries of BAAQMD. The most recent BAAQMD Air Quality Guidelines were released in April 2023.¹⁴ The updated GHG thresholds address more recent climate change legislation, including Senate Bill (SB) 32, and provide qualitative thresholds related to Buildings and Transportation.

Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAQMD has an adopted threshold of significance for construction-related GHG emissions and neither require quantification. Nonetheless, the Project's construction GHG emissions, as well as operational emissions, have been estimated using CalEEMod under the same assumptions discussed in Section III, Air Quality, of this IS/MND (see Appendix A). The emissions estimates prepared for the Project determined that unmitigated construction of the Project would result in total GHG emissions of 374 MTCO₂e over the entire construction period.

Potential impacts related to operational GHG emissions resulting from implementation of the Project are considered in comparison with BAAQMD's adopted thresholds of significance below. While the BAAQMD's adopted thresholds of significance for GHG

¹⁴ Bay Area Air Quality Management District. 2022 California Environmental Quality Act Guidelines. April 2023.

emissions are qualitative, operational GHG emissions have been estimated using CalEEMod for disclosure purposes (see Appendix A). The emissions estimates prepared for the Project determined that operation of the Project would result in maximum unmitigated annual GHG emissions of 519 MTCO₂e/yr.

BAAQMD Thresholds of Significance

The BAAQMD's adopted thresholds of significance for GHG emissions are qualitative and address recent climate change legislation, including SB 32. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).¹⁵

The City of Benicia does not have a GHG reduction strategy under CEQA Guidelines Section 15183.5(b). Therefore, the following analysis focuses on the new BAAQMD GHG thresholds related to specific project design elements.

According to the BAAQMD's thresholds of significance, in order to find a less-than-significant GHG impact, projects must include, at a minimum, the following project design elements:

1. The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development);
2. The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines;
3. The project will achieve a reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted SB 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's "Technical Advisory on Evaluating Transportation Impacts in CEQA"; and
4. The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

In order to be consistent with the first criterion, the Project would be required to include all electric appliances and plumbing. The 2022 Building Energy Efficiency Standards requires that new developments be built electric-ready (i.e., structures will be required to have electric supply panels and circuitry to support all-electric appliances and heating). Additionally, the Project would not use natural gas, with a portion of the energy being sourced from on-site renewable energy. Thus, the Project would comply with the first criterion.

Regarding the second criterion, as discussed in Section VI, Energy, of this IS/MND, the Project would comply with all applicable federal, State, and local regulations regarding energy use during both Project construction and Project operations. Therefore, as discussed therein, the Project would not result in any wasteful, inefficient, or unnecessary energy usage.

¹⁵ Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.

With respect to the third criterion, as discussed in Section XVII, Transportation, of this IS/MND, a “Local-Serving Use” can be presumed to meet the screening criteria for project-level VMT analysis. Therefore, the Project would achieve a 15 percent reduction in Project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan.

With respect to the fourth criterion, the Project would be subject to the nonresidential requirements set forth in the CALGreen standards. According to the 2022 CALGreen Code, nonresidential projects are required to install five EV capable spaces and three EV capable spaces with electric vehicle supply equipment (EVSE). The Project would provide two EV charging parking spaces on-site. Therefore, in accordance with BAAQMD guidance, the implementation of Mitigation Measure III-1 would ensure the Project would be compliant with BAAQMD’s fourth criterion.

The CARB prepared the 2022 Scoping Plan, which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix D of the 2022 Scoping Plan provides suggestions for prioritizing various types of mitigation, such as on-site GHG-reducing design features and mitigation measures. Similar to the 2022 Scoping Plan, BAAQMD identified the necessary design elements required of new land use projects and plans being built today in order to achieve California’s long-term climate goal of carbon neutrality by 2045. If these design elements are incorporated into the design and construction of a project, then the project would contribute its portion of what is necessary to achieve California’s long-term climate goals— its “fair share”—and a lead agency reviewing the project under CEQA can conclude that the project would not make a cumulatively considerable contribution to global climate change.

Based on the above, BAAQMD’s thresholds of significance are consistent with the 2022 Scoping Plan. Therefore, if a development project is consistent with BAAQMD’s thresholds of significance, it can be assumed that the project would also be consistent with the 2022 Scoping Plan. Given that the Project would be consistent with BAAQMD’s required thresholds of significance with mitigation, the Project would also be consistent with the 2022 Scoping Plan.

Conclusion

Based on the above, the Project would comply with Building Criterion a, Buildings Criterion b, and Transportation Criterion c of the BAAQMD’s required thresholds of significance. However, the Project has the potential to conflict with the fourth, Transportation Criterion d, related to the provision of EV charging stations. Because the Project could conflict with the BAAQMD’s applicable thresholds of significance for GHG emissions, the Project could generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Thus, a ***potentially significant*** impact related to GHG emissions could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

VIII-1. *Prior to the issuance of any building permits, , the applicant shall demonstrate that the following measure is included on project improvement plans:*

- *Consistent with BAAQMD's Transportation criterion d., a total of five EV capable spaces and three EV capable spaces with electric vehicle supply equipment (EVSE) shall be installed throughout the 19 on-site parking spaces, consistent with the current CALGreen Tier 2 standards.*

Compliance with the foregoing measure shall be ensured by the City of Benicia Community Development Department Building Safety Division.

IX. HAZARDS AND HAZARDOUS MATERIALS.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a. Projects that involve the routine transport, use, or disposal of hazardous materials are typically industrial in nature. Operations associated with the Project would be typical of other self-storage facilities in the City and would be governed by the uses permitted for the Site by the BMC and the City of Benicia General Plan.

On-site maintenance may involve the use of common cleaning products, fertilizers, and herbicides, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing the use of such products and the amount anticipated to be used on the Site, routine use of such products would not represent a substantial risk to public health or the environment. Individual leases would prohibit future customers from storing hazardous materials, including flammable or combustible items, such as gas, propane tanks, car batteries, drugs, or ammunition in the self-storage units.

Based on the information above, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a **less-than-significant** impact would occur.

- b. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions.

Construction Activities

Construction activities associated with the Project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used at the Site and transported to and from the Site during construction. However, the Project contractor would be required to comply with all California Health and Safety Codes and local City ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b), the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the Project, the Solano County Department of Resource Management, Environmental Health Services Division) in accordance with the regulations adopted pursuant to this section. The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access to the handler's facilities. In the case of the Project, the contractor is required to notify the Solano County Department of Resource Management, Environmental Health Services Division in the event of an accidental release of hazardous materials, who would then monitor the conditions and recommend appropriate remediation measures. Compliance with such regulations would ensure that a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions during construction would not occur.

Existing On-Site Hazardous Materials

A Phase I Environmental Site Assessment (ESA) was prepared for the Project by Apex Companies, LLC (Apex). for the purpose of identifying potential recognized environmental conditions (RECs), historical RECs (HRECs), controlled RECs (CRECs), and de minimis conditions associated with the Site (see Appendix D).¹⁶ The Phase I ESA included a site reconnaissance; a review of historical documents of the Site; interviews of people familiar with the Site and applicable local agencies; and a review of appropriate federal, State, and local regulatory agencies to reveal known hazardous waste sites or leaks or spills of hazardous materials at the Site or the vicinity. The assessment determined that the Site has remained undeveloped since the early 1900s and did not find any hazardous substances or materials currently stored on-site or in the surrounding area.

A Site reconnaissance was conducted on September 21, 2023 by Apex and consisted of a walk-through of the Site. The Phase I ESA did not revealed any evidence of RECs, CRECs, HRECs, or de minimis conditions in connection with the Site.

Conclusion

Based on the above, construction or operation of the Project would not create a significant hazard to the public or environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment, and a ***less-than-significant*** impact would occur.

¹⁶ Apex Companies, LLC. *Phase 1 Environmental Site Assessment*. October 2023.

- c. The nearest school relative to the Site is the Wishing Star Preschool, located approximately 2.40 miles southwest of the Site. Development of the Project would not create a significant hazard to the public or the environment because the Project would include any transport, use, or disposal of hazardous materials. In addition, evidence of RECs, CRECs or HRECs were not identified in connection with the Site. Therefore, operation of the Project would not emit any hazardous emissions, substances, or waste within one quarter-mile of a school, and a ***less-than-significant*** impact would occur.
- d. Government Code Section 65962.5 requires the California Environmental Protection Agency to annually develop an updated Cortese List. The Phase I ESA indicates that the Site is not located on the Department of Toxic Substances Control's (DTSC's) Hazardous Waste and Substances Site List, which is a component of the Cortese List. In addition, the Site is not located on any of the other components of the Cortese List (i.e., the list of leaking underground storage tank sites from the State Water Resources Control Board's [SWRCB's] GeoTracker database, the list of solid waste disposal sites identified by the SWRCB, and the list of active Cease and Desist Orders [CDO] and Cleanup and Abatement Orders [CAO] from the SWRCB). Finally, as part of the Phase I ESA prepared for the Site, Apex conducted a search of local, State, and federal agency databases regarding the Site and known contaminated sites in the immediate vicinity. According to the search, the Site is not located in the vicinity of any known contaminated sites. The Project would not 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 not create a significant hazard to the public or the environment. Therefore, ***no impact*** would occur.
- e. The nearest public airport to the Site is Buchanan Field Airport, located approximately 7.6 miles south of the Site at 550 Sally Ride Drive. The Site is located well outside of the Airport Influence Area (AIA) identified for the airport in Chapter 3 of the Contra Costa County Airport Land Use Compatibility Plan. Therefore, the Project would not result in an airport-related safety hazard or excess noise for people residing or working in the Project area, and ***no impact*** would occur.
- f. Implementation of the Project would not result in any substantial modifications to the City's existing roadway system and would not interfere with potential evacuation or response routes used by emergency response teams. Additionally, the Project would not add a substantial amount of traffic to area roadways; thus, the Project is unlikely to impact evacuation efforts. The Project is a self-storage facility, which is not typically associated with high levels of traffic.

Therefore, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and a ***less-than-significant*** impact would occur.

- g. Issues related to wildfire hazards are addressed in further detail in Section XX, Wildfire, of this IS/MND. Although the area to the northwest of the Site across I-680, is located within a High Fire Hazard Severity Zone, according to the California Department of Forestry and Fire Protection (CAL FIRE) California Fire Hazard Severity Zone Map effective April 1, 2024, the Site does not fall within a High Fire Hazard Severity Zone. Therefore, the Project would not expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires, and a ***less-than significant*** impact would occur.

X. HYDROLOGY AND WATER QUALITY.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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:				
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a. The following discussion provides a summary of the Project's potential to violate water quality standards/waste discharge requirements, alter the drainage pattern of the Site resulting in erosion or siltation, increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or otherwise degrade water quality during construction and operation.

Construction

During the early stages of construction activities, topsoil would be exposed due to grading and excavation of the Site. After grading and prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water to discharge sediment and/or urban pollutants into stormwater runoff, which could adversely affect water quality.

As discussed in Section VII, Geology and Soils, of this IS/MND, BMC Section 15.73.050 requires new development within the City that disturbs one or more acres of land to comply with the NPDES General Construction Permit. Compliance with the Construction General Permit would include the preparation of a SWPPP, which would incorporate BMPs to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. Additionally, BMC Section 15.73.070 requires that projects subject to the NPDES Construction General Permit prepare an ESC plan incorporating BMPs to

control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The City is authorized by BMC Section 15.64.120 to conduct routine inspections of construction sites to verify that the BMPs are being properly implemented. Development of the Project would include the disturbance of more than one acre of land. Therefore, development of the Site would be subject to the State NPDES General Permit conditions.

With the implementation of the required SWPPP and ESC, construction of the Project would not result in a violation of water quality standards and/or degradation of water quality.

Operations

The proposed self-storage uses would not involve operations typically associated with the generation or discharge of polluted water. Thus, typical operations on the Site would not violate any water quality standards or waste discharge requirements, nor degrade water quality. However, addition of the impervious surfaces on the Site would result in the generation of urban runoff, which could contain pollutants if the runoff comes into contact with vehicle fluids on parking surfaces and/or landscape fertilizers and herbicides.

The NPDES discharge requirements address waste discharge, such as stormwater, from municipal separate storm sewer systems (MS4s). Operational stormwater discharges from new development are regulated under the NPDES, administered by the RWQCB under authority of the U.S. Environmental Protection Agency. In accordance with the NPDES, the RWQCB regulates stormwater discharges via municipal stormwater permits issued to the cities, counties, water districts, and flood control districts under its jurisdiction in the San Francisco Bay Area. The City of Benicia is a permittee under the Phase II Small MS4 permit reissued by the SWRCB in 2013 as part of the NPDES permit (Water Quality Order No. 2013-0001-DWQ, General Permit No. CAS000004).

According to the Stormwater Control Plan (SWCP) prepared for the Project by Laugenour and Meikle (see Appendix E),¹⁷ a bioretention facility would be constructed on the southeastern side of the Site to collect any storm water flow. Signs would also be installed on or near storm drain inlets with words “No Dumping Flow to Bay” to prevent any type of water quality disturbance. All on-site runoff would be retained and treated by the bioretention facility, and water quality would not be affected. The runoff would be absorbed, and any excess runoff would drain towards the perimeter of the Site and eventually out of the Site. Stormwater that does not infiltrate soil beneath the bioretention facility would be conveyed to the drainage south of the Site.

Although new development facilitated by the Project could introduce new sources of stormwater pollutants that could adversely affect downstream water quality, mandatory compliance with all the construction and post-construction stormwater controls described above would minimize the potential for adverse effects on water quality. Therefore, construction and operation of new development would have a ***less-than-significant*** impact on water quality.

- b.e. Water for the Site would be supplied by the California SWP through the North Bay Aqueduct and local supply from Lake Herman, which also provides water storage

¹⁷ Laugenour and Meikle. *Stormwater Control Plan For a Regulated Project For Design Review Application (DR PLN-24-12)*. November 2024.

capacity. The North Bay Aqueduct primarily relies on surface water from the Sacramento-San Joaquin Delta and does not directly rely on groundwater as its primary source. Given that the Site represents a relatively small area compared to surrounding uses, the Site does not currently represent a substantial source of groundwater recharge. In addition, because the Project area does not rely on groundwater, covering the Site with impervious surfaces would not significantly decrease the amount of groundwater supply. Overall, the Project would result in a ***less-than-significant*** impact with respect to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge such that the Project would impede sustainable groundwater management of the basin.

ci,cii,
ciii.

The Site is currently undeveloped. Implementation of the Project would involve development of a self-storage facility and an associated parking lot. Development of the Project would result in the development of approximately 143,232 sf of impervious surfaces on the Site, which would alter the existing drainage pattern of the Site. As noted in the General Plan EIR, BMC Chapter 15.73 requires projects that would increase drainage flows and have the potential to exceed the capacity of existing drainage facilities to identify, on project plans, the improvements needed to accommodate the increased flows. As noted previously, the proposed stormwater infrastructure improvements must comply with the performance standards set forth in the regional NPDES MS4 permit.

Stormwater runoff would be treated by a bioretention facility located in the southeastern portion of the Site, allowing for removal of pollutants prior to discharging off-site. New trees within the Site would also act as “interceptor trees,” which would intercept rain water on their leaves and branches, allowing rain water to evaporate or run down the branches and trunk of the tree where it readily infiltrates into the soil. Consistent with BMC Chapter 15.73.070, according to the SWCP prepared for the Project, the proposed bioretention facility would be adequately sized to accommodate stormwater flows from the Site.

The Project’s compliance with the City’s regional NPDES MS4 permit and the City standards would ensure that the Project would not substantially alter the existing drainage pattern of the Site or area in a manner which would result in substantial erosion or siltation on- or off-site, substantially increasing the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or creating or contributing runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, a ***less-than-significant*** impact would occur.

civ,d. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the Site, a small portion on the eastern side of the Site is located within a Special Flood Hazards Area with a base flood elevation of 10 feet (Zone AE). However, the majority of the Site is located within an Area of Minimal Flood Hazard (Zone X). Additionally, proposed buildings would be located outside of the Special Flood Hazards Area and would be above the base flood elevation. Therefore, impacts related to being located within a flood hazard zone would be ***less-than-significant***.

Tsunamis are defined as sea waves created by undersea fault movement, whereas a seiche is a long-wavelength, large-scale wave action set up in a large, closed body of water such as a lake or reservoir. In the San Francisco Bay Area, any potential tsunami would originate in the Pacific Ocean, and to reach the City of Benicia, would need to pass through the relatively narrow Golden Gate Channel and into San Francisco Bay, where it

would lose much of its energy. The Site is hydrologically more than 29 miles from the Golden Gate Channel.

ABAG maintains an Interactive Hazard Viewer Map that maps hazard levels throughout the Bay Area for different types of natural disaster hazards, including inundation by tsunami. Local agencies, organizations, and other stakeholders assisted the State in the development of the hazard mapping, so that it can be used for evacuation planning at the community level. According to the Interactive Hazard Viewer Map, the Site is not within or in proximity to the tsunami inundation zone.¹⁸

A seiche is a free or standing wave oscillation(s) of the surface of water in an enclosed or semi enclosed basin that may be initiated by an earthquake. Given the size and configuration of San Francisco Bay and the geographic location of the project study area, the potential for a seiche to affect the Project study area is very low to unlikely. With minimal potential for inundation by flood and no potential for inundation by tsunami or seiche, there would be little to no potential for the project to release pollutants into waters resulting from inundation.

Based on the above, the Project would not pose a risk related to the release of pollutants due to project inundation due to flooding, tsunami, or seiche, and ***no impact*** would occur.

¹⁸ Association of Bay Area Governments. *MTC/ABAG Hazard Viewer Map*. Available at: <https://mtc.maps.arcgis.com/apps/webappviewer/index.html>. Accessed March 2025

XI. LAND USE AND PLANNING.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a. A project risks dividing an established community if the project would introduce infrastructure or alter land uses so as to change the land use conditions in the surrounding community or isolate an existing land use. Currently, the Site is undeveloped and, according to the USFWS National Wetlands Inventory map, contains approximately two acres of Fresh Emergent Wetlands located along the Site's eastern boundary.

As discussed previously, the surrounding sites include a landscaping supply store across Goodyear Road, SPRR tracks, wildlife area, light industrial uses to the south; and undeveloped land to the west, across I-680. The Site is bordered to the west by undeveloped land and an established community does not exist in the Site vicinity. In addition, new streets would not be needed to provide access to the Site, nor would existing streets be blocked off or vacated.

As such, the Project would not physically divide an established community, and a ***less-than-significant*** impact would occur.

- b. The City's general plan designates the Site as Limited Industrial and the site is zoned IL. The Project includes development of a 121,183-square-foot (sf) self-storage facility with four buildings (Buildings A through D). The Project would be consistent with the allowable uses for the Limited Industrial district pursuant to BMC Section 17.32.010(B)(1), the purpose of which is to protect areas appropriate for businesses, commercial services, and light manufacturing from the adverse effects of retail uses or general industrial uses by preventing conversion of prime sites to general office use. As such, the Project would not change the intended use of the Site, and would be consistent with the Site's current General Plan and zoning designations. In addition, consistency with all applicable design standards, such as architecture materials, landscaping, and parking, would be ensured through the City's Design Review process.

As discussed in detail throughout this IS/MND, the Project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an environmental effect, including, but not limited to, the City of Benicia's Tree and Street Tree Ordinance, BMC Chapter 12.24, BMC Section 8.20.150 limiting the hours of construction within or within 500 feet of a residential zone, and applicable regulations related to stormwater, including BMC Chapter 15.73 requiring projects that would increase drainage flows and have the potential to exceed the capacity of existing drainage facilities to identify, on project plans, the improvements needed to accommodate the increased flows. Pursuant to City regulations in BMC Chapter 17.108, the Project requires approval of an administrative Design Review permit to ensure the Project is generally consistent with applicable design standards related to architecture, building material, landscaping, grading, and parking. Finally, as discussed throughout this IS/MND, the Project would not result in any significant environmental effects that

could not be mitigated to a less-than-significant level by the mitigation measures provided herein.

Based on the above, the Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. Therefore, a ***less-than-significant*** impact would occur.

XII. MINERAL RESOURCES.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

Discussion

- a,b. One mineral resource area designated by the State of California as a Mineral Resource of Regional Significance is located in the City of Benicia's Planning Area. The area, located in the Sulfur Springs Mountains, west of Lake Herman, includes a deposit of igneous rock and an associated quarry. The Site is not within the mineral resource area.

Based on the analysis above, the Project would not result in the loss of availability of a known mineral resource or a locally important mineral recovery site. Thus, ***no impact*** would occur related to mineral resources.

XIII. NOISE.

Would the Project result in:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	×	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	×

Discussion

- a. The discussion below presents information regarding sensitive noise receptors in proximity to the Site, applicable noise standards, the existing noise environment, and the potential for the Project to result in noise impacts during Project construction and operation. The following terms are referenced in the sections below:
- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to decibels (dB) in this report would be A-weighted unless noted otherwise.
 - Community Noise Equivalent Level (CNEL): The cumulative noise exposure over a 24-hour period. Weighting factors of +5 and +10 dBA are applied to the evening and nighttime periods, respectively, to account for the greater sensitivity of people to noise during those periods.
 - Day-Night Average Level (L_{dn}): The average sound level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours.
 - Equivalent Sound Level (L_{eq}): The average sound level over a given time-period.
 - Maximum Sound Level (L_{max}): The maximum sound level over a given time-period.
 - Median Sound Level (L_{50}): The sound level exceeded 50 percent of the time over a given time-period.

Significance Criteria

In accordance with Benicia's General Plan, a substantial noise impact would occur if an increase in ambient noise levels of 5 dB or more would occur in areas with existing ambient noise levels below 60 L_{dn} or CNEL. A significant impact would also result from an increase of 3 dB or more in areas with ambient noise levels between 60 and 65 L_{dn} or CNEL. Furthermore, an increase of 1.5 dB or more in areas with ambient noise levels exceeding 65 L_{dn} or CNEL would constitute a significant noise impact. The foregoing thresholds of significance are derived from the recommendations of the Federal Interagency Committee on Noise (FICON).

BMC Section 8.20.150 limits the hours of construction within or within 500 feet of a residential zone. Because the Site is not located within 500 feet of a residential zone, such restrictions do not apply to the Project.

Sensitive Noise Receptors

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise-sensitive land uses are typically given special attention to achieve protection from excessive noise. The closest sensitive noise receptor to the Site would be a residential property approximately 1,744 feet north of the Site.

Existing Noise Environment

The existing ambient noise environment at the Site is defined primarily by traffic noise emanating from I-680 which is located northwest of the Site. In addition, the Site is approximately 200 feet away from the SPRR, which would also create noise within the Project vicinity. According to Figure 4-7, Existing Noise Exposure Contours, of the General Plan, anticipated noise exposure contours for the year 2010 show that the Site is located within a 60 dB L_{dn} roadway noise contour. In addition, the eastern portion of the Site is located within a 60 dB L_{dn} railroad noise contour. As such, it can be reasonably assumed that the noise level for the existing noise for the vicinity of the Site could be higher than 60 dB L_{dn} .

Project Construction Noise

During the construction of the Project, heavy equipment would be used for site grading, paving, and building construction, which would increase ambient noise levels in the Project area when in use. Standard construction equipment, such as graders, backhoes, loaders, and trucks, would be used on-site. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the Site would vary depending on the proximity of construction activities to that point. As stated above, the closest sensitive noise receptor to the Site is approximately 1,744 feet from the Site. Therefore the Project construction noise would not be in the vicinity of the sensitive receptor, and a significant impact related to construction noise would not occur.

Project Operational Noise

The Project involves the development of a 121,183-sf self-storage facility comprising four buildings (Buildings A through D). Operational noise from the Project will be primarily limited to on-site activities such as office operations, noise from roll-up storage unit doors, and traffic. Given that self-storage facilities generally do not generate high levels of noise, operational noise is not expected to exceed a 1.5 dB increase, and thus would not significantly impact sensitive receptors. Additionally, the operational noise is anticipated to be consistent with the noise levels of surrounding commercial uses. Furthermore, the Site is located 1,744 feet from the nearest sensitive receptor, which is far enough to avoid any potential disturbance.

With regard to noise level increases associated with traffic on nearby roadways, typically, daily trips for traffic would need to increase almost double the regular amount for a noticeable noise increase to be demonstrated. The CalEEMod program showed that the Project would generate on average about 223 daily trips. According to the California

Department of Transportation, the average daily trips on I-680, adjacent to Goodyear Road, is approximately 72,000.¹⁹ As such, the Project would not result in a doubling of existing average daily trips, and substantial traffic noise impacts would not occur. Additionally, the Project is consistent with the General Plan land use designation for the Site, and operational noise associated with development of the Site was generally considered in the General Plan EIR analysis.

Conclusion

Based on the information above, construction of the proposed facility is not expected to generate noise in excess of City noise standards, and noise generated by operations of the Project would not be audible at the nearest sensitive receptor. A substantial temporary or permanent increase in noise levels in the Project vicinity would not occur, and impacts would be considered ***less than significant***.

- b. 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 (PPV) in inches per second (in/sec). Standards pertaining to perception as well as damage to structures have been developed for vibration levels defined in terms of PPV. As presented in Table 5, Caltrans considers the threshold for architectural damage to structures to be 0.20 in/sec PPV. A threshold of 0.2 in/sec PPV is considered to be a reasonable threshold for short-term construction projects.

For structural damage, the Caltrans uses a vibration limit of 0.5 in/sec PPV, for buildings structurally sound and designed to modern engineering standards; 0.2 in/sec PPV for buildings that are found to be structurally sound but where structural damage is a major concern; and a conservative limit of 0.08 in/sec PPV for ancient buildings or buildings that are documented to be structurally weakened. Accordingly, the following analysis holds a threshold of significance for vibration levels of 0.5 in/sec PPV for residential and commercial areas, and 0.2 in/sec PPV for historic buildings and archaeological sites.

Project operations would include on-site activities such as vehicle circulation, loading and unloading activities within the proposed self-storage building, parking lot movements, and HVAC equipment. Typically, operations associated with the proposed land use do not generate appreciable vibration.

During Project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of construction. The range of vibration source levels for construction equipment commonly used in similar projects are shown in Table 5.

As shown in Table 5, with the exception of vibratory compactors, the vibration levels of typical construction equipment are less than the 0.2 in/sec threshold at distance of 25 feet. The Project is not in close proximity to any sensitive receptors. In addition, the nearest existing structure is an industrial building located approximately 25 feet south of the Site. As such, vibration levels associated with Project construction would not exceed 0.2 in/sec at the nearest existing structures. Therefore, impacts related to groundborne vibration or groundborne noise levels would be ***less than significant***.

¹⁹ California Department of Transportation. *Annual Average Daily Trips*. Available at: gis.data.ca.gov/datasets/. Accessed March 2025.

Table 4 Effects of Vibration on People and Buildings			
PPV		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: Transportation Related Earthborne Vibrations. Caltrans. TAV-02-01-R9601. February 2002.			

Table 5 Vibration Levels for Various Construction Equipment			
Type of Equipment	PPV at 25 feet (inches/second)	PPV at 50 feet (inches/second)	PPV 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 (< 0.20 at 26 feet)	0.074	0.026
Source: Transit Noise and Vibration Impact Assessment Guidelines. Federal Transit Administration. May 2006.			

- c. The Site is not located within the vicinity of a public airport or a private airstrip and is not within an airport land use plan. The nearest public airport or use airport is the Buchanan Field Airport, approximately seven miles southeast from the Site. Therefore, the Project would not expose people residing or working in the project area to excessive noise levels, and **no impact** would occur.

XIV. POPULATION AND HOUSING.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a,b. The Project consists of the construction of a 121,183-sf self-storage facility and an associated office. As such, the Project does not include residential uses, and would not result in direct population growth. Thus, the Project would not result in additional residents within the City, and substantial population growth would not occur. Additionally, the Project would not include the extension of major infrastructure associated with water, sanitary sewer, storm drainage, or energy services. Furthermore, because the Project is consistent with the Site's land use designation, impacts associated with buildout of the Site were generally evaluated in the General Plan EIR, including any impacts associated with indirect population growth. Thus, any minor increase in population resulting from implementation of the Project has been previously anticipated by the City. Finally, the Site is currently undeveloped and, thus, the Project would not result in the displacement of any existing people or housing.

Based on the above, the Project would not induce substantial unplanned population growth in the Project area, either directly or indirectly, or displace substantial numbers of existing people or housing. Therefore, the Project would result in a ***less-than-significant*** impact.

XV. PUBLIC SERVICES.

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:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a. The City of Benicia Fire Department provides fire suppression, fire prevention, basic and advanced life support medical services, technical rescue services, disaster preparedness, and weed abatement services within City limits. The Project would be served by the Benicia Fire Department. The nearest fire station to the Site is Station 11, located at 150 Military Way, approximately five miles southwest of the Site.

The Project does not involve the use of hazardous or flammable materials that could increase the demand for fire protection services. Additionally, all buildings designs and structures would be built in accordance with the most recent California Fire Code. Compliance with such standards would minimize fire protection demands associated with the Project. The Benicia Fire Department would review the Project building plans to ensure compliance with all code requirements. Based on the above the Project would have a **less-than-significant** impact related to the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts.

- b. Law enforcement services are provided to the Site by the City of Benicia Police Department. The City of Benicia Police Department is located approximately 4.5 miles southwest of the Site at 200 East L Street and would have direct access to the storage facility if an emergency were to occur. Due to the commercial nature of the Project, the Project would not increase City population and, therefore, would not be anticipated to create a substantial increase in demand for police services within the Project area. Furthermore, the Project is consistent with the Site's General Plan designation and has therefore been considered in the General Plan EIR analysis. For the above-stated reasons, the project would have a **less-than-significant** impact related to the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts.
- c-e. The Project would not introduce new residents to the Site or otherwise increase the population of the Project area. Therefore, the Project would neither directly nor indirectly result in an increased demand for schools, parks, or other public facilities.

Based on the above, impacts related to the need for new or physically altered schools, parks, and other public facilities would be considered **less than significant**.

XVI. RECREATION.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✗

Discussion

- a,b. The Project involves the construction of a 121,183-sf self-storage facility, with four buildings (Buildings A through D), including 1,200 sf of office space on the second floor of Building A. The self-storage facility is designed to accommodate personal and household goods. Buildings A, B, and D would allow for typical self-storage, while Building C would be used for RV storage.

The facility is intended solely for the purpose of providing secure storage units for individuals and would not incorporate any recreational or public amenities. The Project's use would be strictly limited to personal and household storage, with future commercial or industrial storage operations not planned. The Site is also situated approximately five miles southeast of the Benicia State Recreation Area, the nearest recreational area to the Site, which significantly reduces the likelihood of any adverse effects on the park or surrounding natural resources. Given the distance, the Project is not anticipated to have impact on the Recreation Area's resources, visitor experience, or overall environmental quality. In addition, because the Project would not result in an increase in population the Project would not result in an increase in demand for recreational facilities.

Based on the discussion above, the Project would not result in an increased demand for new or expansion of any existing recreational facilities, and ***no impact*** would occur.

XVII. TRANSPORTATION.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used level of service (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Enacted as part of SB 743 (2013), PRC Section 21099(b)(1), directed the Governor's Office of Land Use and Climate Innovation (LCI) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of GHG emissions, the development of multimodal transportation networks, and a diversity of land uses."

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that "[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, 'vehicle miles traveled' refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project's effect on automobile delay shall not constitute a significant environmental impact."

Please refer to Question 'b' for a discussion of VMT.

Because the Site is currently undeveloped it does not currently generate vehicle trips. As discussed previously, the Project is anticipated to generate approximately 223 average daily trips. Such an increase would not be considered significant, and the existing roadways in the Project vicinity would not be impacted by the increased vehicle traffic.

Due to the rural setting of the Project area, the proximity of public transit infrastructure, bicycle routes, and pedestrian facilities is limited. As outlined in the City of Benicia Parks, Trails, and Open Space Master Plan,²⁰ the nearest existing bicycle lane and pedestrian trail, designated as a "paved community trail," is located on Lake Herman Road approximately 3,000 feet southwest from the Site. Due to the nature of the proposed self-storage facility, the Project is not anticipated to generate a significant increase in demand

²⁰ City of Benicia. *Benicia Parks, Trails and Open Space Master Plan*. 2024.

for bicycle and pedestrian infrastructure. In addition, the Project would not include any development that would conflict with planned or existing bicycle and pedestrian facilities.

The existing transit network in the City is operated by Soltrans in coordination with the City of Benicia; bus stops are not located in the Site vicinity. The Blue Line service runs along I-680. Given the already set operational characteristics of I-680, the Project is not expected to impact the existing roadway or transit circulation within the City. The Project would not result in a substantial increase in transit demand, and any added demand added could be adequately accommodated by the existing/planned transit system. The Project would not result in substantial modification or the removal of any existing or planned transit facilities or preclude the implementation of any proposed or existing facilities in the Project vicinity. Furthermore, the proposed roads associated with the Project (access road and perimeter road) would be within the Site and would not impact the surrounding traffic infrastructure. Because the Project design does not include any measures that would influence transportation networks, the Project is not expected to conflict with any local programs, plans, or policies regarding circulation.

Conclusion

Based on the lack of current circulation infrastructure in the Project area and the minimal traffic associated with construction and operations of the Project, the Project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and a **less-than-significant** impact would occur.

- b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. As stated in Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. According to the LCI, certain projects are presumed to have a less-than-significant effect on VMT due to project size, project location, or project type.²¹

According to the City's adopted Local Guidelines for CEQA Review for Benicia, which includes VMT Analysis Methodology for Land Use Projects in Benicia (VMT Analysis Methodology),²² "Local-Serving Uses" can be presumed to meet the screening criteria for project-level VMT analysis. As defined in the City's VMT Analysis Methodology, "Local-Serving Uses" are defined as commercial land uses that are expected to draw users from a local area, as opposed to drawing trips from a larger region that would otherwise be made between more proximate uses. The Project is presumed to provide self-storage service for residents of the City of Benicia. Therefore, the Project would meet the City's VMT screening criteria. As such, the Project is presumed to have a less-than-significant effect on VMT.

Based on the above, the Project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b), and a **less-than-significant** impact would occur.

- c,d. The Project would include two driveways and 19 surface parking spaces, with drive aisles large enough to accommodate heavy trucks. All proposed driveways would comply with applicable City design standards. In addition, the design of the on-site circulation system

²¹ Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts In CEQA*. December 2018.

²² City of Benicia. *Benicia Local Guidelines for CEQA Review*. September 6, 2022.

would not involve any features that would increase traffic hazards at the Site. The Project driveways would be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that exiting vehicles can see vehicles traveling on Goodyear Road. Any landscaping and signage would be located in such a way to ensure an unobstructed view for drivers exiting the Site.

The Project would not include design features that would affect traffic safety, nor would the Project cause incompatible uses to be present on local roads. Construction of new public roads is not proposed as part of the Project, and a significant increase in traffic is not projected during Project construction or operations.

Significant adverse impacts related to roadway design features or incompatible uses would not result from implementation of the proposed solar project, and a ***less-than-significant*** impact would occur.

- d. During Project construction, public roads would remain open and available for use by emergency vehicles and other traffic. The Site would be accessible by way of the entrance road from Goodyear Road, and the road would be wide enough to accommodate emergency vehicles. The internal roadway and perimeter roads would be sized to properly accommodate emergency vehicles that may require circulation of the Site.

The Project would not result in any road closures and would include on-site roads of appropriate size to accommodate emergency vehicles, and a ***less-than-significant*** impact to emergency access would occur.

XVIII. TRIBAL CULTURAL RESOURCES.

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:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. 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).	<input type="checkbox"/>	×	<input type="checkbox"/>	<input type="checkbox"/>
b. 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 resource to a California Native American tribe.	<input type="checkbox"/>	×	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b. In compliance with AB 52 (PRC Section 21080.3.1), a project notification letter was distributed to the Chicken Ranch Rancheria of Me-Wuk Indians, Cachil Dehe Band of Wintun Indians of the Colusa Indian Community, Cortina Rancheria – Kletsel Dehe Band of Wintun Indians, Guidiville Indian Rancheria, Lone Band of Miwok Indians, Muwekma Ohlone Indian Tribe of the SF Bay Area, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, United Auburn Indian Community of the Auburn Rancheria, Wilton Rancheria, Yocha Dehe Wintun Nation, and the Confederated Villages of Lisjan on November 22, 2024.

The Confederated Villages of Lisjan Nation responded to the notification letter, requesting a copy of the final CHRIS search results and EIR for this project, along with the SLF search results from the NAHC and any additional archeological reports available. City staff provided a copy of the requested Cultural Report to the Confederated Villages of Lisjan Nation on December 19, 2024, and advised that the final CHRIS results and IS/MND, as well as any additional archaeological reports, would be provided once available. The Confederated Villages of Lisjan Nation further responded to confirm that they do not have additional information to supply about the Site, but that their recommended Inadvertent Discovery of Tribal Cultural Resources and Inadvertent Discovery of Human Remains measures be implemented, as well as to request that the tribe be notified if any cultural resources of Native American origin are inadvertently discovered during the Project.

In addition, the Yocha Dehe Wintun Nation responded to the notification letter to confirm that they are not aware of known cultural resources near the Site, that a cultural monitor from the Yocha Dehe Wintun Nation is not needed for the Project, and to recommend that the Yocha Dehe Wintun Treatment Protocol be incorporated in the Project's mitigation measures. In addition, the Yocha Dehe Wintun provided contact information and requested that the Cultural Resources Department be contacted in the event that new information or cultural items are discovered and associated with the execution of a

cultural sensitivity training agreement prior to the start of the Project. Responses from other notified tribes were not received.

A search of the NAHC Sacred Lands File did not yield any information regarding the presence of cultural resources within the Site or the immediate area. Therefore, while the potential exists for locating tribal cultural resources, including tribal cultural resources, in the immediate vicinity of the project area, impacts to such resources are not anticipated.

Nonetheless, the possibility exists that construction of the Project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown tribal cultural resources are uncovered during ground-disturbing activities. Therefore, a **potentially significant** impact to tribal cultural resources could occur.

Mitigation Measure(s)

Implementation of the following mitigation measure would reduce the above potential impact to a *less-than-significant* level.

XVIII-1. *Implement Mitigation Measures V-1 and V-2.*

XVIII-2. *Prior to commencement of construction activities, the applicant shall arrange for a member of Yocha Dehe Wintun Nation to conduct Cultural Sensitivity Training for the construction crew. Generally, the training would consist of a presentation to the construction crew about types of resources and evidence thereof, role of the Tribe, and what to do if resources are uncovered. To schedule Cultural Sensitivity Training prior to commencement of construction, the applicant shall contact Eric Hernandez, Site Protection Manager, Yocha Dehe Wintun Nation, Office (530) 723-3313, Email: ehernandez@yochadehe.gov. Proof of compliance with this measure shall be provided to the City of Benicia Community Development Department Planning Division.*

XIX. UTILITIES AND SERVICE SYSTEMS.

Would the Project:

	Potentially Significant Impact	Less-Than- Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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 project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a-c. Water supply, wastewater treatment, stormwater drainage, electric power, and telecommunications facilities necessary to serve the Project are described in the following sections.

Water Supply

The City's water is a blended supply from the SWP and the federal Solano Project. The City's main source of water supply is untreated surface water from the SWP delivered via the North Bay Aqueduct, which is supplemental by water supply from Lake Berryessa via the Solano Project and local supply from Lake Herman, which also provides water storage capacity. The City has the ability to store/bank raw water in Lake Herman (City-owned) and in Lake Berryessa (federal Solano Project facility) and draw from that supply as needed. In a normal, non-drought year, the SWP supplies 75 to 85 percent of the City's demand and the Solano Project supplies the remaining 15 percent to 25 percent of the demand.²³

The City owns and operates a water system consisting of a raw water supply transmission system with approximately 18 miles of pipelines and two pumps stations, a water treatment plant with a capacity of 12 million gallons per day, and a municipal water distribution system that include approximately 160 miles of water distribution pipelines, three booster pump stations, eight pressure reducing valves stations, and six treated water storage tanks. The City serves residential and commercial customers within the City and also provides raw water to the Valero refinery. The Project would connect to the existing 10-inch water main in Goodyear Road for potable and fire water.

²³ City of Benicia. 2023 Annual Water Quality Report. December 31, 2023.

The City of Benicia's General Plan designates the Site as Limited Industrial. The Project is consistent with the land use designation and would not generate an increase in water demand beyond what has already been anticipated in the General Plan EIR. Additionally, self-storage is generally a low water user, and therefore, the self-storage facility would not generate significant water demand. As such, adequate capacity is expected to be available to serve the Project's water demands.

Based on the information above, the Project would not require or result in the relocation or construction of new or expanded off-site water facilities, the construction or relocation of which could cause significant environmental effects, and sufficient water supplies would be available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years.

Wastewater Conveyance and Treatment

Wastewater collection and treatment services for the Project would be provided by Benicia Wastewater Treatment. The wastewater collection system includes approximately 153 miles of wastewater pipelines, a three-mile wet weather relief interceptor pipeline, and 23 lift stations. The City's WWTP has an average dry weather flow capacity of 4.5 million gallons per day (mgd) and a wet weather capacity of 11 mgd. Treated effluent is discharged to the Carquinez Strait through a submerged diffuser outfall.²⁴

A four-inch sewer line would be extended from the Site to an existing 10-inch sewer main at the southern border of the Site. Due to the characteristics of self-storage facilities, the Project would not generate significant amounts of wastewater. Additionally, the Project is consistent with the General Plan land use designation of the Site, and the associated increase in wastewater disposal needs associated with development of the Site was generally considered in the General Plan EIR analysis.

Stormwater Drainage

The Site is currently undeveloped. Completion of the Project would increase the amount of impervious surfaces on the Site. As discussed in further detail in Section X, Hydrology and Water Quality, of this IS/MND, the Project would include development of a 6,945-sf bioretention basin in the eastern portion of the Site and new drainage inlets throughout the Site. In addition, stormwater that does not infiltrate the bioretention facility would be conveyed to an existing 50-foot private storm drain easement that would be retained on the south side of the Site and an existing 20-foot private storm drain easement would be retained along the SPRR tracks in the southeast portion of the Site. Stormwater drainage facilities would be sized to exceed the minimum volume requirement necessary to adequately manage all runoff from the proposed impervious surfaces. Thus, the Project would not require new or expanded off-site stormwater infrastructure. Because the proposed bioretention basin and existing storm drain easements would be designed with adequate capacity to capture and treat runoff from proposed impervious surfaces, the Project would not generate runoff in excess of the City's existing stormwater system's capacity.

²⁴ City of Benicia. *Wastewater System Master Plan*. July 2011.

Electric Power and Telecommunications

The Project would include new connections to existing electric power and telecommunications facilities located in the Project vicinity. Substantial expansion of off-site utilities would not be required to serve the proposed development, and associated environmental effects would not occur. PG&E would provide electrical services for the Site.

Conclusion

Based on the above, the Project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. In addition, sufficient water supplies would be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and adequate wastewater treatment capacity is available to serve the project's projected demand in addition to the provider's existing commitments. Therefore, a **less-than-significant** impact would occur.

- d,e. Solid waste generated by commercial uses in the area is collected by private haulers and is currently disposed of at the Keller Canyon Landfill. Keller Canyon Landfill, located at 901 Bailey Road, is the primary location for the disposal of waste by the City. According to the CalRecycle Solid Waste Information System (SWIS), the Landfill has a maximum permitted tonnage limit of 3,500 tons per day and a design capacity of 75,018,280 cy, with remaining capacity of 63,408,410 cy.²⁵

The Project would involve the generation of typical solid waste types and would not require specialized solid waste disposal needs. Because the Project is consistent with the Site's current General Plan land use and zoning designations, construction and operation of the Project would not result in increased solid waste generation beyond what has been previously anticipated for the Site by the City and analyzed in the General Plan EIR. In addition, during Project construction, as required by CBSC Section 4.408, the Project would be required to submit a Waste Management Plan to the City detailing on-site sorting of construction debris. Implementation of the Waste Management Plan would ensure that the Project meets established diversion requirements for reused or recycled construction waste.

The Project would not 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 and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, a **less-than-significant** impact related to solid waste would occur as a result of the Project.

²⁵ California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Sacramento County Landfill (Keller Canyon) (07-AA-0032)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2070?siteID=2507>. Accessed March 2025.

XX. WILDFIRE.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a-d. According to the California Fire Hazard Severity Zone Map, the Site does not fall within an area that is identified as a High Fire Hazard Severity Zone.²⁶ However, the area approximately 718 feet northwest of the Site, beyond the City limits, is located within a State Responsibility Area and is rated as a High Fire Hazard Severity Zone.²⁷ This area is intersected by I-680 and separates the Site from the High Fire Hazard Severity Zone and minimizes the spread of a potential wildfire.

The Project would be required to comply with all applicable requirements of the California Fire Code (CFC), as adopted by BMC Chapter 8.28, including installation of fire sprinkler systems. In addition, the CBSC includes requirements related to fire hazards for new buildings. Such features would help to reduce the spread of fire.

As noted in Section IX, Hazards and Hazardous Materials, of this IS/MND, implementation of the Project would not interfere with potential evacuation or response routes used by emergency response teams. The Project would not result in any substantial modifications to the City's existing roadway system and would not interfere with potential evacuation or response routes used by emergency response teams. Additionally, the Project would not add a substantial amount of traffic to area roadways; thus, the Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. As such, the Project would not exacerbate wildfire risk or require the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Because the Project does not involve the construction of any residences or habitable structures, humans would not be at risk from wildfire, nor associated flooding/landslides, on the Site. Relative to existing conditions, the Project would not expose people or structures to

²⁶ California Department of Forestry and Fire Protection. *Draft Fire Hazard Severity Zones in LRA, Solano County*. September 17, 2007.

²⁷ California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones in SRA, Solano County*. November 7, 2007.

significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Given that the Site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the Project would not require the development of additional infrastructure, and, thus, would not result in substantial fire risks related to installation or maintenance of such infrastructure. Therefore, the Project would not be subject to substantial risks related to wildfires, and a ***less-than-significant*** impact would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.

	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>
c. Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	✗	<input type="checkbox"/>

Discussion

- a. As discussed in Section IV, Biological Resources, of this IS/MND, implementation of the Project would have the potential to result in adverse effects to burrowing owl, California Ridgeway's rail, and migratory birds and raptors protected by the MBTA. In addition, while unlikely, the Project could result in impacts related to eliminating important examples of major periods of California history or prehistory associated with undiscovered archeological and/or paleontological resources during Project construction. However, the Project would be required to comply with applicable General Plan policies and BMC regulations related to biological and cultural resources. In addition, this IS/MND includes mitigation measures that would reduce any potential impacts to less-than-significant levels. With implementation of the mitigation measures required by this IS/MND, as well as compliance with General Plan policies and all applicable sections of the BMC, development of the Project would reduce any potential impacts associated with the following: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Therefore, with implementation of the mitigation measures included in this IS/MND, a **less-than-significant** impact would occur.
- b. The Project, in conjunction with other development within the City of Benicia, could incrementally contribute to cumulative impacts in the area. However, as demonstrated in this IS/MND, all potential environmental impacts that could occur as a result of Project implementation would be reduced to a less-than-significant level with implementation of Project-specific mitigation measures and compliance with applicable General Plan policies. As discussed in Section XVII of this IS/MND, the Project would not result in a significant impact related to VMT. As noted in Section VIII-1, Mitigation Measure VIII-1 would ensure Project consistency with BAAQMD requirements, thereby resulting in a less-than-significant impact related to cumulative GHG emissions.

When viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the Project would not result in a cumulatively considerable contribution to cumulative impacts in the City of Benicia, and the project's cumulative impact would be ***less than significant***.

- c. The Project would comply with all applicable General Plan policies, BMC standards, other applicable local and State regulations, and mitigation measures included herein. In addition, as discussed in Section III, Air Quality, Section IX, Hazards and Hazardous Materials, and Section XIII, Noise, of this IS/MND, the Project would not cause substantial effects to human beings, which cannot be mitigated to less-than-significant levels, including effects related to exposure to air pollutants, hazardous materials, and excessive noise.

Based on the discussion above, the Project's environmental impact on human beings would be ***less than significant***.

APPENDIX A

AIR QUALITY MODELING RESULTS

Storage Star Custom Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Storage Star
Construction Start Date	4/1/2025
Operational Year	2026
Lead Agency	City of Benicia
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	34.8
Location	38.09235395937731, -122.10536377543151
County	Solano-San Francisco
City	Benicia
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	881
EDFZ	4
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

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
Unrefrigerated Warehouse-No Rail	121	1000sqft	5.82	121,183	21,000	—	—	—

Parking Lot	18.0	Space	0.16	0.00	0.00	—	—	—
General Office Building	1.20	1000sqft	0.00	1,200	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Energy	E-10-B	Establish Onsite Renewable Energy Systems: Solar Power

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.	8.20	7.91	31.7	30.9	0.07	1.37	19.8	21.2	1.26	10.1	11.4	—	9,255	9,255	0.40	1.02	14.2	9,583
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.17	7.89	12.3	16.7	0.03	0.47	0.65	1.12	0.43	0.16	0.59	—	3,577	3,577	0.13	0.12	0.10	3,616
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.29	3.11	8.02	9.58	0.02	0.31	1.81	2.13	0.29	0.83	1.12	—	2,228	2,228	0.09	0.10	0.96	2,262
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.60	0.57	1.46	1.75	< 0.005	0.06	0.33	0.39	0.05	0.15	0.20	—	369	369	0.01	0.02	0.16	374

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	8.20	7.91	31.7	30.9	0.07	1.37	19.8	21.2	1.26	10.1	11.4	—	9,255	9,255	0.40	1.02	14.2	9,583
2026	6.58	6.55	0.88	1.52	< 0.005	0.02	0.08	0.11	0.02	0.02	0.04	—	224	224	0.01	< 0.005	0.35	225
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	8.17	7.89	12.3	16.7	0.03	0.47	0.65	1.12	0.43	0.16	0.59	—	3,577	3,577	0.13	0.12	0.10	3,616
2026	8.08	7.80	11.6	16.4	0.03	0.41	0.65	1.06	0.38	0.16	0.54	—	3,558	3,558	0.13	0.12	0.09	3,597
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.29	3.11	8.02	9.58	0.02	0.31	1.81	2.13	0.29	0.83	1.12	—	2,228	2,228	0.09	0.10	0.96	2,262
2026	1.59	1.54	2.04	2.89	0.01	0.07	0.11	0.18	0.07	0.03	0.09	—	627	627	0.02	0.02	0.26	634
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.60	0.57	1.46	1.75	< 0.005	0.06	0.33	0.39	0.05	0.15	0.20	—	369	369	0.01	0.02	0.16	374
2026	0.29	0.28	0.37	0.53	< 0.005	0.01	0.02	0.03	0.01	0.01	0.02	—	104	104	< 0.005	< 0.005	0.04	105

2.3. Construction Emissions by Year, Mitigated

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	8.20	7.91	31.7	30.9	0.07	1.37	19.8	21.2	1.26	10.1	11.4	—	9,255	9,255	0.40	1.02	14.2	9,583
2026	6.58	6.55	0.88	1.52	< 0.005	0.02	0.08	0.11	0.02	0.02	0.04	—	224	224	0.01	< 0.005	0.35	225
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2025	8.17	7.89	12.3	16.7	0.03	0.47	0.65	1.12	0.43	0.16	0.59	—	3,577	3,577	0.13	0.12	0.10	3,616
2026	8.08	7.80	11.6	16.4	0.03	0.41	0.65	1.06	0.38	0.16	0.54	—	3,558	3,558	0.13	0.12	0.09	3,597
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	3.29	3.11	8.02	9.58	0.02	0.31	1.81	2.13	0.29	0.83	1.12	—	2,228	2,228	0.09	0.10	0.96	2,262
2026	1.59	1.54	2.04	2.89	0.01	0.07	0.11	0.18	0.07	0.03	0.09	—	627	627	0.02	0.02	0.26	634
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2025	0.60	0.57	1.46	1.75	< 0.005	0.06	0.33	0.39	0.05	0.15	0.20	—	369	369	0.01	0.02	0.16	374
2026	0.29	0.28	0.37	0.53	< 0.005	0.01	0.02	0.03	0.01	0.01	0.02	—	104	104	< 0.005	< 0.005	0.04	105

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.	5.04	4.87	1.20	14.2	0.02	0.04	1.92	1.96	0.04	0.49	0.52	116	3,330	3,446	12.0	0.24	8.34	3,826
Mit.	5.04	4.87	1.20	14.2	0.02	0.04	1.92	1.96	0.04	0.49	0.52	116	2,796	2,912	11.9	0.23	8.34	3,287
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	16%	15%	1%	4%	—	14%
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.05	3.94	1.32	8.43	0.02	0.03	1.92	1.95	0.03	0.49	0.52	116	3,175	3,291	12.0	0.25	0.22	3,667
Mit.	4.05	3.94	1.32	8.43	0.02	0.03	1.92	1.95	0.03	0.49	0.52	116	2,642	2,758	11.9	0.24	0.22	3,128
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	17%	16%	1%	4%	—	15%
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.49	4.35	1.25	10.6	0.02	0.04	1.85	1.89	0.03	0.47	0.50	116	3,178	3,294	12.0	0.25	3.56	3,671

Mit.	4.49	4.35	1.25	10.6	0.02	0.04	1.85	1.89	0.03	0.47	0.50	116	2,645	2,761	11.9	0.24	3.56	3,132
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	17%	16%	1%	4%	—	15%
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.82	0.79	0.23	1.94	< 0.005	0.01	0.34	0.34	0.01	0.09	0.09	19.2	526	545	1.99	0.04	0.59	608
Mit.	0.82	0.79	0.23	1.94	< 0.005	0.01	0.34	0.34	0.01	0.09	0.09	19.2	438	457	1.97	0.04	0.59	519
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	17%	16%	1%	4%	—	15%

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	1.10	1.01	0.96	8.74	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,254	2,254	0.09	0.09	8.34	2,293
Area	3.92	3.84	0.04	5.32	< 0.005	0.01	—	0.01	0.01	—	0.01	—	21.9	21.9	< 0.005	< 0.005	—	22.0
Energy	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	951	951	0.14	0.01	—	959
Water	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Waste	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	5.04	4.87	1.20	14.2	0.02	0.04	1.92	1.96	0.04	0.49	0.52	116	3,330	3,446	12.0	0.24	8.34	3,826
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.96	1.13	8.27	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,121	2,121	0.10	0.10	0.22	2,155
Area	2.97	2.97	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	951	951	0.14	0.01	—	959
Water	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Waste	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	4.05	3.94	1.32	8.43	0.02	0.03	1.92	1.95	0.03	0.49	0.52	116	3,175	3,291	12.0	0.25	0.22	3,667
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.03	0.94	1.04	7.82	0.02	0.02	1.85	1.87	0.01	0.47	0.48	—	2,114	2,114	0.09	0.10	3.55	2,149
Area	3.44	3.40	0.02	2.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.8	10.8	< 0.005	< 0.005	—	10.8
Energy	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	951	951	0.14	0.01	—	959
Water	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Waste	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	4.49	4.35	1.25	10.6	0.02	0.04	1.85	1.89	0.03	0.47	0.50	116	3,178	3,294	12.0	0.25	3.56	3,671
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	0.19	1.43	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	350	350	0.02	0.02	0.59	356
Area	0.63	0.62	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.79	1.79	< 0.005	< 0.005	—	1.79
Energy	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	157	157	0.02	< 0.005	—	159
Water	—	—	—	—	—	—	—	—	—	—	—	8.96	17.0	26.0	0.92	0.02	—	55.6
Waste	—	—	—	—	—	—	—	—	—	—	—	10.3	0.00	10.3	1.03	0.00	—	35.9
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.82	0.79	0.23	1.94	< 0.005	0.01	0.34	0.34	0.01	0.09	0.09	19.2	526	545	1.99	0.04	0.59	608

2.6. Operations Emissions by Sector, Mitigated

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	1.10	1.01	0.96	8.74	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,254	2,254	0.09	0.09	8.34	2,293
Area	3.92	3.84	0.04	5.32	< 0.005	0.01	—	0.01	0.01	—	0.01	—	21.9	21.9	< 0.005	< 0.005	—	22.0
Energy	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	417	417	0.05	< 0.005	—	420

Water	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Waste	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	5.04	4.87	1.20	14.2	0.02	0.04	1.92	1.96	0.04	0.49	0.52	116	2,796	2,912	11.9	0.23	8.34	3,287
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.06	0.96	1.13	8.27	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,121	2,121	0.10	0.10	0.22	2,155
Area	2.97	2.97	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	417	417	0.05	< 0.005	—	420
Water	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Waste	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	4.05	3.94	1.32	8.43	0.02	0.03	1.92	1.95	0.03	0.49	0.52	116	2,642	2,758	11.9	0.24	0.22	3,128
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.03	0.94	1.04	7.82	0.02	0.02	1.85	1.87	0.01	0.47	0.48	—	2,114	2,114	0.09	0.10	3.55	2,149
Area	3.44	3.40	0.02	2.62	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	10.8	10.8	< 0.005	< 0.005	—	10.8
Energy	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	417	417	0.05	< 0.005	—	420
Water	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Waste	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	4.49	4.35	1.25	10.6	0.02	0.04	1.85	1.89	0.03	0.47	0.50	116	2,645	2,761	11.9	0.24	3.56	3,132
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.19	0.17	0.19	1.43	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	350	350	0.02	0.02	0.59	356
Area	0.63	0.62	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.79	1.79	< 0.005	< 0.005	—	1.79
Energy	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	69.1	69.1	0.01	< 0.005	—	69.5
Water	—	—	—	—	—	—	—	—	—	—	—	8.96	17.0	26.0	0.92	0.02	—	55.6
Waste	—	—	—	—	—	—	—	—	—	—	—	10.3	0.00	10.3	1.03	0.00	—	35.9

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	0.82	0.79	0.23	1.94	< 0.005	0.01	0.34	0.34	0.01	0.09	0.09	19.2	438	457	1.97	0.04	0.59	519

3. Construction Emissions Details

3.1. Site Preparation (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	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	0.18	1.73	1.65	< 0.005	0.07	—	0.07	0.07	—	0.07	—	290	290	0.01	< 0.005	—	291
Dust From Material Movement	—	—	—	—	—	—	1.08	1.08	—	0.55	0.55	—	—	—	—	—	—	—

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	0.04	0.03	0.32	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	48.0	48.0	< 0.005	< 0.005	—	48.2
Dust From Material Movement	—	—	—	—	—	—	0.20	0.20	—	0.10	0.10	—	—	—	—	—	—	—
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	0.07	0.04	0.71	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	157	157	< 0.005	0.01	0.64	159
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	8.03	8.03	< 0.005	< 0.005	0.02	8.15
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	—	1.33	1.33	< 0.005	< 0.005	< 0.005	1.35
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

3.2. Site Preparation (2025) - Mitigated

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	3.94	3.31	31.6	30.2	0.05	1.37	—	1.37	1.26	—	1.26	—	5,295	5,295	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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.22	0.18	1.73	1.65	< 0.005	0.07	—	0.07	0.07	—	0.07	—	290	290	0.01	< 0.005	—	291
Dust From Material Movement	—	—	—	—	—	—	1.08	1.08	—	0.55	0.55	—	—	—	—	—	—	—
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 Equipm ent	0.04	0.03	0.32	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	48.0	48.0	< 0.005	< 0.005	—	48.2
Dust From Material Movement	—	—	—	—	—	—	0.20	0.20	—	0.10	0.10	—	—	—	—	—	—	—
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	0.07	0.04	0.71	0.00	0.00	0.14	0.14	0.00	0.03	0.03	—	157	157	< 0.005	0.01	0.64	159
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	8.03	8.03	< 0.005	< 0.005	0.02	8.15
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	—	1.33	1.33	< 0.005	< 0.005	< 0.005	1.35
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. Grading (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	2.07	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	—	2,970
Dust From Material Movement	—	—	—	—	—	—	7.14	7.14	—	3.43	3.43	—	—	—	—	—	—	—
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.10	0.89	0.98	< 0.005	0.04	—	0.04	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	0.16	0.18	< 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	134	134	< 0.005	0.01	0.55	136
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	0.42	0.14	7.62	2.67	0.04	0.12	1.62	1.74	0.12	0.44	0.56	—	6,162	6,162	0.28	0.99	13.7	6,477
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	6.88	6.88	< 0.005	< 0.005	0.01	6.99
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	0.02	0.01	0.43	0.15	< 0.005	0.01	0.09	0.09	0.01	0.02	0.03	—	338	338	0.02	0.05	0.32	355
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
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	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	55.9	55.9	< 0.005	0.01	0.05	58.7

3.4. Grading (2025) - Mitigated

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	2.07	1.74	16.3	17.9	0.03	0.72	—	0.72	0.66	—	0.66	—	2,959	2,959	0.12	0.02	—	2,970
Dust From Material Movement	—	—	—	—	—	—	7.14	7.14	—	3.43	3.43	—	—	—	—	—	—	—
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.11	0.10	0.89	0.98	< 0.005	0.04	—	0.04	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	0.16	0.18	< 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	134	134	< 0.005	0.01	0.55	136
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	0.42	0.14	7.62	2.67	0.04	0.12	1.62	1.74	0.12	0.44	0.56	—	6,162	6,162	0.28	0.99	13.7	6,477
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	6.88	6.88	< 0.005	< 0.005	0.01	6.99
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	0.02	0.01	0.43	0.15	< 0.005	0.01	0.09	0.09	0.01	0.02	0.03	—	338	338	0.02	0.05	0.32	355
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
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	< 0.005	< 0.005	0.08	0.03	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	0.01	—	55.9	55.9	< 0.005	0.01	0.05	58.7

3.5. 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 Equipm ent	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 Equipm ent	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 Equipm ent	0.50	0.42	3.90	4.87	0.01	0.16	—	0.16	0.15	—	0.15	—	896	896	0.04	0.01	—	899
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 Equipm ent	0.09	0.08	0.71	0.89	< 0.005	0.03	—	0.03	0.03	—	0.03	—	148	148	0.01	< 0.005	—	149
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	0.22	0.20	0.13	2.08	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	459	459	0.01	0.02	1.89	466
Vendor	0.04	0.02	0.70	0.27	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	536	536	0.02	0.08	1.44	561

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	0.20	0.19	0.18	1.85	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	424	424	0.01	0.02	0.05	430
Vendor	0.04	0.02	0.74	0.28	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	536	536	0.02	0.08	0.04	560
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	0.07	0.07	0.06	0.67	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	161	161	< 0.005	0.01	0.30	163
Vendor	0.01	0.01	0.27	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	200	200	0.01	0.03	0.23	209
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	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.6	26.6	< 0.005	< 0.005	0.05	27.0
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.2	33.2	< 0.005	< 0.005	0.04	34.7
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

3.6. Building Construction (2025) - Mitigated

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 Equipm ent	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 Equipm ent	0.50	0.42	3.90	4.87	0.01	0.16	—	0.16	0.15	—	0.15	—	896	896	0.04	0.01	—	899
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 Equipm ent	0.09	0.08	0.71	0.89	< 0.005	0.03	—	0.03	0.03	—	0.03	—	148	148	0.01	< 0.005	—	149
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	0.22	0.20	0.13	2.08	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	459	459	0.01	0.02	1.89	466
Vendor	0.04	0.02	0.70	0.27	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	536	536	0.02	0.08	1.44	561
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	0.20	0.19	0.18	1.85	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	424	424	0.01	0.02	0.05	430

Vendor	0.04	0.02	0.74	0.28	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	536	536	0.02	0.08	0.04	560
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	0.07	0.07	0.06	0.67	0.00	0.00	0.15	0.15	0.00	0.04	0.04	—	161	161	< 0.005	0.01	0.30	163
Vendor	0.01	0.01	0.27	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	200	200	0.01	0.03	0.23	209
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	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	26.6	26.6	< 0.005	< 0.005	0.05	27.0
Vendor	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	33.2	33.2	< 0.005	< 0.005	0.04	34.7
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

3.7. Building Construction (2026) - 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	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
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 Equipm	0.22	0.19	1.72	2.26	< 0.005	0.07	—	0.07	0.06	—	0.06	—	418	418	0.02	< 0.005	—	419
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	0.04	0.03	0.31	0.41	< 0.005	0.01	—	0.01	0.01	—	0.01	—	69.1	69.1	< 0.005	< 0.005	—	69.4
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	0.19	0.17	0.16	1.73	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	416	416	0.01	0.02	0.05	422
Vendor	0.04	0.02	0.70	0.27	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	527	527	0.02	0.08	0.03	551
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	0.03	0.03	0.03	0.29	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	73.4	73.4	< 0.005	< 0.005	0.13	74.5
Vendor	0.01	< 0.005	0.12	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	91.8	91.8	< 0.005	0.01	0.10	96.0
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.02	12.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.2	15.2	< 0.005	< 0.005	0.02	15.9
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

3.8. Building Construction (2026) - Mitigated

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	1.28	1.07	9.85	13.0	0.02	0.38	—	0.38	0.35	—	0.35	—	2,397	2,397	0.10	0.02	—	2,405
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	0.22	0.19	1.72	2.26	< 0.005	0.07	—	0.07	0.06	—	0.06	—	418	418	0.02	< 0.005	—	419
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	0.04	0.03	0.31	0.41	< 0.005	0.01	—	0.01	0.01	—	0.01	—	69.1	69.1	< 0.005	< 0.005	—	69.4
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	0.19	0.17	0.16	1.73	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	416	416	0.01	0.02	0.05	422
Vendor	0.04	0.02	0.70	0.27	< 0.005	0.01	0.14	0.15	0.01	0.04	0.05	—	527	527	0.02	0.08	0.03	551
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	0.03	0.03	0.03	0.29	0.00	0.00	0.07	0.07	0.00	0.02	0.02	—	73.4	73.4	< 0.005	< 0.005	0.13	74.5
Vendor	0.01	< 0.005	0.12	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	—	91.8	91.8	< 0.005	0.01	0.10	96.0
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
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	< 0.005	0.05	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	12.1	12.1	< 0.005	< 0.005	0.02	12.3
Vendor	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	15.2	15.2	< 0.005	< 0.005	0.02	15.9
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. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.06	0.06	0.04	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	134	134	< 0.005	0.01	0.55	136
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	6.88	6.88	< 0.005	< 0.005	0.01	6.99
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	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
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

3.10. Paving (2025) - Mitigated

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	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	0.02	0.02	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.06	0.06	0.04	0.61	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	134	134	< 0.005	0.01	0.55	136
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	6.88	6.88	< 0.005	< 0.005	0.01	6.99
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	—	1.14	1.14	< 0.005	< 0.005	< 0.005	1.16
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

3.11. 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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	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	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.31	0.39	< 0.005	0.01	—	0.01	0.01	—	0.01	—	46.2	46.2	< 0.005	< 0.005	—	46.4
Architectural Coatings	2.21	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.66	7.66	< 0.005	< 0.005	—	7.68
Architectural Coatings	0.40	0.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.04	0.04	0.03	0.42	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	91.8	91.8	< 0.005	< 0.005	0.38	93.3
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.37	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.9	84.9	< 0.005	< 0.005	0.01	86.0
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	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	29.8	29.8	< 0.005	< 0.005	0.06	30.2
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	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.93	4.93	< 0.005	< 0.005	0.01	5.00
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

3.12. Architectural Coating (2025) - Mitigated

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	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	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	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	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.31	0.39	< 0.005	0.01	—	0.01	0.01	—	0.01	—	46.2	46.2	< 0.005	< 0.005	—	46.4

Architect Coatings	2.21	2.21	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.06	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.66	7.66	< 0.005	< 0.005	—	7.68
Architect ural Coating s	0.40	0.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.04	0.04	0.03	0.42	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	91.8	91.8	< 0.005	< 0.005	0.38	93.3
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.04	0.37	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	84.9	84.9	< 0.005	< 0.005	0.01	86.0
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	0.01	0.01	0.01	0.12	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	29.8	29.8	< 0.005	< 0.005	0.06	30.2
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	0.02	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	4.93	4.93	< 0.005	< 0.005	0.01	5.00
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 (2026) - 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	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.03	0.02	0.17	0.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Architectural Coatings	1.29	1.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.46	4.46	< 0.005	< 0.005	—	4.47
Architectural Coatings	0.24	0.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.04	0.04	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	90.0	90.0	< 0.005	< 0.005	0.35	91.4
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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.35	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	83.3	83.3	< 0.005	< 0.005	0.01	84.4
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	0.01	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	0.03	17.2
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	—	2.81	2.81	< 0.005	< 0.005	< 0.005	2.85
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

3.14. Architectural Coating (2026) - Mitigated

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	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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 Equipm	0.15	0.12	0.86	1.13	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	6.39	6.39	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.03	0.02	0.17	0.23	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	26.9	26.9	< 0.005	< 0.005	—	27.0
Architectural Coatings	1.29	1.29	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	4.46	4.46	< 0.005	< 0.005	—	4.47
Architectural Coatings	0.24	0.24	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	0.04	0.04	0.03	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	90.0	90.0	< 0.005	< 0.005	0.35	91.4

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
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.03	0.35	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	83.3	83.3	< 0.005	< 0.005	0.01	84.4
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	0.01	0.01	0.01	0.07	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.0	17.0	< 0.005	< 0.005	0.03	17.2
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	—	2.81	2.81	< 0.005	< 0.005	< 0.005	2.85
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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrig erated Wareho Rail	1.05	0.96	0.91	8.28	0.02	0.02	1.82	1.83	0.01	0.46	0.48	—	2,136	2,136	0.08	0.09	7.90	2,172
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.06	0.05	0.05	0.46	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	118	118	< 0.005	< 0.005	0.44	120
Total	1.10	1.01	0.96	8.74	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,254	2,254	0.09	0.09	8.34	2,293
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	1.00	0.91	1.07	7.84	0.02	0.02	1.82	1.83	0.01	0.46	0.48	—	2,010	2,010	0.09	0.10	0.20	2,042
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.06	0.05	0.06	0.43	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	111	111	0.01	0.01	0.01	113
Total	1.06	0.96	1.13	8.27	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,121	2,121	0.10	0.10	0.22	2,155
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	0.18	0.16	0.18	1.37	< 0.005	< 0.005	0.32	0.33	< 0.005	0.08	0.08	—	336	336	0.01	0.02	0.56	341
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.01	0.01	0.01	0.06	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	14.1	14.1	< 0.005	< 0.005	0.02	14.3
Total	0.19	0.17	0.19	1.43	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	350	350	0.02	0.02	0.59	356

4.1.2. Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.05	0.96	0.91	8.28	0.02	0.02	1.82	1.83	0.01	0.46	0.48	—	2,136	2,136	0.08	0.09	7.90	2,172
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.06	0.05	0.05	0.46	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	118	118	< 0.005	< 0.005	0.44	120
Total	1.10	1.01	0.96	8.74	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,254	2,254	0.09	0.09	8.34	2,293
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	1.00	0.91	1.07	7.84	0.02	0.02	1.82	1.83	0.01	0.46	0.48	—	2,010	2,010	0.09	0.10	0.20	2,042
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.06	0.05	0.06	0.43	< 0.005	< 0.005	0.10	0.10	< 0.005	0.03	0.03	—	111	111	0.01	0.01	0.01	113
Total	1.06	0.96	1.13	8.27	0.02	0.02	1.92	1.94	0.02	0.49	0.50	—	2,121	2,121	0.10	0.10	0.22	2,155
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	0.18	0.16	0.18	1.37	< 0.005	< 0.005	0.32	0.33	< 0.005	0.08	0.08	—	336	336	0.01	0.02	0.56	341
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	0.01	0.01	0.01	0.06	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	14.1	14.1	< 0.005	< 0.005	0.02	14.3
Total	0.19	0.17	0.19	1.43	< 0.005	< 0.005	0.34	0.34	< 0.005	0.09	0.09	—	350	350	0.02	0.02	0.59	356

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	707	707	0.11	0.01	—	714
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	3.45	3.45	< 0.005	< 0.005	—	3.49
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	14.0	14.0	< 0.005	< 0.005	—	14.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	724	724	0.12	0.01	—	731
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrig erated	—	—	—	—	—	—	—	—	—	—	—	—	707	707	0.11	0.01	—	714
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	3.45	3.45	< 0.005	< 0.005	—	3.49
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	14.0	14.0	< 0.005	< 0.005	—	14.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	724	724	0.12	0.01	—	731
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	117	117	0.02	< 0.005	—	118
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	0.57	0.57	< 0.005	< 0.005	—	0.58
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	2.32	2.32	< 0.005	< 0.005	—	2.35
Total	—	—	—	—	—	—	—	—	—	—	—	—	120	120	0.02	< 0.005	—	121

4.2.2. Electricity Emissions By Land Use - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	177	177	0.03	< 0.005	—	178
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	3.45	3.45	< 0.005	< 0.005	—	3.49

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	10.5	10.5	< 0.005	< 0.005	—	10.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	191	191	0.03	< 0.005	—	193
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	177	177	0.03	< 0.005	—	178
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	3.45	3.45	< 0.005	< 0.005	—	3.49
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	10.5	10.5	< 0.005	< 0.005	—	10.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	191	191	0.03	< 0.005	—	193
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	29.2	29.2	< 0.005	< 0.005	—	29.5
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	0.57	0.57	< 0.005	< 0.005	—	0.58
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1.74	1.74	< 0.005	< 0.005	—	1.76
Total	—	—	—	—	—	—	—	—	—	—	—	—	31.6	31.6	0.01	< 0.005	—	31.9

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	216	216	0.02	< 0.005	—	216
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1
Total	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	216	216	0.02	< 0.005	—	216
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1
Total	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	35.7	35.7	< 0.005	< 0.005	—	35.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.84	1.84	< 0.005	< 0.005	—	1.84
Total	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.6	37.6	< 0.005	< 0.005	—	37.7

4.2.4. Natural Gas Emissions By Land Use - Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	216	216	0.02	< 0.005	—	216
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1
Total	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	0.02	0.01	0.18	0.15	< 0.005	0.01	—	0.01	0.01	—	0.01	—	216	216	0.02	< 0.005	—	216
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	11.1	11.1	< 0.005	< 0.005	—	11.1

Total	0.02	0.01	0.19	0.16	< 0.005	0.01	—	0.01	0.01	—	0.01	—	227	227	0.02	< 0.005	—	227
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	35.7	35.7	< 0.005	< 0.005	—	35.8
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Office Building	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.84	1.84	< 0.005	< 0.005	—	1.84
Total	< 0.005	< 0.005	0.03	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	37.6	37.6	< 0.005	< 0.005	—	37.7

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consum er Product s	2.62	2.62	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architect ural Coating s	0.35	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landsca pe Equipm ent	0.95	0.87	0.04	5.32	< 0.005	0.01	—	0.01	0.01	—	0.01	—	21.9	21.9	< 0.005	< 0.005	—	22.0
Total	3.92	3.84	0.04	5.32	< 0.005	0.01	—	0.01	0.01	—	0.01	—	21.9	21.9	< 0.005	< 0.005	—	22.0

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.62	2.62	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.35	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.97	2.97	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.48	0.48	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.09	0.08	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.79	1.79	< 0.005	< 0.005	—	1.79
Total	0.63	0.62	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.79	1.79	< 0.005	< 0.005	—	1.79

4.3.2. Mitigated

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	2.62	2.62	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.35	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.95	0.87	0.04	5.32	< 0.005	0.01	—	0.01	0.01	—	0.01	—	21.9	21.9	< 0.005	< 0.005	—	22.0
Total	3.92	3.84	0.04	5.32	< 0.005	0.01	—	0.01	0.01	—	0.01	—	21.9	21.9	< 0.005	< 0.005	—	22.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.62	2.62	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.35	0.35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.97	2.97	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.48	0.48	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.06	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.09	0.08	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.79	1.79	< 0.005	< 0.005	—	1.79

Total	0.63	0.62	< 0.005	0.48	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.79	1.79	< 0.005	< 0.005	—	1.79
-------	------	------	---------	------	---------	---------	---	---------	---------	---	---------	---	------	------	---------	---------	---	------

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	53.7	102	156	5.52	0.13	—	333
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.41	0.77	1.18	0.04	< 0.005	—	2.53
Total	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	53.7	102	156	5.52	0.13	—	333
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.41	0.77	1.18	0.04	< 0.005	—	2.53

Total	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	8.89	16.9	25.8	0.91	0.02	—	55.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.07	0.13	0.20	0.01	< 0.005	—	0.42
Total	—	—	—	—	—	—	—	—	—	—	—	8.96	17.0	26.0	0.92	0.02	—	55.6

4.4.2. Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	53.7	102	156	5.52	0.13	—	333
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.41	0.77	1.18	0.04	< 0.005	—	2.53
Total	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrig Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	53.7	102	156	5.52	0.13	—	333
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.41	0.77	1.18	0.04	< 0.005	—	2.53
Total	—	—	—	—	—	—	—	—	—	—	—	54.1	103	157	5.56	0.13	—	336
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	8.89	16.9	25.8	0.91	0.02	—	55.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.07	0.13	0.20	0.01	< 0.005	—	0.42
Total	—	—	—	—	—	—	—	—	—	—	—	8.96	17.0	26.0	0.92	0.02	—	55.6

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	61.4	0.00	61.4	6.14	0.00	—	215
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.60	0.00	0.60	0.06	0.00	—	2.10
Total	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	61.4	0.00	61.4	6.14	0.00	—	215
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.60	0.00	0.60	0.06	0.00	—	2.10
Total	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrig erated Wareho use-No Rail	—	—	—	—	—	—	—	—	—	—	—	10.2	0.00	10.2	1.02	0.00	—	35.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.10	0.00	0.10	0.01	0.00	—	0.35
Total	—	—	—	—	—	—	—	—	—	—	—	10.3	0.00	10.3	1.03	0.00	—	35.9

4.5.2. Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	61.4	0.00	61.4	6.14	0.00	—	215
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.60	0.00	0.60	0.06	0.00	—	2.10
Total	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	61.4	0.00	61.4	6.14	0.00	—	215
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.60	0.00	0.60	0.06	0.00	—	2.10
Total	—	—	—	—	—	—	—	—	—	—	—	62.0	0.00	62.0	6.20	0.00	—	217
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unrefrigerated Warehouse-No	—	—	—	—	—	—	—	—	—	—	—	10.2	0.00	10.2	1.02	0.00	—	35.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
General Office Building	—	—	—	—	—	—	—	—	—	—	—	0.10	0.00	0.10	0.01	0.00	—	0.35
Total	—	—	—	—	—	—	—	—	—	—	—	10.3	0.00	10.3	1.03	0.00	—	35.9

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---------	---------

4.6.2. Mitigated

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)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	< 0.005	< 0.005

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

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)

Equipm ent	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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

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

Equipm ent 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)

Equipm ent 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

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

Equipm ent 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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

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	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

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
Site Preparation	Site Preparation	4/1/2025	4/28/2025	5.00	20.0	—
Grading	Grading	4/29/2025	5/26/2025	5.00	20.0	—
Building Construction	Building Construction	6/24/2025	3/30/2026	5.00	200	—
Paving	Paving	5/27/2025	6/23/2025	5.00	20.0	—
Architectural Coating	Architectural Coating	7/8/2025	4/13/2026	5.00	200	—

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
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	4.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
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/Back hoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
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/Back hoes	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

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Tractors/Loaders/Back hoes	Diesel	Average	4.00	8.00	84.0	0.37
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.00	8.00	367	0.40
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/Back hoes	Diesel	Average	3.00	8.00	84.0	0.37
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
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/Back hoes	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
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	87.5	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	51.3	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	20.1	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT

Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	10.3	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	17.5	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	87.5	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	51.3	11.7	LDA,LDT1,LDT2
Building Construction	Vendor	20.1	8.40	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT

Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	10.3	11.7	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	8.40	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	183,575	61,192	423

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	30.0	0.00	—
Grading	—	14,000	20.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.16

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
Unrefrigerated Warehouse-No Rail	0.00	0%
Parking Lot	0.16	100%
General Office Building	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
2025	0.00	204	0.03	< 0.005
2026	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
Unrefrigerated Warehouse-No Rail	211	211	211	76,963	2,584	2,584	2,584	943,315
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	11.7	2.65	0.84	3,229	143	32.5	10.3	39,581

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMt/Weekday	VMt/Saturday	VMt/Sunday	VMt/Year
Unrefrigerated Warehouse-No Rail	211	211	211	76,963	2,584	2,584	2,584	943,315
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
General Office Building	11.7	2.65	0.84	3,229	143	32.5	10.3	39,581

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

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	183,575	61,192	423

5.10.3. Landscape Equipment

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

5.10.4. Landscape Equipment - Mitigated

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)
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Unrefrigerated Warehouse-No Rail	1,264,506	204	0.0330	0.0040	673,152
Parking Lot	6,182	204	0.0330	0.0040	0.00
General Office Building	25,115	204	0.0330	0.0040	34,643

5.11.2. Mitigated

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)
Unrefrigerated Warehouse-No Rail	316,126	204	0.0330	0.0040	673,152
Parking Lot	6,182	204	0.0330	0.0040	0.00
General Office Building	18,836	204	0.0330	0.0040	34,643

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	28,023,569	256,792
Parking Lot	0.00	0.00
General Office Building	213,280	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Unrefrigerated Warehouse-No Rail	28,023,569	256,792
Parking Lot	0.00	0.00
General Office Building	213,280	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	114	—
Parking Lot	0.00	—
General Office Building	1.12	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Unrefrigerated Warehouse-No Rail	114	—
Parking Lot	0.00	—
General Office Building	1.12	—

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
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General 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
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5.15.2. Mitigated

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

5.18.1.2. Mitigated

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
--------------------	---------------	-------------

5.18.1.2. Mitigated

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)
-----------	--------	------------------------------	------------------------------

5.18.2.2. Mitigated

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

8. User Changes to Default Data

Screen	Justification
Construction: Construction Phases	Based on typical construction practices, architectural coating assumed to start two weeks after the start of building construction and last for the same number of days. Demolition not required for the proposed project.
Land Use	Lot acreage adjusted to represent overall acreage of the project site.

APPENDIX B

BIOLOGICAL EVALUATION



STORAGE STAR PROJECT
BIOLOGICAL EVALUATION
CITY OF BENICIA, SOLANO COUNTY, CALIFORNIA

Prepared by

LIVE OAK ASSOCIATES, INC.

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March 17, 2025

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1 INTRODUCTION

Live Oak Associates, Inc. (LOA) has prepared the following report. This report describes the biotic resources of the proposed approximately 5.98-acre Storage Star project site ("Project Site, site"), and evaluates likely impacts to biological resources resulting from the construction of this project.

The Project Site (APN 008-032-0380) located at 7000 Goodyear Road in the City of Benicia in Solano County, and is bound by Goodyear Road to the northwest, raised railroad tracks to the east, and development to the southwest (Figure 1). The Project Site is located within the Vine Hill U.S. Geological Survey (USGS) 7.5-minute quadrangle in Section 20, Township 3 north, Range 2 west.

The project site is nearly level with elevations ranging from 32 feet (10 meters) above mean sea level (amsl) near Goodyear Road to 9 feet amsl (3 meters) closer to the railroad tracks (Figure 2).

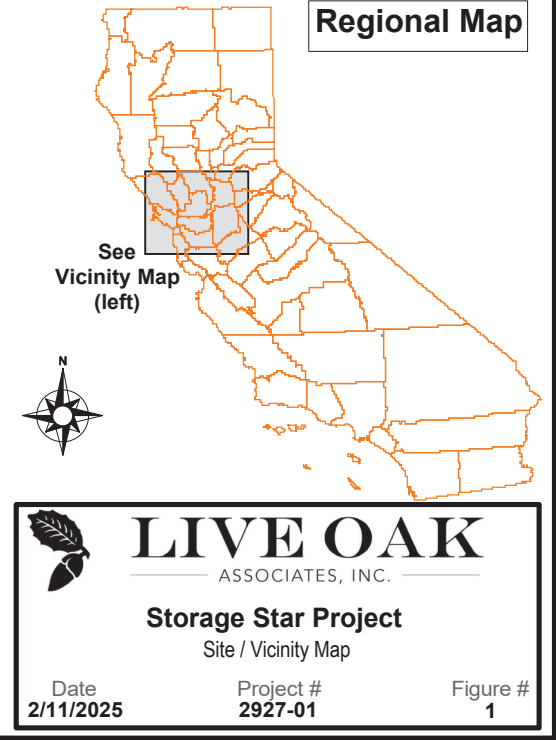
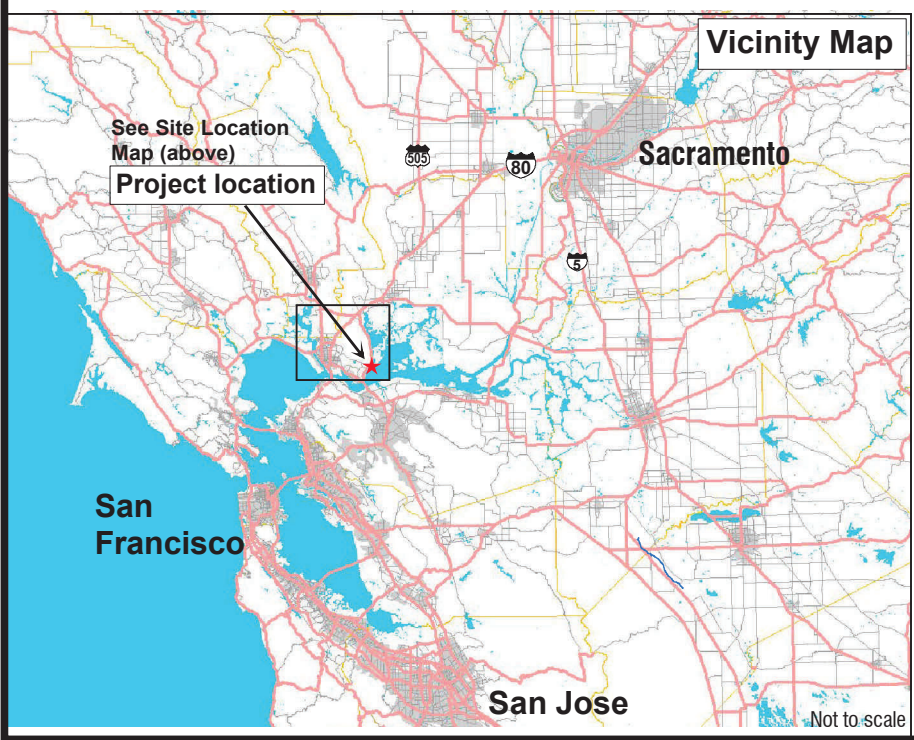
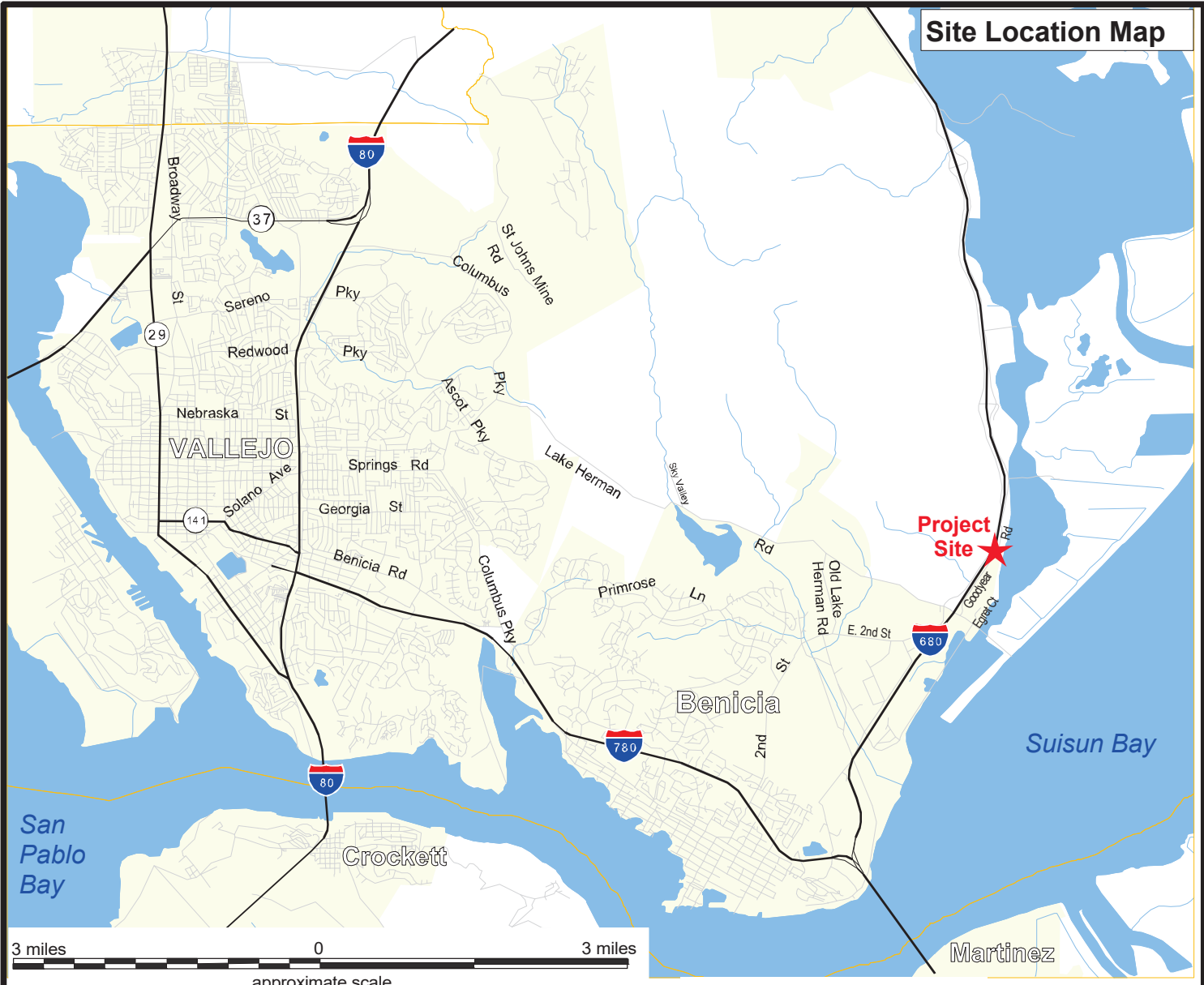
1.1 PROJECT DESCRIPTION

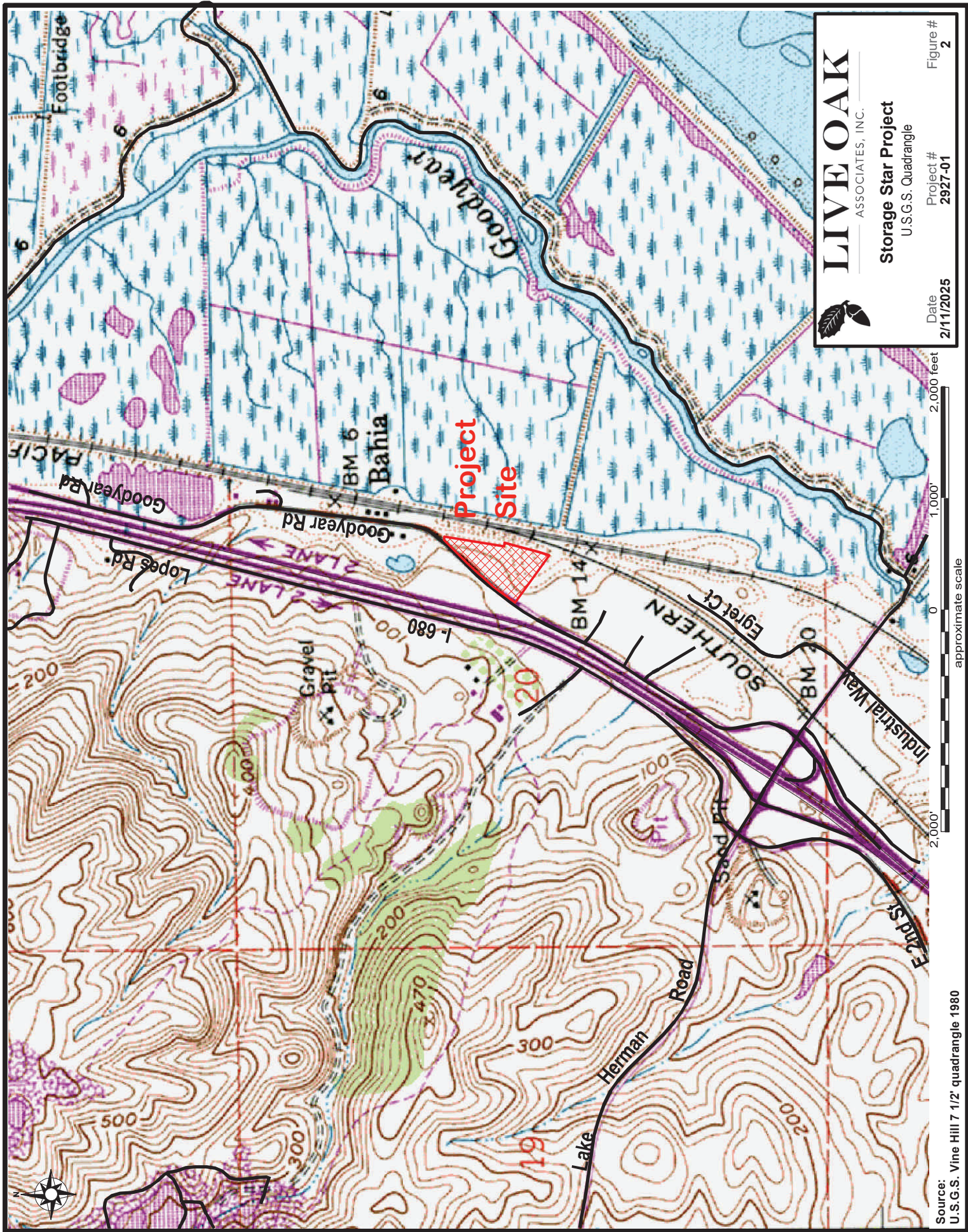
The project plans to develop a self-storage facility with four buildings and a possible stormwater detention basin and is currently undeveloped.

1.2 REPORT OBJECTIVES

The development of land can damage or modify biotic habitats used by sensitive plant and wildlife species. In such cases, site development may be regulated by state or federal agencies, subject to provisions of the California Environmental Quality Act (CEQA), and/or covered by policies and ordinances of Santa Clara County. This report addresses issues related to: 1) sensitive biotic resources occurring within the Project Site, 2) the federal, state, and local laws regulating such resources, and 3) mitigation measures which may be required to reduce the magnitude of anticipated impacts and/or comply with permit requirements of state and federal resource agencies, and the requirements of the California Environmental Quality Act (CEQA). As such, the objectives of this report are to:

- Summarize all site-specific information related to existing biological resources, based on a review of the literature, a search of species databases, and field surveys conducted by LOA over the entire Project Site;
- In addition to species observed to be present within the Project Site, make reasonable inferences about the other biological resources that could occur onsite based on habitat suitability and the proximity of the Project Site to a species' known range;
- Summarize all state and federal natural resource protection laws that may be relevant to development of project within the Project Site;
- Identify and discuss project impacts to biological resources likely to occur within the Project Site within the context of CEQA or any state or federal laws; and





LIVE OAK

ASSOCIATES, INC.

Storage Star Project

U.S.G.S. Quadrangle

Date
2/11/2025

Project #
2927-01

Figure #
2

Source:
U.S.G.S. Vine Hill 7 1/2' quadrangle 1980



- Identify avoidance and mitigation measures that would reduce impacts to a less-than-significant impact (as identified by CEQA) and are generally consistent with recommendations of the resource agencies for affected biological resources.

1.3 STUDY METHODOLOGY

The analysis of impacts, as discussed in Section 3.0 of this report, is based on the known and potential biotic resources of the Project Site discussed in Section 2.0. Sources of information used in the preparation of this analysis included: (1) the *California Natural Diversity Data Base* (CDFW 2025), (2) the *Online Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2025), and (3) manuals, reports, and references related to plants and animals of the San Francisco Bay area and Solano County region. A field survey of the Project Site was conducted on November 7, 2024, by LOA Associate Herpetologist Dr. Mark Jennings, on December 4, 2024, by LOA Conservation Biologist Dr. Rick Hopkins, and by LOA Plant Ecologist Katie White on January 8 and 10, and February 5 and 7, 2025. During these site visits, the principal land uses of the site were identified, and the constituent plants and animals were noted. Additionally, a wetland delineation was conducted. Detailed surveys for sensitive biological resources were not conducted during the site visit.



2 EXISTING CONDITIONS

2.1 PROJECT SITE

The Project Site is located at 7000 Goodyear Road in the City of Benicia in Solano County, and is bound by Goodyear Road to the northwest, railroad tracks to the east, and development to the southwest.

Two soil types occur onsite: 1) Alviso silty clay loam (hydric; mildly alkaline with very poorly drained, very slow runoff, and slow permeability) and 2) Antioch-San Ysidro complex, 2 to 9 percent slopes (mildly or moderately alkaline with moderately well to somewhat well poorly drained, slow to medium runoff, very slow permeability) (NRCS Web Soil Survey 2025; Figure 3). Hydric soils are defined as saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions such that under sufficiently wet conditions they support hydrophytic vegetation. Although both soils are mildly to moderately alkaline, none of the soils support serpentine soils.

2.2 BIOTIC HABITATS

The Project Site consists of four biotic habitats: 1) Seasonal Pond; 2) Seasonal wetland; 3) Ephemeral drainage; and 4) California annual grassland (Figure 5).

2.2.1 California Annual Grassland

The majority of the site consists of California annual grassland with some coyote brush (*Baccharis pilularis*) scattered throughout, and a few ornamental trees. Several dead ornamental trees have fallen or are still standing along the southern boundary of the site, with a few live trees remaining. The majority of cover is made up of annual grasses such as wild oats (*Avena* sp.) and brome (*Bromus* sp.), brassicas, fennel (*Foeniculum vulgare*), salt grass (*Distichlis spicata*), and various forbs.

Animal species observed in this habitat during the 2024 and 2025 site visits include northern harrier (*Circus hudsonius*), white-tailed kite (*Elanus leucurus*), American crow (*Corvus brachyrhynchos*), mourning dove (*Zenaidura macroura*), American robin (*Turdus migratorius*), Bewick's wren (*Thryomanes bewickii*), yellow-rumped warbler (*Setophaga coronata*), and black-tailed jackrabbit (*Lepus californicus*). Botta pocket gopher (*Thomomys bottae*) burrows, California ground squirrel (*Otospermophilus beecheyi*) burrows, and coyote (*Canis latrans*) scat were observed onsite as well.

2.2.2 Seasonal Pond

A seasonal pond is located in the southeast corner of the site and is part of a larger pond which continues off-site, east of the project boundary. The pond has some tidal influence from underground but is cut off from overland flow and tidal marshes to the east by a prominent railroad berm. This underground tidal influence is indicated by the presence of pickleweed (*Salicornia* sp.) in the northern end of the pond which is off-site, and the presence of salt grass (*Distichlis spicata*) along the edges of the pond and throughout the site, as well as damaged herbaceous vegetation caused by saline uptake along the southern edge of the pond. Cattails grow in the southern end of the pond onsite, and historic aerial imagery suggests the pond shrinks substantially in the summer months. At the time of the most recent site visit on February 7, 2025, the pond was more than 15 feet wide and filled with water.

Animal species observed in this habitat during the 2024 and 2025 site visits include the mallard duck (*Anas platyrhynchos*), white-tailed kite (*Elanus leucurus*), great egret (*Ardea alba*), sparrow species, and black-tailed jackrabbit (*Lepus californicus*). A large number of Pacific chorus frogs (*Pseudacris regilla*) were heard along the edges of the pond.

LEGEND

An Alvizo silty clay loam

AoC Antioch-San Ysidro complex, 2 to 9% slopes

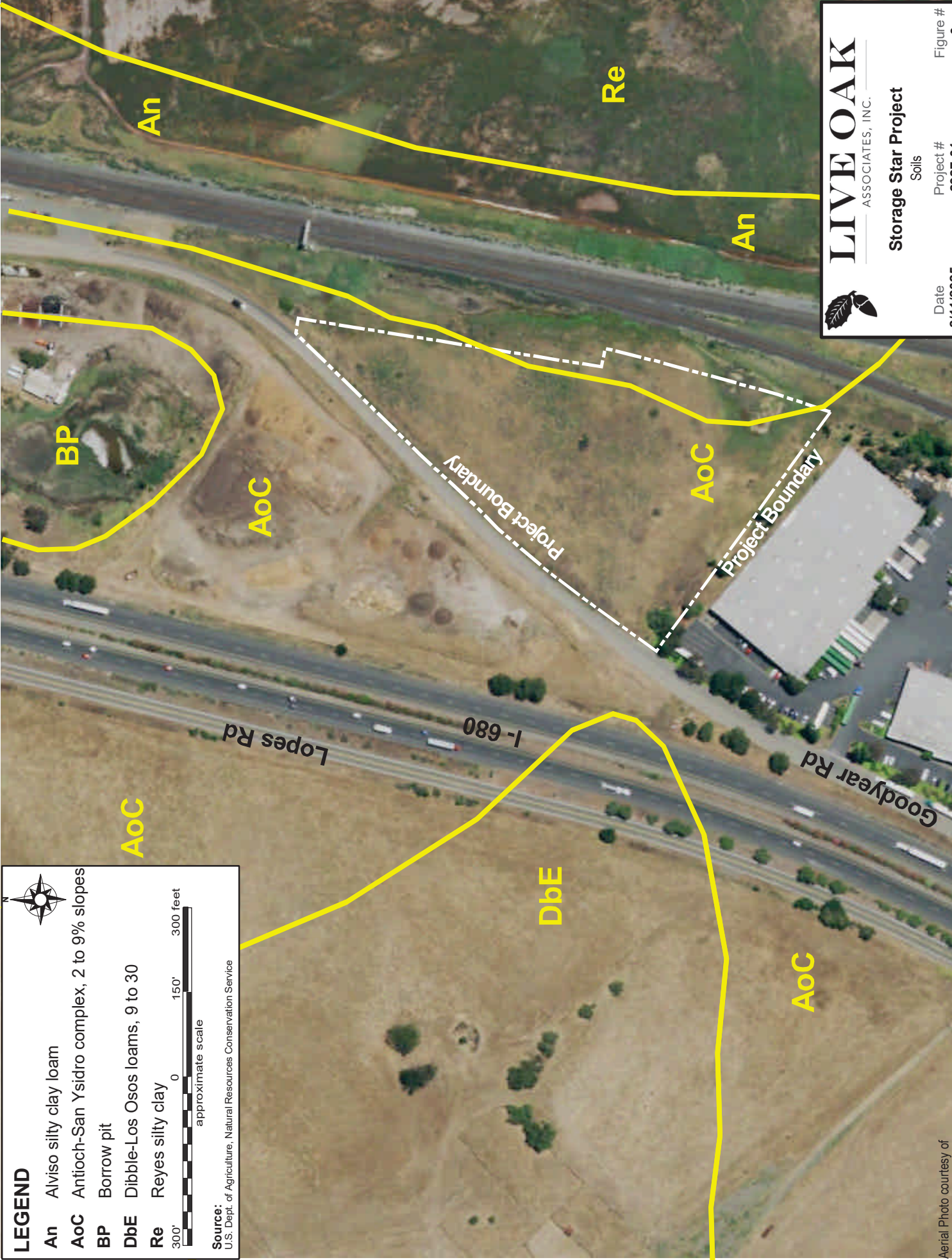
BP Borrow pit

DbE Dibble-Los Osos loams, 9 to 30

Re Reyes silty clay

approximate scale

Source:
U.S. Dept. of Agriculture, Natural Resources Conservation Service



LIVE OAK
ASSOCIATES, INC.

Storage Star Project

Soils

Project # **2927-01**

Date **2/11/2025**

Figure # **3**

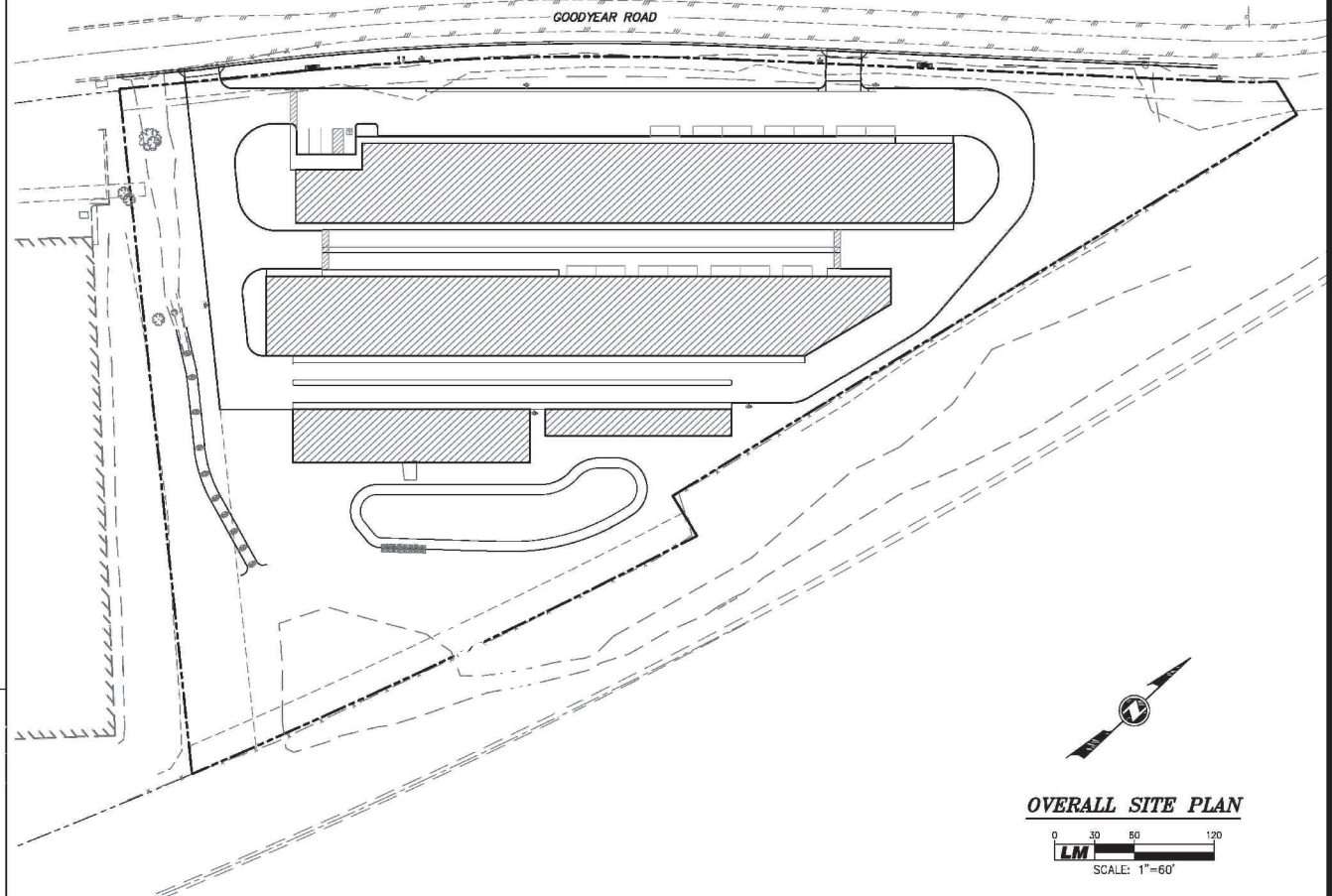
LEGEND

PROPOSED	EXISTING	
		12" SD
		12" PSD
		6" SS
		8" SEW
		P
		FIRE HYDRANT AND VALVE ASSEMBLY
		10" W
		GAS
		UG
		UGT
		STREET LIGHT CONDUIT, WIRING & PULL BOX
		STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		UTILITY POLE WITH DOWN GUY & ANCHOR
		POWER POLE, TELEPHONE POLE, JOINT POLE
		FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
		EXISTING GROUND SURFACE ELEVATION
		EDGE OF PAVEMENT AND ELEVATION
		FLOW LINE GRADE
		TOP OF CURB GRADE/ASPHALT GRADE
		FINISHED CONCRETE GRADE
		TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
		MATCH EXISTING GRADE (FIELD VERIFY)
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK
		GRADING RIDGE

IMPROVEMENT PLANS
FOR
STORAGE STAR

CITY OF BENICIA

SOLANO COUNTY, CA



OVERALL SITE PLAN



LIVE OAK

ASSOCIATES, INC.

Storage Star Project

Proposed Improvements

Date
2/11/2025Project #
2927-01

S.P.5

Plans courtesy of
LAUGENOUR & MEIKLE Civil Engineering

LEGEND

- Project Boundary (Approx. 5.9 Ac.)
- Seasonal Pond
- Seasonal Wetland
- Ephemeral Drainage
- California Annual Grassland



Goodyear Rd

Culvert



LIVE OAK
ASSOCIATES, INC.

Storage Star Project
Habitats / Land Cover

Date
2/20/2025

Project #
2927-01

Figure #
5

200' 0 100' 200 feet
approximate scale 1" = 100'



2.2.3 Seasonal Wetland

Seasonal wetland habitat exists mainly in three areas of the site: along the eastern and southern borders of the seasonal pond, in swales descending from the upland habitats toward the pond, and in the southwestern corner of the site along an ephemeral drainage. Seasonal wetland habitat varies somewhat in these locations and supports dense swathes of sedges (*Carex* sp.), salt grass, and various forbs such as ragweed (*Ambrosia psilostachya*), as well as non-native annual grasses and forbs.

Species occurring in adjacent habitats would be expected to occur in this habitat as well. Pacific chorus frogs were heard in this habitat.

2.2.4 Ephemeral Drainages

Two ephemeral drainages occur on this site: a smaller drainage, Ephemeral Drainage 1 occurs in the northern end of the site, and a larger drainage, Ephemeral Drainage 2 occurs along the southern boundary of the site. Ephemeral Drainage 1 begins at Goodyear Road and originates from a culvert. At this western mouth, the channel is eight feet wide and six feet deep. It is surrounded by California annual grassland habitat, but as the drainage moves to the east, it gradually fades into the landscape where it supports seasonal wetland habitat. Ephemeral Drainage 2 originates approximately 12 feet west of Goodyear Road, from an underground culvert. At this western mouth, the channel is 16 feet wide and 13 feet deep. Some seasonal wetland borders this channel to the northwest. This channel eventually fades into the landscape as well, also ending in seasonal wetland habitat.

Species occurring in adjacent habitats would be expected to occur in this habitat as well.

2.3 WILDLIFE MOVEMENT CORRIDORS

Wildlife movement corridors are areas where regional wildlife populations regularly and predictably move during dispersal or migration. Movement corridors in California are typically associated with valleys, rivers and creeks supporting riparian vegetation, and ridgelines. The site is located adjacent to marshland which the Conservation Lands Network (2025) considers to be “Important Baylands” on their Critical Linkages Map. Although the site is not within any defined Critical Linkage, the site is adjacent to the San Francisco Bay near the confluence of the Delta. The marshlands adjacent to the site likely act as a wildlife movement corridor.

The Project Site likely supports local species movement, which use the site for foraging or dispersal.

2.4 SPECIAL STATUS PLANTS AND ANIMALS

Several species of plants and animals within the state of California have low populations and/or limited distributions. Such species may be considered “rare” and are vulnerable to extirpation as the state’s human population grows and the habitats these species occupy are converted to agricultural and urban uses. As described more fully in Section 3.2, state and federal laws have provided the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as “threatened” or “endangered” under state and federal endangered species legislation. Others have been designated as candidates for such listing. Still others have been designated as “species of special concern” by the CDFW. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered (CNPS 2022). Collectively, these plants and animals are referred to as “special status species”.



A number of special status plants and animals could occur in the vicinity of the Project Site and are listed in the CNDDDB tables included in Appendix A. Tables 1A and 1b show animal species which may have potential to occur on the Project Site in the following pages. Sources of information for this table include *California Amphibian and Reptile Species of Special Concern* (Thomson et.al. 2016), *California Bird Species of Special Concern* (Shuford and Gardall 2008), *California Natural Diversity Data Base* (CDFW 2025), *Endangered and Threatened Wildlife and Plants* (USFWS 2025), *Annual Report on the Status of California State Listed Threatened and Endangered Animals and Plants* (CDFW 2025), and *The California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2025). This information was used to evaluate the potential for special status plant and animal species to occur within the Project Site. It is important to note that the California Natural Diversity Data Base (CNDDDB) is a volunteer database.

Vine Hill USGS 7.5-minute quadrangle within which the Project Site is located, and for the eight surrounding quadrangles (Cordelia, Fairfield South, Denverton, Benicia, Honker Bay, Briones Valley, Walnut Creek, and Clayton) using the California Natural Diversity Data Base Rarefind 5 (2024).

Although mesic and alkaline soils occur onsite, plant species occurring on serpentine soils are not present on the site (Brewer's western flax (*Hesperolinon breweri*), Keck's checkerbloom (*Sidalcea keckii*), and Most beautiful jewelflower (*Streptanthus albidus* ssp. *peramoenus*)) and plant species with ranges outside of the project site and well above the project site's elevation well above 32 feet (10 meters) (pallid manzanita (*Arctostaphylos pallida*), Mt. Diablo manzanita (*Arctostaphylos auriculata*), Contra Costa manzanita (*Arctostaphylos manzanita* ssp. *laevigata*), Mt. Diablo fairy-lantern (*Calochortus pulchellus*), Tiburon paintbrush (*Castilleja affinis* var. *neglecta*), Mt. Diablo bird's-beak (*Cordylanthus nidularius*), Hospital Canyon larkspur (*Delphinium californicum* ssp. *interius*), Lime Ridge eriastrum (*Eriastrum ertterae*), Contra Costa wallflower (*Erysimum capitatum* var. *angustatum*), Mt. Diablo buckwheat (*Eriogonum truncatum*), Toren's grimmia (*Grimmia torenii*), Diablo helianthella (*Helianthella castanea*), Santa Cruz tarplant (*Holocarpha macradenia*), Jepson's leptosiphon (*Leptosiphon jepsonii*), Oregon meconella (*Meconella oregana*), Lime Ridge navarretia (*Navarretia gowenii*), Antioch Dunes evening-primrose (*Oenothera deltoides* ssp. *howellii*), Mt. Diablo phacelia (*Phacelia phacelioides*), chaparral harebell (*Ravenella exigua*), rock sanicle (*Sanicula saxatilis*), Mt. Diablo jewelflower (*Streptanthus hispidus*), northern slender-leaved pondweed (*Stuckenia filiformis* ssp. *alpina*), broadleaf pondweed (*Stuckenia striata*), coastal triquetrella (*Triquetrella californica*), and oval-leaved viburnum (*Viburnum ellipticum*)).

The site is outside the range of the Bay checkerspot butterfly (*Euphydryas editha bayensis*), valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), Delta green ground beetle (*Elaphrus viridis*), Giant garter snake (*Thamnophis gigas*), San Pablo song sparrow (*Melospiza melodia samuelis*), San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*), San Joaquin kit fox (*Vulpes macrotis mutica*) is absent. Additionally, the site does not support suitable habitat for fish, including the green sturgeon (*Acipenser medirostris* pop. 1), steelhead (*Oncorhynchus mykiss irideus* pop. 11), longfin smelt (*Spirinchus thaleichthys* pop. 2), Sacramento perch (*Archoplites interruptus*), Sacramento splittail (*Pogonichthys macrolepidotus*).



TABLE 1A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Soft salty bird's-beak (<i>Chloropyron mole ssp. molle</i>)	FE, CRPR 1B.1	<u>Habitats</u> : Occurs in marshes and swamps (coastal salt). <u>Elevation</u> : 0-3 meters. <u>Blooms</u> : June-November.	Unlikely. Suitable marsh habitat is present on the site, however the closest recorded observation is more than three miles from the site (CNDDDB 2025).
Suisun thistle (<i>Cirsium hydrophilum</i> var. <i>hydrophilum</i>)	FE, CRPR 1B.1	<u>Habitats</u> : Found in marshes and swamps (salt). Rediscovered in 1989 on Grizzly Island in Suisun Marsh. <u>Elevation</u> : 0-1 meters. <u>Blooms</u> : June-September.	Unlikely. Marginally suitable habitat is present, however, the site lacks sufficient tidal influence for seed dispersal. The closest recorded observation is more than five miles northeast from the site (CNDDDB 2025).
Contra Costa goldfields (<i>Lasthenia conjugens</i>)	FE, CRPR 1B.1	<u>Habitat</u> : Occurs in vernal pools and mesic areas of valley and foothill grasslands, typically alkaline. <u>Elevation</u> : 0-470 meters. <u>Blooms</u> : March-June.	Unlikely. Vernal pools are absent from the project site, however marginally suitable alkaline habitat is present. The closest recorded observation is more than three miles from the site (CRPI, 2025)
Two-fork clover (<i>Trifolium amoenum</i>)	FE, CRPR 1B.1	<u>Habitat</u> : Occurs on coastal bluff scrub and valley and foothill grasslands, sometimes on serpentine soils. <u>Elevation</u> : 5-415 meters. <u>Blooms</u> : April – June	Absent. The site lacks suitable habitat for this species. Additionally, the site does not support serpentine soils.



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Bent-flowered fiddleneck (<i>Amsinckia lunaris</i>)	CRPR 1B.2	<u>Habitat</u> : Coastal bluff scrub, cismontane woodland, and valley and foothill grasslands. <u>Elevation</u> : 3-500 meters. <u>Blooms</u> : March–June.	Absent. This species has not been recorded in Solano County (CNPS 2025).
Slender silver moss (<i>Anomobryum julaceum</i>)	CRPR 4.2	<u>Habitat</u> : Occurs on damp rock and soil outcrops, usually on roadcuts, in broadleaf upland forest, lower montane coniferous forest, and north coast coniferous forest. <u>Elevation</u> : 100-1000 meters.	Absent. This species has not been recorded in Solano County (CNPS 2025).
Alkali milk-vetch (<i>Astragalus tener</i> var. <i>tener</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in alkaline soils in valley and foothill grassland and in vernal pools. <u>Elevation</u> : 1-60 meters. <u>Blooms</u> : March-June.	Possible. Alkaline soils occur in the project site. The nearest recorded occurrence is within the Fairfield South quadrangle, which is less than three miles from the project site (CRPI, 2025).
Brittlescale (<i>Atriplex depressa</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs on alkaline clay soils in chenopod scrub, meadows and seeps, playas, valley and foothill grasslands, and vernal pools. <u>Elevation</u> : 1-320 meters. <u>Blooms</u> : Annual herb; April-October.	Unlikely. Marginal alkaline clay soil grasslands occur on the project site. However, vernal pools and chenopod scrub are absent. All recorded observations are more than five miles from the site (CRPI, 2025).
Heartscale (<i>Atriplex cordulata</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in saline or alkaline soils of chenopod scrub, meadows and seeps, and sandy valley and foothill grassland. <u>Elevation</u> : 0-560 meters. <u>Blooms</u> : April-October.	Unlikely. The nearest recorded occurrence is more than 11 miles to the southeast of the site (CNDDDB 2025). Additionally, suitable habitat in the form of chenopod scrub is absent from the site.
Vernal pool smallscale (<i>Atriplex persistens</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in alkaline vernal pools. <u>Elevation</u> : 10-115 meters. <u>Blooms</u> : June-October.	Absent. Vernal pools are absent from the site.
Big-scale balsamroot (<i>Balsamorhiza macrolepis</i> var. <i>macrolepis</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in chaparral, cismontane woodland, valley and foothill grassland, sometimes on serpentine <u>Elevation</u> : 45-1,555 meters.	Absent. This species typically occurs in the foothills rather than on the valley floor. Additionally, the



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the project site
		<u>Blooms</u> : March-June.	site does not support suitable habitat and serpentine soils are absent from the site.
Big Tarplant (<i>Blepharizonia plumosa</i>)	CRPR 1B.1	<u>Habitats</u> : Found in Valley and foothill grassland, usually on clay soil. <u>Elevation</u> : 30-505 meters. <u>Blooms</u> : July-October.	Possible . Suitable grassland and clay soils are present. The nearest recorded observation is within the Benicia quadrangle, which is within three miles of the site (CRPI, 2025).
Lyngbye's sedge (<i>Carex lyngbyei</i>)	CRPR 2B.2	<u>Habitat</u> : Occurs in Marshes and swamps (brackish, freshwater). <u>Elevation</u> : 0-10 meters. <u>Blooms</u> : April-August.	Unlikely . Suitable marsh habitat is present in the project site. However, it has a limited distribution with few populations in the San Francisco Bay Area, and Solano County is at the southeastern end of its range limit.
Congdon's tarplant (<i>Centromadia parryi</i> ssp. <i>congdonii</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs on valley and foothill grasslands on alkaline soils. <u>Elevation</u> : 0-230 meters. <u>Blooms</u> : Annual herb; May-November.	Possible . Suitable grassland habitat and alkaline soils occur on the site. The closest recorded observations are generally mapped to the Vineyard quadrangle, in which the site is located (CalFlora, 2025).
Pappose tarplant (<i>Centromadia parryi</i> ssp. <i>parryi</i>)	CRPR 1B.2	<u>Habitats</u> : Often alkaline soils within chaparral, coastal prairie, meadows, seeps, marshes, swamps, and mesic valley and foothill grasslands. <u>Elevation</u> : 0-420 meters. <u>Blooms</u> : May-November.	Possible . Marginal foothill grassland habitat is present onsite, although highly degraded due to human disturbance. Two recorded observations occur in degraded roadside habitat approximately three to four miles to the north of the site (CDFW 2025).
Hispid salty bird's-beak (<i>Chloropyron molle</i> ssp. <i>hispidum</i>)	CRPR 1B.1	<u>Habitats</u> : Occurs in alkaline soils in meadows and seeps, playas, and valley and foothill grassland. <u>Elevation</u> : 1-155 meters. <u>Blooms</u> : June-September.	Unlikely . Marginally suitable habitat for this species occurs on the site.



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Bolander's water hemlock (<i>Cicuta maculate var. bolanderi</i>)	CRPR 2B.1	<u>Habitats</u> : Found in coastal marshes and swamps with fresh or brackish water. <u>Elevation</u> : 0-200 meters. <u>Blooms</u> : July-September.	Possible . Suitable marsh habitat is present on the site. The closest recorded observation is approximately two to three miles from the site in Benicia (CDFW 2025).
Franciscan thistle (<i>Cirsium andrewsii</i>)	CRPR 1B.2	<u>Habitats</u> : Found in mesic habitats such as broadleafed upland forest, coastal bluff scrub, coastal prairie, and coastal scrub, also sometimes found in serpentine. <u>Elevation</u> : 0-150 meters. <u>Blooms</u> : March-July.	Unlikely . The site supports poor habitat for this species due to the absence of serpentine soils, ongoing human disturbance, and surrounding development. The nearest documented occurrences are more than one and a half miles southwest and nearly three miles southeast of the site.
Western leatherwood (<i>Dirca occidentalis</i>)	CRPR 1B.2	<u>Habitats</u> : Found in mesic habitats such as broadleafed upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, north coast coniferous forest, riparian forest, and riparian woodland. <u>Elevation</u> : 30-395 meters. <u>Blooms</u> : January-April.	Absent . Woodland habitat is absent from the site.
Dwarf downingia (<i>Downingia pusilla</i>)	CRPR 2B.2	<u>Habitat</u> : Occurs in mesic Valley and foothill grasslands and vernal pools. <u>Elevation</u> : 1-445 meters <u>Blooms</u> : March-May.	Unlikely . Vernal pool habitat is absent from the site.
Jepson's coyote-thistle (<i>Eryngium jepsonii</i>)	CRPR 1B.2	<u>Habitats</u> : Occurs on clay in valley and foothill grassland and vernal pools. <u>Elevation</u> : 3-300 meters. <u>Blooms</u> : Perennial herb; April-August.	Unlikely . Vernal pools are absent from the site.
San Joaquin spearscale (<i>Extriplex joaquinana</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in chenopod scrub, meadows and seeps, playas, and valley and foothill grasslands on alkaline soils. <u>Elevation</u> : 1-835 meters. <u>Blooms</u> : April-October.	Unlikely . The site supports marginally suitable habitat for this species.



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Minute pocket moss (<i>Fissidens pauperculus</i>)	CNPR 1B.2	<u>Habitat</u> : North Coast coniferous forest-damp coastal soil. <u>Elevation</u> : 10 to 1,024 meters.	Absent. Forest habitats are absent from the site.
Fragrant fritillary (<i>Fritillaria liliacea</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in coastal prairie, coastal scrub, and valley and foothill grasslands, often on serpentine soils <u>Elevation</u> : 3-410 meters. <u>Blooms</u> : February-April.	Absent. Serpentine soils are absent from the site.
Carquinez goldenbush (<i>Isocoma arguta</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs in alkaline valley and foothill grassland. <u>Elevation</u> : 1-20 meters. <u>Blooms</u> : August-December.	Unlikely. Alkaline soils and grassland habitat are present on the site, however, this perennial shrub was not observed during site visits.
Coulter's goldfields (<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>)	CRPR 1B.1	<u>Habitat</u> : Coastal bluff scrub, Coastal dunes, and Coastal prairie. <u>Elevation</u> : 1-1220 meters. <u>Blooms</u> : annual herb; February-June.	Absent. Coastal bluff scrub, dunes, and prairie are absent from the project site.
Delta tule pea (<i>Lathyrus jepsonii</i> var. <i>jepsonii</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in freshwater and brackish marshes and swamps. <u>Elevation</u> : 0-5 meters <u>Blooms</u> : May-July (August-September).	Possible. Potentially suitable marsh habitat is present onsite. A population occurs within a half-mile of the site in Goodyear Slough (CDFW 2025).
Legenere (<i>Legenere limosa</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs in vernal pools. <u>Elevation</u> : 1-880 meters. <u>Blooms</u> : April-June.	Absent. Vernal pools are absent from the site.
Mason's lilaeopsis (<i>Lilaeopsis masonii</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs in brackish or freshwater marshes and swamps and riparian scrub. This plant is locally common in Suisun Bay. <u>Elevation</u> : 0-10 meters. <u>Blooms</u> : April–November.	Unlikely. Marsh habitat present onsite is marginally suitable for this species, however, it likely lacks sufficient open water. Additionally, the site does not contain the level of tidal influence present in most populations of this species.
Delta mudwort (<i>Limosella australis</i>)	CRPR 2B.1	<u>Habitat</u> : Occurs in freshwater or brackish marshes and swamps and riparian scrub. <u>Elevation</u> : 0-3 meters. <u>Blooms</u> : May-August.	Possible. Marsh habitat present onsite is marginally suitable for this species, and the site has sufficient open water. The site does not contain the level of tidal influence present in most populations of this species.
Showy golden madia (<i>Madia radiata</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs in cismontane woodland, valley and foothill grassland <u>Elevation</u> : 25-900 meters. <u>Blooms</u> : March-May.	Absent. Suitable habitat for showy golden madia is absent from the site. Any suitable habitat that may have once been present has been highly modified for human use, mainly by discing. The nearest recorded



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the project site
			occurrence is more than 11 miles to the northwest of the site.
Hall's bushmallow (<i>Malacothamnus hallii</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in chaparral and cismontane. <u>Elevation</u> : 10-760 meters. <u>Blooms</u> : May-October.	Absent. Chaparral and woodland habitats are absent from the site.
Marsh microseris (<i>Microseris paludosa</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in Closed-cone coniferous forest, Cismontane woodland, Coastal scrub, and Valley and foothill grassland. <u>Elevation</u> : 5-355 meters. <u>Blooms</u> : Perennial herb; April-June (July).	Unlikely. The foothill grassland habitat present on the site is highly disturbed and is marginal quality. Solano County is at the extreme eastern end of its range, and it has limited distribution in the area (CNPS 2025).
Woodland woollythreads (<i>Monolopia gracilens</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs on serpentine in broadleaved upland forest openings, chaparral openings, cismontane woodland, north coast coniferous forest openings, and valley and foothill grasslands. <u>Elevation</u> : 100-1200 meters. <u>Blooms</u> : February-July.	Absent. This species does not occur in Solano County (CNPS 2025).
Baker's navarretia (<i>Navarretia leucocephala</i> ssp. <i>bakeri</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs in mesic areas of cismontane woodland, lower montane coniferous forest, meadows and seeps, Valley and foothill grasslands, and vernal pools. <u>Elevation</u> : 5-1740 meters. <u>Blooms</u> : Annual herb. April-July.	Possible. Marginal grassland habitat is present on the site. The closest recorded observation is in the Denverton quadrangle, which is within three miles of the site (CalFlora, 2025).
Bearded popcornflower (<i>Plagiobothrys hystriculus</i>)	CRPR 1B.1	<u>Habitat</u> : Often occurs in vernal swales in Valley and foothill grasslands and vernal pools margins. Rediscovered in 2005, previously last seen in 1892. <u>Elevation</u> : 0-274 meters. <u>Blooms</u> : April-May.	Unlikely. Vernal pools are absent from the site. However, marginally suitable grassland does occur on this site.
Marin knotweed (<i>Polygonum marinense</i>)	CRPR 3.1	<u>Habitat</u> : Occurs in Marshes and swamps (brackish, coastal salt). <u>Elevation</u> : 0-10 meters. <u>Blooms</u> : (April)May-August (October).	Unlikely. Suitable marsh habitat is present on the site, however, only one record is known from Solano County, and is generally mapped approximately four miles to the southwest in Benecia (CDFW 2025).
California alkali grass (<i>Puccinellia simplex</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in alkaline, vernal mesic, sinks, flats, and lake margins within chenopod scrub, meadows	Possible. Alkaline soils and grasslands are present on the site. The nearest recorded observation is generally mapped, and occurs within the Fairfield South quadrangle,



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the project site
		and seeps, Valley and foothill grasslands, and vernal pools. <u>Elevation</u> : 2-930 meters. <u>Blooms</u> : March-May.	which is within three miles of the site.
Chaparral ragwort (<i>Senecio aphanactis</i>)	CRPR 2.2	<u>Habitat</u> : Chaparral, cismontane woodland, and coastal scrub, sometimes alkaline soils. <u>Elevation</u> : 15-800 meters. <u>Blooms</u> : January-April.	Absent. Chaparral, woodland, and scrub habitats are absent from the site.
Long-styled sand-spurrey (<i>Spergularia macrotheca</i> var. <i>longistyla</i>)	CRPR 1B.2	<u>Habitat</u> : Occurs in alkaline meadows and seeps and marshes and swamps. <u>Elevation</u> : 0-255 meters. <u>Blooms</u> : February-May.	Unlikely. The site supports marginal habitats onsite.
Suisun Marsh aster (<i>Symphyotrichum lentum</i>)	CRPR 1B.2	<u>Habitats</u> : Occurs in brackish and freshwater marshes and dells. <u>Elevation</u> : 0-3 meters. <u>Blooms</u> : (April) May-November.	Possible. Marsh habitat is present onsite. Additionally, a population is known to occur less than a mile from the site in Goodyear Slough (CDFW 2025).
Saline clover (<i>Trifolium hydrophilum</i>)	CRPR 1B.2	<u>Habitat</u> : Marshes and swamps, valley and foothill grasslands on mesic or alkaline soils, and vernal pools. <u>Elevation</u> : 0-300 meters. <u>Blooms</u> : April-June.	Possible. Marginally suitable grassland and wetland habitats occur on the site on mesic or alkaline soils.
Caper-fruited Tropicodarpum (<i>Tropicodarpum capparideum</i>)	CRPR 1B.1	<u>Habitat</u> : Occurs in alkaline soils of valley and foothill grassland. <u>Elevation</u> : 1-455 meters. <u>Blooms</u> : March-April.	Possible. The suite supports marginal habitats onsite.



TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Callippe silverspot butterfly (<i>Speyeria callippe callippe</i>)	FE	Occurs on grassy hills surrounding the San Francisco Bay that support the host plant <i>Viola pedunculata</i> .	Unlikely. The host plant is unlikely to occur on the project site and the site is at the edge of this species' range.
Monarch butterfly (<i>Danaus plexippus</i>)	CCT	Overwinter on the California coast in conifers such as Monterey pine trees or eucalyptus trees. Host plant is the milkweed.	Unlikely. Although the Monarch butterfly may occur on the project site, overwintering habitat is absent.
Crotch's bumble bee (<i>Bombus crotchii</i>)	CCE	In California, inhabits open grassland and scrub habitats of the southern 2/3 of California. Historically in, but largely extirpated from the Central Valley. Flight period for queens is late February to late October peaking in April and July; flight period for males and workers is March through September peaking in early July. Constructs nests underground in animal burrows. Overwintering sites are likely in soft soils or in debris or leaf litter	Unlikely. The site supports marginal habitat and there are no records in the near vicinity.
Western bumble bee (<i>Bombus occidentali</i>)	CCE	In California, mainly occurring within the coastal and Sierra Nevada ranges, within meadows and grasslands and some natural areas within urban environments. Indication of recent population potentially being restricted to high elevation	Unlikely. The site supports marginal habitat and there are no records in the last three years in the county.



TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the project site
		and coastal areas. Historically occurred from the Channel Islands to the northern California border. The flight period is February to late November, peaking in late June and late September. Tends to construct nests underground in animal burrows on west and south-west facing slopes. Overwintering sites are likely in friable soils or in debris or leaf litter.	
Vernal pool tadpole shrimp (<i>Lepidurus packardii</i>)	FE	Occurs in vernal pools of California. Vernal pools and swales in the Sacramento Valley containing clear to highly turbid water.	Absent. Suitable habitat in the form of vernal pools is absent from the project site.
Conservancy fairy shrimp (<i>Branchinecta conservatio</i>)	FE	Occurs in large, deep vernal pools and lakes of California with water into June at elevations from 5 to 145 meters.	Absent. Suitable habitat in the form of deep vernal pools and lakes is absent from the project site.
Vernal pool fairy shrimp (<i>Branchinecta lynchi</i>)	FT	Occurs in vernal pools of California.	Absent. Suitable habitat in the form of vernal pools is absent from the project site.
California tiger salamander (<i>Ambystoma californiense</i>)	FT, CT	Breeds in stagnant pools with continuous inundation for a minimum of three months, which may include vernal pools and stock ponds of central California; adults aestivate in grassland habitats	Absent. Aquatic habitat is too isolated to support this species and there are no recorded observations within five miles of the site.



TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the project site
		adjacent to the breeding sites.	
Foothill yellow-legged frog (<i>Rana boylei</i>)	FT, CE, CSC	Occurs in swiftly flowing streams and rivers with rocky substrate with open, sunny banks in forest, chaparral, and woodland habitats, and can sometimes be found in isolated pools and ponds.	Absent. Suitable habitat does not exist onsite.
California red-legged frog (<i>Rana draytonii</i>)	FT, CSC	Dense, shrubby riparian vegetation such as arroyo willow, cattails, and bulrushes with still or slow-moving water. Perennial streams or ponds are preferred, and a salinity of no more than 4.5%	Absent. Aquatic habitat is too isolated and ephemeral to support this species.
Alameda whipsnake (<i>Masticophis lateralis euryxanthus</i>)	FT, CT	Occurs in chaparral foothills, shrublands with scattered grass patches, rocky canyons, and watercourses. Occurs in the San Francisco Bay area including Alameda, Contra Costa, Santa Clara and San Joaquin Counties, CA.	Absent. The site does not support suitable habitat for this species.
Northwestern pond turtle (<i>Actinemys marmorata</i>)	FPT, CSC	Intermittent and permanent waterways including streams, marshes, rivers, ponds and lakes. Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	Absent. Aquatic habitat is too isolated and ephemeral to support this species.
Swainson's hawk (<i>Buteo swainsonii</i>)	CT	Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak	Unlikely. Nesting habitat is absent from the site and Swainson's hawks



TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the project site
		savannah. Requires adjacent suitable foraging areas such as grasslands or alfalfa fields supporting rodent populations.	have not been recorded in the vicinity of the project site.
Bald eagle (<i>Haliaeetus leucocephalus</i>)	CE, CP	Breeding habitat is usually within 4 km of a water source in a tall tree or cliffs; roosting in large numbers in winter is common.	Unlikely. Suitable nesting habitat required by the bald eagle is absent from the site, although this species may fly over the site or forage on the site from time to time.
Burrowing owl (<i>Athene cunicularia</i>)	CC, CSC	Frequently open, dry annual or perennial grasslands, deserts, and scrublands characterized by low growing vegetation. Dependent upon burrowing mammals, most notably the California ground squirrel, for nest burrows.	Unlikely. Burrowing owls are not known to occur in the vicinity of the site, and potentially suitable habitat is marginal on the site. As this species is sensitive, although unlikely to occur onsite, to be prudent, preconstruction surveys should be conducted for the site.
California black rail (<i>Laterallus jamaicensis coturniculus</i>)	CT, CP	Occurs in coastal and freshwater marshes, estuaries, and tidal slough areas.	Possible. Suitable habitat is present on and adjacent to the site.
California Ridgway's rail (<i>Rallus obsoletus obsoletus</i>)	FE, CE, CP	Occurs in tidal salt and brackish marshes of the San Francisco Bay and historically in tidal estuaries from Marin to San Luis Obispo Counties, CA.	Possible. Suitable habitat is present on and adjacent to the site.
California least tern (<i>Sterna antillarum browni</i>)	FE, CE, CP	Occurs in central to southern California April to November. Found in and near coastal habitat including coasts, beaches, bays, estuaries, lagoons, lakes, and rivers.	Unlikely. Suitable habitat is absent from the site, however, this species may fly over or rest on the site from time to time.



TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Western snowy plover (<i>Charadrius alexandrinus nivosus</i>)	FT, CSC	Uses man-made agricultural wastewater ponds and reservoir margins. Breeds on barren to sparsely vegetated ground at alkaline or saline lakes, reservoirs, ponds, and riverine sand bar.	Absent. Suitable habitat is absent from the site.
Tricolored blackbird (<i>Agelaius tricolor</i>)	CT, CSC	Breeds near fresh water, primarily emergent wetlands, with tall thickets. Forages in grassland and cropland habitats.	Absent. Breeding habitat is absent from the site for this species.
Salt-marsh harvest mouse (<i>Reithrodontomys raviventris</i>)	FE, CE, CP	Occurs in the salt and brackish marshes of Corte Madera, Richmond, and South San Francisco Bay, especially those with pickleweed and saltgrass.	Unlikely. This species is known to be present in the marshlands of Benicia and very close to the Project site. However, the raised railroad tracks separate tidal marsh from the site, therefore, it is highly unlikely this species will occur on the site itself.



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

California Species of Special Concern and Protected Species

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	CSC	Occur in grasslands, scrublands, oak woodlands, etc. of central California. Common in sandy washes with scattered shrubs. Prefers open areas for sunning, bushes for cover, patches of loose soil for burial, and an abundant supply of ants and other insects.	Absent. Habitats required by coast horned lizards are absent from the site.
Northern California legless lizard (<i>Aniela pulchra</i>)	CSC	The NCLL (previously called silvery legless lizard) occurs mostly underground in warm moist areas with loose soil and substrate. The NCLL occurs in habitats including sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks.	Absent. The site is not within the range of the Northern California legless lizard.
White-tailed kite (<i>Elanus leucurus</i>)	CP	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Prefers open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Present. Although breeding habitat is absent from the site, suitable foraging habitat is present onsite.
Golden eagle (<i>Aquila chrysaetos</i>)	CP	Rolling foothills, mountain areas, sage-juniper flats, and deserts. Prefers cliff-walled canyons or large trees for provide nesting and forages in open areas.	Unlikely. Breeding habitat is absent from the site, however, this species may fly over or forage on the site.
Northern harrier (<i>Circus cyaneus</i>)	CSC	Frequents meadows, grasslands, open rangelands, freshwater emergent wetlands; uncommon in wooded habitats.	Present. Suitable breeding and foraging habitat is present onsite.



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

California Species of Special Concern and Protected Species

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Short-eared owl (<i>Asio flammeus</i>)	CSC	Occur in wide open spaces including marshes, open shrublands, grassland, prairie, and agricultural field habitats, and need dense ground cover to conceal nests.	Possible. Short-eared owls may use site for foraging area or breeding.
Yellow rail (<i>Coturnicops noveboracensis</i>)	CSC	Frequents grassy meadows and sedge marshes with dense cover; breeds in marshes.	Possible. Suitable habitat for the yellow rail is present on and adjacent to the site.
Suisun song sparrow (<i>Melospiza melodia maxillaris</i>)	CSC	Occurs in tidal salt marsh habitat in Suisun Marsh along Suisun Bay and nests in dense vegetation.	Possible. Although the site is not within a tidally influenced area, this species may fly over or forage on the site from time to time.
Saltmarsh common yellowthroat (<i>Geothlypis trichas sinuosa</i>)	CSC	Breeds in herbaceous wetlands and salt marshes of the San Francisco Bay area, can also be found in non-breeding along the California Coast. Nests in thick herbaceous vegetation up to one meter above the ground or over water	Absent. Suitable habitat for this species is absent from the site.
Suisun shrew (<i>Sorex ornatus sinuosus</i>)	CSC	Occurs in saline and brackish tidal marshes with dense, low-lying vegetation with invertebrate prey species. Range is limited to the northern portion of the Suisun Marsh area north of Grizzly Bay as well as the northern shore of San Pablo Bay.	Absent. The known populations are outside of the project site and suitable habitat for this species does not occur on the project site.
Big free-tailed bat (<i>Nyctinomops macrotis</i>)	CSC	Migrant bats using elevations from 0-2600 meters. Roosts in rock crevices cliffs as well as in buildings, caves, and tree cavities.	Possible. Although suitable roosting habitat is absent from the site, bats may forage on or over the site from time to time.
Western red bat (<i>Lasiurus blossevillii</i>)	CSC	Roosts in tree or shrub foliage, although will occasionally use caves.	Possible. Although suitable roosting habitat is absent from the site, bats may forage on or over the site from time to time.
Pallid bat (<i>Antrozous pallidus</i>)	CSC	Occurs in grasslands, chaparral, woodlands, and forests; most common in dry rocky open areas providing roosting opportunities. Roost sites include caves, mines, rock crevices, and large cavities of trees.	Possible. Although suitable roosting habitat is absent from the site, bats may forage on or over the site from time to time.



TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

California Species of Special Concern and Protected Species

Common and scientific names	Status	General habitat description	*Occurrence in the project site
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	CSC	Primarily a cave-dwelling bat that may also roost in buildings, bridges, rock crevices, and hollow trees. Occurs in a variety of habitats.	Possible. Although suitable roosting habitat is absent from the site, bats may forage on or over the site from time to time.
American badger (<i>Taxidea taxus</i>)	CSC	Found in drier open stages of most shrub, forest and herbaceous habitats with friable soils, specifically grassland environments. Natal dens occur on slopes.	Unlikely. Suitable habitat for this species is poor on the site, however, suitable habitat exists on the other side of the highway, therefore, while not impossible, it is unlikely for this species to occur on the site.

*Explanation of Occurrence Designations and Status Codes

Present: Species observed within the Project Site at time of field surveys or during recent past.

Likely: Species not observed within the Project Site, but it may reasonably be expected to occur there on a regular basis.

Possible: Species not observed within the Project Site, but it could occur there from time to time.

Unlikely: Species not observed within the Project Site, and would not be expected to occur there except, perhaps, as a transient.

Absent: Species not observed within the Project Site and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE	Federally Endangered	CE	California Endangered
FT	Federally Threatened	CT	California Threatened
FPE	Federally Endangered (Proposed)	CR	California Rare
FC	Federal Candidate	CP	California Fully Protected
CSC	California Species of Special Concern	None	Species included in the CNDDDB results which are not listed under the CDFW or USFWS
CC	California Candidate		
CRPR	California Rare Plant Rank Listing		
1A	Plants Presumed Extinct in California	3	Plants about which we need more information – a review list
1B	Plants Rare, Threatened, or Endangered in California and elsewhere	4	Plants of limited distribution – a watch list
2	Plants Rare, Threatened, or Endangered in California, but more common elsewhere		



2.5 JURISDICTIONAL WATERS

Jurisdictional waters include rivers, creeks, and drainages that have a defined bed and bank and which, at the very least, carry ephemeral flows. Jurisdictional waters also include lakes, ponds, reservoirs, and wetlands. Such waters may be subject to the regulatory authority of the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the California Regional Water Quality Control Board (RWQCB). See Section 3.2.4 of this report for additional discussion of these agencies' roles and responsibilities.

Waters of the state occur on site, including a seasonal pond, seasonal wetland, and ephemeral drainages. The seasonal pond may also be a Waters of the U.S. due to underground tidal influence.



3 REGULATORY FRAMEWORK

3.1 SIGNIFICANCE CRITERIA

General plans, area plans, and specific projects are subject to the provisions of the California Environmental Quality Act. The purpose of CEQA is to assess the impacts of proposed projects on the environment before they are constructed. For example, site development may require the removal of some or all of its existing vegetation. Animals associated with this vegetation could be destroyed or displaced. Animals adapted to humans, roads, buildings, pets, etc., may replace those species formerly occurring on a site. Plants and animals that are state and/or federally listed as threatened or endangered may be destroyed or displaced. Sensitive habitats such as wetlands and riparian woodlands may be altered or destroyed. These impacts may be considered significant. According to 2024 CEQA Status and Guidelines (2024), “Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic interest. Specific project impacts to biological resources may be considered “significant” if they will:

- 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 Wildlife or U.S. Fish and Wildlife Service;
- 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 Wildlife or U.S. Fish and Wildlife Service;
- 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;
- 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;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.2 RELEVANT GOALS, POLICIES, AND LAWS

3.2.1 Threatened and Endangered Species

State and federal “endangered species” legislation has provided the CDFW and USFWS with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and federal Endangered Species Acts, candidate species for such listing, state species of special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as “species of special status.” Permits may be required from both the CDFW and USFWS if activities associated with a proposed project will result in the take of a listed species. To “take” a listed species, as defined by the state of California, is “to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill” said species (California Fish and Game Code, Section 86). “Take” is more broadly defined by the federal



Endangered Species Act to include “harm” of a listed species (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFW and the USFWS are responding agencies under CEQA. Both agencies review CEQA documents to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

3.2.2 Migratory Birds

State and federal laws also protect most bird species. The State of California signed Assembly Bill 454 into law in 2019, which clarifies native bird protection and increases protections where California law previously deferred to Federal law. The Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., sec. 703, Supp. I, 1989) prohibits killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

3.2.3 Birds of Prey

Birds of prey are protected in California under provisions of the State Fish and Game Code, Section 3503.5, which states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered “taking” by the CDFW.

Additionally, the Bald and Golden Eagle Protection Act (16 U.S.C., sec. 668-668c) prohibits anyone from taking bald or golden eagles, including their parts, nests, or eggs, unless authorized under a federal permit. The act prohibits any disturbance that directly affects an eagle or an active eagle nest as well as any disturbance caused by humans around a previously used nest site during a time when eagles are not present such that it agitates or bothers an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

3.2.4 Jurisdictional Waters and Wetlands

Section 404 of the federal Clean Water Act (CWA) regulates the discharge of dredged or fill material into “navigable waters” (33 U.S.C. §1344), defined in the CWA as “the waters of the United States, including the territorial seas” (33 U.S.C. §1362(7)). The CWA does not supply a definition for waters of the U.S., and that has been the subject of considerable debate since the CWA’s passage in 1972. A variety of regulatory definitions have been promulgated by the two federal agencies responsible for implementing the CWA, the Environmental Protection Agency (EPA) and USACE. These definitions have been interpreted, and in some cases, invalidated, by federal courts.

Waters of the U.S. are presently defined by the EPA and USACE’s joint 2023 Revised Definition of ‘Waters of the U.S.’ Rule (2023 WOTUS Rule), with certain interpretive modifications imposed by the U.S. Supreme Court’s May 25, 2023, decision in the case of Sackett v. Environmental Protection Agency. These waters include:

- Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.
- The territorial seas.
- Interstate waters, including interstate wetlands.
- Impoundments of waters otherwise defined as waters of the United States under the definition.



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- Tributaries to other waters of the U.S. that are relatively permanent, standing or continuously flowing bodies of water.
 - Wetlands adjacent to other waters of the U.S. that have a continuous surface connection to those waters.

The 2023 WOTUS Rule also defines a number of exclusions from the definition of waters of the U.S., many of which are longstanding exclusions from earlier regulatory regimes. These generally include:

- Waste treatment systems.
- Prior converted cropland.
- Ditches excavated wholly in and draining only dry land that do not carry a relatively permanent flow of water.
- Certain artificial features, e.g., irrigation basins, swimming pools, borrow pits, and artificially irrigated areas.
- Swales and erosional features characterized by low volume, infrequent, or short duration flow.

All activities that involve the discharge of dredge or fill material into waters of the U.S. are subject to the permit requirements of the USACE. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that results in no net loss of wetland functions or values.

Under the Porter-Cologne Water Quality Control Act of 1969, the State Water Resources Control Board has regulatory authority to protect the water quality of all surface water and groundwater in the State of California (“waters of the State”). Nine RWQCBs oversee water quality at the local and regional level. The RWQCB for a given region regulates discharges of fill or pollutants into waters of the State through the issuance of various permits and orders. Discharges into waters of the State that are also waters of the U.S. require a Section 401 Water Quality Certification from the RWQCB as a prerequisite to obtaining a Section 404 Clean Water Act permit. Discharges into waters of the State that are not also waters of the U.S. require Waste Discharge Requirements (WDRs), or waivers of WDRs, from the RWQCB.

The RWQCB also administers the Construction Storm Water Program and the federal National Pollution Discharge Elimination System (NPDES) program. Projects that disturb one or more acres of soil must obtain a Construction General Permit under the Construction Storm Water Program. A prerequisite for this permit is the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Projects that discharge wastewater, storm water, or other pollutants into a water of the U.S. may require a NPDES permit.

CDFW has jurisdiction over the bed and bank of natural drainages and lakes according to provisions of Section 1601 and 1602 of the California Fish and Game Code. Activities that may substantially modify such waters through the diversion or obstruction of their natural flow, change or use of any material from their bed or bank, or the deposition of debris require a Notification of Lake or Streambed Alteration. If CDFW determines that the activity may adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will be prepared. Such an agreement typically stipulates that certain measures will be implemented to protect the habitat values of the lake or drainage in question.



3.2.5 Local Policies or Habitat Conservation Plans

3.2.5.1 Tree Ordinance.

The City of Benicia Trees and Street Tree Ordinance (Chapter 12.24 of the municipal code). Permits and associated fees and/or replacement trees are required for any protected tree removal. This ordinance contains the following selected definitions:

“Diameter” of the tree means as measured 48 inches above natural grade.

“Drip line” means the line enclosing the outermost area from which water would drip from the tree. In cases where the drip line is difficult to determine, the drip line is considered the area that extends out and away from the trunk of the tree in all directions and ends at a distance measured 10 times the diameter of the trunk at 48 inches above grade.

“Heritage tree” means any tree or grove of trees within the city boundaries designated by a resolution of the city council due to special qualities or significance and having met the requirements set forth in this chapter.

“Historic tree(s)” means a protected tree or group of trees, which has importance or influence in marking the history and/or events of the city of Benicia and so designated by a resolution of the city council.

“Native tree” means a tree native to northern California, suited to conditions in Benicia.

“Protected tree” means a tree designated by the city of Benicia as having characteristics such as great age, size, type, species, unique form or any other quality of significance to the community.

“Tree” means any live, woody plant with a single perennial woody stem of four inches diameter at 48 inches above natural grade, or a multi-stemmed perennial plant having an aggregate of 12 inches in diameter.

“The following trees are protected by the city:

1. All city property trees over eight inches in diameter (as measured 48 inches above soil level).
2. Street trees over eight inches in diameter.
3. All heritage trees.
4. All designated protected trees.
5. All other trees over 12 inches in diameter.
6. California Native Trees. The following native species, which have a trunk diameter of eight inches (25-inch circumference) are protected:
 - a. Blue oak (*Quercus douglasii*);
 - b. Live oak (*Quercus agrifolia*);
 - c. Valley/white oak (*Quercus lobata*);
 - d. Willow (*Salix*);
 - e. Buckeye (*Aesculus californica*);
 - f. Box elder (*Acer negundo*);
 - g. California Bay (*Umbellularia californica*);
 - h. Black walnut (*Juglans hindsii*).”

Exceptions:



“A fruit or nut tree less than 18 inches in diameter (57 inches circumference) is not considered a protected tree, unless specifically designated by the city. (Ord. 08-03 § 2).”

Chapter 12.24.080 Property development outlines requirements for applicants:

“A. Any application for a proposed project or other action requiring city planning commission, historic preservation review commission, or council review shall be accompanied by a statement signed by the property owner or authorized agent that discloses whether any protected trees exist on the property, and describing each such tree, its species, size (diameter, canopy, drip line area, height) and location, or including such information on plans submitted in connection with a development application.

B. The community development director may require submittal of supplemental information including photographs.

C. A site sketch shall be submitted with the development application. The sketch shall show the location, diameter at 48 inches above natural grade, species (if known) and canopy extent of all trees on the subject property where the canopy or drip line is within 20 feet of the area to be occupied, utilized, or disturbed by the project.

D. Disclosure of information pursuant to this section shall not be required when the development for which the approval or permit is sought does not involve any change in building footprint or any grading, trenching or paving.

E. The community development director may require, based on the significance of any protected tree(s) and potential impact on them, that a supplemental tree survey be prepared by a certified or registered consulting arborist.

F. A city arborist shall determine in writing (1) all trees that could potentially be affected by the project (directly or indirectly – immediately or in the long term), such as from upslope grading or compaction outside of the drip line; and (2) which trees are required to be preserved. This determination shall be made part of the staff report to the city reviewing body upon its consideration of the application for development, consistent with BMC 12.24.130.

G. Tree Preservation Report. If construction is proposed within the drip line of any protected tree, the community development director may require the applicant to provide a tree preservation report prepared by a certified or registered consulting arborist. The report, based on the tree survey and other relevant information, shall include specific precautions necessary for preservation of those trees during all phases of development (demolition, grading, during construction, landscaping). The tree preservation report shall stipulate a required tree protection zone (TPZ) for trees to be retained, including street trees, protected trees and trees whose canopies are hanging over the project site from adjacent properties. The TPZ shall be fenced as specified in BMC 12.24.090. The final approved tree preservation report shall be included in the building permit set of development plans and referenced on all relevant documentation (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may occur. (Ord. 08-03 § 2).”

Chapter 12.24.090 Provides requirements for protection of trees on property during construction and Chapters 12.24.110 and 12.24.120 outlines the permitting process and application requirements.

3.2.5.2 General Plan.

The Benecia General Plan was implemented in 1999 and it also contains updates as recent as 2024. Chapter 4 includes goals for biotic resources, including:

- GOAL 3.19: Preserve and enhance habitat for special-status plants and animals.
- GOAL 3.20: Protect and enhance native vegetation and habitats.



- GOAL 3.21: Permanently protect and enhance wetlands so that there is no net loss of wetlands within the Benicia Planning Area.

Chapter 6 includes goals for water resources, including:

- GOAL 3.22: Preserve water bodies.
- GOAL 3.23: Preserve Lake Herman as a municipal water resource.
- GOAL 3.24: Protect watersheds.

The site is mapped as Industrial (limited) in the Land Use Diagram updated 2005, and Policy 2.3.1 does not apply to the project site per Figure 2-2 of the General Plan.

Habitat Conservation Plans. The City of Benicia is not a Member Agency for the Solano Multispecies Habitat Conservation Plan, and there are no other HCPs or NCCPs known to cover the area.

3.3 POTENTIALLY SIGNIFICANT PROJECT IMPACTS/MITIGATION

The project involves the conversion of a portion of the 5.98 acres of grassland habitat into a self-storage facility with four buildings and a possible stormwater detention basin.

3.3.1 Loss of Habitat for Special Status Plants

Potential Impacts. Of the 43 special-status plant species potentially occurring in the region, eleven species have the potential to occur on the project site. This includes pappose tarplant (*Centromadia parryi* ssp. *parryi*), Bolander's water-hemlock (*Cicuta maculata* var. *bolanderi*), alkali milk-vetch (*Astragalus tener* var. *tener*), big tarplant (*Blepharizonia plumosa*), Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*), Delta tule pea (*Lathyrus jepsonii* var. *jepsonii*), Delta mudwort (*Limosella australis*), Baker's navarettia (*Navarettia leucocephala* ssp. *bakeri*), California alkali grass (*Puccinellia simplex*), saline clover (*Trifolium hydrophilum*), and Suisun Marsh aster (*Symphyotrichum lentum*). However, the Project Site does not provide regionally important habitat for these species. Therefore, development of the project would result in a less-than-significant impact on these species. The remaining 32 species are absent or unlikely to occur on the project site due to lack of suitable habitat or due to the project site being outside of the typical known range of the taxon.

Mitigation. To minimize construction disturbance to special-status plants, the following measure(s) should be followed:

Mitigation Measure 3.3.1a (Rare Plant Surveys): Prior to the initiation of Project activities, three rare plant surveys must be conducted by a qualified biologist during appropriate survey windows when special-status plant species are detectable and identifiable. See Table 2 for blooming period of special-status plants with the potential to occur. Suggested survey timing is May/June, June/July, and August/September, but survey timing must be based on seasonal weather and environmental conditions. In the event of low precipitation or other unfavorable weather conditions not allowing for special-status plants to be detected in a given year, an additional year of rare plant surveys may be required.

Table 2. Special-status plants with potential to occur on the Project Site and known blooming windows (CNPS 2025).



Special-Status Plant	Blooming Period
Pappose tarplant, (<i>Centromadia parryi</i> ssp. <i>parryi</i>)	May-November
Bolander's water-hemlock, (<i>Cicuta maculata</i> var. <i>bolanderi</i>)	July-September
Alkali milk-vetch (<i>Astragalus tener</i> var. <i>tener</i>)	March-June
Big tarplant (<i>Blepharizonia plumosa</i>)	July-October
Congdon's tarplant (<i>Centromadia parryi</i> ssp. <i>congdonii</i>),	May-November
Delta tule pea, (<i>Lathyrus jepsonii</i> var. <i>jepsonii</i>)	May-July
Delta mudwort (<i>Limosella australis</i>)	May-August
Baker's navarettia (<i>Navarettia leucocephala</i> ssp. <i>bakeri</i>)	April-July
California alkali grass (<i>Puccinellia simplex</i>)	March-May
Saline clover (<i>Trifolium hydrophilum</i>)	April-June
Suisun Marsh aster, (<i>Symphyotrichum lentum</i>)	May-November

3.3.2 Loss of Habitat for Special Status Animals

Potential Impacts. Of the 36 special-status animal species potentially occurring in the region, 25 species would be absent or unlikely to occur within the Project Site due to unsuitable habitat conditions. These include the Callippe silverspot butterfly, Monarch butterfly, Crotch's bumble bee, western bumble bee, vernal pool tadpole shrimp, conservancy fairy shrimp, vernal pool fairy shrimp, California tiger salamander, Foothill yellow-legged frog, California red-legged frog, Alameda whipsnake, coast horned lizard, northern California legless lizard, northwestern pond turtle, Swainson's hawk, golden eagle, bald eagle, burrowing owl, California least tern, western snowy plover, saltmarsh common yellowthroat, tricolored blackbird, Suisun shrew, salt-marsh harvest mouse, and American badger. Construction of the project would have no effect on loss of habitat for these species because there is little or no likelihood that they are present.

Although the burrowing owl is unlikely to be present onsite, to be prudent, we recommend preconstruction surveys be conducted.



An additional 11 species may regularly or occasionally utilize the Project Site for foraging or breeding, including the white-tailed kite, northern harrier, short-eared owl, California black rail, California Ridgway's rail, yellow rail, Suisun song sparrow, western red bat, big free-tailed bat, Townsend's big-eared bat, and pallid bat.

However, the Project Site does not provide regionally important foraging habitat for these species. Therefore, development of the project would result in a less-than-significant impact on these species.

Although bat species listed above would forage on or over the site, roosting habitat is absent from the site.

Although impacts to habitat for these species are not significant, impacts to individuals of these species would be potentially significant. Therefore, development of the project would result in a less-than-significant impact on these species.

Mitigation. For species that are subject to potentially significant impacts to individuals due to construction of the project, mitigation measures are identified below for each as follows: raptors and migratory birds (Mitigation 3.3.3); burrowing owls (Mitigation 3.3.4); and California Ridgway's Rails (Mitigation 3.3.5).

3.3.3 Disturbance to Active Raptor and Migratory Bird Nests

Potential Impacts. In addition to the white-tailed kite, northern harrier, short-eared owl, California black rail, white-tailed kite, northern harrier, short-eared owl, California black rail, California Ridgway's rail, yellow rail, Suisun song sparrow yellow rail, Suisun song sparrow, several other raptor species may nest onsite. Additionally, the Project Site area could provide nesting habitat for a number of migratory bird species. Nearly all native bird species are protected by the federal Migratory Bird Treaty Act. Additional surveys are required for the California Ridgway's rail (See Section 3.3.5). Construction activities that adversely affect the nesting success of raptors or result in mortality of individual birds constitute a violation of state and federal laws (see Section 3.2.2 and 3.2.3) and would be considered a significant impact under CEQA.

Mitigation. To minimize construction disturbance to active raptor and other bird nests, the following measure(s) will be followed:

Mitigation 3.3.3a (Pre-construction surveys). If vegetation removal, site preparation, grading, or construction is planned to occur within the breeding period (i.e., between February 1 and August 31), a qualified biologist will conduct pre-construction surveys for active nests of migratory birds within seven days prior to the onset of these activities. If construction activity is planned to commence outside the breeding period, no pre-construction surveys are required for nesting birds and raptors.

Mitigation 3.3.3b (Establish Buffers). Should any active nests be discovered in or near proposed construction zones, the biologist will establish a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged.

3.3.4

3.3.5 Impacts to Burrowing Owls

Potential Impacts. Although this species is unlikely to occur on the project site, moderate-poor habitat exists onsite, as this species is a sensitive species, to be prudent, to reduce the potential to result in a significant impact to burrowing owls, the below surveys should be conducted.

Mitigations. Implementation of the following measures prior to the construction of the project will reduce impacts to burrowing owls from direct mortality to a less-than-significant level.



Mitigation Measure 3.3.5a (Pre-construction Surveys). A qualified biologist would conduct a preconstruction survey for burrowing owls following the 2012 CDFW Guidelines, or a more recent Guideline if the 2012 document is updated before start of construction, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction.

Mitigation Measure 3.3.5b (Avoidance and Monitoring). Identified burrowing owls should be avoided until the burrow has been abandoned. According to the CDFW's 2012 Guidelines, avoidance buffers can be as small as 50 meters (~164 feet) and as large as 500 meters (~1,640 feet) depending on time of year and intensity of disturbance. A typically accepted buffer is 250 feet for most activities.

Regulatory Issues: It is important to note this species is currently a candidate species, therefore, passive relocation, as described in CDFW's 2012 Guidelines is not longer approved, and would be considered "Take" under CESA, therefore, an Incidental Take Permit would be necessary for this action.

3.3.6 Impacts to California Ridgeway's Rail

Potential Impacts. Potentially suitable habitat is present on and adjacent to the site, therefore, protocol surveys should be conducted to avoid impacts to California Ridgeway's rails.

Mitigations. Implementation of the following measures prior to the construction of the project will reduce impacts to California Ridgeway's rails from direct mortality to a less-than-significant level.

Mitigation Measure 3.3.5a (Protocol Surveys). A qualified permitted biologist would conduct protocol surveys according to the 2015 USFWS California Ridgeway's (Clapper) Rail Survey Protocol visual or an updated protocol if available by the time the survey is needed. This survey requires calls; therefore, the biologist must be a permitted biologist to do this survey. "Surveys should be initiated between January 15 and February 1. For each survey station, four surveys are to be conducted: two (2) passive surveys, followed by two (2) active surveys. Surveys should be spaced at least two (2) weeks apart and should cover the time from the date of the first survey through the end of March or mid-April." The protocol should be referenced for all details necessary for the surveys.

Mitigation Measure 3.3.5b (Avoidance and Monitoring). Should a California Ridgeway's rail be observed onsite during the surveys, it would need to be avoided by at least 250 feet, and a biological monitor should be onsite during initial construction activities to ensure this species is not directly impacted.

3.3.7 Impacts to Wildlife Movement Corridors

Potential Impacts. Although the water of the San Francisco Bay acts as a wildlife movement corridor for several fish species and the marshes which directly line the San Francisco Bay likely supports regional wildlife movement, the site itself is at the edge of the City of Benicia, and the development of the site will not inhibit wildlife from moving through the vicinity of the project site.

Impacts to movement corridors for local wildlife are less-than-significant.

Mitigations. Mitigation for impacts to wildlife movements is not warranted.

3.3.8 Disturbance to Native Wildlife Nursery Sites

Potential Impacts. Although the water of the San Francisco Bay acts as a native wildlife nursery site for several fish species, there is no aquatic habitat associated with the Project Site which could provide nursery sites for native wildlife. Measures are already listed above for potential impacts to nesting birds and salt-marsh harvest mice. Therefore, potential impacts to wildlife nursery sites would be less-than-significant.

Mitigation. No mitigation is warranted.



3.3.9 Potential Impacts to Jurisdictional Waters, Riparian Habitat and Other Sensitive Natural Communities, Including Federally and State Protected Wetlands

Potential Impacts. Jurisdictional waters of the U.S. and state are also potentially present on the project site in the form of a seasonal pond, seasonal wetlands, and two ephemeral drainages. Some of the latter features are evident from wetland signatures identified from the desktop analysis of Google Earth imagery. A formal wetland delineation was conducted to confirm the extent of these features and habitats.

The proposed project is located within some of these wetland habitats and could result in temporary and permanent impacts to these habitats; this would be considered a significant impact of the project.

Seasonal Wetlands: This habitat occurs primarily on the eastern border of the site. A portion of this habitat may be permanently impacted by the project footprint.

Ephemeral Drainages: These drainages occur in two parts of the site, and both are not likely to be impacted by the project footprint.

Waters: Jurisdictional waters of the U.S. and state under the jurisdiction of the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW) are present on the site. Therefore, the project will have some impact on waters.

Mitigation. Mitigation measures provided below would reduce potential impacts to sensitive wetland habitats, and potential waters of the U.S. and state, to a less-than-significant level.

Avoidance. The preferred method of mitigation is avoidance of all riparian and wetland habitats that are potential waters of the U.S. and State.

If full avoidance of all potentially jurisdictional riparian and wetland habitats is not possible, then the following minimization and compensation measures should be implemented.

Minimization. If full avoidance is not possible, then actions should be taken to minimize impacts to ephemeral drainages and wetland habitats. Minimization measures may include placing construction fencing around aquatic features or drainage areas to be preserved in the immediate vicinity of construction to ensure that project activities do not inadvertently impact these areas.

Compensation. If the project is unable to avoid features deemed to be under the jurisdiction of either the USACE or RWQCB then either the project applicant purchases suitable credits at an approved wetland mitigation bank or create/enhance suitable aquatic features on or off-site. Compensation measures should include habitat replacement at a minimum of a 1:1 replacement-to-loss ratio for permanent acreage impacts as well as reseeding of vegetation in temporarily disturbed areas according to a site-specific mitigation plan.

This usually entails preparing a habitat mitigation and monitoring plan which would define the extent of compensation. If mitigation cannot accommodate the compensation measures, then either offsite restoration or purchasing credits at an offsite wetland mitigation bank would be necessary. Compensation measures should either result in the creation of new habitat as replacement for habitat lost or enhance the quality of existing habitat for native plants and wildlife.

Regulatory Issues. In addition to the above, the project proponent must comply with all state and federal regulations related to disturbance to jurisdictional waters. Any disturbance to jurisdictional waters of the U.S. and state may be subject to a Clean Water Act (CWA) Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB and/or a Section 1602 Lake or Streambed Alteration Agreement from the CDFW prior to initiating any actions within these habitats. The project proponent would need to satisfy all agency permit mitigation requirements to compensate for impacts.



3.3.10 Degradation of Water Quality in Seasonal Drainages, Stock Ponds and Downstream Waters

Potential Impact.

Seasonal Pond: A seasonal pond occurs on the project site. This habitat could be indirectly impacted post-buildout by freshwater runoff from the proposed pavement and buildings.

Eventual site development and construction may require grading that leaves the soil of construction zones barren of vegetation and, therefore, vulnerable to sheet, rill, or gully erosion. Eroded soil is generally carried as sediment in surface runoff to be deposited in natural creek beds, canals, and adjacent wetlands. Furthermore, urban runoff is often polluted with grease, oil, pesticide and herbicide residues, heavy metals, etc. These pollutants may eventually be carried to sensitive wetland habitats used by a diversity of native wildlife species. The deposition of pollutants and sediments in sensitive riparian and wetland habitats would be considered a potentially significant adverse environmental impact. The project would comply with the City's grading requirements. Therefore, the project buildout would result in a less-than-significant impact to water quality.

Mitigation. No mitigation is warranted.

3.3.11 Local Policies: City of Benicia Tree and Street Tree Ordinance

Potential Impacts. Ordinance-sized trees do not occur on the site.

Mitigation. No mitigations are warranted.

3.3.12 Local Policies: City of Benicia General Plan

Potential Impacts. The project is in agreement with the City of Benicia's General Plan.

Mitigation. No mitigations are warranted.

3.3.13 Local Policies or Habitat Conservation Plans

Potential Impacts. The City of Benicia is not a Member Agency for the Solano Multispecies Habitat Conservation Plan, and there are no other HCPs or NCCPs known to cover the area.

Mitigation. No mitigations are warranted.



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APPENDIX C

GEOTECHNICAL ENGINEERING STUDY

GEOTECHNICAL REPORT

SELF STORAGE FACILITY

PREPARED FOR:

Mr. Dan McPeak

PROJECT LOCATION

7000 Goodyear Road Benicia, California

Report Date:

January 3, 2024

Prepared by:

Bear Engineering Group, Inc.

3530 Kevin Place

Concord, CA 94519

Project No.

38-2022-01

Bear Engineering Group, Inc.
Earth Science Consultants

Dan McPeak
5120 Turnberry Drive
Lincoln, CA 95648

Subject: Geotechnical Report (Storage Facility)
7000 Goodyear Road Benicia, California

Dear Mr. McPeak;

Bear Engineering Group, Inc. is pleased to submit this report for the planned Storage Facility located at the subject site.

This report services as an updated geotechnical report for the Storage Facility and Light Industrial development located to the subject site. This report describes the services performed and presents our conclusions and recommended geotechnical design criteria for construction.

In our opinion, the site is suitable for the proposed construction, provided the recommendations in this report are integrated into the design and implemented during construction. We reserve the right to make ancillary recommendations at any time during building, based on circumstances that may arise during construction.

It has been a pleasure to be of service to you on this project. Should you have any questions concerning the discoveries, recommendations or conclusions of the attached report, please contact this office at your earliest convenience.

Very truly yours,

Bear Engineering Group, Inc.



Mark L. Schroeder, P.E., M.S.G.E.
Principal Engineer

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SECTION 1.0 - INTRODUCTION

Section 1.1 - Project Description and Location

The subject site is located in the unincorporated area of Solano County along the eastern edge of Benicia. The site borders the Union Pacific railroad tracks and tidal flats and marshes of Suisun Bay to the east and Highway 680 to the west as shown in Figure 1.

The property slopes gently to the east with the southern side of the property slightly steeper. The area is considered light industrial with the subject property vacant.

The planned improvement generally consists of terracing the slope to provide level building areas for storage facilities and drive isles. Near the top of the slope parking and an admiration building will be constructed.

Section 1.3 - Purpose

The purpose of this study was to evaluate the soil and geologic characteristics relevant to the improvements of the subject parcel. General foundation engineering design and geotechnical recommendations are provided based on the physical characteristics of the subsurface materials and the geotechnical limitations created by the site's surface features.

The scope of our services for the proposed planned improvement construction, as set forth in our July 6, 2023, agreement included the following tasks as listed below:

- Researching readily available geologic and seismic reports and maps of the area; including Review of United States Geological Survey (USGS) Earthquake Hazards Program (2007), to select nearest fault source that could potentially impact the site.
- A subsurface exploration program involving multiple borings with a maximum depth of 17 feet due to drilling refusal.
- Soil Sampling for classification using ASTM D 2487 procedure.
- Laboratory testing of selected soil samples to evaluate in-situ moisture/density and Unconfined Compression Strength (ASTM 2166) of the subsoil.
- Provide the near-surface Hazard Response Spectra and Design parameter seismic design criteria and per the California Building Code ASCE 7-16
- Engineering analyses to develop geotechnical recommendations for design and construction of the project.
- Preparation of this engineering report.

SECTION 2.0 - SITE SETTING

Section 2.1- Regional Geology

The regional geologic setting is the Coast Range Geomorphic Province of California, a relatively geologically young and seismically-active region on the western margin of the North American plate. Within this broadly defined region between the Pacific Ocean to the west and the Central Valley to the east, the topography is characterized by a series of northwest-southeast trending uplands or low mountain ranges and intervening valleys. In general, the Coast Ranges are composed of sedimentary bedrock with layers of recent alluvium filling the intervening valleys.

Section 2.2- Site Geology

Our research found some discrepancies in describing rock units. R.W. Graymer, D.L. Jones, and E.E. Brabb, 2002, describe the site as being underlain by Alluvium from the (Pleistocene) period and Mud Deposits (late Holocene) near the bottom of the slope. In 1999, R.W. Graymer, D.L. Jones and E.E. Brabb, described the site as underlain by the Great Valley Sequence consisting of Sandstone and shale, greenish-gray mudstone and shale, laminated fine-grained sandstone and gray shale from the early Cretaceous period and Artificial fills, loose to very consolidated gravels, sand, silt, clays, rock fragments with variable thickness. The 1999 geologic map is presented in Figure 2.

Section 2.3 - Seismic Setting

The subject property, like all properties in the San Francisco Bay Area, is situated in a very seismically active region. Movement along faults of the San Andreas Fault system is generated by global forces shearing the eastern margin of the Pacific Plate along the western margin of the North American plate. In the Bay Area, the crustal movement does not proceed as uniform annual displacement along the faults, but instead, the forces driving the plates elastically deform the rocks adjacent to the faults until the rocks finally rupture and produce fault displacements. The sudden release of elastic strain energy that accompanies fault rupture is what causes the ground to shake. Table 1 provides estimated magnitude earthquakes from known active quaternary faults in the Bay Area with descriptions of the faults provided in subsequent paragraphs. **Figure 3** illustrates the fault systems relative to the subject site.

Alquist-Priolo Earthquake Fault Zoning Act/ California Seismic Hazards Mapping Act. The Alquist-Priolo Earthquake Fault Zoning Act was passed by the California Legislature in 1972 to mitigate the hazard of surface faulting to structures. Its intent is to increase safety and minimize the loss of life during and immediately following earthquakes by facilitating seismic retrofits to strengthen buildings against ground shaking.¹ The Act addresses only surface fault rupture; it is not directed toward other earthquake hazards. Before a project can be permitted in a designated Alquist-Priolo Earthquake Fault Zone, the City or County with jurisdiction must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults.

The California Seismic Hazards Mapping Act of 1990 (California Public Resources Code Sections 2690-2699.6) addresses seismic hazards other than surface fault rupture, such as liquefaction and seismically-induced landslides.² The Seismic Hazards Mapping Act specifies that the lead agency for a project may withhold development permits until geologic or soils investigations are conducted for specific sites and mitigation measures incorporated into project plans to reduce hazards associated with seismicity and unstable soils.

TABLE 1
QUARTENARY BAY AREA FAULTS

Faults	Magnitude ELLSWORTH	Distance from Site (miles)	Fault Classification
Calaveras N. Sec.	7.3	19.8 SE	Active
Concord-Green Valley Connected	3.5	.02 NE	Active
Hayward	7.3	15.4 SW	Active
Greenville Connected N. Sec.	6.5	12.2 SE	Active
Mount Diablo Thrust	6.7	19.2 SE	Active
San Andres	8.0	39.3 W	Active
Rodgers Creek S. Sec.	6.7	19.1 NW	Active

- ❖ An “active” fault is defined by the State of California as a fault that has had surface displacement within Holocene time (approximately the last 10,000 years). A “potentially active” fault has shown evidence of displacement during Quaternary time (approximately the last 2 million years). The fault classifications are derived from the Fault Activity Map of California and Adjacent Areas (Jennings, 1994).
- ❖ Moment magnitude (Mw) is related to the physical size of a fault rupture and movement across a fault. Moment magnitude provides a physically meaningful measure of the size of a faulting event (CDFG, 1997). The Maximum Moment Magnitude Earthquake, derived from the joint CDMG/USGS Probabilistic Seismic Hazard Assessment for the State of California (USGS, 1996).

Concord-Green Valley: *The Concord Fault is a Holocene active dextral strike-slip fault characterized by aseismic creep (rate 3.0 mm/yr. to 3.5 mm/yr.; Galehouse, 2000). Three sections area associated with this fault. Section 1 traverses the town of Concord and borders the western side of Lime Ridge. The northern end of the fault is assumed to connect with the Green Valley fault. The southern extent is relatively unknown but is thought to be connected to Mt. Diablo Thrust Dibblee (1980, c). Extending from Lime Ridge to the southern extent of the fault, the Concord Fault is delineated by a southwest-facing escarpment along the west side of Lime Ridge. Schwartz, 2008, suggests the activity on the fault to be during the Holocene age. The 2003 Working Group for California Earthquake Probability assigned a 4% probability that the Concord-Green Valley Fault system would produce a magnitude 6.5 or greater earthquake in the next 30 years.*

Calaveras Fault: *Historically active major dextral strike-slip fault that is part of the larger San Andreas Fault system. The fault zone extends for about 90 miles from the San Ramon area southeast to about 19 miles south of Hollister. The fault is divided into 4 sections from north to south they are the Northern Calaveras, Central Calaveras, Southern Calaveras, and Paicines sections. North of Calaveras has a slip rate of 5-6 mm/yr. (Kelson and others, 1996). Between San Ramon and Alamo, the Danville – Alamo sub-section of the Northern Calaveras fault lies along the base of the northeast-facing Las Trampas Ridge, and is covered locally by large late Quaternary landslides. At the southern end of Las Trampas Ridge, the linear strand that extends northwestward across the San Ramon embayment was exposed in trenches for A-P investigations (ENGE, Inc., 1977; 1978), and has prominent geomorphic expression north of Deerwood Drive.*

William Lettis & Associates, Inc. conducted a study in July 2002, to address the Northern Termination of the Calaveras Fault. They determined based detailed air photo analysis the dextral slip on the northern Calaveras fault, which dies out as a significant strike-slip fault somewhere in the vicinity of Danville, California, is transferred to the interior of the northern East Bay hills by a complex system of poorly integrated strike-slip faults and shear zones that are connected by restraining stepovers. Slip is transferred onto these structures from the Lafayette-Reliez Valley faults through a series of short restraining stepovers in the Briones hills region. Associated crustal shortening is responsible for creating the high topography of the Briones hills.

Some slip on the Lafayette-Reliez Valley fault system also may be transferred northward onto the Franklin and Southampton faults. The Reliez, Southampton and Franklin Faults are for the most part poorly characterized strike-slip faults but may contribute to the approximately 4 to 7 mm/yr. of distributed dextral slip between the northern Calaveras and Concord faults.

Greenville Clayton Section: *Historically active dextral strike-slip faults located in the Diablo Range. The fault zone extends from northwest of Livermore Valley along the Marsh Creek and Clayton faults towards Clayton Valley. Wright and others (1982) reported that fault-related topographic features are poorly developed and differ significantly from the Marsh Creek-Greenville segment. Colburn (1961) reported that the Clayton section is generally characterized by subdued saddles and subdued hill fronts. Unruh and Sawyer (1995, 1998) suggested that slip from the Greenville fault is transferred to the Concord fault along the Mt. Diablo fold and thrust belt and that only minimal slip continues to the Clayton fault.*

Hayward Fault: *This fault is located in the eastern San Francisco Bay region and generally trends along and bounds the western side of the East Bay Hills (Aydin, 1982). The fault zone has three sections (Working Group on Northern California Earthquake Probabilities, 1996. The segment boundary between the Northern and Southern Hayward faults was long considered to be delineated by the location of the northern boundary of rupture associated with the Mw~7 1868 earthquake and the southern boundary of rupture associated with the 1836 (Working Group on California Earthquake Probabilities, 1988. The Hayward fault is characterized by fault creep along the Northern and Southern sections. A preferred average creep rate of 4.6 mm/yr. was reported by Lienkaemper and Galehouse (1997).*

Lafayette-Reliez Valley faults: *The northern Calaveras fault is transferred to the interior of the northern East Bay hills by a complex system of poorly integrated strike-slip faults and shear zones that are connected by restraining step-overs. At the northern end of the Calaveras fault, the majority of dextral slip steps west across the northeast-vergent Las Trampas anticline onto the dextral Reliez Valley and Lafayette faults. Slip is transferred onto these structures from the Lafayette-Reliez Valley faults through a series of short restraining step-overs in the Briones hills region. Associated crustal shortening is responsible for creating the locally high topography of the Briones hills. The Briones lineament is associated with the "Briones swarm", a cluster of small earthquakes that form a NNW-trending alignment, and which exhibit dextral slip on NNW-striking nodal planes. Lafayette has a very high earthquake risk, with a total of 3,144 earthquakes since 1931. The USGS database shows that there is a 98.87% chance of a major earthquake within 50km of Lafayette within the next 50 years. The largest earthquake within 30 miles of Lafayette, CA was a 6.0 Magnitude in 2017. The Reliez, Southampton and Franklin Faults are for the most part poorly characterized strike-slip faults but may contribute to the approximately 4 to 7 mm/yr. of distributed dextral slip between the northern Calaveras and Concord faults.*

Franklin Fault: *Is believed to be a part of the West Napa fault zone which produced a 6.2 magnitude earthquake in August 2014. This would suggest the Franklin fault (FF) in combination with the (WNFZ) the fault system is at least 75 km. Previously published potential-field data indicate that the WNFZ extends northward to the Maacama fault (MF), and previous geologic mapping indicates that the FF extends southward to the Calaveras fault (CF); which would increase the fault zones length by 110 km.*

Mt. Diablo Thrust Fault: *The Mount Diablo Thrust Fault is approximately 15 miles long, and dips at an angle of 38 degrees to the northeast. The Mount Diablo Thrust Fault is capable of generating an earthquake of magnitude MW=6.7. The predicted rupture surface begins 5 miles below the surface, and there is thus no surface expression of the fault, and a low likelihood of surface rupture in the event of a large earthquake on the fault. No large historic earthquakes are*

known to have occurred on the Mount Diablo Thrust Fault. The recurrence interval for large earthquakes along the fault is predicted to be about 400 years.

The peak of Mt. Diablo is the topographic culmination of the northwest-trending Mt. Diablo anticline, a southwest-vergent fold located in a restraining step between the dextral Greenville and Concord faults. Unruh and Sawyer (1997) proposed that Mt. Diablo anticline is a fault-propagation fold developed above a blind, northeast-dipping thrust fault. Based on variations in the geometry of the fold along trend, it is possible that the Mt. Diablo thrust fault is divided into at least two structural segments that are offset in a right-stepping sense. The two segments are informally referred to herein as the "northwest segment" and "southeast segment". The structural boundary between the two segments is interpreted to be near the town of Alamo, and is spatially associated with a northeast-trending alignment of earthquakes informally called the "Alamo swarm" (Oppenheimer and Macgregor-Scott, 1992).

Rodgers Creek Fault: Subsequent mapping and seismicity have shown that the Rodgers Creek fault is a more or less continuous active fault zone that extends from the vicinity of Santa Rosa southeast 25 to 30 miles to the northern margin of San Pablo Bay. The southern end of the fault is concealed, but it may step to the right to connect with the historically active Hayward fault 12 miles to the south. Although the northern end of the Rodgers Creek fault has been considered to be a southern extension of the Healdsburg fault. Geologist consensus is the Rodgers Creek Fault connects complexly with the recently active Maacama fault. The fault is an important, through-going structure that truncates late Cenozoic units and geologic structures along its entire length. Geologic evidence indicates that recent displacement has been in a right-lateral sense. Four segments of the fault are well-defined at the surface by an alignment of linear troughs, closed depressions, right-laterally deflected drainages and other features indicative of systematic Holocene displacement.

San Andreas Fault: San Andreas Fault zone is the principal element of the San Andreas Fault system, a network of faults with predominantly dextral strike-slip displacement that collectively accommodates the majority of relative N-S motion between the North American and Pacific plates. The San Andreas Fault zone is considered to be the Holocene and historically active dextral strike-slip fault that extends along most of coastal California. The fault zone first gained international scientific attention immediately following the great 1906 San Francisco earthquake.

Maacama Fault: is a right lateral-moving (dextral) geologic fault located in the Coast Ranges of northwestern California. It is considered to be the northernmost segment of the Hayward Fault subsystem of the San Andreas Fault zone. Creep along the Maacama is about 8 mm per year, consistent with the steady movement along the rest of the Hayward Fault system.

West Napa Fault: The West Napa Fault is a 57 km (35 mi) long Late Pleistocene and Holocene active dextral strike-slip fault generally located along the western side of Napa Valley. It is believed to be the northern extension of the Calaveras Fault in the East Bay region. It has been mapped as a Late Pleistocene-Holocene active fault, and is considered to be predominantly a right lateral strike-slip fault.

Surface Fault Rupture; seismically induced ground rupture is defined as the physical displacement of surface deposits in response to an earthquake's seismic waves. The magnitude, sense, and nature of fault rupture can vary for different faults or even along different strands of the same fault. Ground rupture is considered more likely along active faults, which are referenced in Table 1. Since there is no mapped active fault crossing the site, the hazard for surface rupture through the subject site is unlikely.

Strong ground shaking from a major earthquake as listed in Table 1 could affect the improvements over there economic lifetime potentially producing a range of ground shaking intensities.

Section 2.4 - Seismic Probability

The long-term occurrence of earthquakes modeling was founded on geologic and geophysical observations and constrained by plate tectonics. The Uniform California Earthquake Rupture Forecast, Version 3 (UCERF3) is a comprehensive model of earthquake occurrence for California.

Based on their estimates the likelihood that California will experience a magnitude 8 or larger earthquake in the next 30 years has increased from about 4.7% in UCERF2 to about 7% in UCERF3. UCERF3 has incorporated analysis of the gradual movement of hundreds of locations throughout California using space-based geodesy (GPS data) in order to estimate rates of deformation for faults lacking geologic data. Figure 4 presents the probability of a 6.7 magnitude earthquake occurring from fault systems within a 3 mile radius of the site.

Section 2.5 - Ground Shaking

Earthquakes in the Bay Area could produce strong ground shaking in the project region. Ground shaking intensity is partly related to the size of an earthquake, the distance to the site, and the response of the geologic materials that underlie a site. As a rule, the greater the earthquake magnitude and the closer the fault rupture to a site, the greater the intensity of ground shaking. Violent ground shaking is generally expected at and near the epicenter of a large earthquake; however, different types of geologic materials respond differently to earthquake waves. For instance, deep unconsolidated materials can amplify earthquake waves and cause longer periods of ground shaking.

While the magnitude is a measure of the energy released in an earthquake, intensity is a measure of the observed ground shaking effects at a particular location. The Modified Mercalli (MM) scale is commonly used to measure earthquake intensity due to ground shaking.

Table 2 presents a description of the Modified Mercalli scale. The MM values for intensity range from I (earthquake not felt) to XII (damage nearly total). MM intensities ranging from IV to X can cause moderate to significant structural damage, although the damage will not be uniform. Some structures experience substantially more damage than others. The age, material, type, method of construction, size, and shape of a structure affect its performance in an earthquake.

TABLE 2
MODIFIED MERCALLI INTENSITY SCALE

Intensity	Shaking	Description/Damage
I	Not felt	Not felt except by a very few under especially favorable conditions.
II	Weak	Felt only by a few persons at rest, especially on upper floors of buildings.
III	Weak	Felt quite noticeably by persons indoors, especially on upper floors of buildings. Many people do not recognize it as an earthquake. Standing motor cars may rock slightly. Vibrations similar to the passing of a truck. Duration estimated.
IV	Light	Felt indoors by many, outdoors by few during the day. At night, some awakened. Dishes, windows, doors disturbed; walls make cracking sound. Sensation like heavy truck striking building. Standing motor cars rocked noticeably.
V	Moderate	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.
VI	Strong	Felt by all, many frightened. Some heavy furniture moved; a few instances of fallen plaster. Damage slight.
VII	Very strong	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly built or badly designed structures; some chimneys broken.
VIII	Severe	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
IX	Violent	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
X	Extreme	Some well-built wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.

Section 2.6 - Surface Fault Rupture

The Alquist-Priolo Act of 1972 (now the Alquist-Priolo Earthquake Fault Zoning Act, Public Resources Code 2621-2624, Division 2, Chapter 7.5) regulates development near active faults in order to mitigate the hazard of surface fault rupture. Under the Act, the State Geologist is required to delineate “special study zones” along known active faults in California. The Act also requires that, prior to approval of a project, a geologic study be conducted to define and delineate any hazards from surface rupture. A geologist registered by the State of California, within the lead agency’s organization or retained by the lead agency for the project, must prepare this geologic report. **It is our understanding Ryan Geological Consultants has prepared a report for this site.**

According to the California Department of Conservation, all or a portion of this parcel LIES WITHIN an Earthquake Fault Zone. This data set contains the Alquist-Priolo Earthquake Fault Zones as shown on the Official Alquist-Priolo Earthquake Fault Zones Maps. Considering the proximity to the Greenville fault site mitigation measures should be considered to reduce the potential impacts of surface rupture or ground displacement, (See Grading Recommendations)

SECTION 3.0 SITE EXPLORATIONS AND LABORATORY TESTING

Section 3.1 - Field Exploration

Exploration was conducted on July 13, 2023, five (5) exploratory boreholes to a maximum depth of approximately 26 feet. The borings were drilled with a track-mounted drilling unit using a 4-inch solid stem auger. Soil samples were collected by driving a 2-inch Modified California Sampler and a 1.5-inch Standard Penetration Sampler at 18-inch intervals into underlying strata using a 140-pound hammer free falling 30-inches. The number of blows required to drive the sampler was recorded in 6-inch penetration intervals. The last 12 inches of penetration are provided on the Log of Borings as penetration resistance per foot. Blow counts provided have been corrected for energy efficiency. Both borings were backfilled with Portland

cement by tremmie each bore whole. Description and identification of the samples were conducted in the field using ASTM D2488 and D2487 methods.

Section 3.2 – Laboratory Testing

Laboratory testing was conducted on selected soil samples to obtain data on density and moisture content (ASTM D2167). The subsoil was described and identified using (ASTM 2488). Laboratory test results are presented on the Log of Test Borings.

SECTION 4.0 SURFACE AND SUBSURFACE CONDITIONS

Section 4.1 – Subsurface Conditions

Our exploration uncovered some minor undocumented fill just below Goodyear Road about 2 to 4 feet thick, assumed to have been placed a while ago as strength values were considered moderate. Below the lightly cemented sands were found underlain by very dense Sandstone at 6 ½ feet. This condition was relatively consistent from south to north for about ¾ of the property.

East of light light-colored telephone pole 50-60 feet near the center property alternating lenses of Alluvium and colluvium were encountered, generally consisting of sandy silts, fine to medium-grain sands, and silts to a depth of 14 feet. This zone was considered moderately dense. At 16 feet materials became slightly denser with intermixed sandstone clast. Very dense sandstone was encountered at 20 feet.

Near the center bottom of the property alternating lens of alluvium recurred consisting of silty sands (2-4 ft.) underlain by orange-brown highly weathered natural deposits to a depth of 12 feet. Below the weathered material olive, brown very moist silty clays followed by olive brown and orange-brown medium grain, dense, delta deposits were found. The delta deposits continued to a depth of 25 feet.

Section 4.2 – Groundwater

Groundwater was not encountered in any of the borings. Groundwater is not expected to affect the planned development although groundwater levels are expected to increase during the winter months.

Section 4.3 - Liquefaction

Liquefaction is a phenomenon in which the strength and stiffness of soil are reduced by earthquake shaking or other rapid loadings. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. This water exerts pressure on the soil particles that influences how tightly the particles themselves are pressed together. Prior to an earthquake, the water pressure is relatively low. However, earthquake shaking can cause the water pressure to increase to the point where the soil particles can readily move with respect to each other.

When liquefaction occurs, the strength of the soil decreases, and, the ability to support foundations is reduced resulting in foundation damage.

The subject site is generally underlain by relatively shallow, moderately hard, very dense sandstone bedrock. Dynamic resistance (Blow Counts) typically exceeded 20 blows per 6 inches suggesting the likelihood of liquefaction to be low. The lower portion consists of Delta Deposits of Silty clay which does not liquefy. Preliminary Maps of Quaternary Deposits and Liquefaction Susceptibility show the site is not liquefiable.

Section 4.4 – Lateral Spreading / Lateral Lurching

Lateral spreading is lateral ground movement, with some vertical component, as a result of liquefaction. In effect, the soil rides on top of the liquefied layer. Lateral spreading can occur on relatively flat sites with slopes less than 2 percent, under certain circumstances, and can cause ground cracking and settlement. The potential for lateral spreading is considered low as the site is not considered to liquefy.

Lurching is the movement of the ground surface toward an open face when the soil liquefies. An open face could be a graded slope, stream bank, canal face, gully, or other similar feature. Grading and retaining walls will reduce this concern.

Section 4.5 - Settlement

Settlement is broadly classified as total settlement and differential (uneven) settlement. Total settlement refers to the uniform settlement of the entire structure and occurs due to the weight of the structure and imposed loads. Differential or uneven settlement can occur if the loads on the structure are unevenly distributed, there are variations in the soil properties, or due to construction-related variations.

In general, the site is made up of granular material which will densify by about 98 percent with proper compaction techniques.

Section 4.6 - Seismically Induced Ground Settlement

Strong ground shaking can cause settlement by allowing sediment particles to become more tightly packed, thereby reducing pore space. Unconsolidated, loosely packed alluvial deposits are especially susceptible to this phenomenon.

Based on the locations of the fault systems as described in Section 2.3 the site is expected to undergo strong ground shaking which may influence the foundation integrity resulting in 1/2 to 1 inches of settlement.

Section 4.7 – Landslide Evaluation

As previously discussed, the site is underlain by restively shallow bedrock (Great Valley Sequence) classified as sandstone. These units generally erode during heavy precipitation but are less likely to induce major deep seated slides.

Debris flows are typically small, shallow mixtures of water, soil, and other debris that mobilize suddenly during locally heavy rains. Erosion significantly increases as slopes become steeper and less vegetated. Therefore, the slope should be protected by using sound erosion control practices.

The California Division of Mines and Geology, Open-File Report OFR-95-12 does not identify landslide susceptibility in the area of the site as provided on Figure 6.

Section 4.8 - Expansive Soils

Expansive soils are characterized by their ability to undergo significant volume change (shrink or swell) due to variations in moisture content. Based on the outcomes of our exploration program and laboratory results for near-surface soils indicate the parcel does not exhibit properties that allow for vertical movement with increase moisture content.

Section 4.9- Findings

Our exploration found undulations traversing the slope. This is to be expected as the slope to the west of the site which migrated vertically through the project is primarily made of sandstone. The valleys were created through erosion and in some cases artificial fill near the toe of the slope and tidal conditions. The artificial fill was placed for the development of the Union Pacific Railroad. Tidal flats are below the fill zone. Geologic maps by R.W. Graymer, E.E. Brabb, and D.L. Jones revealed some discrepancies which we understand as the site has relatively shallow bedrock near the top of the slope (i.e. Western boundary) deepening moving downhill to the east. Traversing the site we encountered silty sands, sands, clayey sands with delta deposits near the toe of the slope.

The closest fault to the site is the Concord-Green Valley system at approximately .02 NE. According to Alquist-Priolo maps and CGS Seismic Hazards Program, the parcel lies within an Earthquake Fault Zone. According to the GC (Mr. Steve Yatsko) with Pacific Building, Inc. Ryan Geologic Consultants did a fault investigation for the site (We refer the reader to their findings). Regardless of the geologic findings, the proximity to the fault would suggest strong ground intensity in the event of a 6.0 or great magnitude seismic event. We estimate an 8 to 10 on the Modified Mercalli Intensity Scale is probable. According to the Working Group on California Earthquake Probabilities Concord-Green Valley system has a 16 percent chance of an earthquake occurring by 2043 (See Fig. 4). With this we suggest the implementation of ground modifying techniques to reduce this risk.

The subject site is generally underlain by relatively shallow, moderately hard, very dense sandstone bedrock. Dynamic resistance (Blow Counts) typically exceeded 35 blows per 6 inches suggesting the likelihood of liquefaction to be low.

As mentioned the sites colluvium (erosion material) and artificial fills were predominantly granular suggesting ground modification will reduce the potential of settlement. This will also decrease the effects of seismically induced ground settlement from a seismic event. Furthermore, we encountered no groundwater at the time of exploration. CGS Seismic Hazards Program shows the site as non-liquefiable (refer to Fig 5).

The California Division of Mines and Geology, Open-File Report OFR-95-12 does not identify landslide susceptibility for the site. However, granular soils will erode and during heavy rain events may tend to develop as a debris flow. Grading and erosion control measures should be considered.

Based on the outcomes of our exploration program and laboratory results for near-surface soils the parcel does not exhibit properties that allow for vertical movement with increased moisture content.

SECTION 5.0 CONCLUSIONS

It is our opinion, based on an analysis of the data and information obtained from the site exploration, laboratory testing, and geotechnical evaluation and our experience and knowledge of the soil conditions in the area, the site is geotechnically suitable for the proposed site improvements provided the recommendations contained herein are incorporated into the project designs and adhered to during construction.

1. Ground shaking at the site from one of the fault systems listed in Table 1 is expected to be strong producing amplified seismic waves which have the ability to induce seismic settlement on the order of 1 inch.

2. Heavy precipitation will have a tendency to increase the likelihood of slope movement. The site is predominantly granular erosion control measure should be installed.
3. According to Alquist-Priolo maps and CGS Seismic Hazards Program the parcel lies within an Earthquake Fault Zone. Ryan Geological Consultants performed a fault investigation for the site. We refer to their findings. The close proximity to the fault would suggest strong ground intensity in the event of a 6.0 or greater magnitude seismic event. Grading techniques to densify the soil should be implemented.
4. Drainage control is paramount for this project. Drainage water shall not be concentrated as a direct flow onto the slope as this will induce erosion and possible slides.
5. Geologic condition varied traversing the slope. Corrective grading measure should be implemented to develop uniform conditions for the new structure and to reduce the potential for slope movement vertically in the future.
6. The storage units shall gain support and reduce soil creep by using cast-in-place piers that may be integrated to a reinforced slab-on grade foundation system

SECTION 6.0 – RECOMMENDATIONS

Section 6.1 – Geotechnical Hazards

Risk of geotechnical hazards will always exist due to uncertainties of geologic conditions and the unpredictability of seismic activity in the Bay Area. However, in our opinion, based on available data, there are no indications of geotechnical hazards that would preclude use of the site for the proposed development.

Section 6.2 - Seismic Criteria

The proposed structures should be designed in accordance with local design practice to resist the lateral forces generated by ground shaking associated with a major earthquake occurring within the central portion of California. Based on the subsurface conditions encountered in our borings, our evaluation of the geology of the site, and extrapolating soil site we have estimated the average N value of the soil at the site is on the order of 40 blows per foot which corresponds to a site classification of **Site Class “C”**.

Based on ASCE 7-16, Section 11.4.8, a ground motion hazard analysis is required for structures on Site Class “C” with S_1 greater than or equal to 0.2 (unless Exceptions are taken). Since the project site is mapped as S_1 equal to 0.616, a site specific ground motion analysis in accordance with CBC 2019 and ASCE 7-16, Section 21.2.1.2, is required for the site; however, we assume that Exception No.2 was taken in accordance with ASCE 7-16, Section 11.4.8.

Therefore, the spectral acceleration parameters found in Table 2 below were developed with that assumption in consideration and per the procedures of the 2019 CBC (Section 1613.3). The values were obtained from the SIOC/OSHPD seismic hazard mapping website based on the ASCE/SEI 7-16 Standard, as required by the 2019 CBC. If a site specific ground motion analysis is desired by the structural engineer, we should be contacted to provide such additional services.

TABLE 3
Seismic Coefficients Based on 2019 CBC (per ASCE 7-16)
Latitude, Longitude: 38.092378, -122.10522
El. 25.68 ft. (NAVD 88) slope toe

Item	Value	2019 CBC	ASCE 7-16 Table/Figure
Site Class	C	Table 1613.3.2	Table 20.3-1
Short Period Spectral acceleration, S_s	1.91		Figure 22-1
1 sec Period Spectral Acceleration, S_1	0.61		Figure 22-2
Site Coefficient, F_a	1.2	Table 1613.3.3(1)	Table 11.4-1
Site Coefficient, F_v	1.4	Table 1613.3.3(2)	Table 11.4-2
Max Short Period Spectral Response Accelerations S_Ms ($S_Ms = F_a \times S_s$)	1.99	Equation 16-37	Equation 11.4-1
Max 1 sec Period Spectral Response Accelerations S_{M1} ($S_{M1} = F_v \times S_1$)	0.87	Equation 16-38	Equation 11.4-2
Dampened Design Spectral Response-Short Period ($S_Ds = 2/3 \times S_Ms$)	1.33	Equation 16-39	Equation 11.4-3
Dampened Design Spectral Response-1 sec Period ($S_{D1} = 2/3 \times S_{M1}$)	0.58	Equation 16-40	Equation 11.4-4
Site modified peak ground acceleration, PGAM	0.75		Equation 11.8-1

Section 6.3 – Grading

Final grading plans were not available during preparation of this report; however, we recommend the minimum the following for all structural improvements;

Clearing, Stripping, Grubbing, and Debris Removal

Trees, roots, vegetation, and organic surficial soil shall be removed from structural areas unless specified otherwise by the Geotechnical Engineer or the Engineer's Representative. The depth of organic soil to be removed will be recommended by the Geotechnical Engineer or the Engineer's Representative but, in general, will probably vary from about 2 to 4 inches.

Strippings are defined as surface vegetation and organic surficial soil. Strippings may not be used in fill unless specifically authorized and observed by the Geotechnical Engineer or the Engineer's Representative. Stripping material may be stockpiled for landscaping use, with the approval of the landscape architect. The final clearing, stripping, and grubbing shall be approved by the Geotechnical Engineer before further grading is started.

Concrete pavement, building rubble, concrete foundations and any other debris noted at or below the existing ground surface should be removed as part of the site preparation for the proposed construction area.

Corrective Grading Slope

To reduce slope movement from a seismic event and to develop a stable workable area for the planned units we are recommending a keyway be established 25 horizontally from the lowest planned structure (we assume near toe of the slope to utilize the property).

The keyway shall be found in competent material as directed by the geotechnical engineer or sandstone. The key shall be found a minimum of 5 feet into this material sloping at a minimum of 2 percent into the hillside and shall have a minimum base width of 20 feet. The section of the key is anticipated to traverse the slope where units are to be placed. All keyway material including 20 feet above the keyway shall be compacted to a minimum relative compaction of 95 percent at 3 percent wet of optimal laboratory values by ASTM D-1557 Testing procedure.

The keyway shall be fully drained by a minimum 6-inch schedule 80 or better-perforated pipe with the holes placed down. Subsurface water is expected to be moderate in some cases as we anticipate sub-surface flow to be concentrated in the valley locations. The keyway sub-drain shall have a minimum of 4 inches of bedding Caltrans Class 2 permeable drain rock. The filter rock shall extend a minimum of 36 inches above the crown of the pipe. A minimum of one bench drain shall be installed midway up the slope at the intercept of the natural bedrock or as directed by the geotechnical engineer or his representative.

Geo-synthetic shall be installed in the first 15 vertical feet of the keyway placed at 5-foot vertical centers. We are recommending 5XT or better be used. Miragrid 5XT geogrid is inert to biological degradation and resistant to naturally encountered chemicals, alkalis, and acids. The contractor shall follow manufacturer installation procedures of which the minimum is provided below;

- 1. Before placing grid, the surface should be cleared of all debris and the keyway base proof-rolled.*
- 2. The grids should be rolled out, pulled taut, free of wrinkles, cut to length and secured.*
- 3. The contractor shall pay close attention to the roll direction prior to placement.*
- 4. Adjacent geogrid rolls may be butted together side-by-side without overlap. Splices in the main reinforcement direction should be avoided.*

Benches shall be installed at 6 feet vertical intervals and shall be established in competent material (sandstone or approved by geotechnical engineer). All benched material above 25 feet from bottom of keyway shall be compacted to a minimum relative compaction of 92 percent at 3 percent wet of optimal laboratory values in accordance with ASTM D-1557 Testing procedure.

On-site soil may be used to construct the buttress. If imported soil is needed it shall be approved by the geotechnical engineer prior to delivery. At a minimum the material shall have a Plasticity Index no greater than 16.

Keyway and benching configuration is provided as Figure 7. Civil Drawings shall show both appendix 1 and 2 for construction in the field and proper bidding purposes.

Unsuitable Soil

Soil deemed soft or unsuitable by the Geotechnical Engineer shall be removed from the building envelope.

On-site soil may be used for this project to construct driveway or as retaining wall backfill.

Building Pad/ Drive Isle

The pad for the units and drive isles shall be compacted to 95 percent in accordance with ASTM D1557. Caltrans Class 2 Aggregate Base Rock (AB) shall be placed with the same specifications. Drive Isle Section shall be calculated by the Civil Engineer.

Imported Material

The imported materials shall be non-expansive and have a Plasticity Index less than 15% and a Liquid Limit of 30% or less. The imported material shall be free of organic debris or contaminated materials.

Section 6.4 – Foundation

We assume from our conversations that construction for the proposed units will consist of aluminum light weight framing construction. Structural loads for this type of construction are expected to be light. Geotechnical design recommendation is provide in the Table below.

TABLE 4
FOUNDATION DESIGN CRITERIA
Slab-on Grade

FOUNDATION DESIGN CRITERIA	
Allowable Bearing Capacity	3000 pounds per square foot
Coefficient of Sliding Friction	0.30
Slab Thickness	Minimum 8 inches
External Thickened Edge	12 inches by 12 inches, thickened edge embedment ; a minimum of 10 inches below bottom of slab
Interior Unsupported Clear Span	Minimum 10 feet
Deflection in any 20-foot span	Maximum 1/2 inch
Thickness of Vapor Barrier	Minimum 15 mil Stego
❖ Values provided may be increased by 1/3 for seismic.	

Material shall be moisture conditioned and compacted to a relative compaction of 95 percent at 3-5 percent over optimum moisture values. The above values are based upon the anticipated soil conditions located in the upper surficial soil after grading is complete. A 3-inch thick capillary break of pea gravel or clean, crushed 3/4-inch rock should be utilized unless deemed unnecessary by the Structural Engineer above the rock material shall be a vapor barrier (See Table 4) followed by 3 inches of clean sand. The sub-soil below the mat slab shall remain moist throughout construction failure to do so may result in vertical movement and cracking of foundation system. Some minor non-structural cracking in the concrete can be expected during the curing process. The above design is provided for 1-inch over 20 feet of differential settlement.

Recommendations presented in the American Concrete Institute manual should be complied with for all concrete placement and curing operations. Improper curing techniques and/or excessive slump (water-cement ratio) could cause excessive shrinkage.

Section 6.5 - Miscellaneous Flatwork

All exterior concrete flat work shall be structurally independent of the foundation to provide freedom of movement to allow for soil volume changes. All walkways shall be a minimum thickness of four inches and be underlain by a 4-inch thick cushion of "sand or crushed rock". Reinforcement of the walkways shall consist of a minimum No. 3 reinforcement bars placed in a grid pattern at 16 inches on center. Subsoil material shall be moisture conditioned and compacted to a relative compaction of 90 percent at 3-5 percent over optimum moisture values.

Ponding of storm or irrigation water adjacent to any structure is prohibited. Walkways shall be designed to slope to area drains or a minimum grade of 2 percent away from structures discharging to a suitable controlled location.

The owners must be advised that some vertical displacement of exterior flatwork should be anticipated. Proper site drainage, maintenance and controlling landscape irrigation is recommended to reduce the amount of vertical displacement that may occur.

Section 6.6 – Retaining Walls

We anticipate retaining walls will be necessary to support fills near the crest of slopes. We do not expect the walls to be taller than 5 feet. If concrete is used for the drive Isle the walls may integrated. If walls are not integrated the small gain there supports using a pier foundation or a deepened key to prevent over turing.

All walls should be designed for a fully-drained condition. The proposed design should be reviewed by our firm to confirm that the retaining wall configuration is compatible with the assumed parameters. Table 4 presents our design criteria.

TABLE 4
RETAINING WALL DESIGN CRITERIA

RETAINING WALL DESIGN CRITERIA		
Gradient of Backfill	Equivalent Fluid Weight (pcf)	Friction* Factor
Level	50	.35
3:1 to Level	60	.35
Steeper than 3:1 (Maximum 2:1)	70	.35
❖ All walls shall gain support using piers in accordance with section 6.3. Values provided are for 6 feet tall walls or less.		
❖ Where retaining walls form the base of the structure, deflection calculations or allowance for wall movement should be included in the final calculations. Any wall that is incorporated into the foundation of a building or restrained at the top should be designed with a 50 psf uniform lateral surcharge load in addition to the lateral earth pressures given above.		
❖ If the retaining walls are stand-alone a uniform Dynamic Load of 50 psf may be used is over 6 feet		
❖ UNDER NO CIRCUMSTANCES SHALL PIERS BE DRILLED CONSECUTIVELY AS THIS MAY INDUCE HILLSIDE MOVEMENT.		

Diameter	Minimum 16 in.
Spacing	Minimum 3 pier diameters, center to center. Maximum spacing to be decided by the Project Structural Engineer.
Embedment*	Minimum of 5 feet into acceptable material as determined by our geotechnical engineer or his representative during drilling. Estimated depth 10 feet. Piers within 5 feet of a slope shall be deepened by 6 feet
Friction Value	Allowable friction value of 600 psf. which may be increased by 1/3 for wind and seismic loads
Passive Value	350 pcf to be taken over 1-1/2 times the pier diameter commencing 5 feet below lowest adjacent grade.
❖ <i>Depth of pier embedment is measured from the bottom of the grade beam.</i>	
FOOTING	
Allowable Bearing	3000 psf
Passive Value	300 psf
Key	Min. 2 feet below B.W.
Width	Min 3 feet in board and 1 foot towards crest of slope
Depth	Min. 2 feet below Drive Isle

Section 6.7 - Utility Trenches

All trenches should be backfilled with native materials compacted uniformly to 90 percent at 3 percent over optimum moisture values as determined by ASTM Test Procedure D-1557. If local building codes require the usage of sand as the trench backfill, all utility trenches entering the building must be provided with an impervious seal of either cohesive soil or lean concrete where the trench passes under the foundation perimeter. The impervious plug should extend 2 feet into, and out of, the building perimeter.

Jetting of trench backfill is not recommended as it may result in an unsatisfactory degree of compaction. All disturbed areas within 5 feet of the foundation from trench excavation, including electric lines, must be reprocessed as engineered fill.

Section 6.8 – Drainage

Groundwater shall be captured outside the building footprint as needed. Suggestions for proper drainage of the site are as follows;

1. Down-spout locations directed to solid tight-line connections discharging to a suitable location away from the foundation.
2. To comply with the Clean Water Act roof water may be discharged to a filter planter box or other filtration detention point as directed by Civil Engineer.
3. Tight-line pipe to be shown on civil drawings we recommended 4-inch diameter SDR 35 pipe.

4. Sufficient drop inlets shall be placed in flat work areas to reduce the potential for ponding.

Section 6.9 - Excavations

The contractor is solely responsible for protecting excavations by shoring, sloping, benching or other means as required to maintain stability of both the excavation sides and bottom. Bear Engineering Group does not assume any responsibility for construction site safety or the activities of the contractor.

Section 6.10 – Erosion Control

Any slope that has been disturbed shall be blanketed using a Coir 700 gram netting or better. The netting shall be secured to the slope or swale in accordance with the manufacture specifications. A link has been provided in the reference section of this report. The blanket shall be of consistent thickness, with the coconut fiber evenly distributed over the entire area of the mat. The blanket shall be covered on the top side with a 60 x 50 woven coir fiber netting with mesh openings not to exceed .75 in. x .75 in. (1.90 x 1.90 cm). The blanket shall be covered on the bottom side with 100 percent biodegradable woven natural fiber jute netting. The jute netting shall form an approximate 0.50 in. x 1.0 in. (1.27 x 2.54 cm) mesh. The blanket shall be sewn together on 1.50 in. (3.81 cm) centers with degradable thread. Seeding the soil in our opinion is not necessary and the soil will have natural seeds which will allow for vegetation to take place after one season. Straw wattles are not needed with this product provided soil is free of clods, rocks, wood and other obstructions so that the blankets and matting are in direct contact with soil.

Section 6.11 – Plan Review

Before submitting design drawings and construction documents to the appropriate local agency for approval, we recommend that copies of the documents be reviewed by our firm to confirm that the recommendations in this report have been effectively incorporated into the design.

Section 6.12 – Construction Observations

Our representative must be present during grading to observe the work performed and to perform whatever testing is necessary to properly evaluate the quality of the materials and their relative compaction. Foundation observation by our representative is recommended so that the foundation excavations are excavated to the design depth for proper bearing into the underlying materials. The depth of the foundations is dependent upon site grading and other unforeseen local anomalies, and thus the actual depths may vary.

At the completion of foundation excavations or if backfill is conducted, we will submit a report that summarizes the work observed and the results of all tests performed by our firm during the construction phase of the project, along with any supplemental recommendations that may be warranted. To allow proper scheduling so that our personnel are present at the job site when needed, we should be contacted no less than 7 working days in advance work requiring our presence will be accomplished.

Section 6.13 - Site Safety

All excavations and site work must comply with applicable local, state, and federal safety regulations. Construction site safety is the responsibility of the contractor, who shall be solely responsible for the means, methods, and sequencing of construction operations. Our services and recommendations for site safety are available upon request and are advisory only and supplemental to current regulatory standards.

Bear Engineering Group, Inc. assumes no responsibility for construction site safety or the contractor's activities during any phase of the construction project.

Section - 6.14 Constructions during fall and Winter Seasons

Wet weather may raise the moisture content of the soil well above optimum conditions and earthwork construction may be difficult or impossible. Supplemental recommendations should be provided by the Geotechnical Engineer if grading operations are planned in the winter season.

Section 6.15 – Miscellaneous

Our exploration did not reveal the presence of buried items such as leaching fields, septic tanks, storage tanks, etc. at the location of the borings. If such items are encountered during grading or demolition, our firm should be notified immediately to provide recommendations for proper disposal procedures.

SECTION 7.0 - LIMITATIONS

This report has been prepared for the exclusive use of Mr. Dan McPeak and his consultants for specific application to the proposed development. If changes occur in the nature, design location, or configuration of the proposed development, the conclusions and recommendations contained here shall not be considered valid. Changes must be reviewed by our firm.

The analysis, opinions, conclusions, and recommendations submitted in this report are based in part on the referenced materials, site visit and evaluation, and subsurface exploration. The nature and extent of variation among exploratory borings may not become evident until construction. If variations appear, it will be necessary to re-evaluate or revise recommendations made in this report.

The recommendations in this report are contingent on conducting an adequate testing and monitoring program during construction of the proposed development. Unless the construction monitoring and testing program is provided by or coordinated with our firm, Bear Engineering Group will not be held responsible for compliance with design recommendations presented in this report and other supplemental reports submitted as part of this report. Our services have been provided in accordance with generally accepted geotechnical engineering practices. No warranties are made, express or implied, as to the professional opinions or advice provided. Recommendations contained in this report are valid for a period of 1 year; after 1 year they must be reviewed by this firm to determine whether or not they still apply.

SECTION 8.0 – REFERENCES

T. W. Dibblee, 1980, Preliminary geologic map of the Benicia quadrangle, Contra Costa and Solano Counties, California, USGS Numbered Series, Open-File Report 80-400

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CGS Seismic Hazards Program: Fault Traces <https://maps.conservation.ca.gov/cgs/EQZApp/app/>

CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones

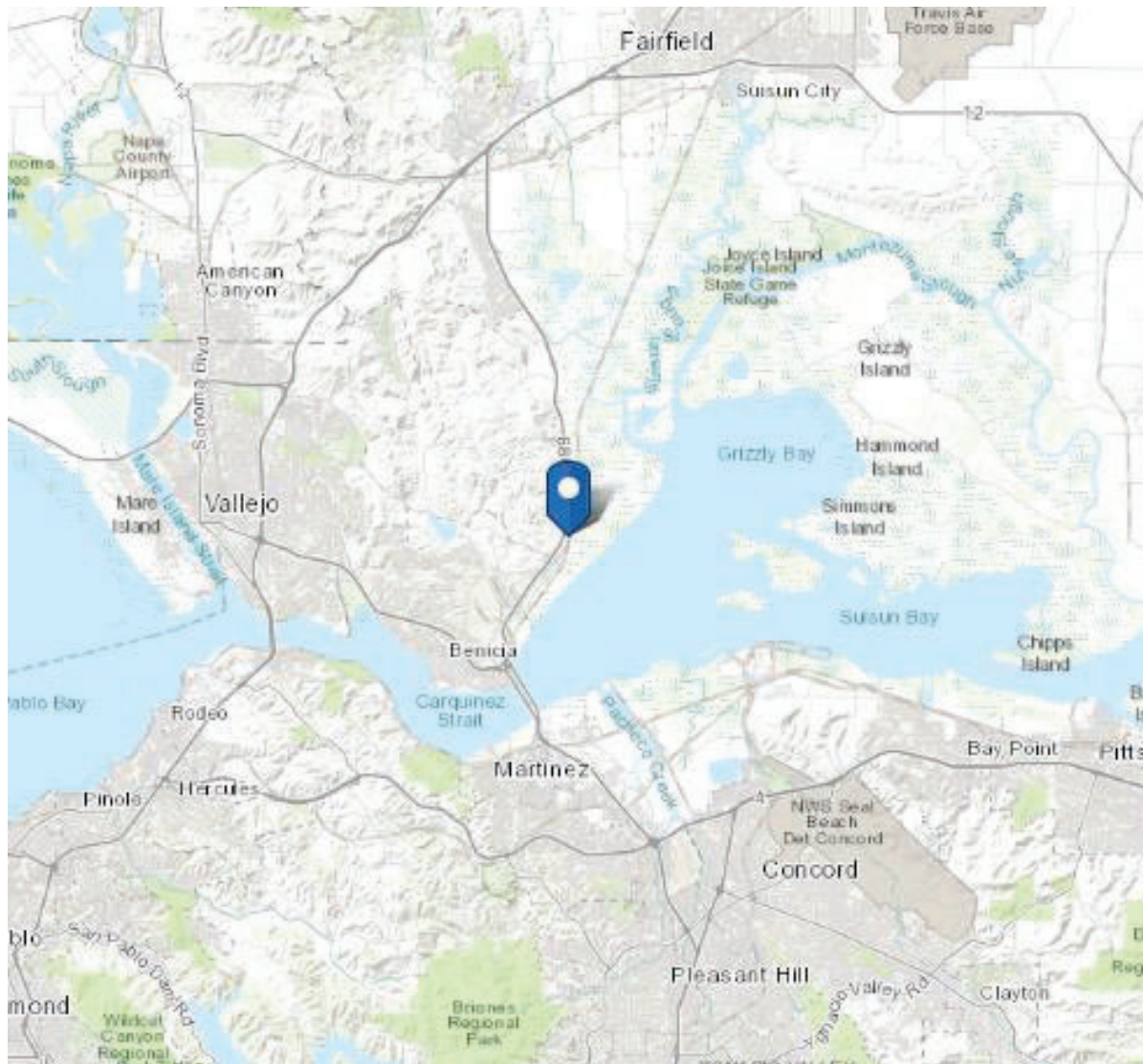
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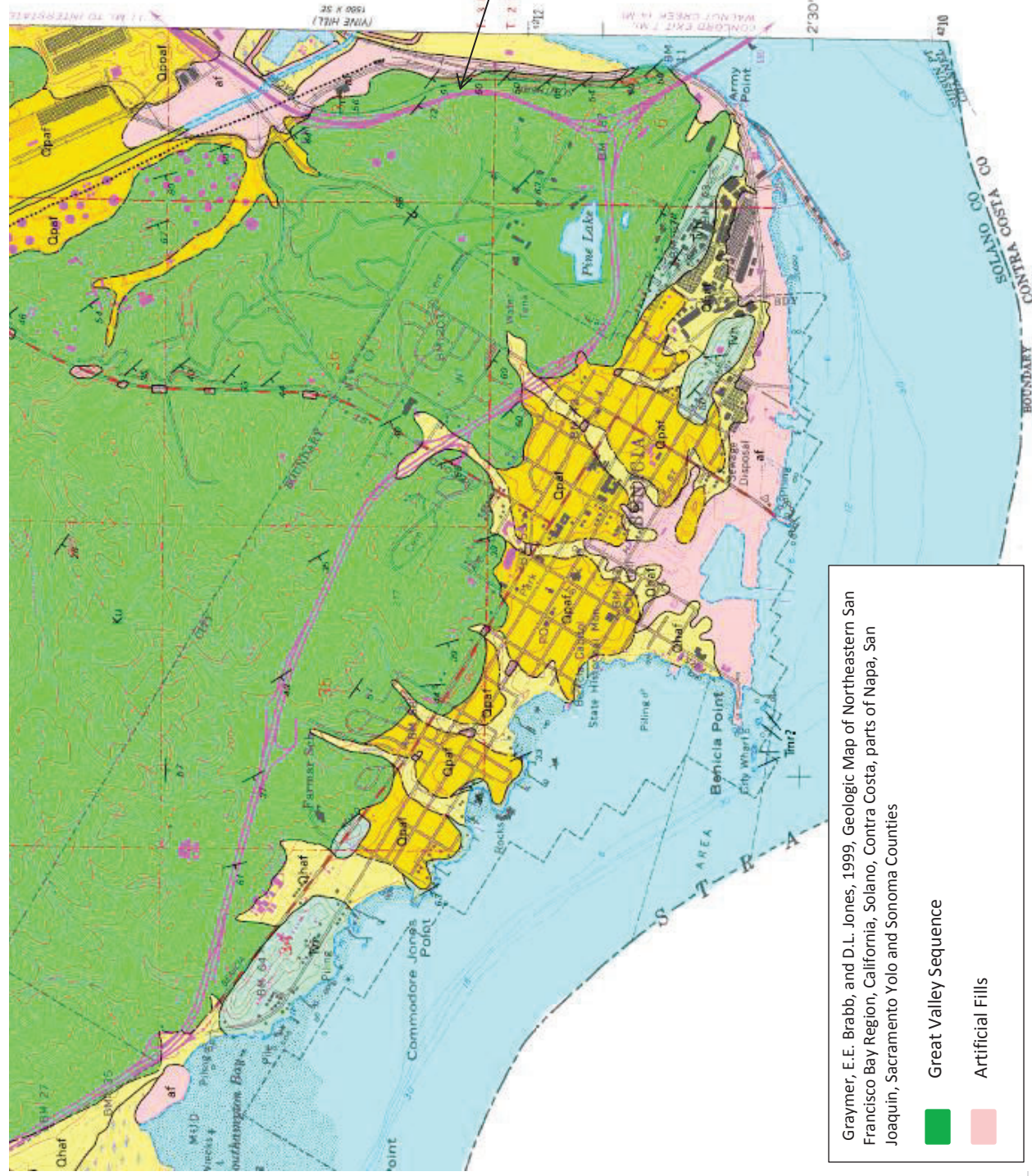
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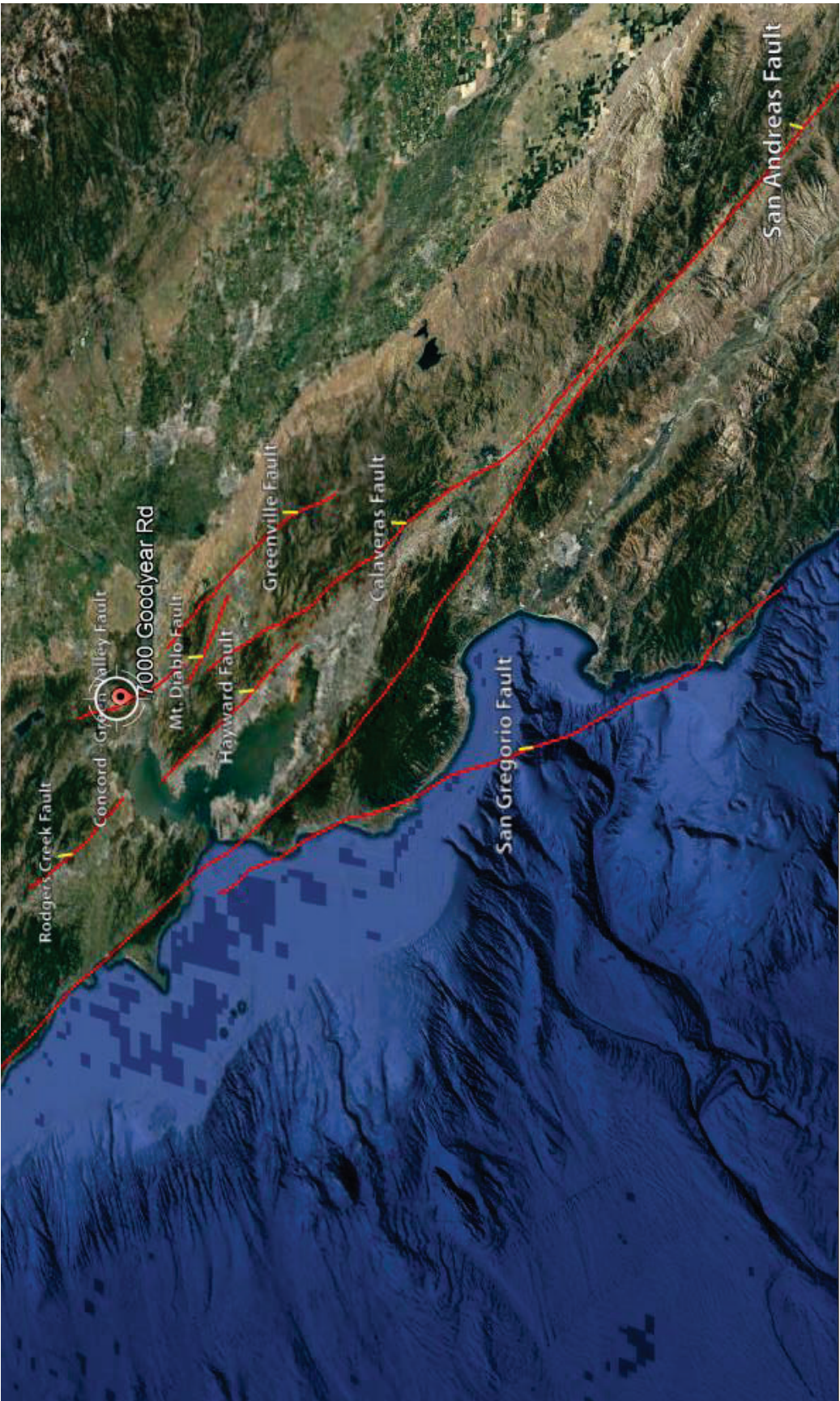
James F. Davis, Landslide Identification Hazard Map 32, California Division of Mines and Geology, Open-File Report OFR-95-12

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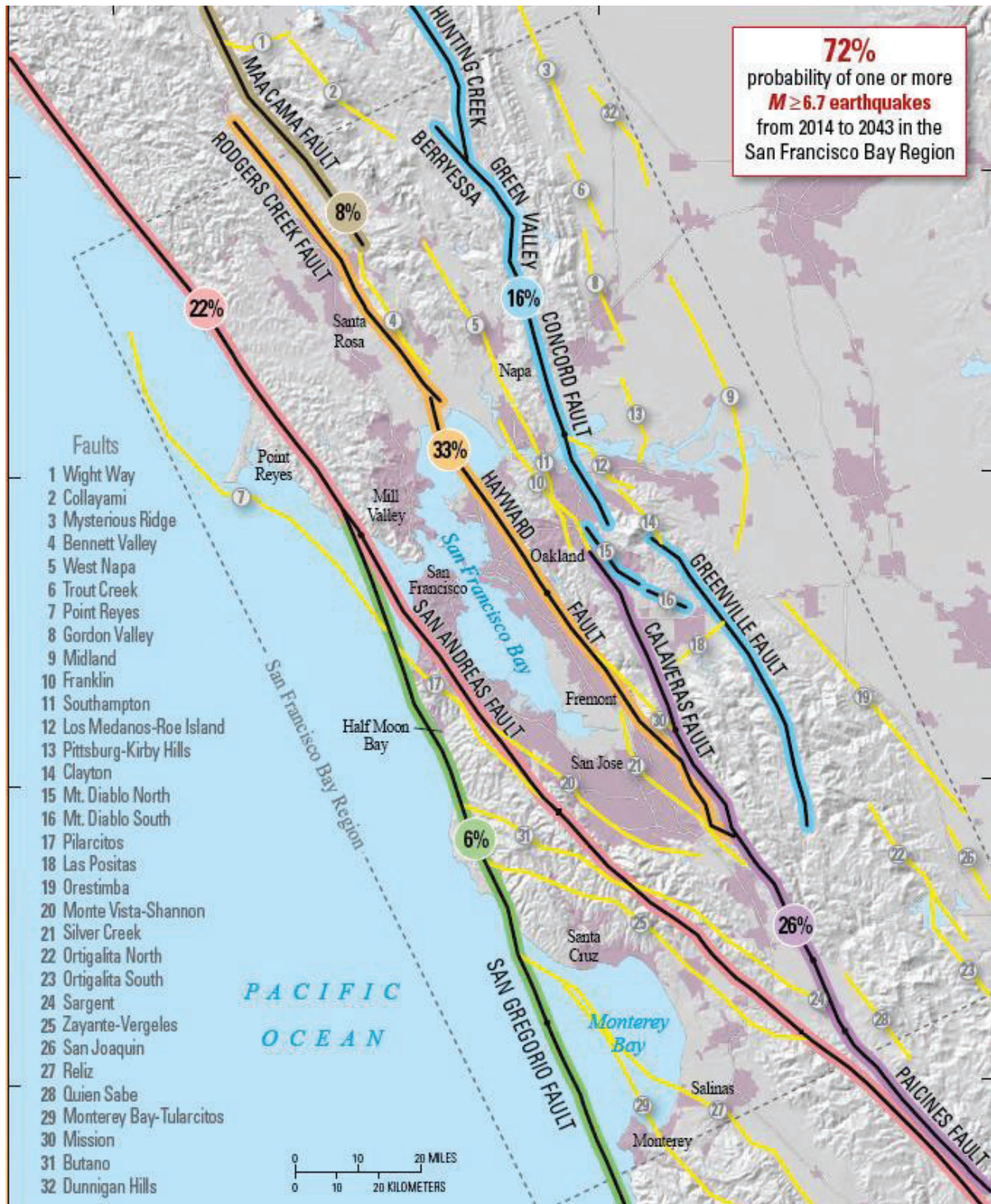
Figures



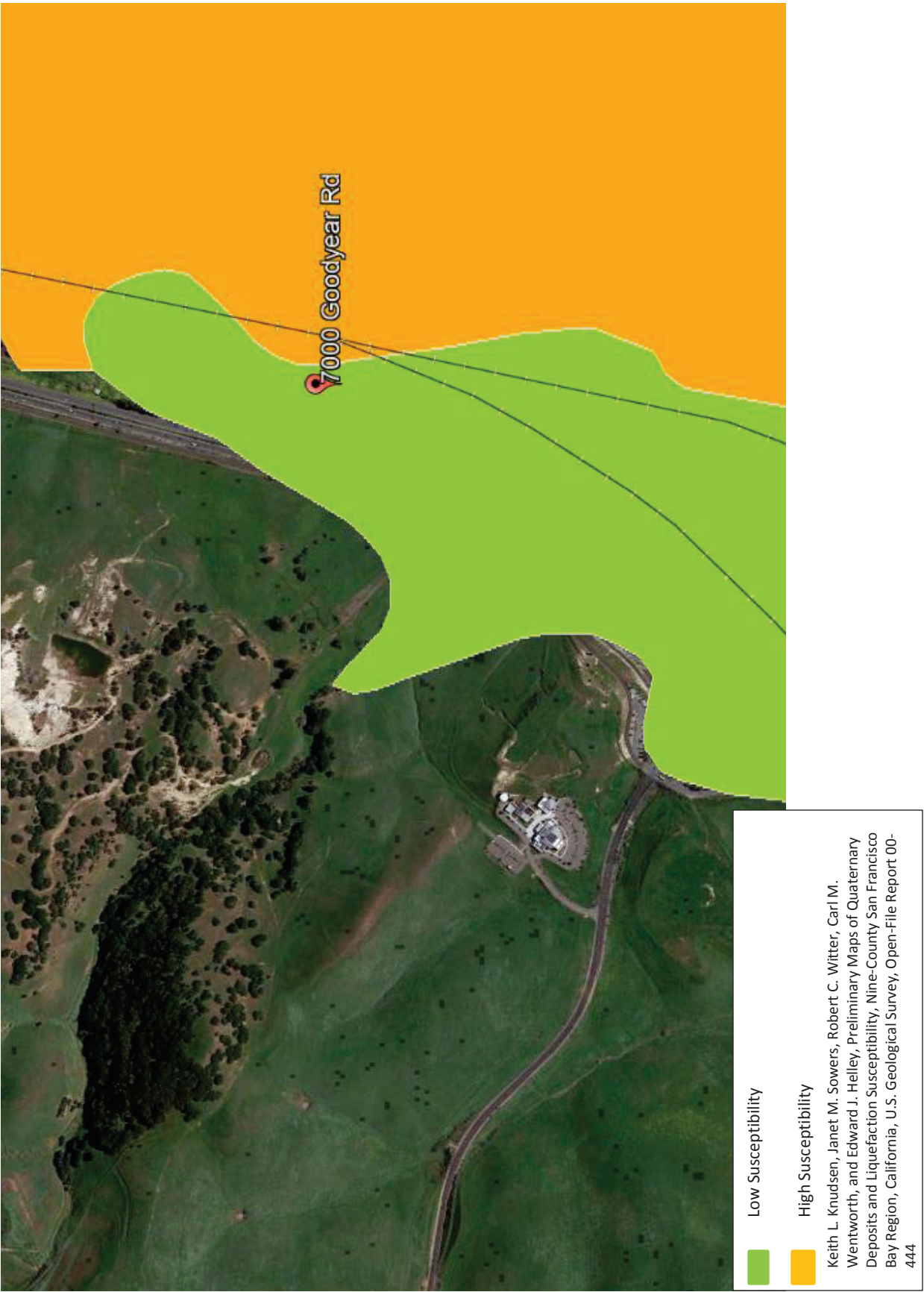




Source: USGS Hazard Program, Fault Locations

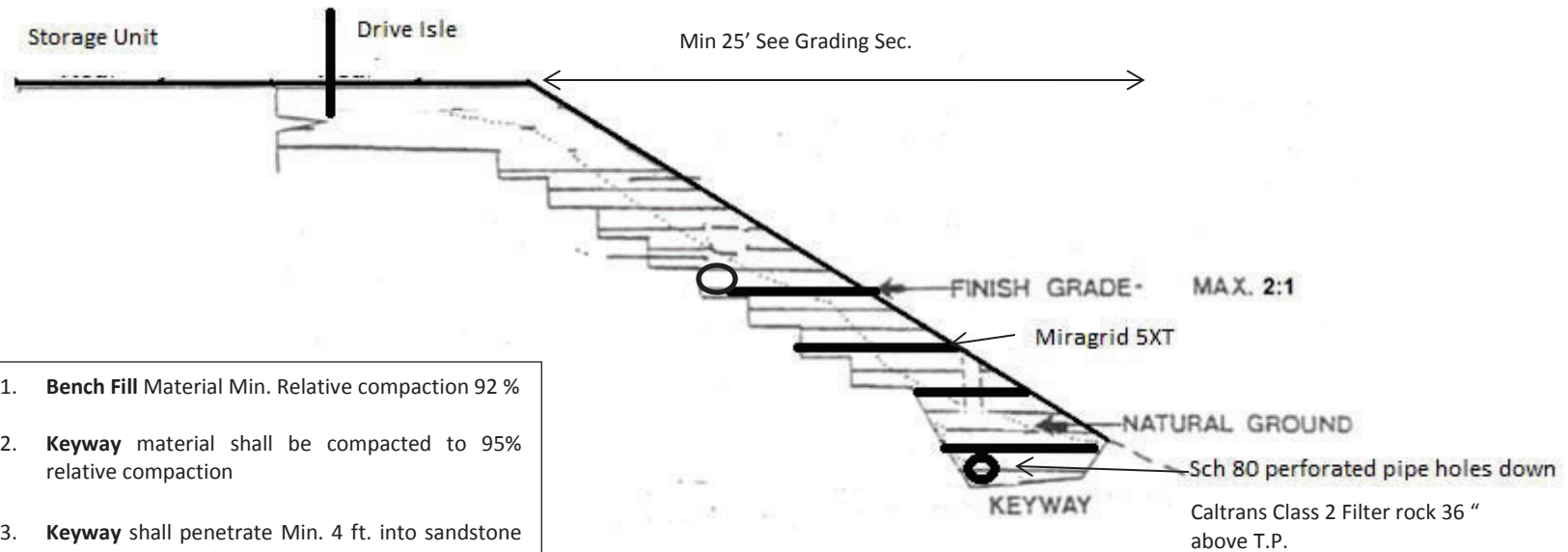


Source: Working Group on California Earthquake Probabilities, 1999, Earthquake probabilities in the San Francisco Bay Region: 2000 to 2030 - a summary of findings, U.S. Department of the Interior Open-File Report 99-517





James F. Davis, Landslide Identification Hazard Map 32,
California Division of Mines and Geology, Open-File Report
OFR-95-12



1. **Bench Fill** Material Min. Relative compaction 92 %
2. **Keyway** material shall be compacted to 95% relative compaction
3. **Keyway** shall penetrate Min. 4 ft. into sandstone or as determined by geotechnical engineer
4. **Benches** shall penetrate sandstone

Drawing is not to scale. Meant for general conception of keyway and benching. Should be provide on Approved Civil Drawings



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Boring No. B1

Project No. 38-2022-01

Date: 6-13-22

Client: Dan McPeak

Boring Depth: 12.0 ft.

Location: 7000 Goodyear Road

Ground Elev. NA

Driller: Hillside Drilling

Latitude:

Drilling Type: Solid Stem Auger

Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200	Compression Strength Penetrometer (tsf)						
											<div><div></div></div>	Shear Strength Torvane (tsf)					
											<div><div></div></div>	Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.					
												1	2	3	4	5	6
		1	16	SM	Sandy Silt, yellow to medium brown lightly cemented with small light brown sandy fingerlings, medium grain, medium dense fill												
	5	2	19	SM	Sandy Silt, yellow to medium brown light brown small sandstone fragments medium grain, medium dense colluvium												
					Very Hard Drilling 9 feet												
	10	3	59	Ku	Sandstone, yellow brown, medium grain, very dense bedrock (Great Valley Formation)												
					Drilling Refusal 12 feet												
	15																
	20																
	25																
	30																

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Boring No. B2

Project No. 38-2022-01

Date: 6-13-22

Client: Dan McPeak

Boring Depth: 23.0 ft.

Location: 7000 Goodyear Road

Ground Elev. NA

Driller: Hillside Drilling

Latitude:

Drilling Type: Solid Stem Auger

Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200	Compression Strength Penetrometer (tsf) <input type="checkbox"/> Shear Strength Torvane (tsf) <input type="checkbox"/> Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.					
											1	2	3	4	5	6
		1	16	SM	Sandy Silt, yellow to medium brown lightly cemented with small light brown sandy fingerlings											
5					Sandy silt dark brown, medium to fine grain, moist lose, below 2'											
		2	6	GP	Sand, medium brown, medium grain, moist, poorly graded, lose colluvium											
10																
		3	10	GP												
15																
		4	16	Ku	Silty sand, olive brown and orange, moist, medium grain, medium dense											
20																
		5	20	Ku	Sandy Silt, yellow to medium brown light brown interbedded sandstone, medium grain, medium dense, highly weathered (Great Valley Formation)											
25					Terminated 23 feet.											
30																

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Earth Science Consultants

Project No. 38-2022-01

Client: Dan McPeak

Location: 7000 Goodyear Road

Driller: Hillside Drilling

Drilling Type: Solid Stem Auger

Page 1 of 1

Boring No. B3



Date: 6-13-22

Boring Depth: 20.0 ft.

Ground Elev. NA

Latitude:

Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200	Compression Strength Penetrometer (tsf)  Shear Strength Torvane (tsf)  Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.					
											1	2	3	4	5	6
		1	19	SM	Sandy silt dark brown dry moderately dense trace sub-rounded gravels fill											
	5				Sandy silt with minor clays orange brown moist 2' thick fill											
		2	15	SM	Sandy silt, dark brown, medium to fine grain, moist, light gray fingerings, medium dense colluvium											
	10															
		3	15	Qhaf	Sand clay, dark brown, moist, medium grain, medium stiff delta deposits											
	15															
		4	17	SC	Terminated 20 feet											
	20															
	25															
	30															

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Page 1 of 1

Boring No. B4

Project No. 38-2022-01

Date: 6-13-22

Client: Dan McPeak

Boring Depth: 25.0 ft.

Location: 7000 Goodyear Road

Ground Elev. NA

Driller: Hillside Drilling

Latitude:

Drilling Type: Solid Stem Auger

Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200	Compression Strength Penetrometer (tsf)						
											<div><div></div></div>	Shear Strength Torvane (tsf)					
											<div><div></div></div>	Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.					
												1	2	3	4	5	6
		1	19	SM	Sandy silt, dark brown, dry, moderately dense, colluvium												
	5	2	21	SM	Sandy silty, orange brown, moist, highly weathered cemented, natural deposit												
					Sandy silty, orange brown, moist, highly weathered cemented, natural deposit												
	10																
		3	27	Ku	Silty sand, olive brown and orange, moist, medium grain, medium dense, weathered bedrock												
	15																
					Sandy Silt, yellow to medium brown light brown interbedded sandstone, medium grain, medium dense, highly weathered (Great Valley Formation)												
	20	4	23	Ku	Terminated 20 feet												
	25																
	30																

BEAR ENGINEERING GROUP
Earth Science Consultants

Project No. 38-2022-01

Client: Dan McPeak

Location: 7000 Goodyear Road

Driller: Hillside Drilling

Drilling Type: Solid Stem Auger

Page 1 of 1

Boring No. B5

Date: 6-13-22

Boring Depth: 27.0 ft.

Ground Elev. NA

Latitude:

Longitude:

Elev. (ft.)	Depth (ft.)	Sample No.	Blow Count	Lithology	Description	Dry Unit Wt. (pcf)	Moisture Content %	Plasticity Index	Unconfined Compression (psf)	% Passing #200	Compression Strength Penetrometer (tsf) <input type="checkbox"/> Shear Strength Torvane (tsf) <input type="checkbox"/> Sym. Denotes what test was taken falling between column denotes approx. strength in tsf.					
											1	2	3	4	5	6
		1	22	SM	Sandy silt with minor clays, orange brown, moist, minor cohesion, medium dense colluvium											
5		2	19	SM	Sandy silt with minor clays, orange brown, moist, minor cohesion, medium dense colluvium											
10		3	29	SM	Sandy silty, orange brown, moist, highly weathered cemented, natural deposit											
15		3	25	SM	Sandy Silt, yellow brown interbedded sandstone, medium grain, medium dense											
20		4	28	Ku	Silty sand, olive brown and orange, moist, medium grain, medium dense, highly weathered bedrock											
25		5	22	Qhaf	Sand clay, dark brown, moist, medium grain, medium stiff, delta deposits											
					Terminated 27 feet											
30																

APPENDIX D

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT



PHASE I ENVIRONMENTAL SITE ASSESSMENT

conducted on

Vacant Land
7000 Goodyear Road
Benicia, Solano County, California 94510

Apex Project No. FOL011-0313093-23010538

October 3, 2023

Prepared for:

FollettUSA
1550 Broadstone Parkway #4305
Folsom, California 95639

Prepared by:

Apex Companies, LLC
3480 Buskirk Avenue
Pleasant Hill, California 94523

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Appendix J: Agency Information and FOIA Request Responses

Appendix K: Resumes

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EXECUTIVE SUMMARY

Apex Companies, LLC (Apex) prepared a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 7000 Goodyear Road, in Benicia, Solano County, California (Site)¹. This assessment was completed in accordance with Apex Proposal No. 15313345634 to FollettUSA dated September 25, 2023. The scope of services was to prepare a Phase I ESA in a manner generally consistent with the ASTM International (ASTM) Standard Designation: E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;" the U.S. Environmental Protection Agency's Standards and Practices for All Appropriate Inquiries (AAI), 40 Code of Federal Regulations (CFR), Part 312; and, any exceptions, deletions, or non-scope considerations identified in the proposal. While this Phase I ESA was conducted in a manner generally consistent with ASTM E1527-21, the scope of services outlined herein is also generally consistent with ASTM E1527-13.

The Site consists of one parcel of land (0080-320-380) comprising approximately 5.98 acres and is owned by Evergreen Management Group. The Site is currently undeveloped land with a storm water pond located on the southeastern corner of the Site. During a review of historical sources, the Site was shown to be developed with a structure on the southern end in the 1898 topographic map; however, in the remaining topographic maps and aerial photographs, no structure was shown on the Site.

Surrounding properties generally consist of light industrial properties. No relevant historical uses of the surrounding properties was identified during the historical review.

This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), or de minimis conditions in connection with the Site.

Type of Concern	Finding
Recognized Environmental Condition (REC)	Apex did not identify RECs associated with the Site.
Controlled Recognized Environmental Conditions (CREC)	Apex did not identify CRECs associated with the Site.
Institutional Controls (ICs) and/or Engineering Controls (ECs)	Apex did not identify ICs associated with the Site.
	Apex did not identify ECs associated with the Site.

1. For purposes of this report, "Site" shall be synonymous with the ASTM E1527-21 definition of "subject property" (§3.2.88) - the property that is the subject of the Phase I ESA described in this practice.

Type of Concern	Finding
Historical Recognized Environmental Conditions (HREC)	Apex did not identify HRECs associated with the Site.
De Minimis Conditions	Apex did not identify de minimis conditions associated with the Site.
Vapor Migration	<p>In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion). ASTM E1527-21 defines “migrate” and “migration” as referring to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in ASTM E2600 – Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction; however, nothing in ASTM E1527-21 should be construed to require application of the ASTM E2600 standard to achieve compliance with all appropriate inquiries.</p> <p>Subject to the above limitations, as part of the evaluation of the Site completed by Apex to identify RECs, the potential presence of hazardous substances or petroleum products in any form, including soil vapor, was evaluated.</p> <p>Apex did not identify any RECs in connection with the Site that would likely pose a vapor migration concern.</p>
Business Environmental Risk (BER)	Apex did not identify BERs associated with the Site.
Non-ASTM Considerations	Non-ASTM considerations were not included in this assessment's scope of services.
Significant Data Gaps	Apex did not identify significant data gaps associated with the Site.

Data Gaps	Significance
Apex identified historical source gaps greater than 5-years and considers this a data gap. However, it is the Environmental Professional's opinion that based on a review of available environmental databases, historical sources, interviews, and other documentation, this data gap is not significant.	Not Significant

Data Gaps	Significance
Apex has not received a response back from all government agencies and considers this a data gap. Based on the current and/or historical use of the Site and findings of this report, Apex does not consider this a significant data gap.	Not Significant
An environmental lien and AUL search was not provided by the User to Apex for review during this assessment and was not performed by Apex as part of the scope of services for this assessment. Based on the ASTM Standard requirements, Apex interprets the lack of environmental lien and AUL search as a data gap for this Phase I ESA. Based on the current and/or historical use of the Site and findings of this report, Apex does not consider this a significant data gap.	Not Significant
A completed questionnaire was not returned to Apex. The lack of a returned User Questionnaire is considered a data gap. During the completion of this report, Apex was able to gather enough information regarding the Site such that Apex does not consider this data gap significant.	Not Significant

1.0 INTRODUCTION

1.1 Purpose

Apex Companies, LLC (Apex) has prepared this Phase I Environmental Site Assessment (Phase I ESA) of Vacant Land (Site²) at the request of FollettUSA. The purpose of this Phase I ESA is to perform all appropriate inquiries into the previous ownership and uses of the Site consistent with good commercial or customary practices for a possible property transaction involving the Site and to permit FollettUSA (User) to qualify for one of the landowner liability protections as identified by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

1.2 Scope of Services

This project was completed in accordance with Apex Proposal No. 15313345634 to FollettUSA dated September 25, 2023. The scope of services was to prepare a Phase I ESA in a manner generally consistent with the ASTM International (ASTM) Standard Designation: E1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," and the U.S. Environmental Protection Agency's Standards and Practices for All Appropriate Inquiries (AAI), 40 Code of Federal Regulations (CFR), Part 312. While this Phase I ESA was conducted in a manner generally consistent with ASTM E1527-21, the scope of services outlined herein is also generally consistent with ASTM E1527-13.

An environmental lien and/or AUL search was not included as a part of the scope of services for this assessment. As such, Apex assumes that the User of this report is evaluating this User requirement independently and will report any findings to the environmental professional.

The scope of services comprising this Phase I ESA was conducted to provide a reasonable level of investigation to identify recognized environmental conditions (RECs). As defined by ASTM E1527-21 Section 3.2.73:

"recognized environmental conditions", n - (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.

The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate government agencies. Any controlled RECs (CRECs) or historical RECs (HRECs) as defined by ASTM E1527-21 that were identified during the assessment are discussed in this report, as applicable. Definitions of key terms within ASTM E1527-21 are included in [Section 12.0](#).

-
2. For purposes of this report, "Site" shall be synonymous with the ASTM E1527-21 definition of "subject property" (§3.2.88) - the property that is the subject of the environmental site assessment described in this practice.

The approved scope of services did not include any non-ASTM considerations.

1.3 Significant Assumptions

Apex has completed historical and environmental record searches in accordance with current ASTM standards and industry practices. The data, findings, and conclusions presented in this Phase I ESA are based upon a detailed search, review, and analysis of documents obtained, interviews performed, and observations made during the reconnaissance.

Phase I ESAs, such as the one performed at the Site, are of limited scope, are non-invasive, and cannot eliminate the potential that hazardous, toxic, or petroleum substances are present or have been released at the Site beyond what is identified by the limited scope of this Phase I ESA. In conducting the limited scope of services described herein, certain sources of information and public records were not reviewed. It should be recognized that environmental concerns may be documented in public records that were not reviewed. No Phase I ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs. No warranties, express or implied, are intended or made. The limitations herein must be considered when the user of this report formulates opinions as to risks associated with the site or otherwise uses the report for any other purpose. These risks may be further evaluated – but not eliminated – through additional research or assessment. We will, upon request, advise you of additional research or assessment options that may be available and associated costs.

1.4 Limitations and Exceptions

This report was prepared as a result of a contractual agreement that defined the approach and scope of services to be employed during the course of the investigation. The opinions and conclusions expressed in this study have been based strictly on the results of these contracted services. The scope of this Phase I ESA is intended to aid in the evaluation of RECs. The services provided by Apex should not be construed as a warranty or guarantee that no RECs exist at the Site or that all RECs have been uncovered. No conclusions are stated or implied concerning the suitability of the Site for its eventual use. This document is not intended for purposes other than those expressly set forth herein or for use by parties other than for whom it has been prepared.

As limited by the ASTM Standard for Phase I ESAs and the scope of work provided by Apex, aside from the sampling and testing of suspect asbestos-containing materials (ACMs), if applicable, this project was non-intrusive in nature and did not include any sampling or testing of soils, groundwater, surface water, or other materials. Additionally, unless specifically described in this report, the scope of work completed by Apex explicitly excluded issues that are outside the scope of ASTM E1527-21 and may constitute a business environmental risk as defined by ASTM.

ASTM Standard Practice E1527-21 recognizes inherent limitations for Phase I ESAs, including, but not limited to:

- *Uncertainty Not Eliminated* - No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with a Site. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs, and this practice recognizes reasonable limits of time and cost.

- *Not Exhaustive* - All Appropriate Inquiry does not mean an exhaustive assessment of a Site. There is a point at which the cost of information obtained, or the time required to gather it outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions.
- *Level of Inquiry Is Variable* - Not every Site will warrant the same level of assessment. Consistent with good commercial or customary practice, the appropriate level of environmental site assessment will be guided by the type of Site, the expertise and risk tolerance of the User, and the information developed in the course of the inquiry.
- *Comparison with Subsequent Inquiry* - It should not be concluded or assumed that an inquiry was not All Appropriate Inquiries merely because the inquiry did not identify RECs in connection with a Site. Phase I ESAs must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent Phase I ESAs should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors.
- *Point in Time* - The Phase I ESA is based upon conditions at the time of completion of the individual Phase I ESA elements: User's Responsibilities, Physical Setting Resources, Government Records, Historical Records, Site Reconnaissance, Owner/Operator/Occupant Interviews, Local Government Officials Interviews, and Evaluation/Reporting.

In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion). ASTM E1527-21 Section 3.2.53 defines "migrate" and "migration" as referring to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in Guide E2600 – Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction; however, nothing in ASTM E1527-21 requires application of the Guide E2600 standard to achieve compliance with all appropriate inquiries.

1.5 User Reliance

This report documents the Phase I ESA of the Site performed by Apex at the explicit request and direction of FollettUSA and in general accordance with ASTM E1527-21 and the US EPA Standards and Practices for All Appropriate Inquiries, 40 CFR 312. The findings, opinions, and conclusions of this Phase I ESA are for the confidential and exclusive use of FollettUSA, its affiliates, employees, agents, successors, and assigns. Reliance on this report for any use or by parties other than specifically stated is prohibited without the expressed written consent of Apex and FollettUSA, and such use is at the sole risk of the user.

Continued viability of this report is subject to ASTM E1527-21 Section 4.6 and Section 4.8. If the Phase I ESA will be used by a different user (third party) than the user for whom the Phase I ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

1.6 Critical Dates

A Phase I ESA meeting or exceeding this practice and completed less than 180 days prior to the date of acquisition of the property or (for transactions not involving an acquisition) the date of the intended transaction, is presumed to be valid. A Phase I ESA meeting or exceeding this practice and for which the information was collected or updated within one year prior to the date of the intended transaction may be used provided that the following components of the ESA were conducted or updated within 180 days of the date of purchase or the date of the intended transaction:

- Interviews with owners, operators, and occupants;
- Searches for recorded environmental cleanup liens;
- Reviews of federal, tribal, state, and local government records;
- Visual inspections of the property and of adjoining properties; and,
- The declaration by the Environmental Professional responsible for the assessment or update.

The date of this report generally may not represent the date the individual components of All Appropriate Inquiries were completed and should not be used when evaluating compliance with the 180-day or 1-year all appropriate inquiries requirements.

Critical Dates

Item	Date
<u>Earliest</u> date of interviews with owners, operators, and/or occupants	N/A
Searches for recorded environmental cleanup liens	N/A
Reviews of federal, tribal, state, and local government records	September 28, 2023
Visual inspections of the property and of adjoining properties	September 21, 2023
The declaration by the Environmental Professional responsible for the Phase I ESA or update	October 3, 2023
<i>The effective date of this report (<u>earliest</u> of the above-listed dates) is September 21, 2023; therefore, per ASTM E1527-21 the expiration date of this report is March 19, 2024 (effective date plus 180 calendar days).</i>	

2.0 SITE DESCRIPTION AND SURROUNDING PROPERTIES

2.1 Site Description

A summary of the Site and nearby properties is included in the following table. A Site Location Map is provided as [Figure 1](#), a Site Plan is included as [Figure 2](#), and a Surrounding Properties Map is provided as [Figure 3](#). Photographs of the Site and adjoining properties are included as [Appendix B](#).

Site Description	
Site Address	7000 Goodyear Road Benicia, Solano County, California 94510
Current Use of Site	Vacant Land
Zoning	Light Industrial
Site Improvements	The Site is currently undeveloped land with a storm water pond in the southeastern portion of the Site
Site Operations	No operations on Site.
Site Contacts	Dan McPeak, Project Manager with FollettUSA
Site Acreage	5.98 acres
Number of Parcels	One
Tax ID / Parcel Number(s)	0080-320-380
Current Property Owner(s)	Evergreen Management Group

Utility Providers

The following utilities are provided in the area of the Site:

Utility Providers	
Utility	Provider
Electric	Pacific Gas and Electric Company (PG&E)
Natural Gas	PG&E

Utility Providers	
Utility	Provider
Potable Water	City of Benicia
Sanitary Sewer	City of Benicia

2.2 Surrounding Properties

Surrounding properties generally consist of industrial properties.

Adjoining and Nearby Properties	
Direction	Description
North	Undeveloped land and Goodyear Road, followed by Vision Recycling (1460 Goodyear Road).
West	Goodyear Road, followed by Vision Recycling (1460 Goodyear Road).
South	Benicia Commerce Center I (6800-6860 Goodyear Road).
East	Undeveloped land and railroad tracks.

Apex's review of adjoining and surrounding property uses did not identify any uses that are indicative of a REC to the Site.

3.0 USER PROVIDED INFORMATION

ASTM E1527-21 Section 3.2.94 defines “User” as the party seeking to use Practice E1527-21 to complete a Phase I ESA of a property. Apex understands that FollettUSA is the User as defined by ASTM E1527-21. ASTM E1527-21 specifies that certain tasks associated with identifying potential RECs at the Site should be performed by the User and provided to the Environmental Professional (i.e., User Responsibilities). Accordingly, Apex provided a User Questionnaire to FollettUSA requesting the above information.

A completed questionnaire was not returned to Apex.

3.1 Prior Reports

The User did not provide any prior reports to Apex.

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4.0 SITE RECONNAISSANCE

4.1 Site Reconnaissance Observations

The reconnaissance was conducted on September 21, 2023 by Apex representative Dan Hisey and consisted of a walk-through of interior and exterior areas of the Site, as applicable. Apex was accompanied during the reconnaissance by Dan McPeak, Project Manager.

Apex was provided access to all areas of the Site.

A summary of reconnaissance observations is provided in the table below. Representative site photographs are provided in [Appendix B](#).

Site Reconnaissance Summary		
Observation	Observed	Comments
Petroleum and Hazardous Substance Storage		
Hazardous Substances and/or Petroleum Products	No	Apex did not observe any hazardous substances and/or petroleum products.
Aboveground Storage Tanks (ASTs)	No	Apex did not observe any obvious indications of ASTs during the course of this Phase I ESA.
Underground Storage Tanks (USTs)	No	Apex did not observe any obvious indications of USTs during the course of this Phase I ESA.
Leaks, Spills, or Releases Around ASTs, USTs, and/or Chemical Storage Areas	No	Apex did not observe any significant leaks, spills, or releases.
Drums, Totes, and Intermediate Bulk Containers	No	Apex did not observe any drums or other containers.
Polychlorinated Biphenyls (PCBs)	No	Apex did not observe any potential sources of PCBs.
Transformers	No	Apex did not observe any pad-mounted, pole-mounted, or dry-type transformers.
Hydraulic Equipment	No	Apex did not observe any hydraulic equipment.
Water/Wastewater		

Site Reconnaissance Summary		
Observation	Observed	Comments
Wastewater Treatment and/or Septic Systems	No	Apex did not observe any wastewater treatment or septic systems.
Floor Drains or Sumps	No	Apex did not observe any floor drains or sumps.
Oil-Water Separators (OWS) or Grease Traps	No	Apex did not observe any oil-water separators (OWS) or grease traps.
Pits, Ponds, or Lagoons	No	Apex did not observe any pits, ponds, or lagoons other than those associated with storm water conveyance.
Catch Basins and Stormwater Drainage	Yes	<p>Storm water is directed via the following conveyance systems:</p> <ul style="list-style-type: none"> • Infiltration • Storm water pond <p>Storm water infiltrates the land towards a storm water pond on the southeastern portion of the Site.</p>
Wells (including dry wells, irrigation wells, injection wells, monitoring wells, abandoned wells, or other wells)	No	Apex did not observe any wells.
Other Observations		
Stressed Vegetation or Stained Soil	No	Apex did not observe any stressed vegetation or stained soil.
Stains or Corrosion on Floors, Walls, or Ceilings	No	Apex did not observe any significantly stained or corroded floors, walls, or drains.
Strong, Pungent, or Noxious Odors	No	Apex did not observe any unusual odors.
Pipes of Unknown Origin or Use	No	Apex did not observe any pipes of unknown origin or use.
Fill Material	No	Apex did not observe any fill material.

Site Reconnaissance Summary		
Observation	Observed	Comments
Solid Waste	No	Apex did not observe any solid waste.
REC Summary		
On-Site Observations REC Summary	No	Based on the site reconnaissance, Apex did not identify any items of environmental concern indicative of RECs, CREC, HRECs, or <i>de minimis</i> conditions at the Site.

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5.0 PHYSICAL RECORDS REVIEW

5.1 Physical Setting

Sources consulted to characterize the physical setting of the Site are referenced herein.

Physical Setting Summary		
Data Type	Data Source	Comments
Topography / Slope	ERIS Physical Setting Report (PSR)	According to the Vine Hill, California USGS topographic map dated 2021, topography at the Site ranges from approximately 20 feet to 40 feet above mean sea level (amsl) and slopes moderately to the southeast. Regional topography slopes moderately to the east toward Goodyear Slough.
Presumed Groundwater Flow Direction	ERIS Physical Setting Report (PSR)	Based on topography, the groundwater flow beneath the Site is presumed to flow to the southeast.
Estimated Depth to Groundwater	Case Closure Letter, Underground Construction Company, 5145 Industrial Way, Benicia, CA, Solano County Department of Resource Management, dated August 9, 2011	According to this closure letter for a facility approximately 1 mile to the south of the Site, the depth of groundwater was inferred to be approximately 17.5 feet below ground surface.

Physical Setting Summary		
Data Type	Data Source	Comments
Soils	U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) as provided by ERIS in their database report.	<p>Based on the soil survey, the following soil types were identified at the Site:</p> <ul style="list-style-type: none"> • Antioch-San Ysidro Complex, 2 to 9 percent slopes; moderately well drained; major components include loam/sandy loam, clay/clay loam, and loam/sandy clay loam. Soils in this group have high runoff potential when thoroughly wet. The parent material consists of alluvium derived from sedimentary rock. • Alviso silty clay loam; poorly drained; major components include silty clay loam, and stratified silty clay loam to silty clay. Soils in this group have high runoff potential when thoroughly wet. The parent material consists of mixed alluvium.
Geology	Geologic Map of Northeastern San Francisco Bay Region	Based on the geologic source, the Site is underlain by late and early Pleistocene-aged Alluvium deposits. The alluvium deposits are comprised of clays, silts, sands, and gravels with little or none of the original geomorphic expression preserved.

6.0 HISTORICAL RECORDS REVIEW

6.1 Historical Resources Reviewed

Apex retained Environmental Risk Information Services (ERIS) to provide readily available historical sources including aerial photographs ([Appendix E](#)), fire insurance maps ([Appendix F](#)), topographic maps ([Appendix G](#)), and city directories ([Appendix H](#)) for the Site and surrounding properties. Copies of these historical sources are provided in the referenced appendices and are further discussed in the tables below.

ASTM E1527-21 Section 8.3.1 requires the Environmental Professional to evaluate historical property information and developing a history of the previous uses of the Site, adjoining properties, and surrounding area is to help identify the likelihood of past uses having led to RECs in connection with the Site. Further, ASTM requires that all obvious uses of the Site shall be identified from the present, back to the Site's first developed use, or back to 1940, whichever is earlier. The term "developed use" includes agricultural uses and placement of fill dirt, and other uses that may not involve structures.

Apex has excluded listings from city directories that the Environmental Professional has deemed not significant to the evaluation of the Site.

Historical Sources	
Historical Resource	Years Reviewed
Aerial Photographs	1937, 1948, 1958, 1968, 1974, 1980, 1987, 1993, 2003, 2004, 2005, 2006, 2009, 2010, 2012, 2014, 2016, 2018, 2020, and 2022
Topographic Maps	1896, 1898, 1901, 1940, 1942, 1951, 1959, 1968, 1980, 2015, 2018, and 2021
Fire Insurance Maps (FIMs)	No Coverage
City Directories	1975, 1981, 1985, 1990, 1995, 2000, 2003, 2008, 2012, 2016, 2020, and 2022

6.2 Historical Use Summary

6.2.1 Historical Use Summary (Site)

Historical Summary (Site)		
Date Range (Decade)	Site Use	Site
1890s	Residential	A structure was shown located on the south end of the Site.
1900s	Undeveloped	Structure previously shown located on the south end of the Site was no longer apparent.
1930s	Undeveloped	No structures were shown on the Site.
1940s	Undeveloped	No structures were shown on the Site.
1950s	Undeveloped	No structures were shown on the Site.
1960s	Undeveloped	No structures were shown on the Site.
1970s	Undeveloped	No structures were shown on the Site.
1980s	Undeveloped	No structures were shown on the Site.
1990s	Undeveloped	No structures were shown on the Site.
2000s	Undeveloped	No structures were shown on the Site.
2010s	Undeveloped	No structures were shown on the Site.
2020s	Undeveloped	No structures were shown on the Site.

In summary, the Site was shown to be developed with a structure on the southern end in the 1898 topographic map; however, in the remaining topographic maps, no structure was shown on the Site.

6.2.2 Historical Use Summary (Adjoining and Surrounding Properties)

Historical Summary (Adjoining and Surrounding)		
Date Range (Decade)	Adjoining	Surrounding
1890s	Goodyear Road to the north and west, undeveloped land and railroad tracks to the east, and undeveloped land to the south.	Structures depicted beyond Goodyear Road to the north. Undeveloped land and the Goodyear Slough are shown to the east. Undeveloped land is shown to the south. Structures are depicted beyond Goodyear Road to the west.
1900s	Essentially unchanged from the 1898 topographic map.	Essentially unchanged from the 1898 topographic map.
1930s	Goodyear Road to the north and west, undeveloped land and railroad tracks to the east, and undeveloped land to the south.	Undeveloped land and the Goodyear Slough are shown to the east. Undeveloped land is shown to the south. Agriculture land and structures are depicted beyond undeveloped land to the west. An industrial facility is depicted to the north.
1940s	Essentially unchanged from the 1937 aerial photograph.	Essentially unchanged from the 1937 aerial photograph.
1950s	Essentially unchanged from the 1948 aerial photograph.	Essentially unchanged from the 1948 aerial photograph.
1960s	Essentially unchanged from the 1958 aerial photograph.	Essentially unchanged from the 1958 aerial photograph, except for the addition of Interstate 680 located beyond Goodyear Road to the west.
1970s	Essentially unchanged from the 1968 aerial photograph.	Essentially unchanged from the 1968 aerial photograph.
1980s	Essentially unchanged from the 1974 aerial photograph.	Essentially unchanged from the 1974 aerial photograph.

Historical Summary (Adjoining and Surrounding)		
Date Range (Decade)	Adjoining	Surrounding
1990s	Essentially unchanged from the 1987 aerial photograph, except for the addition of a light industrial building (6800-6860 Goodyear Road) located to the south. Tenants of this commercial building on the 1995 city directory included Santa Clara Warehouse (6830), Bay Area Oil Company (6840), Big Sky Enterprises (6840), and Specialty Air Conditioning Products (6860).	Essentially unchanged from the 1987 aerial photograph, except the area to the north of the Site is depicted as undeveloped land and two other light industrial structures are depicted further south.
2000s	Essentially unchanged from the 1993 aerial photograph, except for the addition of the current Vision Recycling facility (organics recycling company) addressed as 1460 Goodyear Road to the north. CCL Organics is listed as the tenant of this facility in the 2003 and 2008 city directories. Tenants of the 6800-6860 Goodyear Road light industrial building on the 2003 city directory included Frellens Furniture (6800), CA Wholesale (6840), Fast & Easy Mart (6840), and Interstate Electric Company (6860). Tenants of the 6800-6860 Goodyear Road commercial building on the 2008 city directory included Fastbreak Consolidators and Frellens Furniture (6800), Animal Naturals (6830), Allpoints Relocations and Fast & Easy Mart (6840), and Interstate Electric Company (6860).	Essentially unchanged from the 1993 aerial photograph, except additional commercial structures are depicted to the south.

Historical Summary (Adjoining and Surrounding)		
Date Range (Decade)	Adjoining	Surrounding
2010s	Essentially unchanged from the 2009 aerial photograph. CCL Organics is listed as the tenant of the 1460 Goodyear Road facility in the 2012 and 2016 city directories. Tenants of the 6800-6860 Goodyear Road commercial building on the 2012 and 2016 city directories included Fastbreak Consolidators (6800), Animal Naturals (6830), All Points Manufacturing (6840) and Interstate Electric Company (6860).	Essentially unchanged from the 2009 aerial photographs.
2020s	Essentially unchanged from the 2018 aerial photograph. CCL Organics and Vision Recycling Benicia are listed as the tenants of the 1460 Goodyear Road facility in the 2020 and 2022 city directories. Tenants of the 6800-6860 Goodyear Road commercial building on the 2020 and 2022 city directories included Fastbreak Consolidators (6800), Animal Naturals (6830), All Points Manufacturing and Billet Racing (6840) and Interstate Electric Company (6860).	Essentially unchanged from the 2018 aerial photograph.

Adjoining and surrounding properties have been developed as an organics recycling facility to the north from at least 2000 to present day and light industrial facility from at least 1993 to present day.

7.0 ENVIRONMENTAL RECORDS REVIEW

7.1 Environmental Records

Consistent with ASTM E1527-21, customary and usual practices, specific scope of work terms and conditions (see [Section 1.2](#)), and contractual terms and conditions, Apex obtained and reviewed environmental databases and records to characterize the obvious and apparent uses of the Site and nearby properties. Apex retained ERIS to provide a database and record search report, provided in [Appendix I](#). Apex has reviewed the listings pertaining to the Site and nearby properties and evaluated whether these listings should be considered RECs, CRECs, HRECs, vapor conditions, and/or *de minimis* conditions. RECs, CRECs, HRECs, vapor conditions, and/or *de minimis* conditions are also specifically listed in the [Executive Summary](#) and [Section 9.0](#).

Based on the Environmental Professional's review of the databases and resulting opinion, on-site, adjoining significant, or nearby relevant database and record search findings were not identified.

Due to the volume of listings for the surrounding properties only listings which, in the opinion of the Environmental Professional, warrant discussion. The remaining listings are included in the appended database report.

7.1.1 On-Site Listings

The Site was not listed on any significant or relevant database and search records findings. Apex notes that the database report identified 6720 Goodyear Road as being on the Site; however, 6720 Goodyear Road was observed located in the light industrial structure located approximately 600 feet to the south of the Site.

7.1.2 Surrounding Property Listings

Several properties surrounding the Site were identified in relevant or significant databases. Apex has reviewed the listings to evaluate their potential to impact the Site. Pertinent listings are summarized in the table below with details in the listing discussion table that follows.

Surrounding Properties Summary

Database	Site Name	Address	Elev. diff. (ft)	Dist. (mi) / Dir.	Comments
FINDS/FRS, CERS HAZ	FASTBREAK CONSOLIDATORS INC.	6800 GOODYEAR RD, BENICIA, CA, 94510	5	0.01/ SSW	No releases reported. All violations cited during an inspection on April 14, 2022 achieved compliance by January 13, 2023

Database	Site Name	Address	Elev. diff. (ft)	Dist. (mi) / Dir.	Comments
CUPA SOLANO, CERS HAZ	GOLDEN STATE OVERNIGHT (GSO) 800-322-5555, GLS US FREIGHT	6700 GOODYEAR RD BENICIA CA 94510, , CA,	6.0	0.03/ WSW	No releases or violations reported at this facility.
CUPA SOLANO, RCRA NON GEN	ABM BUILDING SOLUTION 707-746-5693, ABB INC	6650 GOODYEAR RD BENICIA CA 94510, , CA,	9	0.05/ WSW	No releases or violations reported at this facility
CUPA SOLANO, RCRA NON GEN	ASTRO PAK 925-212-3465	6750 GOODYEAR RD BENICIA CA 94510, , CA,	2.0	0.07/ SSW	No releases or violations reported at this facility.
CUPA SOLANO, EMISSIONS, LDS, SWF/LF, C&D DEBRIS RECY	VISION RECYCLING BENICA 510-429-1300, CCL ORGANICS LLC, GOODYEAR ROAD COMPOST FACILITY	1460 GOODYEAR RD BENICIA CA 94510, , CA,	-14.0	0.07/ NNW	See discussion below.
CUPA SOLANO	GOKARTSUSA.COM 707-745-5278	6610 GOODYEAR RD BENICIA CA 94510, , CA,	9.0	0.09/ SW	No releases or outstanding violations reported at this facility.
RCRA SQG, CUPA SOLANO	LIGHTIN, HYDRO CHEM	6602 GOODYEAR RD BENICIA CA 94510	10.0	0.09/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, CERS HAZ	PAK WEST 707-674-7864	6500 GOODYEAR RD BENICIA CA 94510, , CA,	3.0	0.09/ SSW	No releases or outstanding violations reported at this facility.
CUPA SOLANO	LEE DISPLAY WEST, INC. 707-746-6387	6730 GOODYEAR RD BENICIA CA 94510, , CA,	3.0	0.09/ SSW	No releases or outstanding violations reported at this facility.
CUPA SOLANO	PACIFIC DRY ICE	6720 GOODYEAR RD BENICIA CA 94510	3	0.09/ S	No releases or outstanding violations reported at this facility.

Database	Site Name	Address	Elev. diff. (ft)	Dist. (mi) / Dir.	Comments
CUPA SOLANO	QUESTMARK FLOORING 707-361-2600	6620 GOODYEAR RD BENICIA CA 94510, , CA,	9.0	0.10/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO	PAK WEST PAPER & PACKAGING 707-745-8558	6550 GOODYEAR RD BENICIA CA 94510, , CA,	2.0	0.10/ SSW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, DELISTED HAZ, CERS HAZ	PACIFIC DRY ICE 707-336-2920, CAMERON	6600 GOODYEAR RD BENICIA CA 94510, , CA,	9.0	0.11/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, RCRA NON GEN	VITROVAL GLASS BOTTLES 707-363-6289, HARBOR OFFSHORE INC, J.F. BRENNAN COMPANY, INC.	6420 GOODYEAR RD BENICIA CA 94510, , CA,	10.0	0.15/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, RCRA NON GEN	BRINDERSON LP 707-752-8016, PULLMAN SST, INC.	6400 GOODYEAR RD BENICIA CA 94510, , CA,	12.0	0.15/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, EMISSIONS, RCRA NON GEN, PFAS IND	ERIKS NA 707-747-7709, PILGRIM HOME AND HEARTH, VALLEY RUBBER AND GASKET-BENICIA DIVISION	6440 GOODYEAR RD BENICIA CA 94510, , CA,	12.0	0.15/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO	RESTORATION MANAGEMENT COMPANY 707-750-6321	6210 GOODYEAR RD BENICIA CA 94510, , CA,	13.0	0.21/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO	ANIXTER POWER SOLUTIONS, INC 707-747-3495	6350 GOODYEAR RD BENICIA CA 94510, , CA,	5.0	0.21/ SSW	No releases or outstanding violations reported at this facility.

Database	Site Name	Address	Elev. diff. (ft)	Dist. (mi) / Dir.	Comments
CUPA SOLANO	FRESENIUS KIDNEY CARE 707-745-1237	6320 GOODYEAR RD BENICIA CA 94510, , CA,	11.0	0.22/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, DELISTED HAZ, PCB	FRESENIUS USA INC 530-275-6030, LINN STAR TRANSFER	6300 GOODYEAR RD BENICIA CA 94510, , CA,	11.0	0.22/ SW	No releases or outstanding violations reported at this facility.
CUPA SOLANO, EMISSIONS, RCRA NON GEN	TOTAL SAFETY 707-747-5879, BOLTTECH MANNINGS, INC.	6240 GOODYEAR RD BENICIA CA 94510, , CA,	13.0	0.23/ SW	No releases or outstanding violations reported at this facility.

Facility Name: Vision Recycling

Facility Address: 1640 Goodyear Road, Benicia, CA

Distance/Direction: 0.07 mi/North-Northwest

Database(s): CUPA SOLANO, EMISSIONS, LDS, SWF/LF, C&D DEBRIS RECY

According to the LDS database, this Vision Recycling facility has submitted annual monitoring and maintenance reports to the San Francisco Bay Regional Water Quality Control Board from 2016 to 2022. No releases or violations were reported in these reports. Given the absence of reported releases and violations, and the location of this facility likely hydro-geologically cross gradient to the Site, Apex does not consider the Vision Recycling facility a REC.

Orphan Facilities

Orphan facilities are those facilities that could not be mapped due to incomplete or incorrect address/geocoding information.

The environmental database report identified a total of seven orphan facilities.

These facilities were reviewed and determined to not be within the vicinity of the Site.

7.2 Environmental Liens and Activity and Use Limitations Search

Environmental liens and Activity and Use Limitations (AULs) can commonly be found within recorded land title records (e.g., County Recorder/Registry of Deeds). The types of title reports that may disclose environmental liens and AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain-of-title reports will not normally disclose environmental liens or AULs that are imposed by judicial authorities may be recorded or filed in judicial records only.

Reviewing land title records for AULs and environmental liens (or judicial records where applicable) is a user responsibility. Apex notes the following:

Were the results of the User's search for environmental liens and AULS received?	No
Were environmental liens and AULS noted in the User-provided search results?	No

An environmental lien and/or AUL search was not included as a part of the scope of services for this assessment. As such, Apex assumes that the User of this report is evaluating this User requirement independently and will report any findings to the environmental professional.

7.3 File Review/Public Records or Database Review Summary

Per ASTM E1527-21, if the Site or any of the adjoining properties are identified on one or more of the standard environmental record sources then reasonably ascertainable pertinent regulatory files and/or records associated with the listing should be reviewed in order to obtain sufficient information to assist in determining if a REC, CREC, HREC, or de minimis condition exists in connection with the Site. If, in the Environmental Professional's opinion, such a review is not warranted, the justification for not conducting the regulatory file review must be provided. As an alternative, information from other sources (for example, online regulatory databases, on-site records, User provided records, records from local government agencies, interviews with regulatory officials, or interviews with other individuals knowledgeable about the Site may be reviewed.

It is the Environmental Professional's opinion that a file review is not warranted based on the following reasons: distance and/or hydrologic orientation of environmental concerns relative to the Site; and known or suspected groundwater flow direction; regulatory status.

Apex contacted agencies as summarized in the table below for public information requests including open records and Freedom of Information Act (FOIA). Copies of pertinent open record and FOIA responses and records of communication are provided in [Appendix J](#).

Information obtained via the below listed file reviews for Site and adjoining properties regulatory listings is discussed in detail above in [Section 7.1](#).

File Review/Public Records or Database Review Summary	
Agency	Summary
California State Water Resources Control Board (SWRCB) GeoTracker Online Database	Apex search for files on the California SWRCB GeoTracker online database of the Site and surrounding properties. Pertinent files were discussed in Section 7.1.

File Review/Public Records or Database Review Summary	
Agency	Summary
Benicia Fire Department	Apex submitted a FOIA request to the Benicia Fire Department on September 28, 2023. No response was received by the date of the issuance of this report. If files which are determined to be significant to the report findings are obtained, Apex will provide these findings to the User.

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8.0 INTERVIEWS

Apex performed interviews with individual(s) knowledgeable about the Site and adjoining property uses, as summarized in the table below.

Interviews			
Name	Title/Company	Date	Comments
Dan McPeak	Project Manager	October 3, 2023	Mr. McPeak with FollettUSA provided general information regarding the Site which is presented throughout this report as applicable. Mr. McPeak did not provide a site contact associated with the owner of the Site.

9.0 FINDINGS, OPINIONS, CONCLUSIONS, AND DATA GAPS

Apex has performed a Phase I ESA of Vacant Land addressed as 7000 Goodyear Road, which is described in [Section 2.0](#) of this report. This project was performed in general conformance with the scope and limitations of ASTM Standard Designation: E1527-21 “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,” the USEPA’s Standards and Practices for AAI, 40 CFR, Part 312, and additional terms and conditions required by contract with FollettUSA. Any exceptions to, or deletions from, this practice are described in [Section 1.0](#) of this report. Apex notes that as of the date of this report, USEPA has not formally approved E1527-21. While this Phase I ESA was conducted in a manner generally consistent with ASTM E1527-21, the scope of services outlined herein is also generally consistent with ASTM E1527-13.

This assessment has revealed no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), historical recognized environmental conditions (HRECs), or *de minimis* conditions in connection with the Site.

Type of Concern	Finding
Recognized Environmental Condition (REC)	Apex did not identify RECs associated with the Site.
Controlled Recognized Environmental Conditions (CREC)	Apex did not identify CRECs associated with the Site.
Institutional Controls (ICs) and/or Engineering Controls (ECs)	Apex did not identify ICs associated with the Site.
	Apex did not identify ECs associated with the Site.
Historical Recognized Environmental Conditions (HREC)	Apex did not identify HRECs associated with the Site.
De Minimis Conditions	Apex did not identify de minimis conditions associated with the Site.

Type of Concern	Finding
Vapor Migration	<p>In general, EPA does not regulate indoor air quality except to the extent that indoor air impacts are caused by releases of hazardous substances into subsurface soil or groundwater (vapor intrusion). ASTM E1527-21 defines “migrate” and “migration” as referring to the movement of hazardous substances or petroleum products in any form, including solid and liquid at the surface or subsurface, and vapor in the subsurface. Vapor migration in the subsurface is described in ASTM E2600 – Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction; however, nothing in ASTM E1527-21 should be construed to require application of the ASTM E2600 standard to achieve compliance with all appropriate inquiries.</p> <p>Subject to the above limitations, as part of the evaluation of the Site completed by Apex to identify RECs, the potential presence of hazardous substances or petroleum products in any form, including soil vapor, was evaluated.</p> <p>Apex did not identify any RECs in connection with the Site that would likely pose a vapor migration concern.</p>
Business Environmental Risk (BER)	Apex did not identify BERs associated with the Site.
Non-ASTM Considerations	Non-ASTM considerations were not included in this assessment's scope of services.
Significant Data Gaps	Apex did not identify significant data gaps associated with the Site.

Data Gaps

The ASTM Standard requires that the report identify the following: 1) obvious uses of the Site since 1940 or first development, whichever is earlier; and 2) significant “data gaps” which affect the ability of the Environmental Professional to identify RECs. A data gap by itself is not inherently significant. Apex identified the following data gaps in this assessment:

Data Gaps	Significance
Apex identified historical source gaps greater than 5-years and considers this a data gap. However, it is the Environmental Professional's opinion that based on a review of available environmental databases, historical sources, interviews, and other documentation, this data gap is not significant.	Not Significant

Data Gaps	Significance
Apex has not received a response back from all government agencies and considers this a data gap. Based on the current and/or historical use of the Site and findings of this report, Apex does not consider this a significant data gap.	Not Significant
An environmental lien and AUL search was not provided by the User to Apex for review during this assessment and was not performed by Apex as part of the scope of services for this assessment. Based on the ASTM Standard requirements, Apex interprets the lack of environmental lien and AUL search as a data gap for this Phase I ESA. Based on the current and/or historical use of the Site and findings of this report, Apex does not consider this a significant data gap.	Not Significant
A completed questionnaire was not returned to Apex. The lack of a returned User Questionnaire is considered a data gap. During the completion of this report, Apex was able to gather enough information regarding the Site such that Apex does not consider this data gap significant.	Not Significant

10.0 NON-ASTM CONSIDERATIONS

An evaluation of “Non-ASTM” issues was not included in the scope of services for this assessment.

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11.0 ENVIRONMENTAL PROFESSIONALS

11.1 Environmental Professional Statement

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

Signature for Jeff Lower
Jeff Lower
National Program Manager/Environmental Professional
October 3, 2023

11.2 Signatures

Report Author	Client Program Manager
Signature for Dan Hisey	Signature for Jeff Lower
Dan Hisey	Jeff Lower

11.3 Qualifications of Apex Personnel

Qualifications for Apex personnel responsible for the completion of this report are included in [Appendix K](#).

12.0 TERMINOLOGY

Note: references in this section refer to ASTM E1527-21.

abandoned property, n—property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property.

activity and use limitations (AULs), n—legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.

These legal or physical restrictions, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, soil vapor, groundwater, and/or surface water on a property.

actual knowledge, n—knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge that is knowledge imputed to an individual or entity.

adjoining properties, n—any real property or properties the border of which is contiguous or partially contiguous with that of the Site, or that would be contiguous or partially contiguous with that of the Site but for a street, road, or other public thoroughfare separating them.

aerial photographs, n—photographs taken from an aerial platform with sufficient resolution to allow identification of development and activities.

all appropriate inquiries, n—that inquiry constituting all appropriate inquiries into the previous ownership and uses of the Site consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C. § 9601(35)(B) and 40 C.F.R. Part 312, that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to CERCLA liability (42 U.S.C. §§ 9601(35)(A) & (B), § 9607(b)(3), § 9607(q), and § 9607(r)), assuming compliance with other elements of the defense.

approximate minimum search distance, n—the area for which records must be obtained and reviewed pursuant to Section 8 subject to the limitations provided in that section. This may include areas outside the Site and shall be measured from the nearest Site boundary. This term is used in lieu of radius to include irregularly shaped properties.

bona fide prospective purchaser [42 U.S.C. § 9607(r)], n—a person may qualify as a bona fide prospective purchaser if, among other requirements, such person made “all appropriate inquiries into the previous ownership and uses of the facility in accordance with generally accepted good commercial and

customary standards and practices.” Knowledge of contamination resulting from all appropriate inquiries would not generally preclude this liability protection. A person must make all appropriate inquiries on or before the date of purchase. The facility must have been purchased after January 11, 2002.

Brownfields Amendments, n—amendments to CERCLA pursuant to the Small Business Liability Relief and Brownfields Revitalization Act, Pub. L. No. 107 - 118 (2002), 42 U.S.C. § 9601 et seq.

building department records, n—those records of the local government in which the Site is located indicating permission of the local government to construct, alter, or demolish improvements on a property.

business environmental risk (BER), n—a risk which can have a material environmental or environmentally – driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of BER issues may involve addressing one (or more) non-scope considerations.

commercial real estate, n—any real property except a dwelling or property with no more than four dwelling units exclusively for residential use (except that a dwelling or property with no more than four dwelling units exclusively for residential use is included in this term when it has a commercial function, as in the construction of such dwellings for profit). This term includes but is not limited to undeveloped real property and real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes; property used for residential purposes that has more than four residential dwelling units; and property with no more than four dwelling units for residential use when it has a commercial function, as in the building of such dwellings for profit.

commercial real estate transaction, n—a transfer of title to or possession of real property or receipt of a security interest in real property, except that it does not include transfer of title to or possession of real property or the receipt of a security interest in real property with respect to an individual dwelling or building containing fewer than five dwelling units, nor does it include the purchase of a lot or lots to construct a dwelling for occupancy by a purchaser, but a commercial real estate transaction does include real property purchased or leased by persons or entities in the business of constructing or developing dwelling units.

construction debris, n—concrete, brick, asphalt, and other such building materials discarded in the construction of a building or other improvement to property.

contaminated public wells, n—public wells used for drinking water that have been designated by a government entity as contaminated by hazardous substances (for example, chlorinated solvents) or petroleum products, or as having water unsafe to drink without treatment.

contiguous property owner [42 U.S.C. § 9607(q)], n—a person may qualify for the contiguous property owner liability protection if, among other requirements, such person owns real property that is contiguous to, and that is or may be contaminated by hazardous substances from other real property that is not owned by that person. Furthermore, such person conducted all appropriate inquiries at the time of acquisition of the Site and did not know or have reason to know that the Site was or could be contaminated by a release or threatened release from the contiguous property. The all appropriate inquiries must not result in knowledge of contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the contiguous property owner liability protection.

controlled recognized environmental condition, n—recognized environmental condition 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 (for example, activity and use limitations or other property use limitations).

data failure, n—failure to achieve the historical research objective in 8.3.1 even after reviewing the standard historical resources in 8.3.4.1 through 8.3.4.8 that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.

data gap, n—a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.). See 12.6.

de minimis condition, n—a condition related to a release that generally does 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. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.

demolition debris, n—concrete, brick, asphalt, and other such building materials discarded in the demolition of a building or other improvement to a property.

drum, n—a container (typically, but not necessarily, holding 55 gal (208 L) of liquid) that may be used to store hazardous substances or petroleum products.

dry wells, n—underground areas where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and nonintentional), and wastewater disposal (often illegal).

due diligence, n—the process of inquiring into the environmental characteristics of commercial real estate or other conditions, usually in connection with a commercial real estate transaction. The degree and kind of due diligence vary for different properties, and differing purposes.

dwelling, n—structure or portion thereof used for residential habitation.

engineering controls, n—physical modifications to a site or facility (for example, capping, slurry walls, or point of use water treatment) to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or groundwater on a property. Engineering controls are a type of activity and use limitation (AUL).

environment, n—environment shall have the same meaning as the definition of environment in CERCLA 42 U.S.C. § 9601(8)). For additional background information, see Legal Appendix (Appendix X1) to X1.1.1 “Releases or Threatened Releases.”

environmental compliance audit, n—the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe this practice, although an environmental compliance audit may include an environmental site assessment or, if prior audits are available, may be part of an environmental site assessment.

environmental lien, n—a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 U.S.C. §§ 9607(1) & 9607(r) and similar state or local laws.

environmental professional, n—a person meeting the education, training, and experience requirements as set forth in 40 C.F.R. § 312.10(b). For the convenience of the reader, this section is reprinted in Appendix X2. The person may be an independent contractor or an employee of the user.

environmental site assessment (ESA), n—the process by which a person or entity seeks to determine if a subject property is subject to recognized environmental conditions. At the option of the user, an environmental site assessment may include more inquiry than that constituting all appropriate inquiries or, if the user is not concerned about qualifying for the LLPs, less inquiry than that constituting all appropriate inquiries. An environmental site assessment is both different from and often less rigorous than an environmental compliance audit.

ERNS list, n—EPA's emergency response notification system list of reported CERCLA hazardous substance releases or spills in quantities greater than the reportable quantity, as maintained at the National Response Center. Notification requirements for such releases or spills are codified in 40 C.F.R. Parts 302 and 355.

fill dirt, n—dirt, soil, sand, or other earth, that is obtained off - site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

fire insurance maps (FIMs), n—maps originally produced for fire insurance purposes that indicate uses of properties at specified dates.

good faith, n—absence of any intention to seek an unfair advantage or to defraud another party; an honest and sincere intention to fulfill one's obligations in the conduct or transaction concerned.

hazardous substance, n—a substance defined as a hazardous substance pursuant to CERCLA 42 U.S.C. § 9601(14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title, (C) any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of the Resource Conservation and Recovery Act of 1976 (RCRA), as amended, (42 U.S.C. § 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. § 6901 et seq.) has been suspended by Act of Congress), (D) any toxic pollutant listed under section 1317(a) of Title 33, (E) any hazardous air pollutant listed under section 112 of the Clean Air Act (42 U.S.C. § 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the Administrator (of EPA) has taken action pursuant to section 2606 of Title 15. The term does not include

petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).” (See Appendix X1.)

hazardous waste, n—any hazardous waste having the characteristics identified under or listed pursuant to section 3001 of RCRA, as amended, (42 U.S.C. § 6921) (but not including any waste the regulation of which under RCRA (42 U.S.C. §§ 6901 - 6992k) has been suspended by Act of Congress). RCRA is sometimes also identified as the Solid Waste Disposal Act. RCRA defines a hazardous waste, at 42 U.S.C. § 6903, as: “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may: (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

hazardous waste/contaminated sites, n—sites on which a release has occurred, or is suspected to have occurred, of any hazardous substance, hazardous waste, or petroleum products, and that release or suspected release has been reported to a government entity.

historical recognized environmental condition, n—a previous release of hazardous substances or petroleum products affecting the Site 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 Site to any controls (for example, activity and use limitations or other property use limitations). A historical recognized environmental condition is not a recognized environmental condition. For examples of historical recognized environmental conditions, see Appendix X4.

IC/EC registries, n—databases of institutional controls or engineering controls that may be maintained by a federal, state, or local environmental agency for purposes of tracking sites that may contain residual contamination and AULs. The names for these may vary from program to program and state to state, and include terms such as, but not limited to the following: Declaration of Environmental Use Restriction database (Arizona), Land Use Restriction Sites (California Department of Toxic Substances Control), Sites with Deed Restrictions (California State Water Resources Control Board), Environmental Covenant List (Washington), Sites With Environmental Covenants and Use Restrictions (Colorado), Institutional Control Registry (Indiana), Environmental Site Tracking and Research Tool (Missouri), and the Pennsylvania Activity and Use Limitation (PA AUL) Registry.

innocent landowner [42 U.S.C. §§ 9601(35) & 9607(b)(3)], n—a person may qualify as one of three types of innocent landowners: (1) a person who “did not know and had no reason to know” that contamination existed on the Site at the time the purchaser acquired the Site; (2) a government entity which acquired the Site by escheat, or through any other involuntary transfer or acquisition, or through the exercise of eminent domain authority by purchase or condemnation; or, (3) a person who “acquired the facility by inheritance or bequest.” To qualify for the innocent landowner defense, such person must have made all appropriate inquiries on or before the date of purchase. Furthermore, the all appropriate inquiries must not have resulted in knowledge of the contamination. If it does, then such person did “know” or “had reason to know” of contamination and would not be eligible for the innocent landowner defense. See Appendix X1 for the other necessary requirements that are beyond the scope of this practice.

institutional controls (IC), n—a legal or administrative mechanism (for example, “deed restrictions,” restrictive covenants, easements, or zoning) on the use of, or access to, a site or facility to (1) reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the property, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. An institutional control is a type of activity and use limitation (AUL).

interviews, n—those portions of this practice that are conducted to gather information from an individual or individuals in person, by telephone, in writing, or via other electronic media to meet the objectives of this practice.

key site manager, n—the person identified by the owner or operator of a Site as having good knowledge of the uses and physical characteristics of the Site. See 10.5.1.

land title records, n—records that affect the title of real estate, which may include, among other things, deeds, mortgages, leases, land contracts, court orders, easements, liens, and AULs recorded within the recording systems or land registration systems created by state statute in every state and ordinarily administered in the local jurisdiction (usually the county) in which the Site is located, and available by performing a title search. Such records are publicly accessible, though the process of performing a title search to find land title records often requires specialized expertise or knowledge of the local system (see 5.4 – AULs and Environmental Liens in Land Title Records). Information about the title to the Site that is filed or stored in any place other than where land title records are, by law or custom, recorded for the local jurisdiction in which the Site is located, are not considered land title records.

landfill, n—a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term solid waste disposal site and is also known as a garbage dump, trash dump, or similar term.

landowner liability protections (LLPs), n—a defense to CERCLA available to bona fide prospective purchasers, contiguous property owners, and innocent landowners. See 42 U.S.C. §§ 9601(35)(A), 9601(40), 9607(q), and 9607(r).

local government agencies, n—those agencies of municipal or county government having jurisdiction over the Site. Municipal and county government agencies include but are not limited to cities, parishes, townships, and similar entities.

local street directories, n—directories published by private or government entities that list the occupant(s) of a specific address at the time the occupant data were collected, typically within a year of the publication date of the directory.

major occupants, n—those tenants, subtenants, or other persons or entities each of which uses at least 40 % of the leasable area of the Site or any anchor tenant when the Site is a shopping center.

material safety data sheet (MSDS), n—see safety data sheet.

material threat, n—obvious threat which is likely to lead to a release and that, in the opinion of the environmental professional, would likely result in impact to public health or the environment. An example might include an aboveground storage tank system that contains a hazardous substance and which shows evidence of damage. The damage would represent a material threat if it is deemed serious enough that it may cause or contribute to tank integrity failure with a release of contents to the environment.

migrate/migration, v/n—for the purposes of this practice, “migrate” and “migration” refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

National Priorities List (NPL), n—list compiled by EPA pursuant to CERCLA 42 U.S.C. § 9605(a)(8)(B) of sites with the highest priority for cleanup pursuant to EPA’s Hazard Ranking System. See 40 C.F.R. Part 300.

obvious, adj—that which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer.

occupants, n—those tenants, subtenants, or other persons or entities using a property or a portion of a property.

operator, n—person responsible for the overall operation of a facility.

other historical resources, n—any resource other than those designated in 8.3.4.1 through 8.3.4.8 that are credible to a reasonable person and that identify past uses of properties. See 8.3.4.9.

owner, n—generally the fee owner of record of a property.

petroleum exclusion, n—the exclusion from CERCLA liability provided in 42 U.S.C. § 9601(14), as interpreted by the courts and EPA: “The term (hazardous substance) does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).”

petroleum products, n—those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. § 9601(14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.)

Phase I Environmental Site Assessment, n—the process described in this practice.

physical setting sources, n—resources that provide information about the geologic, hydrogeologic, hydrologic, or topographic characteristics of the area that includes the Site. See 8.2.1.

pits, ponds, or lagoons, n—manmade or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products. The likelihood of such liquids or sludge being present is determined by evidence of factors associated with the pit, pond, or lagoon, including, but not limited to, discolored water, distressed vegetation, or the presence of an obvious wastewater discharge.

practically reviewable, adj—information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the Site without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the Site or a geographic area in which the Site is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much information is generated that it cannot be feasibly reviewed regarding its impact on the Site, it is not practically reviewable.

property, n—real property, including buildings and other fixtures and improvements located on and affixed to the land.

property use limitation, n—limitation or restriction on current or future use of a property in connection with a response to a release, in accordance with the applicable regulatory authority or authorities that allows hazardous substances or petroleum products to remain in place at concentrations exceeding unrestricted use criteria.

property tax files, n—files kept for property tax purposes by the local jurisdiction which may include records of past ownership, appraisals, maps, sketches, photographs, or other information.

publicly available, adj—information that is publicly available means that the source of the information allows access to the information by anyone upon request.

RCRA generators, n—those persons or entities that generate hazardous wastes, as defined and regulated by RCRA.

RCRA TSD facilities, n—those facilities on which treatment, storage, and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA.

reasonably ascertainable, adj—information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable.

recognized environmental conditions, n—(1) the presence of hazardous substances or petroleum products in, on, or at the Site due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the Site 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 Site under conditions that pose a material threat of a future release to the environment.

records review, n—that part that is contained in Section 8 of this practice that addresses which records shall or may be reviewed.

release, n/v—a release of any hazardous substance or petroleum product shall have the same meaning as the definition of “release” in CERCLA 42 U.S.C. § 9601(22). There are a number of statutory exclusions from the definition of release that may impact the environmental professional’s opinions and conclusions, such as the normal application of fertilizer. For additional background information, see Legal Appendix (Appendix X1) to X1.1.1 “Releases and Threatened Releases.”

report, n—written report prepared by the environmental professional and constituting part of a “Phase I Environmental Site Assessment,” as required by this practice.

safety data sheets, n—written or printed material that is prepared by chemical manufacturers and importers for distributors’ and employers’ use that provides comprehensive information regarding a hazardous chemical pursuant to OSHA’s Hazard Communication Standard (HCS), 29 C.F.R. § 1910.1200.

significant data gap, n—a data gap that affects the ability of the environmental professional to identify a recognized environmental condition. See 12.6.2.

site reconnaissance, n—that part that is contained in Section 9 of this practice and addresses what should be done in connection with the site visit. The site reconnaissance includes, but is not limited to, the site visit done in connection with such a Phase I Environmental Site Assessment.

site visit, n—the visit to the Site during which observations are made constituting the site reconnaissance section of this practice.

solid waste disposal site, n—a place, location, tract of land, area, or premises used for the disposal of solid wastes as defined by state solid waste regulations. The term is synonymous with the term landfill and is also known as a Garbage dump, trash dump, or similar term.

solvent, n—a chemical compound that is capable of dissolving another substance and may itself be a hazardous substance, used in a number of manufacturing/industrial processes including but not limited to the manufacture of paints and coatings for industrial and household purposes, equipment clean - up, and surface degreasing in metal fabricating industries.

standard environmental record sources, n—those records specified in 8.2.2.

standard historical resources, n—those resources of information about the history of uses of properties specified in 8.3.4.

standard physical setting resources, n—recent USGS 7.5 Minute Topographic Map (or equivalent) showing contour lines and the area on which the Site is located, and site - specific physical setting information obtained pursuant to agency file reviews. See 8.2.1.

standard practice, n—the activities set forth in ASTM E1527-21.

standard sources, n—sources of environmental, physical setting, or historical records specified in Section 8 of this practice.

site, n—the property that is the subject of the environmental site assessment described in this practice.

sump, n—pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

topographic map, n—graphic representation delineating natural and man - made features of an area or region in a way that shows their relative positions and elevations.

TSD facility, n—treatment, storage, or disposal facility. See 3.2.71.

underground injection, n—the emplacement or discharge of fluids into the subsurface by means of a well, improved sinkhole, sewage drain hole, subsurface fluid distribution system or other system, or groundwater point source.

underground storage tank (UST), n—any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10 % or more beneath the surface of the ground.

user, n—the party seeking to use Practice E1527 to complete an environmental site assessment of the Site.

USGS 7.5 Minute Topographic Map, n—USGS Topographic Map, including the current US Topo 7.5 – Minute Series or the historical 7.5 - Minute Topographic Series, which is available from the United States Geologic Survey and showing the Site.

visually and/or physically observed, v—during a site visit pursuant to this practice, this term means observations made by visual, auditory, or olfactory means while performing the site reconnaissance.

wastewater, n—water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Wastewater does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

zoning/land use records, n—those records of the local government of areas encompassing the Site indicating the uses permitted by the local government in particular zones within its jurisdiction. The records may consist of maps or written records.

13.0 REFERENCES

The following reference materials were used during the course of this Phase I ESA:

References			
Document Type	Author	Date	Document Name
ASTM Standard	ASTM International (ASTM)	2021	Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21
Aerial Photographs	ERIS	September 29, 2023	N/A
Fire Insurance Maps	ERIS	September 27, 2023	N/A
Topographic Maps	ERIS	September 27, 2023	N/A
Database Report	ERIS	September 28, 2023	N/A
Physical Setting Report	ERIS	September 27, 2023	N/A
City Directories	ERIS	September 29, 2023	N/A

14.0 ACRONYMS

Apex - Apex Companies, LLC

AULs - Activity and Use Limitations

BGS - below grade surface

CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (as amended, 42 U.S.C. § 9601 *et seq.*)

CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System

C.F.R. - Code of Federal Regulations

CREC - Controlled Recognized Environmental Condition

EC - Engineering Control

EPA - United States Environmental Protection Agency

EPCRA - Emergency Planning and Community Right to Know Act (also known as SARA Title III), 42 U.S.C. §§ 11001 - 11050 *et seq.*

ERNS - emergency response notification system

ESA - environmental site assessment

FR - Federal Register

HREC - Historical Recognized Environmental Condition

IC - Institutional Control

LLP - Landowner Liability Protections under the Brownfields Amendments

LPST - Leaking petroleum storage tank

LUST - Leaking underground storage tank

$\mu\text{g/L}$ - micrograms per liter

$\mu\text{g/m}^3$ - micrograms per cubic meter (of air)

mg/kg - milligrams per kilogram

NCP - National Contingency Plan

NFRAP - Sites where no further remedial action is planned under CERCLA

NPDES - National Pollutant Discharge Elimination System

NPL - National Priorities List

PCBs - Polychlorinated biphenyls

RCRA - Resource Conservation and Recovery Act (as amended, 42 U.S.C. § 6901 *et seq.*)

REC - Recognized Environmental Condition

RCRA - Superfund Amendments and Reauthorization Act of 1986 (amendment to CERCLA).

TSDf - *hazardous waste* treatment, storage, or disposal facility

U.S.C. - United States Code

USGS - United States Geological Survey

UST - Underground Storage Tank

Appendix A: Figures

Figure 1: Site Location Map



Figure 1: Site Location Map

7000 Goodyear Road
Benicia, California 94510



Figure 2: Site Plan



Figure 2: Site Plan
7000 Goodyear Road
Benicia, California 94510

Figure 3: Surrounding Properties



Figure 3: Surrounding Properties

7000 Goodyear Road
Benicia, California 94510

Appendix B: Site Photographs

1 - View of the north end of the Site from the west facing east.



2 - View of the Site from the north facing south.



3 - View of the east end of the Site from the north facing south.



4 - Fence line along the east end of the Site.



5 - View across the Site from the northeast to the southwest.



6 - View of the Site from the center facing north.



7 - Fencing on eastern end of the Site.



8 - Storm water retention pond located in the southeast corner of the Site.



9 - View across the Site from the east facing west.



10 - Removed soil in area of former utility pole in the south-center of the Site.



11 - View of the southern end of the Site.



12 - View across the Site from the south facing north.



13 - Southwestern portion of the Site.



14 - Another view of the storm water retention pond located in the southeast portion of the Site.



15 - View of the Site from the southwest corner facing northeast.



16 - View of the Site from the center facing north.



17 - View of the Site from the center facing south.



18 - Undeveloped land and railroad tracks located to the northeast of the Site.



19 - View of the undeveloped land and railroad tracks to the east.



20 - Light industrial building addressed as 6800-6860 Goodyear Road, located to the south of the Site.



21 - View of the front of the light industrial building addressed as 6800-6860 Goodyear Road located to the south.



22 - Vision Recycling facility, addressed as 1460 Goodyear Road, located beyond Goodyear Road to the west-northwest.



23 - View of the entrance to Vision Recycling located beyond Goodyear Road to the north.



Appendix C: User Questionnaire and Title and Environmental Lien Searches

None Provided

Appendix D: Prior Reports

None Provided

Appendix E: Historical Aerial Photographs



HISTORICAL AERIALS

Project Property: FollettUSA - Benicia CA
7000 Goodyear Road
Benicia CA 94510

Project No: FOL011-0313093-23010538

Requested By: Apex Companies, LLC

Order No: 23092600942

Date Completed: September 29, 2023

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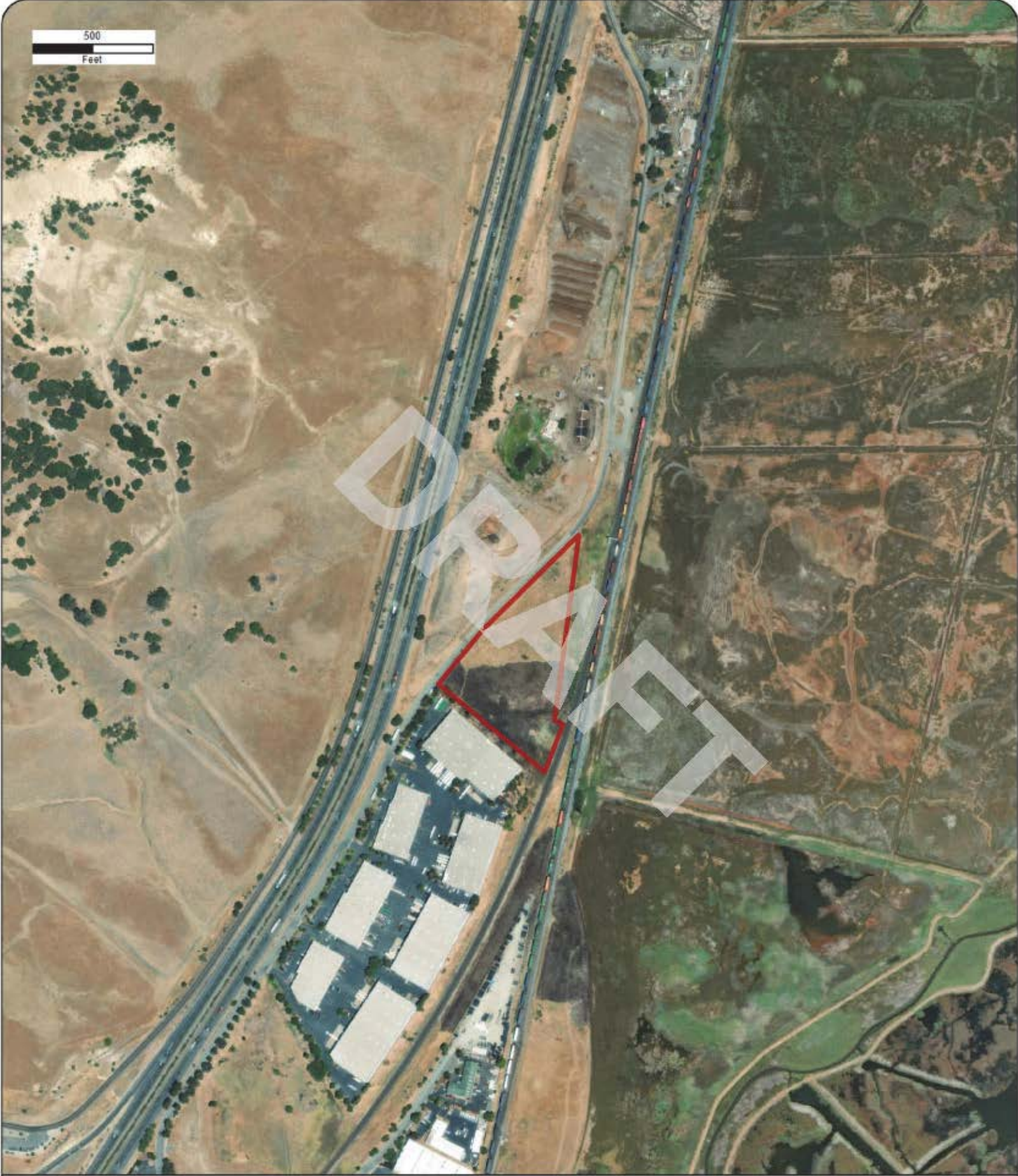
Environmental Risk Information Services

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Date	Source	Scale	Comments
2022	MAXAR TECHNOLOGIES	1" = 500'	
2020	United States Department of Agriculture	1" = 500'	
2018	United States Department of Agriculture	1" = 500'	
2016	United States Department of Agriculture	1" = 500'	
2014	United States Department of Agriculture	1" = 500'	
2012	United States Department of Agriculture	1" = 500'	
2010	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2006	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
2004	United States Department of Agriculture	1" = 500'	
2003	United States Department of Agriculture	1" = 500'	
1993	United States Geological Survey	1" = 500'	
1987	United States Geological Survey	1" = 500'	
1980	United States Geological Survey	1" = 500'	
1974	United States Geological Survey	1" = 500'	
1968	United States Geological Survey	1" = 500'	
1958	United States Geological Survey	1" = 500'	
1948	United States Geological Survey	1" = 500'	
1937	Agricultural Stabilization & Conserv. Service	1" = 500'	

500
Feet



Year: 2022
Source: MAXAR
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 2020
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



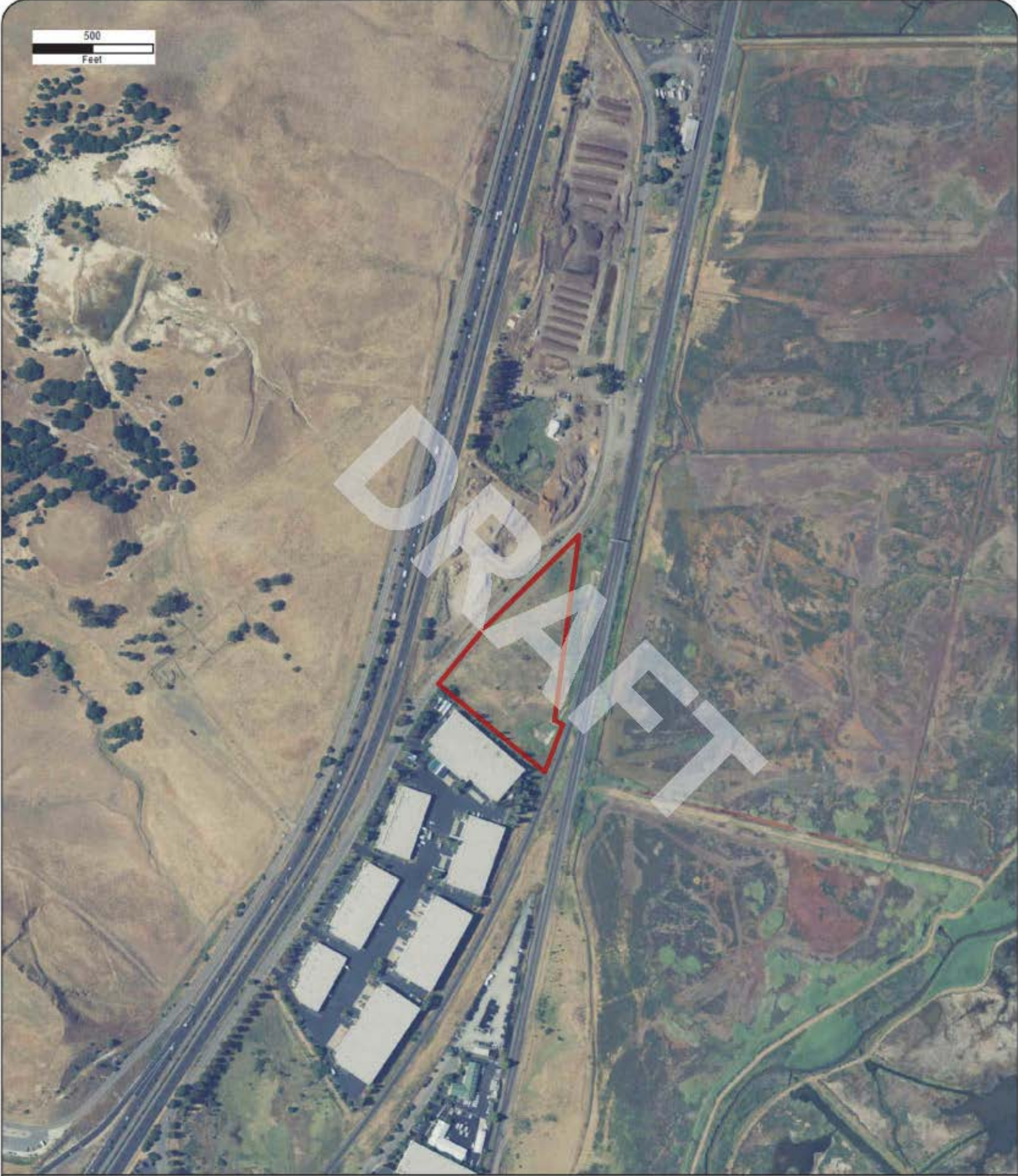
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Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Year: 2016
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



Year: 2014
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



Year: 2012
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



Year: 2010
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 2006
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 2004
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



Year: 2003
Source: USDA
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



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Feet



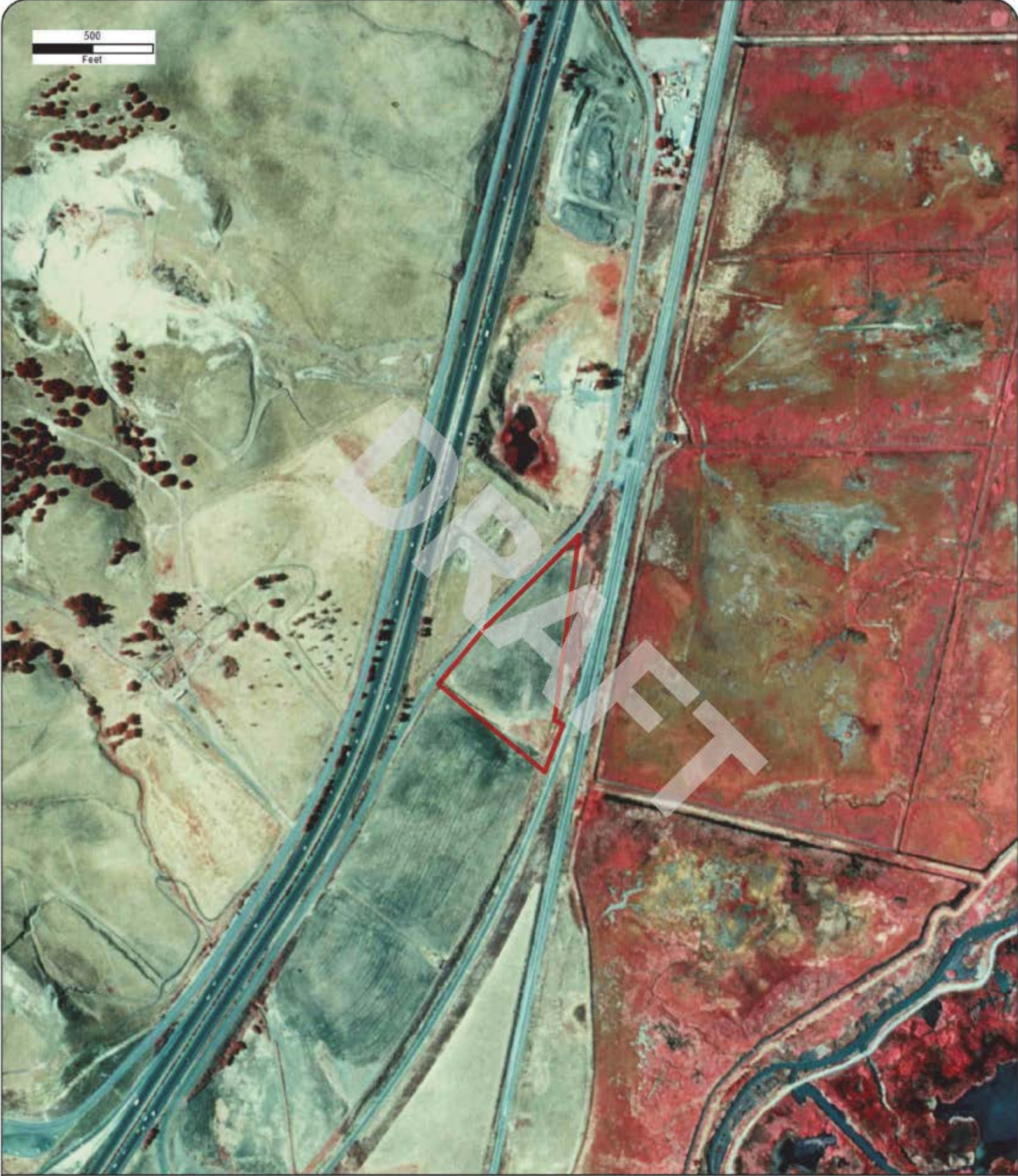
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Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 1987
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 1980
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet

DRAFT

Year: 1974
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 1968
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 1958
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet



Year: 1948
Source: USGS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



500
Feet

~~RESTRICTED~~

DRAFT

Year: 1937
Source: ASCS
Scale: 1" = 500'
Comment:

Address: 7000 Goodyear Road, Benicia, CA
Approx Center: -122.1052078,38.09237961

Order No: 23092600942



Appendix F: Historical Fire Insurance Maps



FIRE INSURANCE MAPS

Project Property: FollettUSA - Benicia CA
7000 Goodyear Road
Benicia CA 94510

Project No: FOL011-0313093-23010538

Requested By: Apex Companies, LLC

Order No: 23092600942

Date Completed: September 27, 2023

Please note that no information was found for your site or adjacent properties.

Appendix G: Historical Topographic Maps



TOPOGRAPHIC MAPS

Project Property:

FollettUSA - Benicia CA
7000 Goodyear Road
Benicia CA 94510

Project No:

FOL011-0313093-23010538

Requested By:

Apex Companies, LLC

Order No:

23092600942

Date Completed:

September 27, 2023

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We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
------	------------

2021	7.5
2018	7.5
2015	7.5
1980	7.5
1968	7.5
1959	7.5
1951	7.5
1942	15
1940	15
1901	15
1898	15
1896	15

Topographic Map Symbolology for the maps may be available in the following documents:

Pre-1947

[Page 223 of 1918 Topographic Instructions](#)

[Page 130 of 1928 Topographic Instructions](#)

1947-2009

[Topographic Map Symbols](#)

2009-present

[US Topo Map Symbols](#)

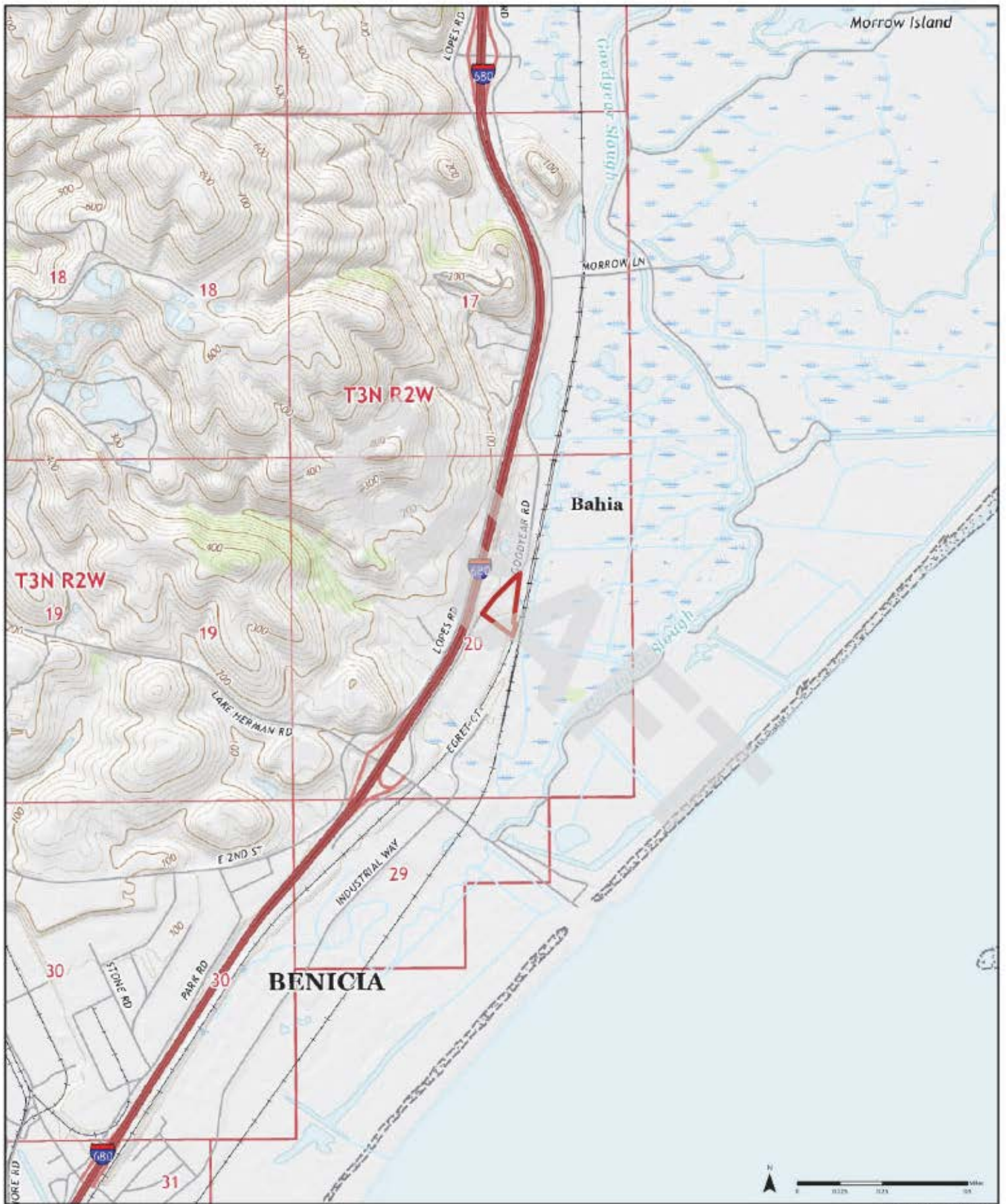
Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

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2021

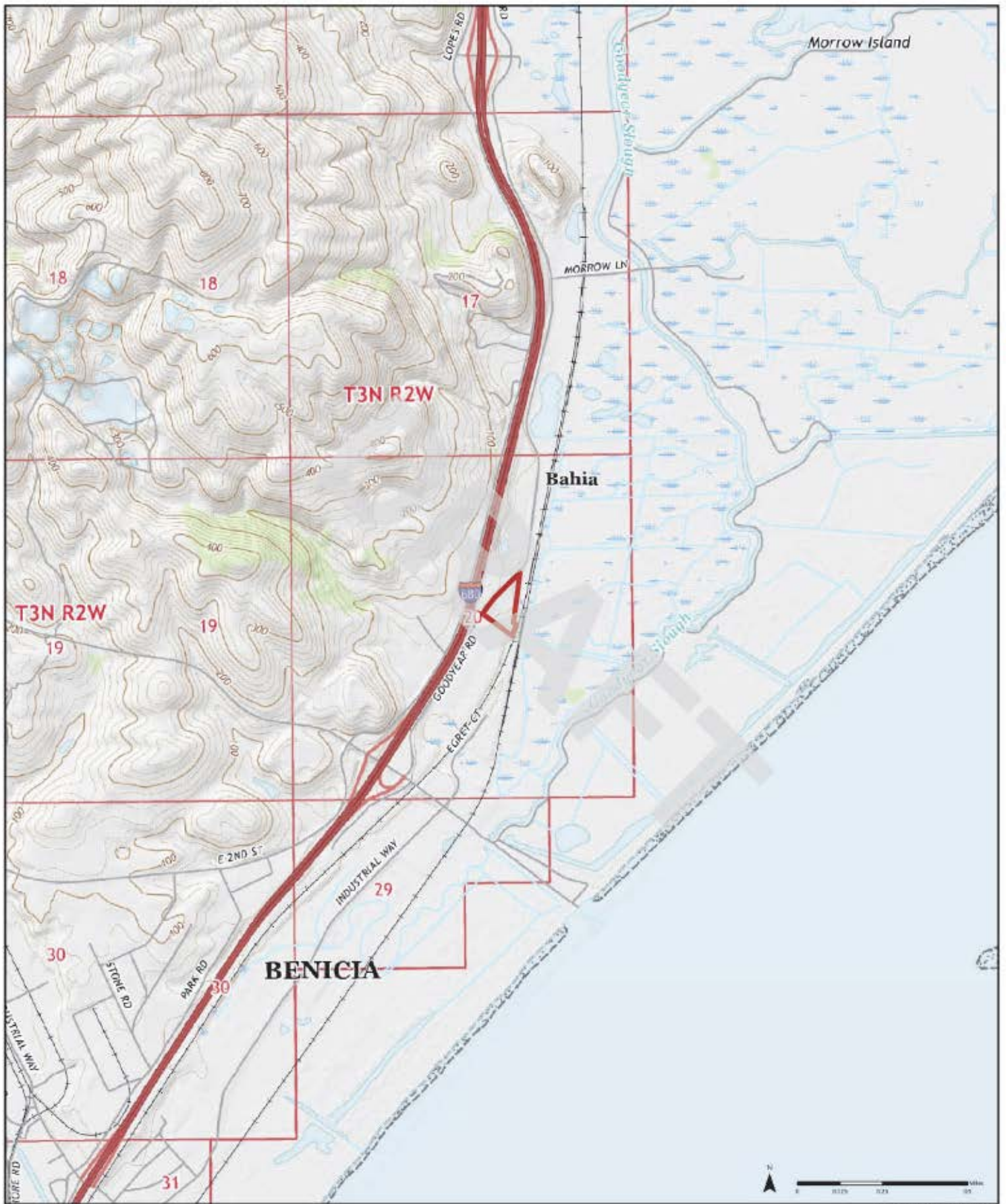
Order No. 23092600942



Available Quadrangle(s): Vine Hill, CA
Benicia, CA

Source: USGS 7.5 Minute Topographic Map





2018

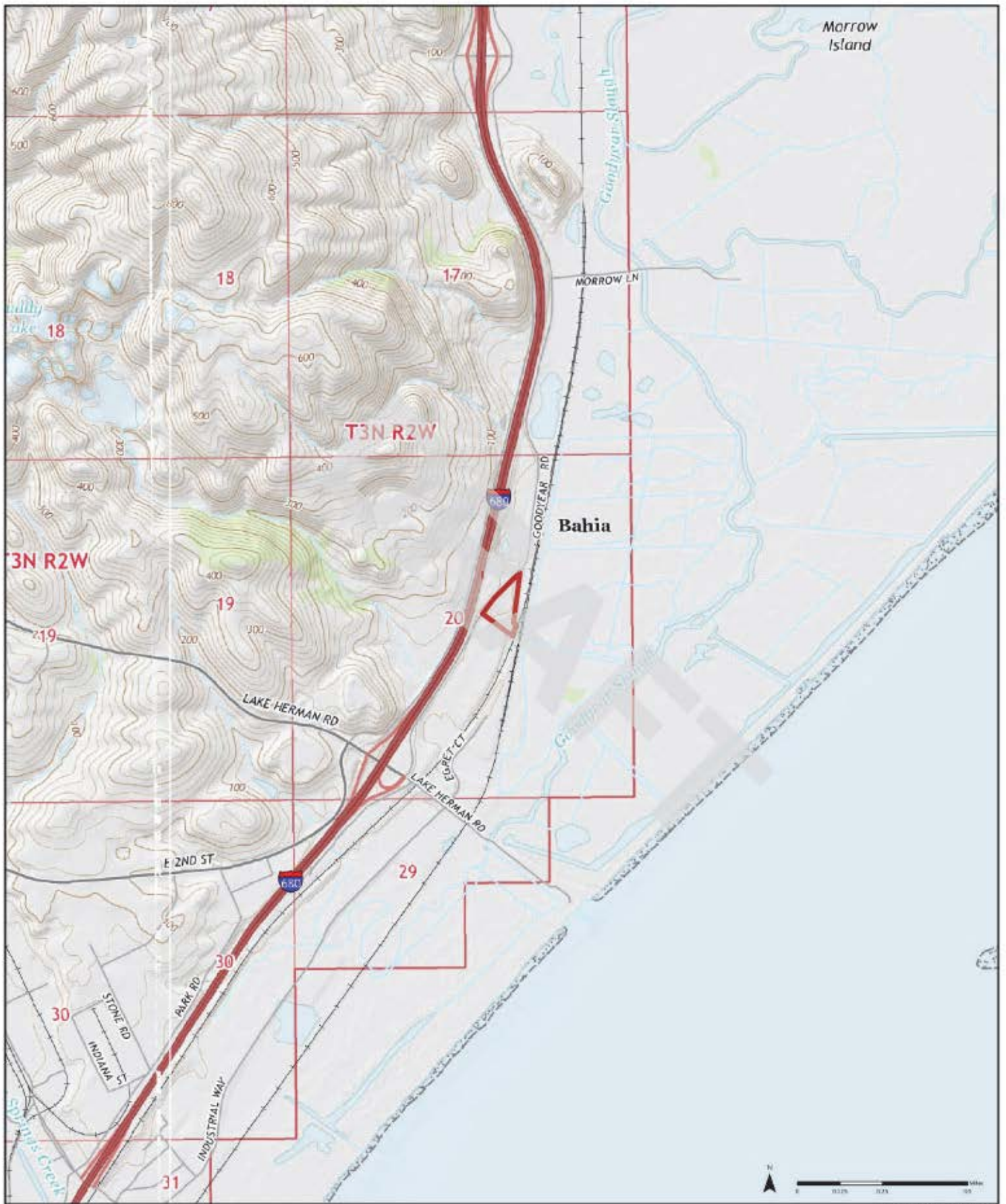
Order No. 23092600942



Available Quadrangle(s): Vine Hill, CA
Benicia, CA

Source: USGS 7.5 Minute Topographic Map





2015

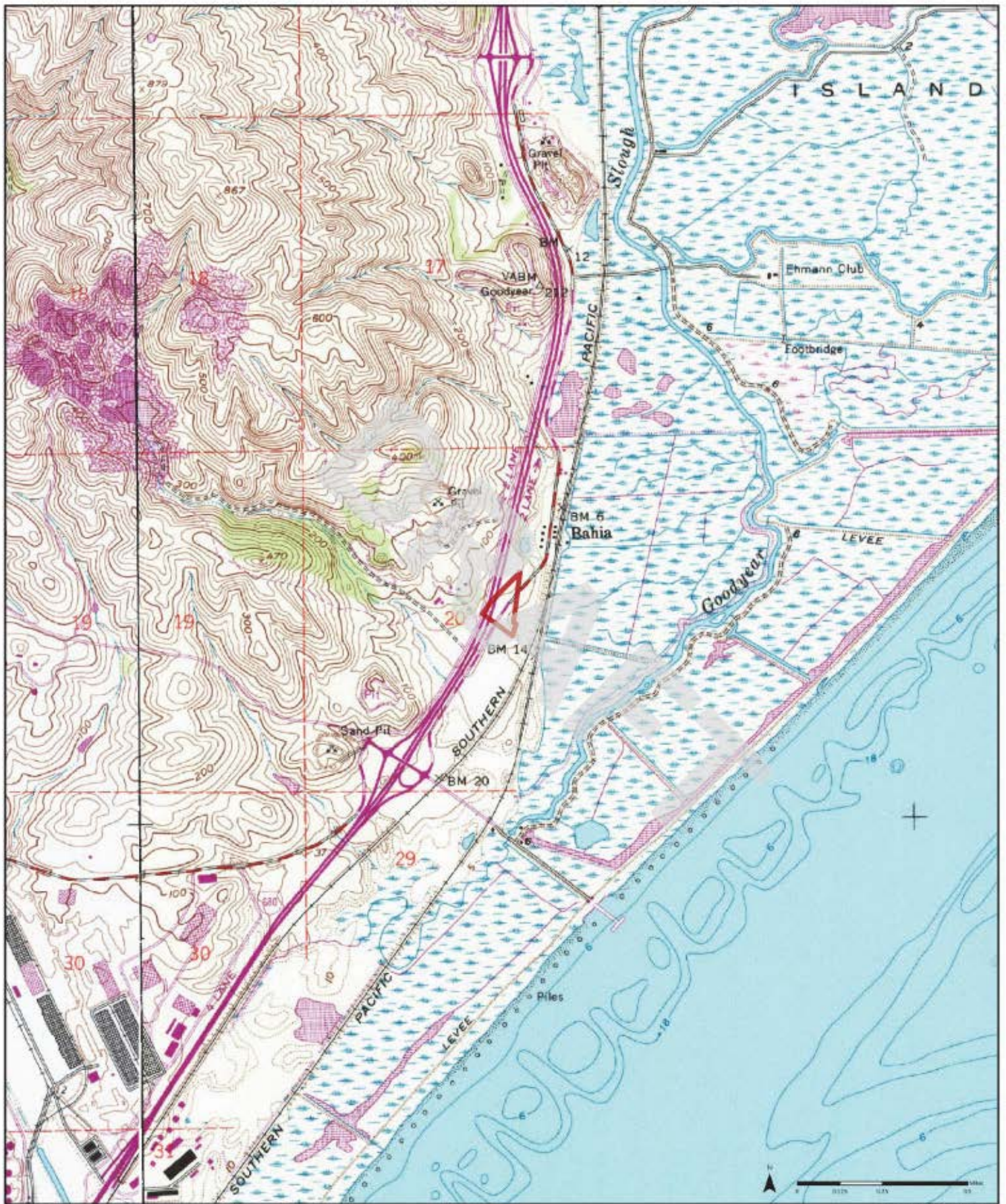
Order No. 23092600942



Available Quadrangle(s): Vine Hill, CA
Benicia, CA

Source: USGS 7.5 Minute Topographic Map





1980

11-15803 Aerial Photo Year: 1979
Photo Revision Year: 1980

12-15803 Aerial Photo Year: 1979
Photo Revision Year: 1980

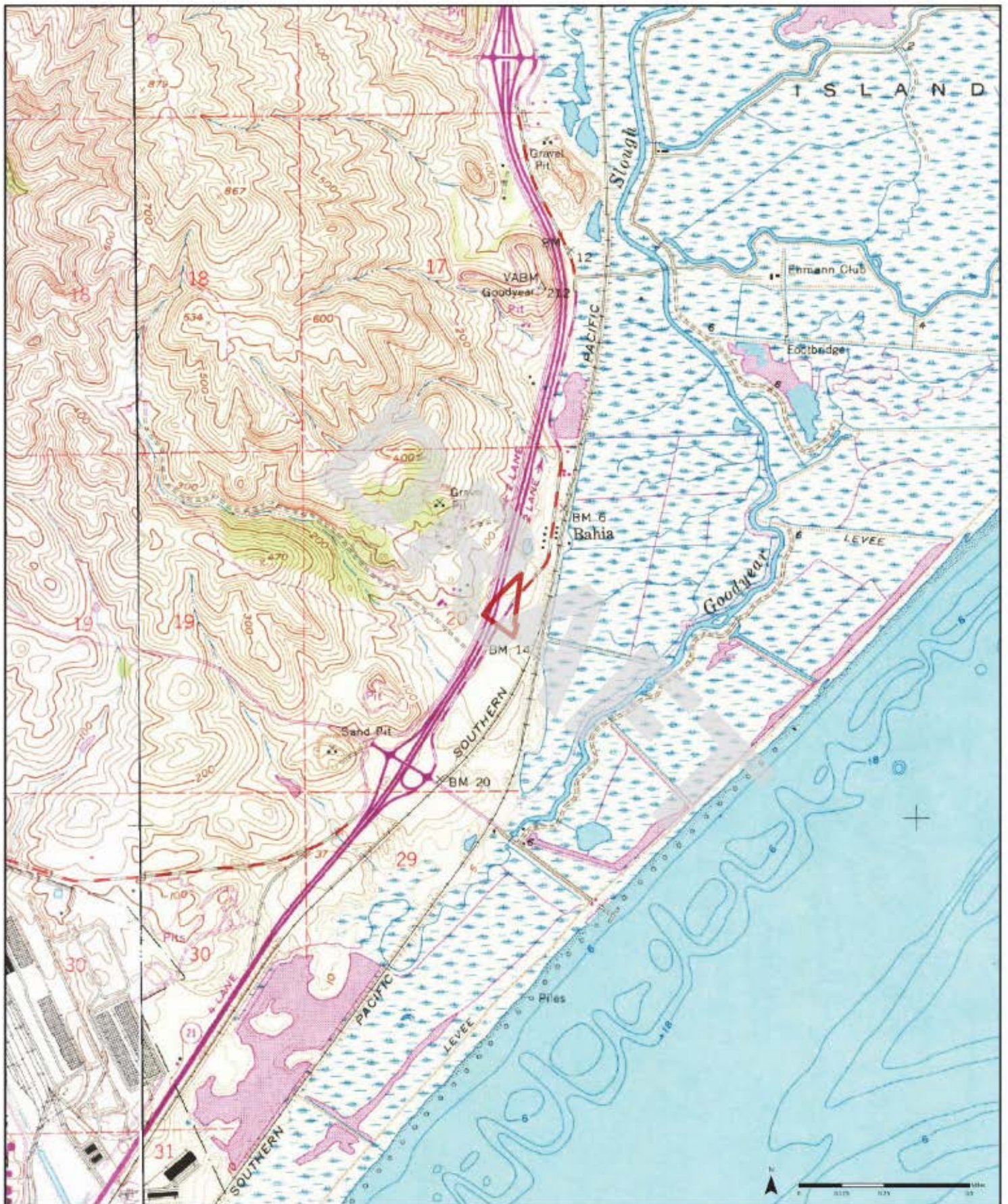
Order No. 23092600942



Available Quadrangle(s): Vine Hill, CA (1-1980)
Benicia, CA (1-1980)

Source: USGS 7.5 Minute Topographic Map





1968

11-1968 Aerial Photo Year: 1968
Photo Revision Year: 1968

12-1968 Aerial Photo Year: 1968
Photo Revision Year: 1968

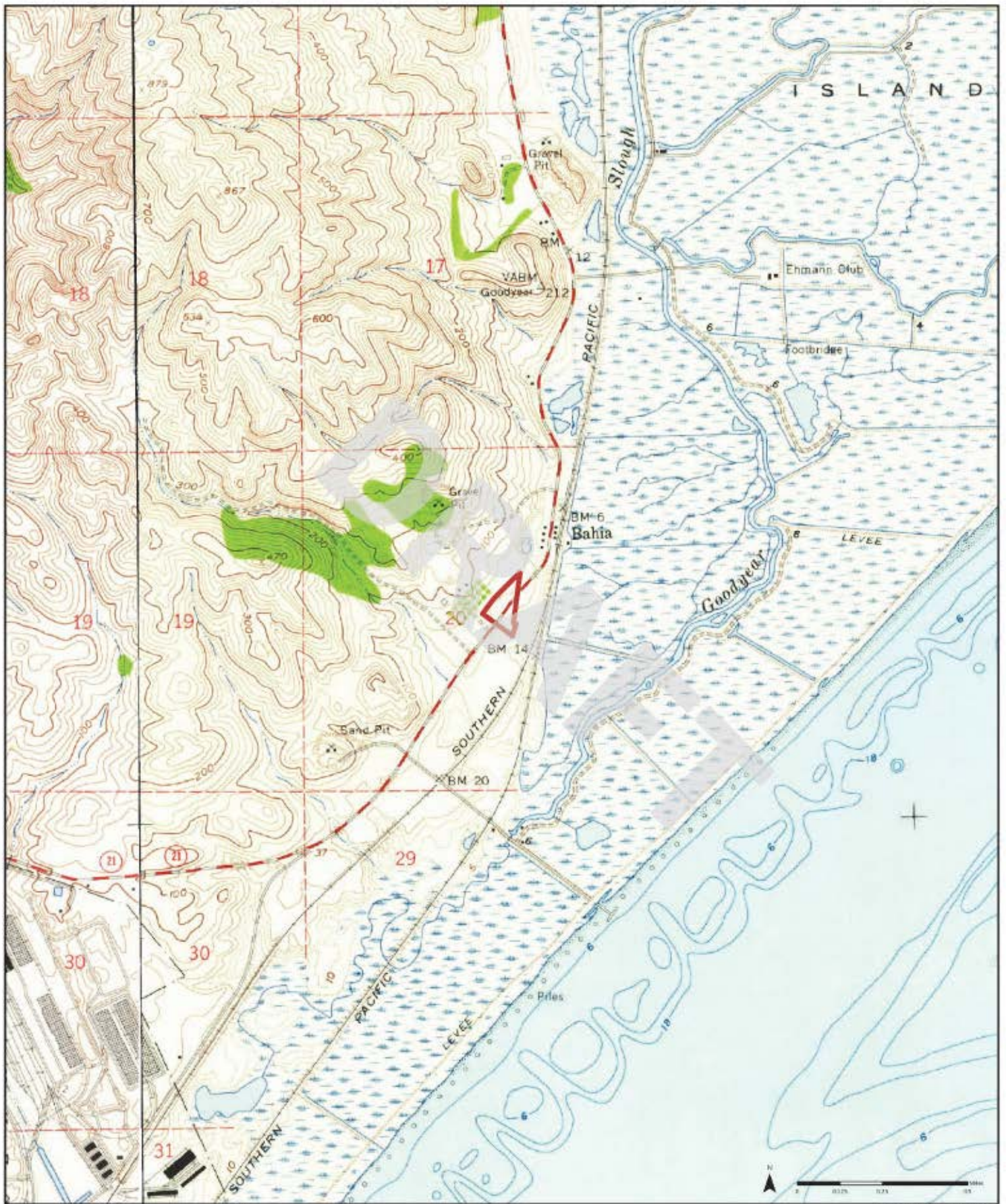
Order No. 23092600942



Available Quadrangle(s): Port Chicago, CA (1-1968)
Benicia, CA (2-1968)

Source: USGS 7.5 Minute Topographic Map





1959

17-15529 Aerial Photo Year: 1958

18-15529 Aerial Photo Year: 1958

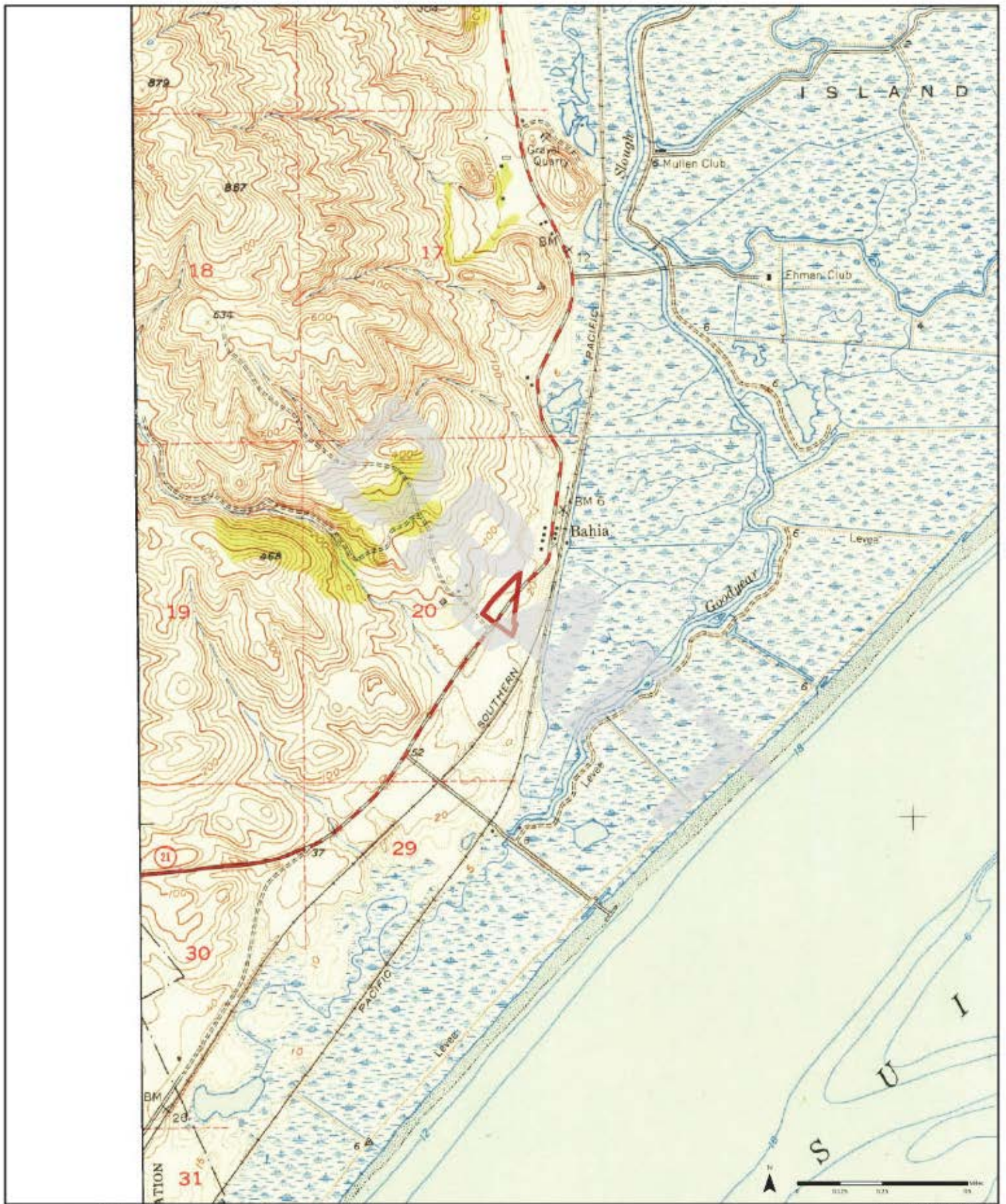
Order No. 23092600942



Available Quadrangle(s): Port Chicago, CA (2-1959)
Benicia, CA (1-1959)

Source: USGS 7.5 Minute Topographic Map





1951

(1:25000)
Aerial Photo Year: 1948

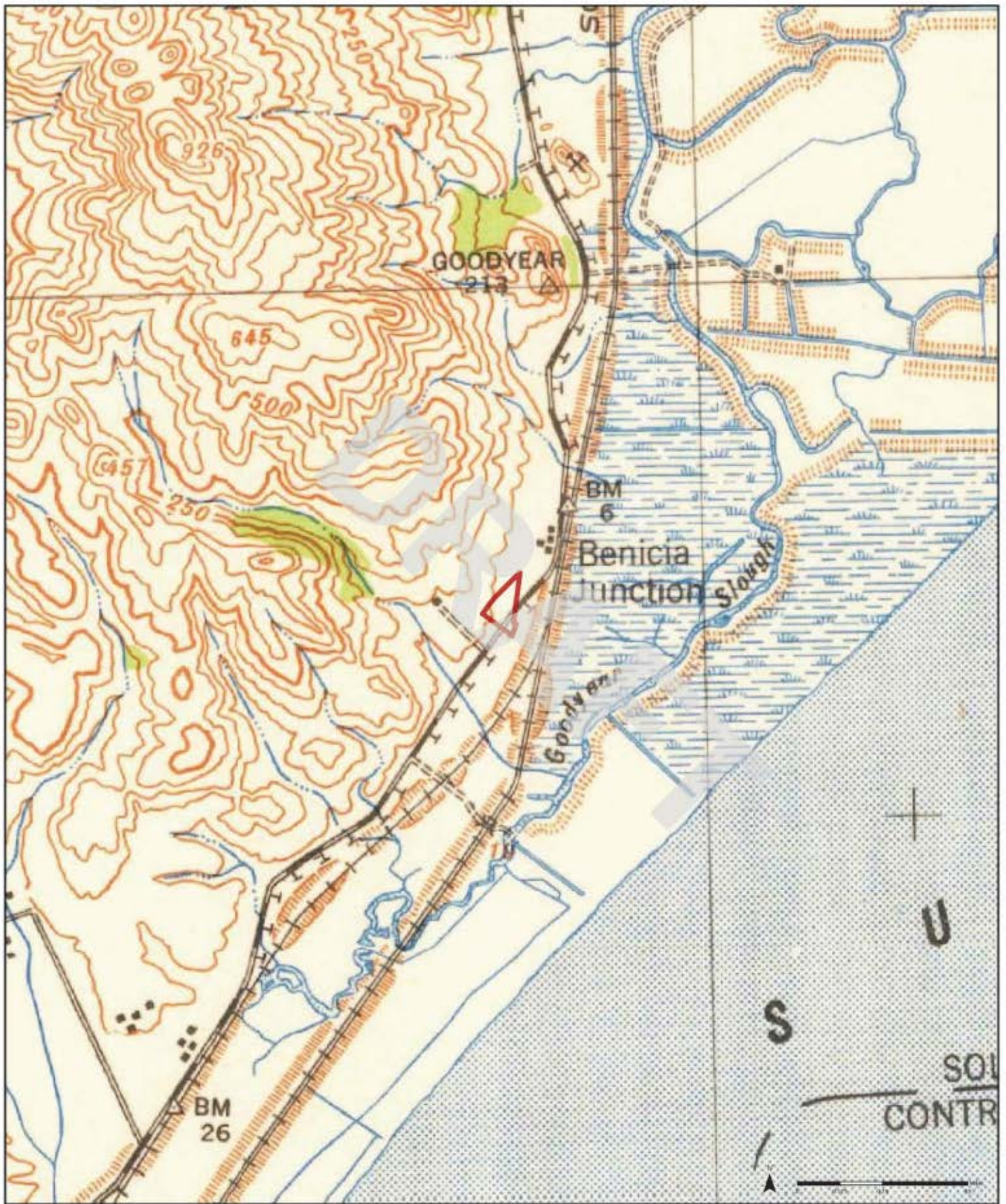
Order No. 23092600942



Available Quadrangle(s): Port Chicago, CA (1:25000)

Source: USGS 7.5 Minute Topographic Map





1942

11-1942
Aerial Photo Year: 1937

Order No. 23092600942



Available Quadrangle(s): Carquinez, CA (1-1942)

Source: USGS 15 Minute Topographic Map



1940

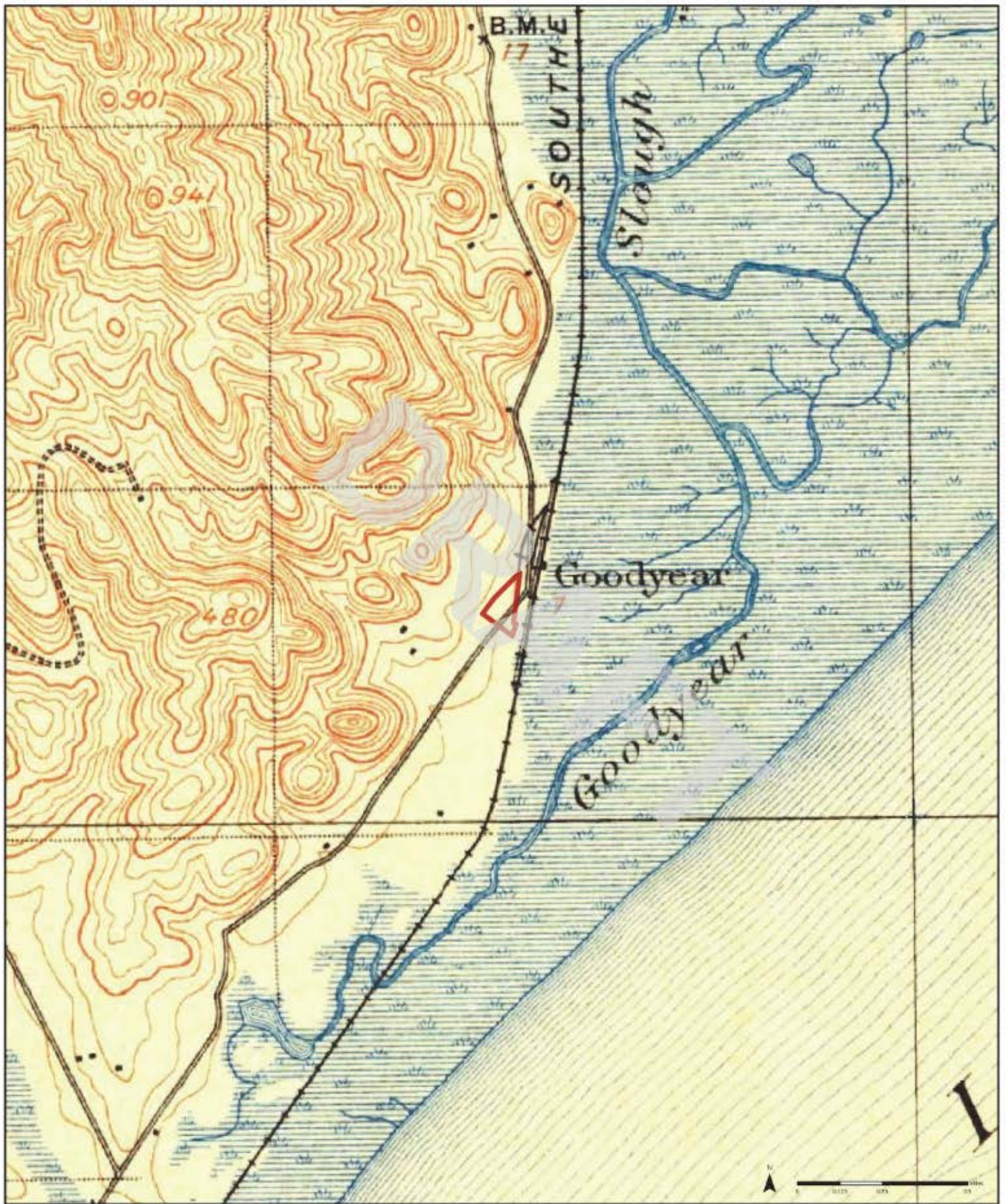
Order No. 23092600942



Available Quadrangle(s): Carquinez Strait, CA

Source: USGS 15 Minute Topographic Map





1901

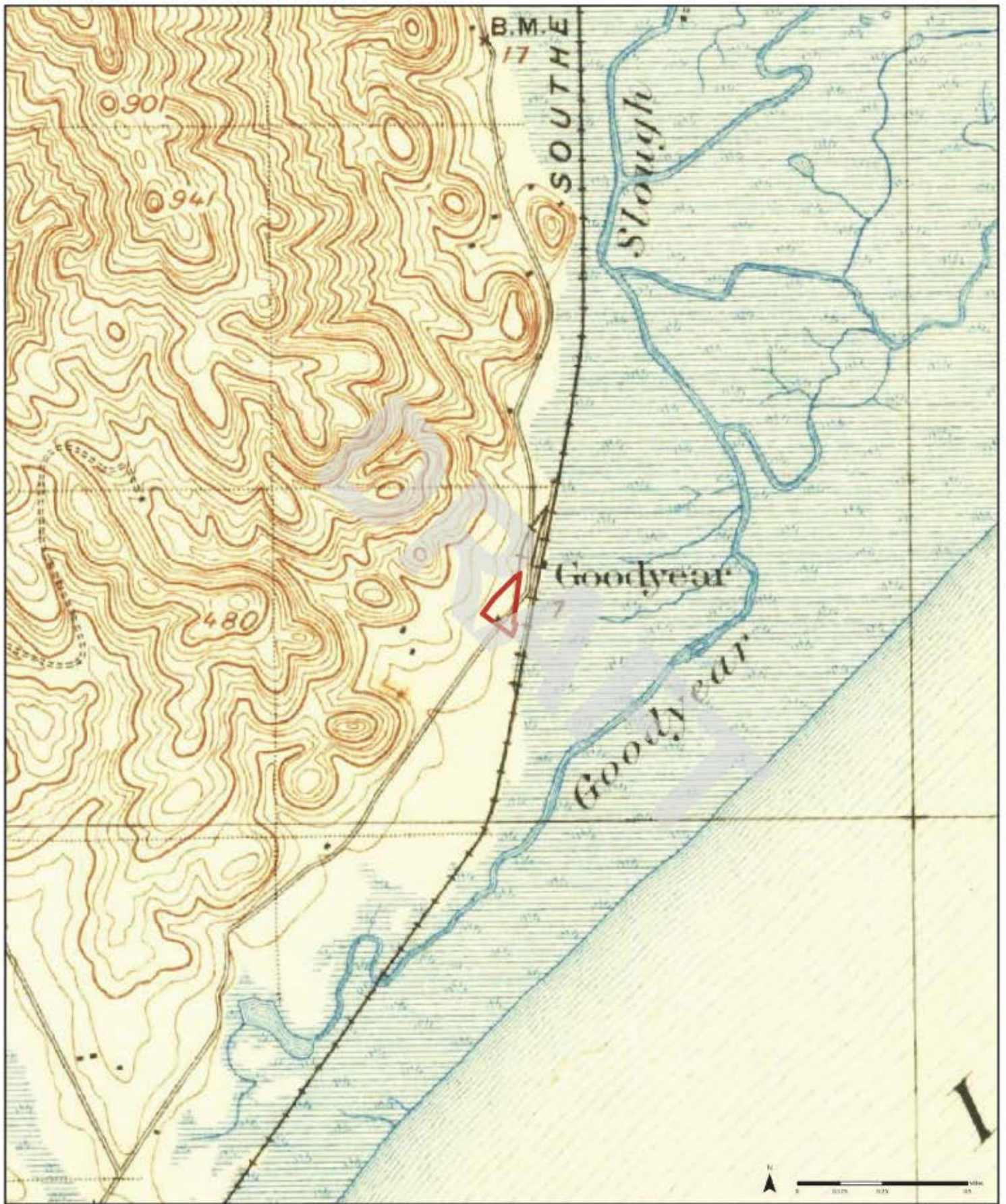
Order No. 23092600942



Available Quadrangle(s): Carquinez, CA

Source: USGS 15 Minute Topographic Map





1898

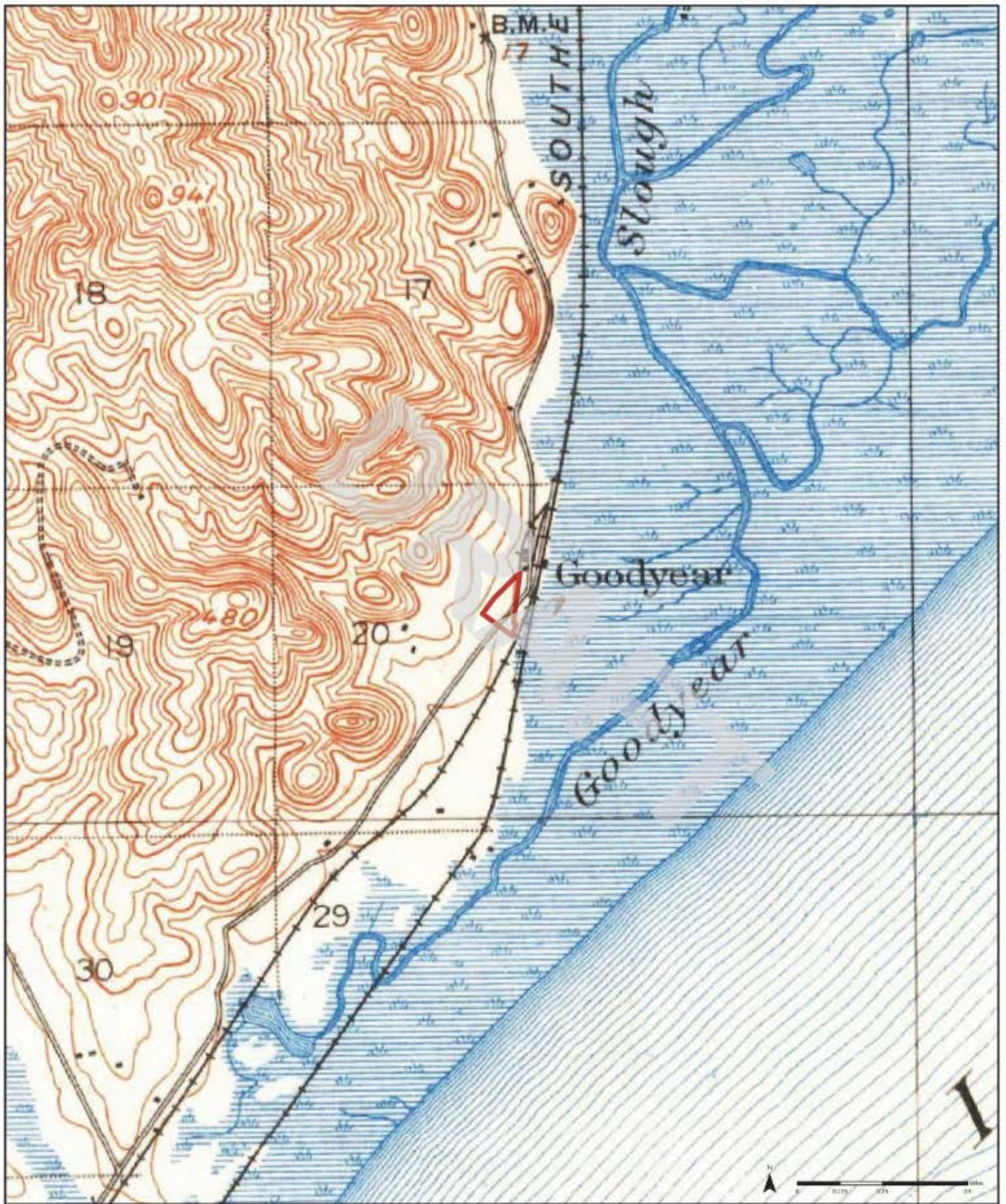
Order No. 23092600942



Available Quadrangle(s): Karquines, CA

Source: USGS 15 Minute Topographic Map





1896

Order No. 23092600942



Available Quadrangle(s): Carquinez Strait, CA

Source: USGS 15 Minute Topographic Map

Appendix H: Historical City Directories



CITY DIRECTORY

Project Property: *FollettUSA - Benicia CA
7000 Goodyear Road
Benicia, CA 94510*

Project No: *FOL011-0313093-23010538*

Requested By: *Apex Companies, LLC*

Order No: *23092600942*

Date Completed: *September 29, 2023*

Environmental Risk Information Services

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September 29, 2023
RE: CITY DIRECTORY RESEARCH
7000 Goodyear Road
Benicia, CA 94510

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

Search Criteria:

6400-7500 of Goodyear Rd
2200-2300 of Lake Herman Rd

Search Notes:

Goodyear Rd is also known as 1450-1550 Goodyear Rd in Benicia.

Search Results Summary

Date	Source	Comment
2022	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	HAINES	
1995	HAINES	
1990	HAINES	
1985	HAINES	
1981	HAINES	
1975	HAINES	

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1460 CCL ORGANICS...SOIL CONDITIONERS (WHLS)
 1460 CCL ORGANICS...LANDSCAPING EQUIPMENT & SUPPLIES
 1460 VISION RECYCLING BENICIA...RECYCLING CENTERS (WHLS)
 6400 BRINDERSON CONSTRUCTORS INC...GENERAL CONTRACTORS
 6400 NHT AUDIO LLC...AUDIO-VISUAL EQUIPMENT-DEALERS
 6440 LEWIS GOETZ...NONCLASSIFIED ESTABLISHMENTS
 6440 LEWIS GOETZ CO INC...HOSE COUPLINGS & FITTINGS (WHLS)
 6440 VALLEY RUBBER GASKET CO INC...OIL FIELD EQUIPMENTREPAIRING
 6440 VALLEY RUBBER GASKET CO INC...RUBBER PRODUCTS-MANUFACTURERS
 6440 VALLEY RUBBER GASKET CO INC...HYDRAULIC EQUIPMENT & SUPPLIES (WHLS)
 6550 PAK WEST PAPER & PACKAGING...PACKAGING MATERIALS-WHOLESALE
 6550 PAK WEST PAPER & PACKAGING...PACKAGING MATERIALSMANUFACTURERS
 6550 PAK WEST PAPER PACKAGING...PACKAGING SERVICE
 6600 CAMERON INTERNATIONAL CORP...VALVES-REPAIRING
 6610 GTC MANUFACTURING...MANUFACTURERS
 6610 TOTAL ADVENTURES...TOURS-OPERATORS & PROMOTERS
 6620 CENTI MARK CORP...ROOFING CONTRACTORS
 6620 QUESTMARK...NONCLASSIFIED ESTABLISHMENTS
 6650 ABB INC...ELECTRONIC EQUIPMENT & SUPPLIES-RETAIL
 6650 ABM INDUSTRIES...JANITOR SERVICE
 6650 AIRCO COMMERCIAL SVC INC...SHEET METAL WORK CONTRACTORS
 6650 AIRCO COMMERCIAL SVC INC...RESTAURANT EQUIPMENT & SUPPLIES (WHLS)
 6650 AIRCO COMMERCIAL SVC INC...HEATING EQUIPMENT-MANUFACTURERS
 6650 AIRCO COMMERCIAL SVC INC...AIR CONDITIONING CONTRACTORS & SYSTEMS
 6650 AMERICAN BUILDING MAINTENANCE...ALL OTHER SPECIALTY TRADE CONTRACTORS
 6700 CI ACTUATION...WATER HEATERSREPAIRING
 6700 CI ACTUATION...SERVICE BUREAUS
 6720 PACIFIC DRY ICE...ICE
 6720 ROMANOFF FLOOR COVERING...FLOOR LAYING REFINISHING & RESURFACING
 6720 TROJANS TRACKS...MISC INDSTRLL EQUIP & SUPLS NEC (WHLS)
 6750 ASTRO PAK...BIOLOGICAL WASTE CLEAN-UP
 6800 FAST BREAK CONSOLIDATORS INC...TRUCKING
 6800 FAST BREAK CONSOLIDATORS INC...WRECKER SERVICE
 6800 FASTBREAK CONSOLIDATORS INC...NONCLASSIFIED ESTABLISHMENTS
 6830 ANIMAL NATURALS INC...FEDERAL GOVERNMENT CONTRACTORS
 6830 ANIMAL NATURALS INC...PET FOODS-WHOLESALE
 6830 ANIMAL NATURALS INC...PET SUPPLIES & FOODS-RETAIL
 6830 ANIMAL NATURALS INC...PET SHOPS
 6840 ALL POINTS MFG...MANUFACTURERS
 6840 BILLET RACING...RACE TRACKS
 6860 INTERSTATE ELECTRIC CO...RENTAL SERVICESTORES & YARDS
 6860 INTERSTATE ELECTRIC CO...SIGNS-EQUIPMENT & SUPPLIES (WHLS)

2201 NORTHGATE CHRISTIAN FELLOWSHIP...CHURCHES
 2201 NORTHGATE CHRISTIAN FELLOWSHIP...MISSIONS
 2251 IT CORP...ESTATE SALES
 2251 IT CORP...REAL ESTATE APPRAISERS

1460 CCL ORGANICS...LANDSCAPING EQUIPMENT & SUPPLIES
 1460 CCL ORGANICS...SOIL CONDITIONERS (WHLS)
 6400 BRINDERSON CONSTRUCTORS INC...GENERAL CONTRACTORS
 6400 NHT AUDIO LLC...AUDIO-VISUAL EQUIPMENT-DEALERS
 6440 LEWIS GOETZ...NONCLASSIFIED ESTABLISHMENTS
 6440 LEWIS GOETZ CO INC...HOSE COUPLINGS & FITTINGS (WHLS)
 6440 VALLEY RUBBER GASKET CO INC...RUBBER PRODUCTS-MANUFACTURERS
 6440 VALLEY RUBBER GASKET CO INC...HYDRAULIC EQUIPMENT & SUPPLIES (WHLS)
 6440 VALLEY RUBBER GASKET CO INC...OIL FIELD EQUIPMENTREPAIRING
 6550 PAK WEST PAPER PACKAGING...PACKAGING SERVICE
 6550 PAK WEST PAPER & PACKAGING...PACKAGING MATERIALS-WHOLESALE
 6550 PAK WEST PAPER & PACKAGING...PACKAGING MATERIALSMANUFACTURERS
 6600 CAMERON INTERNATIONAL CORP...VALVES-REPAIRING
 6610 GTC MANUFACTURING...MANUFACTURERS
 6620 CENTI MARK CORP...ROOFING CONTRACTORS
 6620 QUESTMARK...NONCLASSIFIED ESTABLISHMENTS
 6650 ABM INDUSTRIES...JANITOR SERVICE
 6650 AIRCO COMMERCIAL SVC INC...RESTAURANT EQUIPMENT & SUPPLIES (WHLS)
 6650 AIRCO COMMERCIAL SVC INC...AIR CONDITIONING CONTRACTORS & SYSTEMS
 6650 AIRCO COMMERCIAL SVC INC...HEATING EQUIPMENT-MANUFACTURERS
 6650 AIRCO COMMERCIAL SVC INC...SHEET METAL WORK CONTRACTORS
 6650 AMERICAN BUILDING MAINTENANCE...ALL OTHER SPECIALTY TRADE CONTRACTORS
 6700 CI ACTUATION...SERVICE BUREAUS
 6700 CI ACTUATION...WATER HEATERSREPAIRING
 6720 PACIFIC DRY ICE...ICE
 6720 ROMANOFF FLOOR COVERING...FLOOR LAYING REFINISHING & RESURFACING
 6720 TROJANS TRACKS...MISC INDSTR L EQUIP & SUPPLS NEC (WHLS)
 6750 ASTRO PAK...BIOLOGICAL WASTE CLEAN-UP
 6750 ASTRO PAK CORP...MANUFACTURERS DISTRS & INDL PRODUCTS
 6750 ASTRO PAK CORP...BIOLOGICAL WASTE CLEAN-UP
 6750 ASTRO PAK CORP...HYDRAULIC EQUIPMENT & SUPPLIES (WHLS)
 6800 FAST BREAK CONSOLIDATORS INC...TRUCKING
 6800 FAST BREAK CONSOLIDATORS INC...WRECKER SERVICE
 6800 FASTBREAK CONSOLIDATORS INC...NONCLASSIFIED ESTABLISHMENTS
 6830 ANIMAL NATURALS INC...PET FOODS-WHOLESALE
 6830 ANIMAL NATURALS INC...PET SHOPS
 6830 ANIMAL NATURALS INC...FEDERAL GOVERNMENT CONTRACTORS
 6830 ANIMAL NATURALS INC...PET SUPPLIES & FOODS-RETAIL
 6840 ALL POINTS MFG...MANUFACTURERS
 6860 INTERSTATE ELECTRIC CO...SIGNS-EQUIPMENT & SUPPLIES (WHLS)
 6860 INTERSTATE ELECTRIC CO...RENTAL SERVICESSTORES & YARDS

2201 NORTHGATE CHRISTIAN FELLOWSHIP...CHURCHES
 2201 NORTHGATE CHRISTIAN FELLOWSHIP...MISSIONS
 2251 IT CORP...ESTATE SALES
 2251 IT CORP...REAL ESTATE APPRAISERS

1460 CCL ORGANICS...SOIL CONDITIONERS (WHLS)
 1460 CCL ORGANICS...LANDSCAPING EQUIPMENT & SUPPLIES
 6400 BRINDERSON CONSTRUCTORS INC...GENERAL CONTRACTORS
 6420 VITROVAL USA...NONCLASSIFIED ESTABLISHMENTS
 6440 KIVA DESIGNS...LUGGAGE (MFRS)
 6440 KIVA DESIGNS...LUGGAGE-WHOLESALE
 6440 LEWIS GOETZ...NONCLASSIFIED ESTABLISHMENTS
 6440 STEVE MADDEN...SHOES-RETAIL
 6440 VALLEY RUBBER GASKET CO INC...RUBBER PRODUCTS-MANUFACTURERS
 6550 PAK WEST PAPER & PACKAGING...PACKAGING MATERIALS-WHOLESALE
 6550 PARK WEST...PACKAGING MATERIALS-WHOLESALE
 6600 CAMERON INTERNATIONAL CORP...VALVES-REPAIRING
 6610 GTC MANUFACTURING...MANUFACTURERS
 6620 CENTI MARK CORP...ROOFING CONTRACTORS
 6620 COINSTAR...COIN & BILL COUNTING/SORTING SVC KIOSKS
 6650 AIRCO COMMERCIAL SVC INC...AIR CONDITIONING CONTRACTORS & SYSTEMS
 6650 AIRCO COMMERCIAL SVC INC...HEATING EQUIPMENT-MANUFACTURERS
 6650 AMERICAN BUILDING MAINTENANCE...ALL OTHER SPECIALTY TRADE
 CONTRACTORS
 6700 ALSCO INC...LINEN SUPPLY SERVICE
 6700 ALSCO INC...LAUNDRY EQUIP-COIN-COIN OPERATED (WHLS)
 6700 C I ACTUATION...ACTUARIES
 6720 TROJANS TRACKS...MISC INDSTRAL EQUIP & SUPLS NEC (WHLS)
 6750 ASTRO PAK CORP...MANUFACTURERS DISTRS & INDL PRODUCTS
 6750 ASTRO PAK CORP...BIOLOGICAL WASTE CLEAN-UP
 6800 FAST BREAK CONSOLIDATORS INC...TRUCKING
 6800 FASTBREAK CONSOLIDATORS INC...NONCLASSIFIED ESTABLISHMENTS
 6830 ANIMAL NATURALS INC...PET FOODS-WHOLESALE
 6830 ANIMAL NATURALS INC...PET SUPPLIES & FOODS-RETAIL
 6840 ALL POINTS MFG...MANUFACTURERS
 6860 INTERSTATE ELECTRIC CO...SIGNS-EQUIPMENT & SUPPLIES (WHLS)

2201 NORTHGATE CHRISTIAN FELLOWSHIP...CHURCHES
 2251 IT CORP...ESTATE SALES

1460 CCL ORGANICS...SOIL CONDITIONERS (WHLS)
6400 BRINDERSON CONSTRUCTORS INC...GENERAL CONTRACTORS
6420 DIMENSIONS UNLIMITED...CABINET MAKERS
6440 KIVA DESIGNS...LUGGAGE-WHOLESALE
6500 LANDMANN WIRE ROPE PRODUCTS...WIRE ROPE (WHLS)
6550 PAK WEST PAPER & PACKAGING...PACKAGING MATERIALS-WHOLESALE
6550 PARK WEST...PACKAGING MATERIALS-WHOLESALE
6620 COINSTAR...VENDING MACHINES
6650 AIRCO COMMERCIAL SVC INC...HEATING EQUIPMENT-MANUFACTURERS
6700 ALSCO INC...LAUNDRY EQUIP-COIN-COIN OPERATED (WHLS)
6720 TROJANS TRACKS...NONCLASSIFIED ESTABLISHMENTS
6750 ASTRO PAK CORP...MANUFACTURERS DISTRS & INDL PRODUCTS
6800 FAST BREAK CONSOLIDATORS INC...TRUCKING
6800 FASTBREAK CONSOLIDATORS INC...NONCLASSIFIED ESTABLISHMENTS
6830 ANIMAL NATURALS...PET FOODS-WHOLESALE
6860 INTERSTATE ELECTRIC CO...SIGNS-EQUIPMENT & SUPPLIES (WHLS)

2201 NORTHGATE CHRISTIAN FELLOWSHIP...CHURCHES
2251 IT CORP...ESTATE SALES

DRAFT

1460 CCL ORGANICS...SOIL CONDITIONERS (WHOLESALE)
 1460 CCL ORGANICS...WHL FARM SUPPLIES
 1460 JAMES C TUMA...RESIDENTIAL
 6400 NHT...SPEAKERS-MANUFACTURERS
 6420 DIMENSIONS UNLIMITED...CABNT/FINISH CARPNTRY
 6440 PILGRIM HOME & HEARTH LLC...ADVERTISING SVS NEC
 6500 CANUPP TRUCKING INC...LONG DISTANCE TRUCKING
 6500 LANDMANN WIRE ROPE PRODUCTS...METAL SV CENTER,OFF
 6500 LANDMANN WIRE ROPE PRODUCTS...WHOL HOMEFURNISHINGS METALS
 SERVICE CENTER
 6500 LORD & SONS INC...BOLTS & NUTS (WHOLESALE)
 6500 LORD & SONS INC...BOLT, NUT, RIVET
 6550 FAST BREAK...TRANSPORTATION SERVICES
 6550 HUB CITY...PACKAGING SYS
 6550 HUB CITY...PACKAGING SERVICE
 6600 CORTICA BENICIA USA...WHL INDUS SUPPLIES
 6610 AIRCO COMMERCIAL SVC INC...AIR CONDITIONING REP
 6610 TOTAL REBOUND INTERACTIVE GMS...EQP RENTAL, LEASING
 6620 AMUSEMENT FACTORY...VENDING MCH OPERS
 6620 SUGARLOAF CREATIONS...VENDING MCH OPERS
 6620 SUGARLOAF-NORTHERN CALIFORNIA...COIN-OPER AMUS DVS
 6650 OAKHILLS HARDWOOD FLOORS INC...HARDWD DIM, FLRG ML
 6700 ALSCO INC...LINEN SUPPLY SVS
 6800 FASTBREAK CONSOLIDATORS INC...TRUCKING
 6800 FRELLENS FURNITURE...FURNITURE-DEALERS-RETAIL
 6830 ANIMAL NATURALS...ANIMAL SPECIALTIES NEC
 6830 ANIMAL NATURALS...ANIMAL SPC FARMS
 6840 ALLPOINTS RELOCATIONS...LCL TRCKG WITH STOR
 6840 FAST & EASY MART...CONVENIENCE STORES
 6860 INTERSTATE ELECTRIC CO...ELC APPARATUS & EQP
 6860 INTERSTATE ELECTRIC CO...SIGNS-EQUIPMENT & SUPPLIES (WHOLESALE)

2201 NORTH GATE CHRISTIAN FLLWSHP...RELIGIOUS ORGANIZ
 2251 I T ENVIRONMENTAL LIQUIDATING...WASTE DISPOSAL-HAZARDOUS
 2251 IT...AIR/WATER/WASTE MANAGEMENT

1460 CCL ORGANICS...BUSINESS SERVICES, NEC, NEC
6400 GSI OF CALIFORNIA INC
6420 M B CONTRACT FURNITURE
6440 DIABLO VALLEY PACKAGING INC...FOOD CONTAINERS, GLASS
6500 LANDMANN WIRE ROPE PROD INC
6500 LORD & SONS INC...BOLTS, NUTS, AND SCREWS
6550 HUB CITY
6600 CAMPBELL'S CARPETS INC
6602 LIGHTNIN MIXERS & AGITATORS...REPAIR SERVICES, NEC, NEC
6610 TOTAL REBOUND INTERACTIVE GMS
6610 TOY WORKS
6700 RESTORATION MANAGEMENT CO
6730 LEE DISPLAYS INC...TRANSIT ADVERTISING SERVICES
6750 PACIFIC POWER & SYSTEMS INC...ELECTRIC POWER SYSTEMS
CONTRACTORS
6800 FRELLEN'S FURNITURE
6840 CA WHOLESALE
6840 FAST & EASY MART
6860 INTERSTATE ELECTRIC CO...ELECTRIC ALARMS AND SIGNALING EQUIPMENT

2251 I T CORP

DRAFT

2000**GOODYEAR RD**

SOURCE: HAINES

0 C C L ORGANICS
0 CRAPUCHETTES PAUL
0 DEMING JOHN
0 SEAMES C
0 STRAND NORM TRUCKING
0 WESTERN DIRECT TRANSPORTATION
6600 CAMPBELLS CARPETS
6602 XXXX
6610 TOTAL REBOUND INTERACTIVE GAMES
6610 TOY WORKS
6700 INTGRN TECHNOLOGIES WAREHOUSE
6730 LEE DISPLAYS INC
6750 PAC POWER & DATA INC
6800 FRELENS WRHS CLRNCE CT & SHWRM
6830 XXXX
6840 CA WHOLESALE
6840 FAST & EASY MART ADMIN OFFICES
6860 CUSTOM PACKAGING TCHNLGS INC

2000**LAKE HERMAN RD**

SOURCE: HAINES

0 BORGES MANUEL T
0 DUCK M
0 GTE TELECOM SAN FRAN EARTH STA
2251 IT CORP
2251 IT CORP COMMUNITY ACCESS

DRAFT

1995**GOODYEAR RD**

SOURCE: HAINES

0	CRAPUCHETTES PAUL
0	DEMING JOHN
2100	DILLINGHAM CONSTR
6600	CAMPBELLS CARPETS
6700	SPECIALTY PRODUCTS
6730	LEE DISPLAYS INC
6750	PROTOSTAR CMPTR INC
6830	SANTA CLARA WRHS
6840	BAY AREA OIL CO
6840	BIG SKY ENTERPRISES
6860	SPECIALTY AC PRDCTS

1995**LAKE HERMAN RD**

SOURCE: HAINES

0	AZEVEDO KAREN
0	AZEVEDO ROBERT
0	BORGES MANUEL T
0	CONTEL ASC SAN FRAN
0	DUCK M
0	I T CORP CMNTY ACCS

DRAFT

1990

GOODYEAR RD

SOURCE: HAINES

0 CRAPUCHETTES PAUL
0 DEMING JOHN
0 DILLINGHAM CONSTR
0 HOTLE OWEN
4 MULTI TENANT RESIDENTIAL
4 STRAND NORM TRUCKNG
13 CRAPUCHETTES RICHD

1990

LAKE HERMAN RD

SOURCE: HAINES

RANGE NOT LISTED

DRAFT

1985

GOODYEAR RD

SOURCE: HAINES

RANGE NOT LISTED

1985

LAKE HERMAN RD

SOURCE: HAINES

RANGE NOT LISTED

DRAFT

1981

GOODYEAR RD

SOURCE: HAINES

RANGE NOT LISTED

1981

LAKE HERMAN RD

SOURCE: HAINES

RANGE NOT LISTED

DRAFT

1975

GOODYEAR RD

SOURCE: HAINES

RANGE NOT LISTED

1975

LAKE HERMAN RD

SOURCE: HAINES

RANGE NOT LISTED

DRAFT

Appendix I: Environmental Database Report



DATABASE REPORT

DRAFT

Project Property:	<i>FollettUSA - Benicia CA 7000 Goodyear Road Benicia CA 94510</i>
Project No:	<i>FOL011-0313093-23010538</i>
Report Type:	<i>Database Report</i>
Order No:	<i>23092600942</i>
Requested by:	<i>Apex Companies, LLC</i>
Date Completed:	<i>September 28, 2023</i>

Environmental Risk Information Services

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Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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Executive Summary

Property Information:

Project Property: *FollettUSA - Benicia CA
7000 Goodyear Road Benicia CA 94510*

Project No: *FOL011-0313093-23010538*

Coordinates:

Latitude: *38.09237961*
Longitude: *-122.1052078*
UTM Northing: *4,216,442.81*
UTM Easting: *578,462.48*
UTM Zone: *UTM Zone 10S*

Elevation: *25 FT*

Order Information:

Order No: *23092600942*
Date Requested: *September 26, 2023*
Requested by: *Apex Companies, LLC*
Report Type: *Database Report*

Historicals/Products:

Aerial Photographs *Historical Aerials (with Project Boundaries)*
City Directory Search *CD - 2 Street Search*
ERIS Xplorer [*ERIS Xplorer*](#)
Excel Add-On *Excel Add-On*
Fire Insurance Maps *US Fire Insurance Maps*
Physical Setting Report (PSR) *Physical Setting Report (PSR)*
Topographic Map *Topographic Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<u>Standard Environmental Records</u>								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	1	1
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	1	0	-	-	1
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	3	6	-	-	9
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
DOE FUSRAP	Y	1	0	0	0	0	0	0

State

RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	2	-	2
SWRCB SWF	Y	0.5	0	0	0	0	-	0
WMUD	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	1	-	1
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	1	0	0	-	1
LUST	Y	0.5	0	0	0	0	-	0
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	0	0	-	-	0
UST SWEEPS	Y	0.25	0	0	0	-	-	0
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED CLEANUP	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0

Tribal

INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0

County

LOP SOLANO	Y	0.5	0	0	0	0	-	0
UST SOLANO	Y	0.25	0	0	0	-	-	0
CUPA SOLANO	Y	0.25	1	12	11	-	-	24

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	1	-	-	-	1
TRIS	Y	PO	0	-	-	-	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS FED SITES	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
PFAS NPDES	Y	0.5	0	0	0	0	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS TSCA	Y	0.5	0	0	0	0	-	0
PFAS E-MANIFEST	Y	0.5	0	0	0	0	-	0
PFAS IND	Y	0.5	0	0	2	4	-	6
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FUDS MRS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	1	1	2
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	1	0	-	1

State

PFAS SAMPLING	Y	0.5	0	0	0	0	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS GT CLEANUPS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
PFAS INVEST	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
TOXIC PITS	Y	1	0	0	0	0	0	0
DTSC HWF	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HAZ GEN	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	1	-	1
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	0	4	-	-	-	4
DELISTED HAZ	Y	0.5	0	1	2	1	-	4
GEOTRACKER	Y	0.125	0	0	-	-	-	0
MINE	Y	1	0	0	0	0	0	0
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	0	2	2	-	-	4
CDL	Y	0.125	0	0	-	-	-	0

Tribal

No Tribal additional environmental record sources available for this State.

County

Total:	1	25	24	10	2	62
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* PO – Property Only

* 'Property and adjoining properties' database search radii are set at 0.25 miles.

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
1	CUPA SOLANO	PACIFIC DRY ICE 707-336-2920	6720 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.00 / 0.00	-13	28

DRAFT

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	FINDS/FRS	FASTBREAK CONSOLIDATORS INC.	6800 GOODYEAR RD BENICIA CA 94510 <i>Registry ID: 110055888874</i>	SSW	0.01 / 68.14	5	28
2	CERS HAZ	Fastbreak Consolidators Inc.	6800 GOODYEAR RD BENICIA CA 94510	SSW	0.01 / 68.14	5	29
3	CUPA SOLANO	GOLDEN STATE OVERNIGHT (GSO) 800-322-5555	6700 GOODYEAR RD BENICIA CA 94510 CA	WSW	0.03 / 172.94	6	33
3	CUPA SOLANO	GOLDEN STATE OVERNIGHT 800-322-5555 Ext 2900	6700 GOODYEAR RD BENICIA CA 94510 CA	WSW	0.03 / 172.94	6	33
3	CERS HAZ	GLS US FREIGHT	6700 GOODYEAR RD BENICIA CA 94510	WSW	0.03 / 172.94	6	33
4	CUPA SOLANO	ABM BUILDING SOLUTION 707-746-5693	6650 GOODYEAR RD BENICIA CA 94510 CA	WSW	0.05 / 262.62	9	35
4	RCRA NON GEN	ABM BUILDING SOLUTIONS LLC	6650 GOODYEAR RD BENICIA CA 94510 <i>EPA Handler ID: CAL000419896</i>	WSW	0.05 / 262.62	9	35
4	RCRA NON GEN	ABB INC	6650 GOODYEAR RD BENICIA CA 94510 <i>EPA Handler ID: CAL000469307</i>	WSW	0.05 / 262.62	9	36
5	CUPA SOLANO	ASTRO PAK 925-212-3465	6750 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.07 / 376.52	2	37
5	RCRA NON GEN	ASTRO PAK CORPORATION	6750 GOODYEAR RD BENICIA CA 94510-1251 <i>EPA Handler ID: CAL000356051</i>	SSW	0.07 / 376.52	2	38
6	CUPA SOLANO	VISION RECYCLING BENICA 510-429-1300	1460 GOODYEAR RD BENICIA CA 94510 CA	NNE	0.07 / 386.99	-14	39
6	EMISSIONS	CCL ORGANICS LLC	1460 GOODYEAR ROAD BENICIA CA 94510	NNE	0.07 / 386.99	-14	39

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
6	EMISSIONS	VISION RECYCLING BENICIA	1460 GOODYEAR ROAD CA 94510	NNE	0.07 / 386.99	-14	44
7	CUPA SOLANO	GOKARTSUSA.COM 707-745-5278	6610 GOODYEAR RD BENICIA CA 94510 CA	SW	0.09 / 451.93	9	44
8	LDS	Vision Recycling Benicia Compost Facility	1460 Goodyear Road Benicia CA 94510	N	0.09 / 455.22	-12	44
9	RCRA SQG	LIGHTIN	6602 GOODYEAR RD BENICIA CA 94510 <i>EPA Handler ID: CAR000078733</i>	SW	0.09 / 466.62	10	48
9	CUPA SOLANO	HYDRO CHEM 707-747-7777	6602 GOODYEAR RD BENICIA CA 94510 CA	SW	0.09 / 466.62	10	49
10	CUPA SOLANO	PAK WEST 707-674-7864	6500 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.09 / 471.77	3	50
10	CERS HAZ	Pak West Paper & Packaging	6500 GOODYEAR RD BENICIA CA 94510	SSW	0.09 / 471.77	3	50
11	CUPA SOLANO	LEE DISPLAY WEST, INC. 707-746-6387	6730 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.09 / 474.79	3	54
12	CUPA SOLANO	QUESTMARK FLOORING 707-361-2600	6620 GOODYEAR RD BENICIA CA 94510 CA	SW	0.10 / 525.97	9	54
13	CUPA SOLANO	PAK WEST PAPER & PACKAGING 707-745-8558	6550 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.10 / 545.10	2	55
14	CUPA SOLANO	PACIFIC DRY ICE 707-336-2920	6600 GOODYEAR RD BENICIA CA 94510 CA	SW	0.11 / 579.89	9	55
14	DELISTED HAZ	Cameron	6600 GOODYEAR RD BENICIA CA 94510	SW	0.11 / 579.89	9	55

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
14	CERS HAZ	Reliant Dry Ice Pacific	6600 GOODYEAR RD BENICIA CA 94510	SW	0.11 / 579.89	9	55
15	CUPA SOLANO	VITROVAL GLASS BOTTLES 707-363-6289	6420 GOODYEAR RD BENICIA CA 94510 CA	SW	0.15 / 776.55	10	57
15	RCRA NON GEN	HARBOR OFFSHORE INC	6420 GOODYEAR RD BENICIA CA 94510 <i>EPA Handler ID: CAL000468496</i>	SW	0.15 / 776.55	10	57
15	RCRA NON GEN	J.F. BRENNAN COMPANY, INC.	6420 GOODYEAR ROAD BENICIA CA 94510 <i>EPA Handler ID: CAC003228117</i>	SW	0.15 / 776.55	10	58
16	CUPA SOLANO	BRINDERSON LP 707- 752-8016	6400 GOODYEAR RD BENICIA CA 94510 CA	SW	0.15 / 786.10	12	59
16	RCRA NON GEN	PULLMAN SST, INC.	6400 GOODYEAR ROAD BENICIA CA 94510 <i>EPA Handler ID: CAC003084709</i>	SW	0.15 / 786.10	12	60
17	CUPA SOLANO	ERIKS NA 707-747-7709	6440 GOODYEAR RD BENICIA CA 94510 CA	SW	0.15 / 786.99	12	61
17	EMISSIONS	PILGRIM HOME AND HEARTH	6440 GOODYEAR ROAD BENICIA CA 94510	SW	0.15 / 786.99	12	61
17	RCRA NON GEN	VALLEY RUBBER AND GASKET-BENICIA DIVISION	6440 GOODYEAR RD BENICIA CA 94510 <i>EPA Handler ID: CAL000433929</i>	SW	0.15 / 786.99	12	62
17	RCRA NON GEN	ERIKS NA	6440 GOODYEAR RD BENICIA CA 94510 <i>EPA Handler ID: CAL000443165</i>	SW	0.15 / 786.99	12	63
18	PFAS IND	PILGRIM HOME AND HEARTH	BENICIA CA	SW	0.18 / 959.40	20	64
19	CUPA SOLANO	RESTORATION MANAGEMENT COMPANY 707-750-6321	6210 GOODYEAR RD BENICIA CA 94510 CA	SW	0.21 / 1,102.87	13	65
20	CUPA SOLANO	ANIXTER POWER SOLUTIONS, INC 707- 747-3495	6350 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.21 / 1,109.81	5	65

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
21	CUPA SOLANO	FRESENIUS KIDNEY CARE 707-745-1237	6320 GOODYEAR RD BENICIA CA 94510 CA	SW	0.22 / 1,143.79	11	66
22	CUPA SOLANO	FRESENIUS USA INC 530-275-6030	6300 GOODYEAR RD BENICIA CA 94510 CA	SW	0.22 / 1,167.58	11	66
22	DELISTED HAZ	Linn Star Transfer	6300 GOODYEAR RD BENICIA CA 94510	SW	0.22 / 1,167.58	11	66
22	PCB	LINN STAR TRANSFER	6300 GOODYEAR ROAD BENICIA CA 94510 Site ID: CAW000214445	SW	0.22 / 1,167.58	11	67
23	CUPA SOLANO	TOTAL SAFETY 707-747-5879	6240 GOODYEAR RD BENICIA CA 94510 CA	SW	0.23 / 1,230.79	13	67
23	EMISSIONS	BOLTTECH MANNINGS, INC	6240 GOODYEAR ROAD BENICIA CA 94510	SW	0.23 / 1,230.79	13	67
23	RCRA NON GEN	TOTAL SAFETY US INC	6240 GOODYEAR RD BENICIA CA 94510 EPA Handler ID: CAL000441952	SW	0.23 / 1,230.79	13	68
24	CUPA SOLANO	ADVANCED DRAINAGE SYSTEMS	6190 EGRET CRT BENICIA CA 94510 CA	SSW	0.24 / 1,270.22	-5	69
25	CUPA SOLANO	CABLE COM 707-280-3429	6180 EGRET CT # B BENICIA CA 94510 CA	SSW	0.24 / 1,280.22	-5	69
25	DELISTED HAZ	ENV Environmental International, Inc.	6180 EGRET CT STE B BENICIA CA 94510	SSW	0.24 / 1,280.22	-5	70
26	PFAS IND	ENV ENVIRONMENTAL INTERNATIONAL INC	BENICIA CA	SSW	0.24 / 1,280.39	-5	70
27	CUPA SOLANO	CABLE COM 925-382-3177	6180 EGRET CRT # B BENICIA CA 94510 CA	SSW	0.24 / 1,284.60	-5	71
28	DELISTED HAZ	QualSpec, LLC	6200 GOODYEAR RD BENICIA CA 94510	SW	0.26 / 1,348.75	12	71

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
29	HAZ TSD	ENV ENVIRONMENTAL INTERNATIONAL INC	6180 B EGRET CT BENICIA CA 94510	SSW	0.27 / 1,437.37	-6	71
30	PFAS IND	KANEKA AEROSPACE LLC	BENICIA CA	SSW	0.29 / 1,540.18	-6	71
31	PFAS IND	APPLIED POLERAMIC INC	BENICIA CA	SSW	0.29 / 1,540.28	-6	72
32	MRDS	GRAVEL PIT	SOLANO COUNTY BENICIA CA 94510 <i>Dep ID: 10117225</i>	NW	0.35 / 1,855.61	174	73
33	SWF/LF	CCL Organics LLC	1460 Goodyear Road Benicia CA 94510 <i>Act Opl Status Activity: Active Chipping and Grinding Facility/Operation</i>	N	0.40 / 2,126.42	-17	73
33	SWF/LF	Goodyear Road Compost Facility	1460 Goodyear Road Benicia CA 94510 <i>Act Opl Status Activity: Active Green Material Composting Facility</i>	N	0.40 / 2,126.42	-17	75
33	C&D DEBRIS RECY	GOODYEAR ROAD COMPOST FACILITY	1460 GOODYEAR RD BENICIA CA 94510	N	0.40 / 2,126.42	-17	76
34	PFAS IND	PHILLIPS 66 SPECTRUM CORP	BENICIA CA	SSW	0.46 / 2,440.81	-8	76
35	PFAS IND	RED LINE SYNTHETIC OIL CORP.	BENICIA CA	SSW	0.48 / 2,514.51	-6	77
36	RCRA CORRACTS	PANOCHÉ FACILITY	2251 LAKE HERMAN ROAD BENICIA CA 94510 <i>EPA Handler ID: CAD000060012</i>	WSW	0.56 / 2,962.57	75	77
37	MRDS	SAND PIT	SOLANO COUNTY BENICIA CA 94510 <i>Dep ID: 10214860</i>	WSW	0.62 / 3,268.76	104	111

Executive Summary: Summary by Data Source

Standard

Federal

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Jul 10, 2023 has found that there are 1 RCRA CORRACTS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PANOCHÉ FACILITY	2251 LAKE HERMAN ROAD BENICIA CA 94510	WSW	0.56 / 2,962.57	36
<i>EPA Handler ID: CAD000060012</i>				

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jul 10, 2023 has found that there are 1 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LIGHTIN	6602 GOODYEAR RD BENICIA CA 94510	SW	0.09 / 466.62	9
<i>EPA Handler ID: CAR000078733</i>				

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jul 10, 2023 has found that there are 9 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ABM BUILDING SOLUTIONS LLC	6650 GOODYEAR RD BENICIA CA 94510	WSW	0.05 / 262.62	4
<i>EPA Handler ID: CAL000419896</i>				
ABB INC	6650 GOODYEAR RD BENICIA CA 94510	WSW	0.05 / 262.62	4
<i>EPA Handler ID: CAL000469307</i>				
ASTRO PAK CORPORATION	6750 GOODYEAR RD BENICIA CA 94510-1251	SSW	0.07 / 376.52	5
<i>EPA Handler ID: CAL000356051</i>				
HARBOR OFFSHORE INC	6420 GOODYEAR RD BENICIA CA 94510	SW	0.15 / 776.55	15
<i>EPA Handler ID: CAL000468496</i>				
J.F. BRENNAN COMPANY, INC.	6420 GOODYEAR ROAD BENICIA CA 94510	SW	0.15 / 776.55	15

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	EPA Handler ID: CAC003228117			
PULLMAN SST, INC.	6400 GOODYEAR ROAD BENICIA CA 94510	SW	0.15 / 786.10	16
	EPA Handler ID: CAC003084709			
VALLEY RUBBER AND GASKET- BENICIA DIVISION	6440 GOODYEAR RD BENICIA CA 94510	SW	0.15 / 786.99	17
	EPA Handler ID: CAL000433929			
ERIKS NA	6440 GOODYEAR RD BENICIA CA 94510	SW	0.15 / 786.99	17
	EPA Handler ID: CAL000443165			
TOTAL SAFETY US INC	6240 GOODYEAR RD BENICIA CA 94510	SW	0.23 / 1,230.79	23
	EPA Handler ID: CAL000441952			

State

SWF/LF - Solid Waste Information System (SWIS)

A search of the SWF/LF database, dated Aug 10, 2023 has found that there are 2 SWF/LF site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CCL Organics LLC	1460 Goodyear Road Benicia CA 94510	N	0.40 / 2,126.42	33
	Act Opl Status Activity: Active Chipping and Grinding Facility/Operation			
Goodyear Road Compost Facility	1460 Goodyear Road Benicia CA 94510	N	0.40 / 2,126.42	33
	Act Opl Status Activity: Active Green Material Composting Facility			

C&D DEBRIS RECY - Construction and Demolition Debris Recyclers

A search of the C&D DEBRIS RECY database, dated Jun 20, 2018 has found that there are 1 C&D DEBRIS RECY site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GOODYEAR ROAD COMPOST FACILITY	1460 GOODYEAR RD BENICIA CA 94510	N	0.40 / 2,126.42	33

LDS - Land Disposal Sites

A search of the LDS database, dated Jul 13, 2023 has found that there are 1 LDS site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Vision Recycling Benicia Compost Facility	1460 Goodyear Road Benicia CA 94510	N	0.09 / 455.22	8

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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County

CUPA SOLANO - Solano County - CUPA List

A search of the CUPA SOLANO database, dated Dec 3, 2020 has found that there are 24 CUPA SOLANO site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
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GOLDEN STATE OVERNIGHT 800-322-5555 Ext 2900	6700 GOODYEAR RD BENICIA CA 94510 CA	WSW	0.03 / 172.94	<u>3</u>
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GOLDEN STATE OVERNIGHT (GSO) 800-322-5555	6700 GOODYEAR RD BENICIA CA 94510 CA	WSW	0.03 / 172.94	<u>3</u>
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ABM BUILDING SOLUTION 707- 746-5693	6650 GOODYEAR RD BENICIA CA 94510 CA	WSW	0.05 / 262.62	<u>4</u>
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ASTRO PAK 925-212-3465	6750 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.07 / 376.52	<u>5</u>
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GOKARTSUSA.COM 707-745- 5278	6610 GOODYEAR RD BENICIA CA 94510 CA	SW	0.09 / 451.93	<u>7</u>
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HYDRO CHEM 707-747-7777	6602 GOODYEAR RD BENICIA CA 94510 CA	SW	0.09 / 466.62	<u>9</u>
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PAK WEST 707-674-7864	6500 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.09 / 471.77	<u>10</u>
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LEE DISPLAY WEST, INC. 707- 746-6387	6730 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.09 / 474.79	<u>11</u>
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QUESTMARK FLOORING 707- 361-2600	6620 GOODYEAR RD BENICIA CA 94510 CA	SW	0.10 / 525.97	<u>12</u>
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PAK WEST PAPER & PACKAGING 707-745-8558	6550 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.10 / 545.10	<u>13</u>
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PACIFIC DRY ICE 707-336-2920	6600 GOODYEAR RD BENICIA CA 94510 CA	SW	0.11 / 579.89	<u>14</u>
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<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VITROVAL GLASS BOTTLES 707-363-6289	6420 GOODYEAR RD BENICIA CA 94510 CA	SW	0.15 / 776.55	15
BRINDERSON LP 707-752-8016	6400 GOODYEAR RD BENICIA CA 94510 CA	SW	0.15 / 786.10	16
ERIKS NA 707-747-7709	6440 GOODYEAR RD BENICIA CA 94510 CA	SW	0.15 / 786.99	17
RESTORATION MANAGEMENT COMPANY 707-750-6321	6210 GOODYEAR RD BENICIA CA 94510 CA	SW	0.21 / 1,102.87	19
ANIXTER POWER SOLUTIONS, INC 707-747-3495	6350 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.21 / 1,109.81	20
FRESENIUS KIDNEY CARE 707- 745-1237	6320 GOODYEAR RD BENICIA CA 94510 CA	SW	0.22 / 1,143.79	21
FRESENIUS USA INC 530-275- 6030	6300 GOODYEAR RD BENICIA CA 94510 CA	SW	0.22 / 1,167.58	22
TOTAL SAFETY 707-747-5879	6240 GOODYEAR RD BENICIA CA 94510 CA	SW	0.23 / 1,230.79	23
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PACIFIC DRY ICE 707-336-2920	6720 GOODYEAR RD BENICIA CA 94510 CA	SSW	0.00 / 0.00	1
VISION RECYCLING BENICA 510-429-1300	1460 GOODYEAR RD BENICIA CA 94510 CA	NNE	0.07 / 386.99	6
ADVANCED DRAINAGE SYSTEMS	6190 EGRET CRT BENICIA CA 94510 CA	SSW	0.24 / 1,270.22	24
CABLE COM 707-280-3429	6180 EGRET CT # B BENICIA CA 94510 CA	SSW	0.24 / 1,280.22	25

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
CABLE COM 925-382-3177	6180 EGRET CRT # B BENICIA CA 94510 CA	SSW	0.24 / 1,284.60	27

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Aug 18, 2022 has found that there are 1 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FASTBREAK CONSOLIDATORS INC.	6800 GOODYEAR RD BENICIA CA 94510 <i>Registry ID: 110055888874</i>	SSW	0.01 / 68.14	2

PFAS IND - PFAS Industry Sectors

A search of the PFAS IND database, dated Apr 16, 2023 has found that there are 6 PFAS IND site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PILGRIM HOME AND HEARTH	BENICIA CA	SW	0.18 / 959.40	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ENV ENVIRONMENTAL INTERNATIONAL INC	BENICIA CA	SSW	0.24 / 1,280.39	26
KANEKA AEROSPACE LLC	BENICIA CA	SSW	0.29 / 1,540.18	30
APPLIED POLERAMIC INC	BENICIA CA	SSW	0.29 / 1,540.28	31
PHILLIPS 66 SPECTRUM CORP	BENICIA CA	SSW	0.46 / 2,440.81	34
RED LINE SYNTHETIC OIL CORP.	BENICIA CA	SSW	0.48 / 2,514.51	35

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
GRAVEL PIT	SOLANO COUNTY BENICIA CA 94510 <i>Dep ID: 10117225</i>	NW	0.35 / 1,855.61	32
SAND PIT	SOLANO COUNTY BENICIA CA 94510 <i>Dep ID: 10214860</i>	WSW	0.62 / 3,268.76	37

PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated Mar 20, 2023 has found that there are 1 PCB site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
LINN STAR TRANSFER	6300 GOODYEAR ROAD BENICIA CA 94510 <i>Site ID: CAW000214445</i>	SW	0.22 / 1,167.58	22

State

HAZ TSD - TSDf from Hazardous Waste Manifest Data

A search of the HAZ TSD database, dated Dec 31, 2017 has found that there are 1 HAZ TSD site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ENV ENVIRONMENTAL INTERNATIONAL INC	6180 B EGRET CT BENICIA CA 94510	SSW	0.27 / 1,437.37	29

CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Jul 10, 2023 has found that there are 4 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Fastbreak Consolidators Inc.	6800 GOODYEAR RD BENICIA CA 94510	SSW	0.01 / 68.14	2
GLS US FREIGHT	6700 GOODYEAR RD BENICIA CA 94510	WSW	0.03 / 172.94	3
Pak West Paper & Packaging	6500 GOODYEAR RD BENICIA CA 94510	SSW	0.09 / 471.77	10

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Reliant Dry Ice Pacific	6600 GOODYEAR RD BENICIA CA 94510	SW	0.11 / 579.89	<u>14</u>

DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 4 DELISTED HAZ site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Cameron	6600 GOODYEAR RD BENICIA CA 94510	SW	0.11 / 579.89	<u>14</u>
Linn Star Transfer	6300 GOODYEAR RD BENICIA CA 94510	SW	0.22 / 1,167.58	<u>22</u>
QualSpec, LLC	6200 GOODYEAR RD BENICIA CA 94510	SW	0.26 / 1,348.75	<u>28</u>

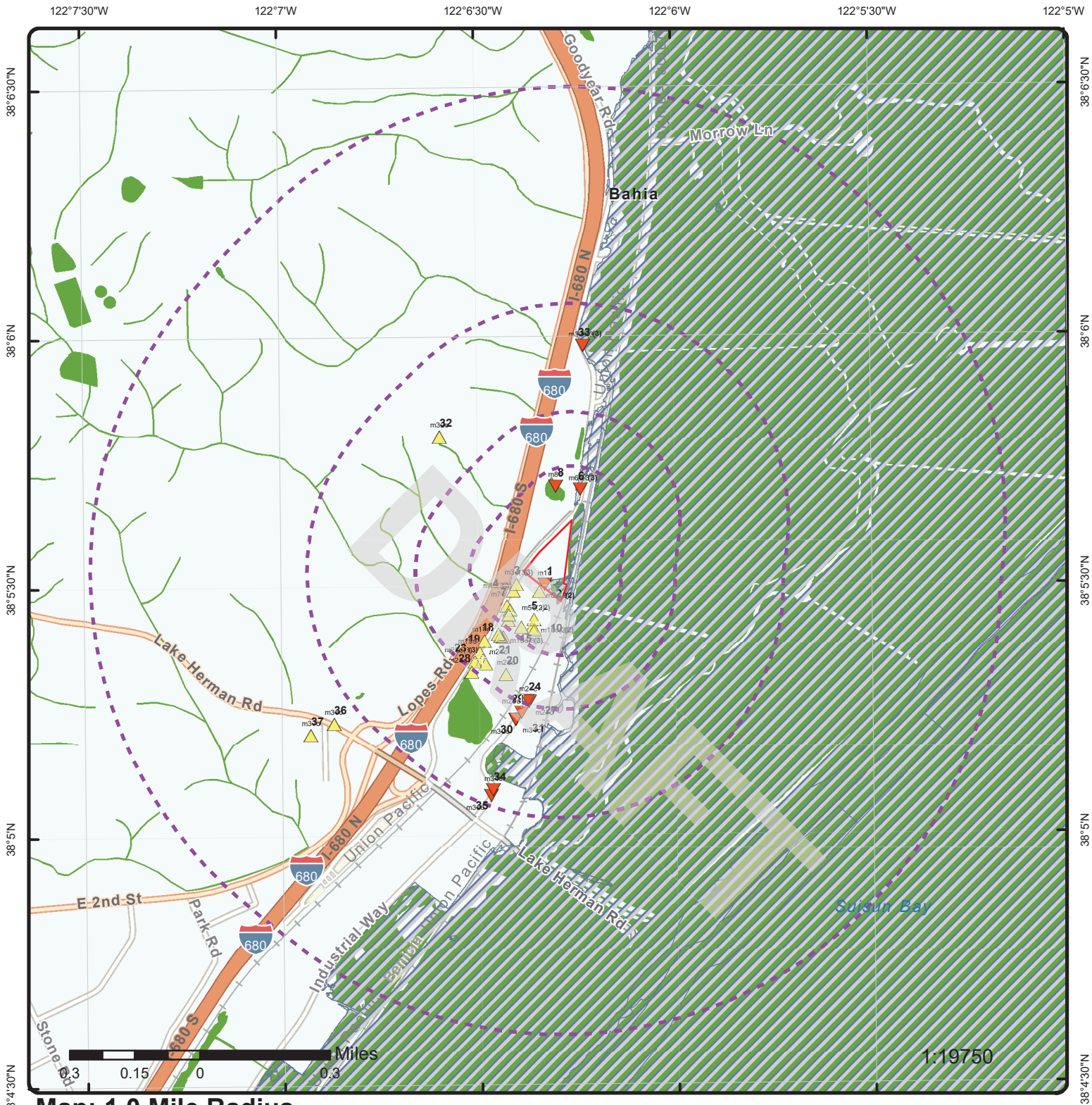
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ENV Environmental International, Inc.	6180 EGRET CT STE B BENICIA CA 94510	SSW	0.24 / 1,280.22	<u>25</u>

EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2020 has found that there are 4 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PILGRIM HOME AND HEARTH	6440 GOODYEAR ROAD BENICIA CA 94510	SW	0.15 / 786.99	<u>17</u>
BOLTTECH MANNINGS, INC	6240 GOODYEAR ROAD BENICIA CA 94510	SW	0.23 / 1,230.79	<u>23</u>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
VISION RECYCLING BENICIA	1460 GOODYEAR ROAD CA 94510	NNE	0.07 / 386.99	<u>6</u>
CCL ORGANICS LLC	1460 GOODYEAR ROAD BENICIA CA 94510	NNE	0.07 / 386.99	<u>6</u>

DRAFT



Map: 1.0 Mile Radius

Order Number: 23092600942

Address: 7000 Goodyear Road, Benicia, CA



Project Property

Buffer Outline

▲ Sites with Higher Elevation

▲ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

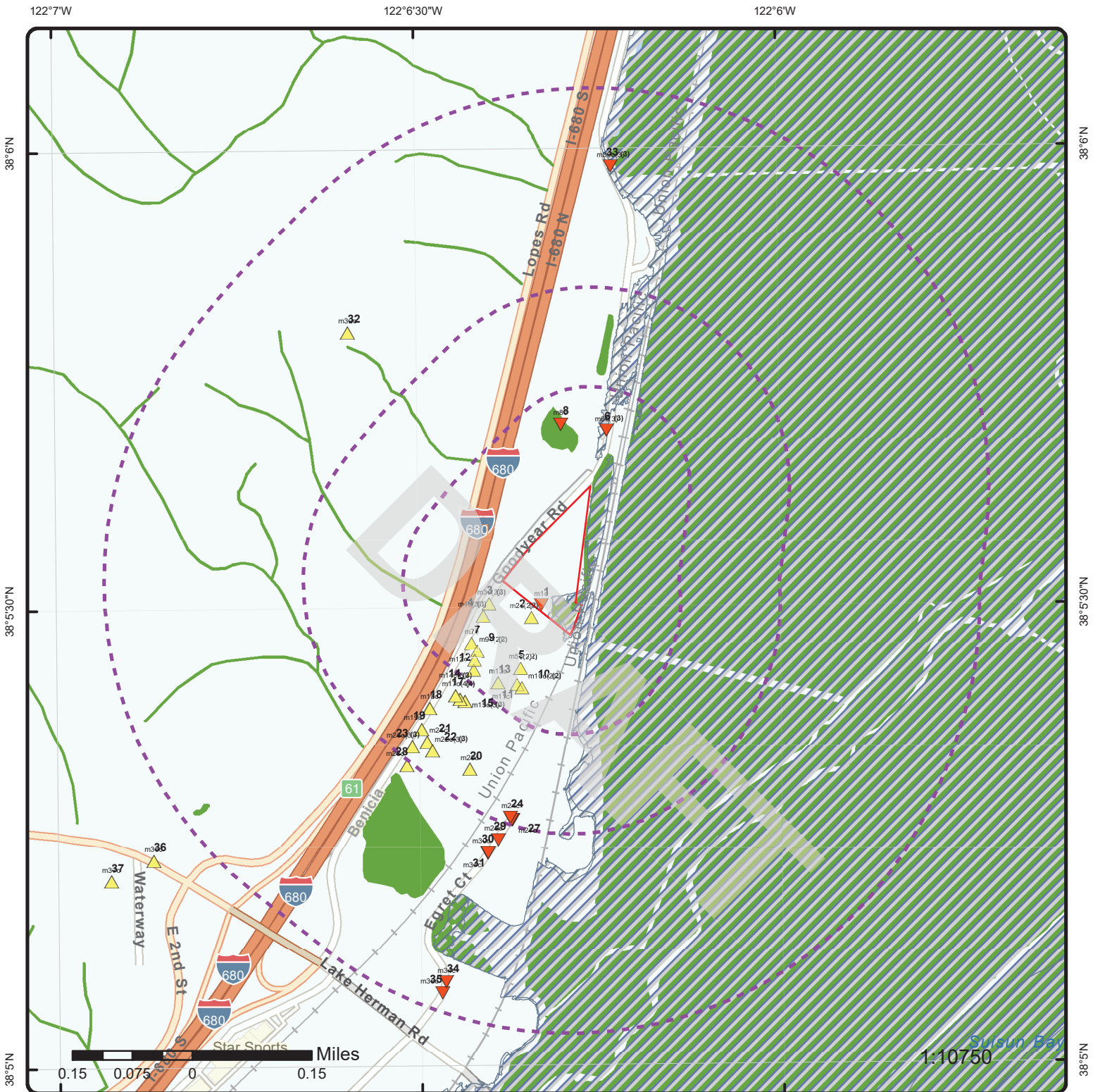
Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.5 Mile Radius

Order Number: 23092600942

Address: 7000 Goodyear Road, Benicia, CA



Project Property

Buffer Outline

Sites with Higher Elevation

Sites with Same Elevation

Sites with Lower Elevation

Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)



Map: 0.25 Mile Radius

Order Number: 23092600942

Address: 7000 Goodyear Road, Benicia, CA



Project Property

Buffer Outline

▲ Sites with Higher Elevation

■ Sites with Same Elevation

▼ Sites with Lower Elevation

○ Sites with Unknown Elevation

Areas with Higher Elevation

Areas with Same Elevation

Areas with Lower Elevation

Areas with Unknown Elevation

Freeways; Highways

Traffic Circle; Ramp

Major & Minor Arterial

Traffic Circle; Ramp

Local Road

Rail

State

Country

National Wetland

Indian Reserve Land

Plume

100 Year Flood Zone

500 Year Flood Zone

FWS Special Designation Areas

National Priorities List (Active, Delisted, Proposed, Institutional Control)

122°6'30"W

122°6"W

38°6'N

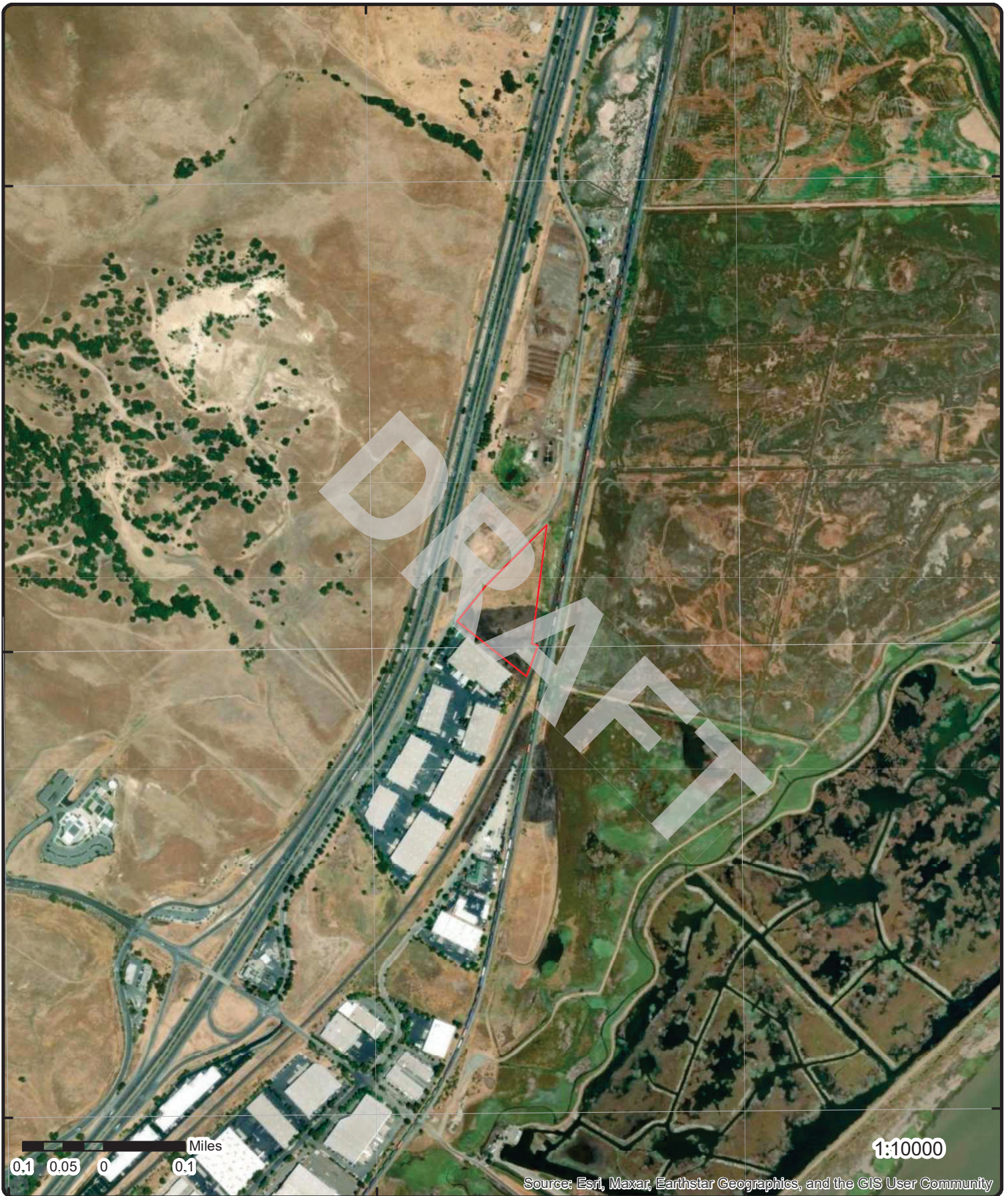
38°6'N

38°5'30"N

38°5'30"N

38°5'N

38°5'N



Aerial Year: 2022

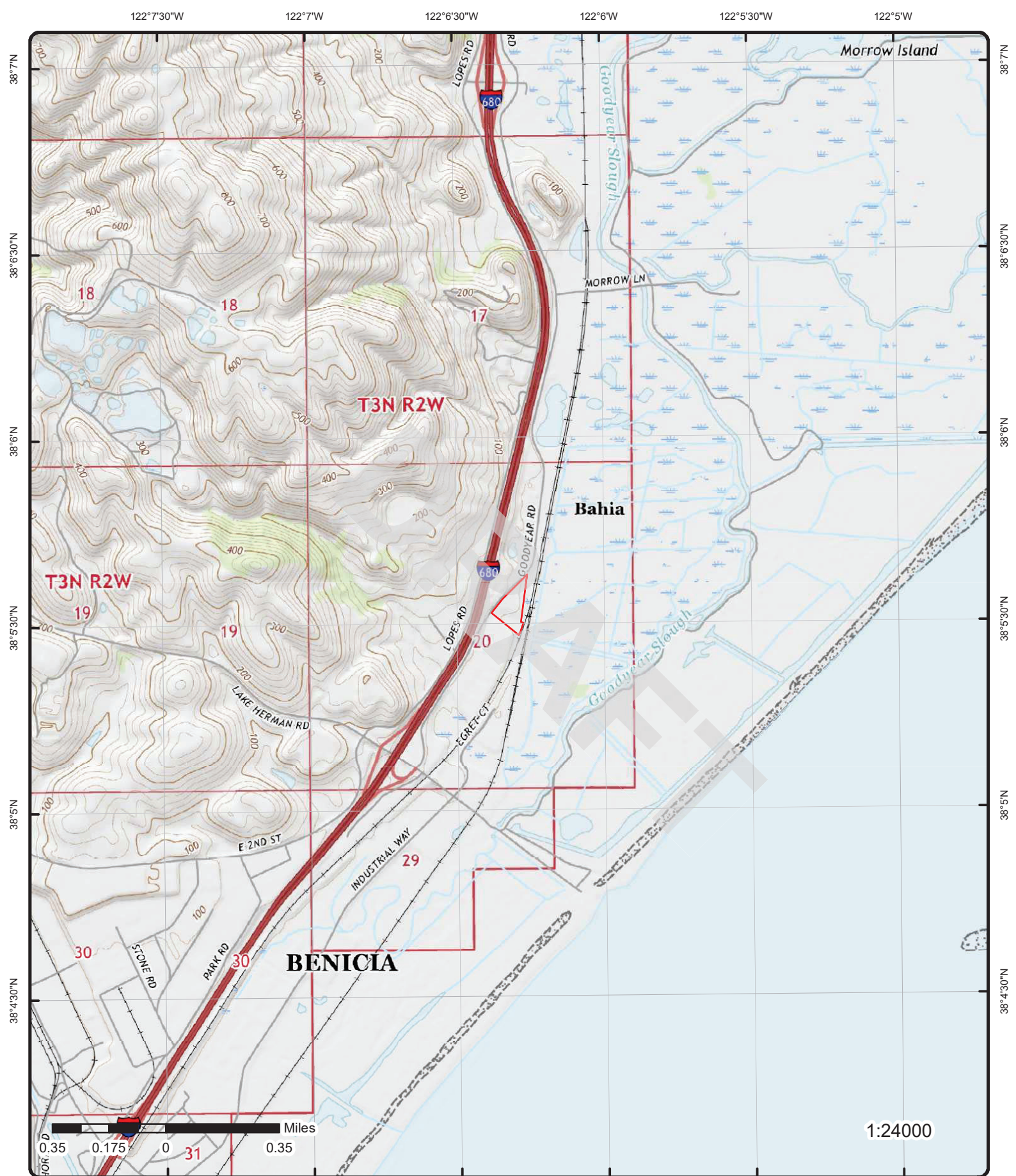
Address: 7000 Goodyear Road, Benicia, CA

Source: ESRI World Imagery

Order Number: 23092600942



© ERIS Information Inc.



Topographic Map

Year: 2021

Order Number: 23092600942

Address: 7000 Goodyear Road, CA

Quadrangle(s): Vine Hill CA, Benicia CA

Source: USGS Topographic Map



© ERIS Information Inc.

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 1	SSW	0.00 / 0.00	11.98 / -13	PACIFIC DRY ICE 707-336-2920 6720 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:		201410				
Program:		21M				
Freq:		1				
Detail Information						
Inv No:		1	Last Service:		OFFICE ACTIVITY	
Status Desc:		INACTIVE	Call Back:			
Permit Expiration:		04/30/20	Inspector:		LaPlace, Colby S	
Inventory Type Desc:		1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)	Supervisor / District:		SUP-DIST NO 3033	
Last Service Dt:		02/25/19				
2	1 of 2	SSW	0.01 / 68.14	30.25 / 5	FASTBREAK CONSOLIDATORS INC. 6800 GOODYEAR RD BENICIA CA 94510	FINDS/FRS
Registry ID:		110055888874				
FIPS Code:		48				
HUC Code:		18050001				
Site Type Name:		STATIONARY				
Location Description:						
Supplemental Location:						
Create Date:		15-SEP-13				
Update Date:		14-OCT-15				
Interest Types:		STATE MASTER				
SIC Codes:						
SIC Code Descriptions:						
NAICS Codes:						
NAICS Code Descriptions:						
Conveyor:		FRS-GEOCODE				
Federal Facility Code:						
Federal Agency Name:						
Tribal Land Code:						
Tribal Land Name:						
Congressional Dist No:		07				
Census Block Code:		060952521021020				
EPA Region Code:		09				
County Name:		SOLANO				
US/Mexico Border Ind:						
Latitude:		38.093302				
Longitude:		-122.105192				
Reference Point:		ENTRANCE POINT OF A FACILITY OR STATION				
Coord Collection Method:		ADDRESS MATCHING-HOUSE NUMBER				
Accuracy Value:		50				
Datum:		NAD83				
Source:						
Facility Detail Rprt URL:		https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110055888874				
Data Source:		Facility Registry Service - Single File				
Program Acronyms:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CA-CERS:10415032, CA-ENVIROVIEW:29784						

2	2 of 2	SSW	0.01 / 68.14	30.25 / 5	Fastbreak Consolidators Inc. 6800 GOODYEAR RD BENICIA CA 94510	CERS HAZ
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Site ID: 29784
Latitude: 38.093155
Longitude: -122.105297

Regulated Programs

EI ID: 10415032 **EI Description:** Chemical Storage Facilities

Violations

Violation Date: 04/14/2022 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Solano County Environmental Health
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Notes:

Update Hazardous Materials Inventory to Include: 1. Propane - increase to 208 gallons. 2. Lead Acid Battery Electrolyte in gallons (5)

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/14/2022 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Solano County Environmental Health
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Notes:

Returned to compliance on 01/13/2023. Update Site Map and submit for 2022 and annually thereafter.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 04/14/2022 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Solano County Environmental Health
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Notes:

Returned to compliance on 06/22/2022. Update Owner ID page with inclusion of Michael Taylor as Lead User, submit for 2022 and annually thereafter.

Violation Description:

Failure to report program data electronically.

Violations

Violation Date: 09/09/2015 **Violation Source:** CERS
Violation Program: HMRRP **Violation Division:** Solano County Environmental Health
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Notes:

Returned to compliance on 09/09/2015. Cylinders were observed not chained. Corrected on site.

Violation Description:

Business Plan Program - Operations/Maintenance - General

Violations

Violation Date: 04/14/2022
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Source: CERS
Violation Division: Solano County Environmental Health
Violation Notes:

Returned to compliance on 06/22/2022. Submit to CERS for 2022 and annually thereafter.

Violation Description:

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 04/14/2022
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Source: CERS
Violation Division: Solano County Environmental Health
Violation Notes:

Returned to compliance on 06/23/2022. Confirm forklift training for 2022. Submit training plan for 2022 and submit annually thereafter.

Violation Description:

Failure to establish and/or electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material. *Verify agricultural handler exemption HSC 25507.1

Violations

Violation Date: 04/14/2022
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Source: CERS
Violation Division: Solano County Environmental Health
Violation Notes:

Returned to compliance on 01/13/2023. Update Hazardous Materials Inventory to Include: 1. Propane - increase to 208 gallons. 2. Lead Acid Battery Electrolyte in gallons (5)

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 04/14/2022
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Source: CERS
Violation Division: Solano County Environmental Health
Violation Notes:

Update Site Map and submit for 2022 and annually thereafter.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violations

Violation Date:	04/14/2022	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Solano County Environmental Health
Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)		
Violation Notes:			

Returned to compliance on 06/23/2022. Submit Emergency Response Plan for 2022 and annually thereafter. Make sure the Sheriff's Dispatch phone # 707 421-7090 is included.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

Evaluations

Eval Date:	12/28/2015
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Solano County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Eval Date:	09/09/2015
Violations Found:	No
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Solano County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval Notes:	

Eval Date:	04/14/2022
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Solano County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Complete CERS submittal by May 16, 2022; See Documentum for original inspection/RTC needs , site given copy, as of 6/22/22, 6/23/22, 1/13/23 all CERS in compliance (w/emailed training records); Note: data in [EVAL Notes] field for some records is truncated from the source.

Eval Date:	09/09/2015
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Solano County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Affiliations

Affil Type Desc:	Legal Owner
Entity Name:	Matt Koenen
Entity Title:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Address:		6800 Goodyear Rd				
City:		Benicia				
State:		CA				
Country:		United States				
Zip Code:		94510				
Phone:		(707) 297-7333				
Affil Type Desc:		Property Owner				
Entity Name:		CWCA East Howell 59 LLC				
Entity Title:						
Address:		PO Box 101257				
City:		Pasadena				
State:		CA				
Country:		United States				
Zip Code:		91189				
Phone:		(925) 279-4617				
Affil Type Desc:		Parent Corporation				
Entity Name:		Fastbreak Consolidators Inc.				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:						
Affil Type Desc:		Operator				
Entity Name:		Michael Taylor				
Entity Title:						
Address:						
City:						
State:						
Country:						
Zip Code:						
Phone:		(707) 246-4017				
Affil Type Desc:		Facility Mailing Address				
Entity Name:		Mailing Address				
Entity Title:						
Address:		6800 Goodyear Rd				
City:		Benicia				
State:		CA				
Country:						
Zip Code:		94510				
Phone:						
Affil Type Desc:		CUPA District				
Entity Name:		Solano County Env Health				
Entity Title:						
Address:		675 Texas Street, Suite 5500				
City:		Fairfield				
State:		CA				
Country:						
Zip Code:		94533				
Phone:		(707) 784-6765				
Affil Type Desc:		Environmental Contact				
Entity Name:		Michael Taylor				
Entity Title:						
Address:		6800 GOODYEAR RD				
City:		BENICIA				
State:		CA				
Country:						
Zip Code:		94510				
Phone:						
Affil Type Desc:		Document Preparer				
Entity Name:		Michael Taylor				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Identification Signer
Entity Name: Michael Taylor
Entity Title: owner
Address:
City:
State:
Country:
Zip Code:
Phone:

Coordinates

Env Int Type Code:	HMBP	Longitude:	-122.105300
Program ID:	10415032	Coord Name:	
Latitude:	38.093150	Ref Point Type Desc:	Center of a facility or station.

3	1 of 3	WSW	0.03 / 172.94	31.47 / 6	GOLDEN STATE OVERNIGHT (GSO) 800-322-5555 6700 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
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Site No: 20680
Program: 21M
Freq: 1

Detail Information

Inv No:	1	Last Service:	OFFICE ACTIVITY
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	* Missing *	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	07/07/17		

3	2 of 3	WSW	0.03 / 172.94	31.47 / 6	GOLDEN STATE OVERNIGHT 800-322-5555 Ext 2900 6700 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
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Site No: 200614
Program: 21M
Freq: 1

Detail Information

Inv No:	1	Last Service:	LETTER/REPORT WRITING
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	* Missing *	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	09/24/19		

3	3 of 3	WSW	0.03 / 172.94	31.47 / 6	GLS US FREIGHT 6700 GOODYEAR RD BENICIA CA 94510	CERS HAZ
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Site ID: 702372
Latitude: 38.090270
Longitude: -122.106080

Regulated Programs

El ID: 10930795 El Description: Chemical Storage Facilities

Affiliations

Affil Type Desc: Legal Owner
Entity Name: GLS US Freight
Entity Title:
Address: 1019 Bessemer Ave
City: Manteca
State: CA
Country: United States
Zip Code: 95336
Phone: (209) 823-2168

Affil Type Desc: Operator
Entity Name: GLS US Freight
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (209) 456-0415

Affil Type Desc: Parent Corporation
Entity Name: GLS US Freight
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Document Preparer
Entity Name: Dan Souza
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 6750 Longe Street. Suite 100
City: Stockton
State: CA
Country:
Zip Code: 95206
Phone:

Affil Type Desc: Environmental Contact
Entity Name: DAN SOUZA
Entity Title:
Address: 1019 Bessemer Ave
City: Manteca
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Country: Zip Code: 95336 Phone: Affil Type Desc: CUPA District Entity Name: Solano County Env Health Entity Title: Address: 675 Texas Street, Suite 5500 City: Fairfield State: CA Country: Zip Code: 94533 Phone: (707) 784-6765 Affil Type Desc: Identification Signer Entity Name: Dan Souza Entity Title: V.P. Address: City: State: Country: Zip Code: Phone:						
<u>4</u>	1 of 3	WSW	0.05 / 262.62	33.94 / 9	ABM BUILDING SOLUTION 707-746-5693 6650 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No: 200686 Program: 21M Freq: 1 <u>Detail Information</u> Inv No: 1 Status Desc: INACTIVE Permit Expiration: 12/31/19 Inventory Type Desc: 10 - 19 Personnel, SUBMITTAL TO CERS DUE (163) Last Service Dt: 10/04/17 Last Service: PLAN CHECK CONSULTATION Call Back: Inspector: LaPlace, Colby S Supervisor / District: SUP-DIST NO 3033						
<u>4</u>	2 of 3	WSW	0.05 / 262.62	33.94 / 9	ABM BUILDING SOLUTIONS LLC 6650 GOODYEAR RD BENICIA CA 94510	RCRA NON GEN
EPA Handler ID: CAL000419896 Gen Status Universe: No Report Contact Name: TIM HALEY Contact Address: 6200 , GOODYEAR RD , , BENICIA , CA, 94510 , US Contact Phone No and Ext: 707-746-5693 Contact Email: TIM.HALEY@ABM.COM Contact Country: US County Name: SOLANO EPA Region: 09 Land Type: Receive Date: 20191105 Location Latitude: Location Longitude:						
<u>Violation/Evaluation Summary</u> Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20191105
Handler Name: ABM BUILDING SOLUTIONS LLC
Source Type: Deactivation
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner
Type: Other
Name: ABM RAFANELLI
Date Became Current:
Date Ended Current:
Phone: 713-776-5259
Source Type: Deactivation

Street No:
Street 1: 8101 W SAM HOUSTON PKWY S STE 150
Street 2:
City: HOUSTON
State: TX
Country: US
Zip Code: 77072-5037

Owner/Operator Ind: Current Operator
Type: Other
Name: TIM HALEY
Date Became Current:
Date Ended Current:
Phone: 707-746-5693
Source Type: Deactivation

Street No:
Street 1: 6650 GOODYEAR RD
Street 2:
City: BENICIA
State: CA
Country: US
Zip Code: 94510

4	3 of 3	WSW	0.05 / 262.62	33.94 / 9	ABB INC 6650 GOODYEAR RD BENICIA CA 94510	RCRA NON GEN
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EPA Handler ID: CAL000469307
Gen Status Universe: No Report
Contact Name: ALEX NIEBRES
Contact Address: 6650 GOODYEAR RD , , BENICIA , CA, 94510 ,
Contact Phone No and Ext: 707-301-0791
Contact Email: ALEX.B.NIEBRES@US.ABB.COM
Contact Country:
County Name: SOLANO
EPA Region: 09
Land Type:
Receive Date: 20220316
Location Latitude:
Location Longitude:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>Violation/Evaluation Summary</u>						
Note:		NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).				
<u>Handler Summary</u>						
Importer Activity:		No				
Mixed Waste Generator:		No				
Transporter Activity:		No				
Transfer Facility:		No				
Onsite Burner Exemption:		No				
Furnace Exemption:		No				
Underground Injection Activity:		No				
Commercial TSD:		No				
Used Oil Transporter:		No				
Used Oil Transfer Facility:		No				
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				
Receive Date:		20220316				
Handler Name:		ABB INC				
Source Type:		Implementer				
Federal Waste Generator Code:		N				
Generator Code Description:		Not a Generator, Verified				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Other			Street 1:	
Name:		ABB INC			305 GREGSON DR	
Date Became Current:					Street 2:	
Date Ended Current:					City:	
Phone:		919-856-2360			CARY	
Source Type:		Implementer			NC	
					State:	
					Country:	
					Zip Code:	
					27511	
Owner/Operator Ind:		Current Operator			Street No:	
Type:		Other			Street 1:	
Name:		ALEX NIEBRES			6650 GOODYEAR RD	
Date Became Current:					Street 2:	
Date Ended Current:					City:	
Phone:		707-301-0791			BENICIA	
Source Type:		Implementer			State:	
					CA	
					Country:	
					Zip Code:	
					94510	
5	1 of 2	SSW	0.07 / 376.52	27.34 / 2	ASTRO PAK 925-212-3465 6750 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Permit Expiration:	08/31/19				Inspector:	LaPlace, Colby S
Inventory Type Desc:	1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)				Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	01/29/20					

5	2 of 2	SSW	0.07 / 376.52	27.34 / 2	ASTRO PAK CORPORATION 6750 GOODYEAR RD BENICIA CA 94510-1251	RCRA NON GEN
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EPA Handler ID: CAL000356051
Gen Status Universe: No Report
Contact Name: DOUGLAS ECHEVERRIA
Contact Address: 6750 , GOODYEAR RD , , BENICIA , CA, 94510-1251 , US
Contact Phone No and Ext: 562-445-9785
Contact Email: DECHEVERRIA@ASTROPAK.COM
Contact Country: US
County Name: SOLANO
EPA Region: 09
Land Type: Private
Receive Date: 20210713
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20100824
Handler Name: ASTRO PAK CORPORATION
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20210713
Handler Name: ASTRO PAK CORPORATION
Source Type: Deactivation
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner/Operator Details

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	6750 GOODYEAR RD
Name:	THOMAS JACKSON	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	562-293-3502	Country:	
Source Type:	Implementer	Zip Code:	94510-1251

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	270 BAKER ST E STE 100
Name:	ASTRO PAK CORPORATION	Street 2:	
Date Became Current:		City:	COSTA MESA
Date Ended Current:		State:	CA
Phone:	949-270-0800	Country:	
Source Type:	Implementer	Zip Code:	92626-4582

Historical Handler Details

Receive Dt:	20100824
Generator Code Description:	Not a Generator, Verified
Handler Name:	ASTRO PAK CORPORATION

6	1 of 3	NNE	0.07 / 386.99	11.11 / -14	VISION RECYCLING BENICA 510-429-1300 1460 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:	80967					
Program:	21M					
Freq:	1					

Detail Information

Inv No:	1	Last Service:	PLAN CHECK CONSULTATION
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	06/30/21	Inspector:	Steele, Joshua A
Inventory Type Desc:	1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)	Supervisor / District:	SUP-DIST NO 3039
Last Service Dt:	10/29/18		

6	2 of 3	NNE	0.07 / 386.99	11.11 / -14	CCL ORGANICS LLC 1460 GOODYEAR ROAD BENICIA CA 94510	EMISSIONS
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2004 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.084
CO:	48	ROGT:	.0702828
Air Basin:	SF	COT:	.229
District:	BA	NOXT:	1.055
COID:	SOL	SOXT:	.016
DISN:	BAY AREA AQMD	PMT:	.075
CHAPIS:		PM10T:	.0732

2004 Toxic Data

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Facility ID:	13384			COID:	SOL	
Facility SIC Code:	2875			DISN:	BAY AREA AQMD	
CO:	48			CHAPIS:		
Air Basin:	SF			CERR Code:		
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

2005 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.064
CO:	48	ROGT:	.0535488
Air Basin:	SF	COT:	.174
District:	BA	NOXT:	.802
COID:	SOL	SOXT:	.012
DISN:	BAY AREA AQMD	PMT:	.057
CHAPIS:		PM10T:	.055632

2005 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2006 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.039
CO:	48	ROGT:	.0326313
Air Basin:	SF	COT:	.107
District:	BA	NOXT:	.492
COID:	SOL	SOXT:	.008
DISN:	BAY AREA AQMD	PMT:	.035
CHAPIS:		PM10T:	.03416

2006 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2007 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.12
CO:	48	ROGT:	.100404
Air Basin:	SF	COT:	1.023
District:	BA	NOXT:	.83

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
COID:	SOL			SOXT:	0	
DISN:	BAY AREA AQMD			PMT:	.048	
CHAPIS:				PM10T:	.046848	
<u>2007 Toxic Data</u>						
Facility ID:	13384			COID:	SOL	
Facility SIC Code:	2875			DISN:	BAY AREA AQMD	
CO:	48			CHAPIS:		
Air Basin:	SF			CERR Code:		
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2008 Criteria Data</u>						
Facility ID:	13384			CERR Code:		
Facility SIC Code:	2875			TOGT:	.095	
CO:	48			ROGT:	.0794865	
Air Basin:	SF			COT:	.792	
District:	BA			NOXT:	.643	
COID:	SOL			SOXT:	0	
DISN:	BAY AREA AQMD			PMT:	.037	
CHAPIS:				PM10T:	.036112	
<u>2008 Toxic Data</u>						
Facility ID:	13384			COID:	SOL	
Facility SIC Code:	2875			DISN:	BAY AREA AQMD	
CO:	48			CHAPIS:		
Air Basin:	SF			CERR Code:		
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						
<u>2009 Criteria Data</u>						
Facility ID:	13384			CERR Code:		
Facility SIC Code:	2875			TOGT:	.066	
CO:	48			ROGT:	.0552222	
Air Basin:	SF			COT:	.552	
District:	BA			NOXT:	.448	
COID:	SOL			SOXT:	0	
DISN:	BAY AREA AQMD			PMT:	.	
					02663934426229508196721311475409836065	
					57	
CHAPIS:				PM10T:	.026	
<u>2009 Toxic Data</u>						
Facility ID:	13384			COID:	SOL	
Facility SIC Code:	2875			DISN:	BAY AREA AQMD	
CO:	48			CHAPIS:		
Air Basin:	SF			CERR Code:		
District:	BA					
TS:						
Health Risk Asmt:						
Non-Cancer Chronic Haz Ind:						
Non-Cancer Acute Haz Ind:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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2010 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2011 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.081
CO:	48	ROGT:	.0677727
Air Basin:	SF	COT:	.678
District:	BA	NOXT:	.551
COID:	SOL	SOXT:	0
DISN:	BAY AREA AQMD	PMT:	.
			37078688524590163934426229508196721311
			48
CHAPIS:		PM10T:	.201

2011 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2012 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.042
CO:	48	ROGT:	.0351414
Air Basin:	SF	COT:	.347
District:	BA	NOXT:	.286
COID:	SOL	SOXT:	0
DISN:	BAY AREA AQMD	PMT:	.
			18839344262295081967213114754098360655
			74
CHAPIS:		PM10T:	.102

2012 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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2013 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.042
CO:	48	ROGT:	.0351414
Air Basin:	SF	COT:	.347
District:	BA	NOXT:	.286
COID:	SOL	SOXT:	0
DISN:	BAY AREA AQMD	PMT:	.14
CHAPIS:		PM10T:	.102

2013 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2014 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.039990401
CO:	48	ROGT:	
Air Basin:	SF	COT:	.332197472
District:	BA	NOXT:	.271483029
COID:	SOL	SOXT:	.000212726
DISN:	BAY AREA AQMD	PMT:	.124490925
CHAPIS:		PM10T:	.088757006

2014 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2015 Criteria Data

Facility ID:	13384	CERR Code:	
Facility SIC Code:	2875	TOGT:	.0399904
CO:	48	ROGT:	.039117895
Air Basin:	SF	COT:	.33219745
District:	BA	NOXT:	.271482985
COID:	SOL	SOXT:	.000212726
DISN:	BAY AREA AQMD	PMT:	.124490929
CHAPIS:		PM10T:	.08875701

2015 Toxic Data

Facility ID:	13384	COID:	SOL
Facility SIC Code:	2875	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Basin:	SF				CERR Code:	
District:	BA					
TS:						
Health Risk Asmt:	5					
Non-Cancer Chronic Haz Ind:	.9					
Non-Cancer Acute Haz Ind:	0					

6	3 of 3	NNE	0.07 / 386.99	11.11 / -14	VISION RECYCLING BENICIA 1460 GOODYEAR ROAD CA 94510	EMISSIONS
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2016 Criteria Data

Facility ID:	23622	CERR CODE:	
Facility SIC Code:	2875	TOGT:	.007335782
CO:	48	ROGT:	.006444484487
Air Basin:	SF	COT:	.060343532
District:	BA	NOXT:	.050674184
COID:	SOL	SOXT:	.000048894
DISN:	BAY AREA AQMD	PMT:	.016120393
CHAPIS:		PM10T:	.011579478

2016 Toxic Data

Facility ID:	23622	TS:	
Facility SIC Code:	2875	HRA:	
CERR CODE:		CH Index:	
COID:	SOL	AH Index:	
CO:	48	Air Basin:	SF
DISN:	BAY AREA AQMD	District:	BA
CHAPIS:			

7	1 of 1	SW	0.09 / 451.93	34.37 / 9	GOKARTSUSA.COM 707-745-5278 6610 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
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Site No:	200513
Program:	21M
Freq:	1

Detail Information

Inv No:	1	Last Service:	OFFICE ACTIVITY
Status Desc:	INACTIVE	Call Back:	
Permit Expiration:	10/31/10	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	03/22/17		

8	1 of 1	N	0.09 / 455.22	13.58 / -12	Vision Recycling Benicia Compost Facility 1460 Goodyear Road Benicia CA 94510	LDS
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Global ID:	WDD100009936	Latitude:	38.09498
County:	Solano	Longitude:	-122.10504
RWQCB Region:	SAN FRANCISCO BAY RWQCB (REGION 2)		

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail

RB Case No:	829297
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Loc Case No:
Status: Open - Active
Status Date: 12/6/2016
Begin Date: 12/6/2016
Case Type: Land Disposal Site
Cal Enviroscreen:
Qty Released Gallons:
CUF Case: NO
EPA Region: 9
Lead Agency: SAN FRANCISCO BAY RWQCB (REGION 2)
Caseworker: AJK
Local Agency:
File Location:
Potential COC:
Military DoD Site: No
Leak Reported Dt:
No Further Action Dt:
Potential Media of Concern:
How Discovered:
How Discovered Description:
Stop Method:
Stop Description:
Calwater Watershed Name: Suisun - Fairfield - Benicia (207.21)
DWR GW Subbasin Name: Suisun-Fairfield Valley (2-003)
Disadvantaged Community:
Discharge Cause:
Coordinate Source:
Discharge Source:
Facility Project Sub Type: Unknown
Calenviroscreen 3 Score: 56-60%
Calenviroscreen 4 Score: 40-45%
Site History:

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Reg Activity

Date: 2016-12-29 00:00:00
Action: Staff Letter
Action Type: ENFORCEMENT

Date: 2017-05-24 00:00:00
Action: Technical Correspondence / Assistance / Other
Action Type: ENFORCEMENT

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts

Contact Type: Regional Board Caseworker - Primary Caseworker
Contact Name: ALYX KARPOWICZ
Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)
Address: 1515 Clay St., Suite 1400
City: OAKLAND
Email: akarpowicz@waterboards.ca.gov
Phone No: 5106222427

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History

Status: Open - Case Begin Date
Status Date: 2016-12-06 00:00:00

Status: Open - Active
Status Date: 2016-12-06 00:00:00

LDS Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities (as of May 25, 2023)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>LDS Sites from GeoTracker Search - Documents (as of May 25, 2023)</u>						
Title:					2017 ANNUAL MONITORING AND MAINTENANCE REPORT & TRANSMITTAL LETTER W/ SIGNATURE	
Title Link:					https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2107965290/WDD100009936.PDF	
Type:					MONITORING REPORT - ANNUALLY	
Submitted:						
Submitted By:					BSK SACRAMENTO (AUTH_RP)	
Document Type:					Monitoring Reports	
Document Date:					4/12/2018	
Size:					26,263 KB	
Title:					NOTICE OF APPLICABILITY OF COVERAGE UNDER STATE WATER RESOURCES CONTROL BOARD WATER QUALITY ORDER 2015-0121-DWQ	
Title Link:					https://geotracker.waterboards.ca.gov/view_documents?global_id=WDD100009936&enforcement_id=6320928	
Type:					TECHNICAL CORRESPONDENCE / ASSISTANCE / OTHER	
Submitted:						
Submitted By:					ALYX KARPOWICZ (REGULATOR)	
Document Type:					Site Documents	
Document Date:					5/24/2017	
Size:						
Title:					2018 ANNUAL MONITORING AND MAINTENANCE REPORT - BENICIA COMPOST FACILITY	
Title Link:					https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3337683558/WDD100009936.PDF	
Type:					MONITORING REPORT - ANNUALLY	
Submitted:						
Submitted By:					BSK SACRAMENTO (AUTH_RP)	
Document Type:					Monitoring Reports	
Document Date:					4/25/2019	
Size:					14,134 KB	
Title:					NOI - VISION RECYCLING BENICIA COMPOST FACILITY	
Title Link:					https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6452642858/WDD100009936.PDF	
Type:					NOTICE OF INTENT	
Submitted:						
Submitted By:					BSK SACRAMENTO (AUTH_RP)	
Document Type:					Site Documents	
Document Date:					12/1/2016	
Size:					261 KB	
Title:					2022 ANNUAL MONITORING AND MAINTENANCE REPORT - VISION RECYCLING BENICIA COMPOSTING FACILITY	
Title Link:					https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/2059859871/WDD100009936.PDF	
Type:					MONITORING REPORT - ANNUALLY	
Submitted:						
Submitted By:					BSK SACRAMENTO (AUTH_RP)	
Document Type:					Monitoring Reports	
Document Date:					3/31/2023	
Size:					4,152 KB	
Title:					2021 REPORTING YEAR ANNUAL MONITORING AND MAINTENANCE REPORT VISION RECYCLING BENICIA COMPOSTING FACILITY	
Title Link:					https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3227364301/WDD100009936.PDF	
Type:					MONITORING REPORT - ANNUALLY	
Submitted:						
Submitted By:					BSK SACRAMENTO (AUTH_RP)	
Document Type:					Monitoring Reports	
Document Date:					3/31/2022	
Size:					4,775 KB	
Title:					VISION RECYCLING BENICIA COMPOST FACILITY TECHNICAL REPORT FOR COMPOSTING OPERATIONS	
Title Link:					https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/6440620124/WDD100009936.PDF	
Type:					NOTICE OF INTENT	
Submitted:						
Submitted By:					BSK SACRAMENTO (AUTH_RP)	
Document Type:					Site Documents	
Document Date:					5/15/2017	
Size:					26,263 KB	
Title:					2020 ANNUAL MONITORING AND MAINTENANCE REPORT	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/8489825665/WDD100009936.PDF				
Type:		MONITORING REPORT - ANNUALLY				
Submitted:						
Submitted By:		BSK SACRAMENTO (AUTH_RP)				
Document Type:		Monitoring Reports				
Document Date:		5/4/2021				
Size:		6,322 KB				
Title:		2020 ANNUAL MONITORING AND MAINTENANCE REPORT EXTENSION REQUEST				
Title Link:		https://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7168117821/WDD100009936.PDF				
Type:		CORRESPONDENCE				
Submitted:						
Submitted By:		BSK SACRAMENTO (AUTH_RP)				
Document Type:		Site Documents				
Document Date:		3/31/2021				
Size:		161 KB				

9	1 of 2	SW	0.09 / 466.62	35.01 / 10	LIGHTIN 6602 GOODYEAR RD BENICIA CA 94510	RCRA SQG
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EPA Handler ID: CAR000078733
Gen Status Universe: Small Quantity Generator
Contact Name: STEVE BOYD
Contact Address: 6602 GOODYEAR RD , , BENICIA , CA, 94510 , US
Contact Phone No and Ext: 707-751-1680
Contact Email:
Contact Country: US
County Name: SOLANO
EPA Region: 09
Land Type: Private
Receive Date: 20000724
Location Latitude: 38.090637
Location Longitude: -122.107456

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20000724
Handler Name: LIGHTIN
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Source Type:		Notification				
<u>Waste Code Details</u>						
Hazardous Waste Code:		D001				
Waste Code Description:		IGNITABLE WASTE				
Hazardous Waste Code:		D018				
Waste Code Description:		BENZENE				
Hazardous Waste Code:		D035				
Waste Code Description:		METHYL ETHYL KETONE				
Hazardous Waste Code:		D039				
Waste Code Description:		TETRACHLOROETHYLENE				
Hazardous Waste Code:		D040				
Waste Code Description:		TRICHLORETHYLENE				
Hazardous Waste Code:		F003				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F005				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
<u>Owner/Operator Details</u>						
Owner/Operator Ind:		Current Owner			Street No:	
Type:		Private			Street 1:	
Name:		LIGHTIN			Street 2:	
Date Became Current:					City:	
Date Ended Current:					State:	
Phone:		707-751-1680			Country:	
Source Type:		Notification			Zip Code:	
					135 MT REED BLVD	
					ROCHESTER	
					NY	
					14603	

<u>9</u>	2 of 2	SW	0.09 / 466.62	35.01 / 10	HYDRO CHEM 707-747-7777 6602 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:		20724				
Program:		21M				
Freq:		1				

Detail Information

Inv No:	1	Last Service:	BOS REQUESTED ACTIVITY
Status Desc:	INACTIVE	Call Back:	
Permit Expiration:		Inspector:	LaPlace, Colby S
Inventory Type Desc:	5 - 9 Personnel, SUBMITTAL TO CERS DUE (162)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	04/02/04		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 2	SSW	0.09 / 471.77	28.27 / 3	PAK WEST 707-674-7864 6500 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO

Site No: 200507
Program: 21M
Freq: 1

Detail Information

Inv No:	1	Last Service:	Return to Compliance
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	11/30/21	Inspector:	LaPlace, Colby S
Inventory Type Desc:	1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	10/03/19		

10	2 of 2	SSW	0.09 / 471.77	28.27 / 3	Pak West Paper & Packaging 6500 GOODYEAR RD BENICIA CA 94510	CERS HAZ
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Site ID: 557885
Latitude: 38.090240
Longitude: -122.105870

Regulated Programs

EI ID:	10826230	EI Description:	Chemical Storage Facilities
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Violations

Violation Date:	08/27/2015	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Solano County Environmental Health
Citation:	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
Violation Notes:			

Returned to compliance on 08/27/2015.

Violation Description:

Business Plan Program - Operations/Maintenance - General

Violations

Violation Date:	08/27/2015	Violation Source:	CERS
Violation Program:	HMRRP	Violation Division:	Solano County Environmental Health
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
Violation Notes:			

Returned to compliance on 08/27/2015.

Violation Description:

Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.

Violations

Violation Date:	09/24/2019	Violation Source:	CERS
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 09/26/2019.

Violation Description:

Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

Violations

Violation Date: 08/27/2015
Violation Program: HMRRP
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 08/27/2015.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 08/27/2015
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 08/27/2015.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 08/27/2015
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 08/27/2015.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 08/27/2015
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 08/27/2015.

Violation Description:

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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material.

Violations

Violation Date: 09/24/2019
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 09/26/2019.

Violation Description:

Failure to complete and electronically submit a site map with all required content.

Violations

Violation Date: 09/24/2019
Violation Program: HMRRP
Citation: HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Notes:

Returned to compliance on 09/26/2019.

Violation Description:

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

Violations

Violation Date: 09/24/2019
Violation Program: HMRRP
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Notes:

Returned to compliance on 09/26/2019.

Violation Description:

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

Violations

Violation Date: 08/27/2015
Violation Program: HMRRP
Citation: HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
Violation Notes:

Returned to compliance on 08/27/2015.

Violation Description:

Business Plan Program - Administration/Documentation - General

Evaluations

Eval Date: 09/24/2019
Violations Found: Yes
Eval General Type: Compliance Evaluation Inspection

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Eval Type:	Routine done by local agency
Eval Division:	Solano County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Eval Date:	08/27/2015
Violations Found:	Yes
Eval General Type:	Compliance Evaluation Inspection
Eval Type:	Routine done by local agency
Eval Division:	Solano County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval Notes:	

Affiliations

Affil Type Desc:	Parent Corporation
Entity Name:	PAK WEST
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Affil Type Desc:	Legal Owner
Entity Name:	BLOWER DEMPSAY CORP
Entity Title:	
Address:	4042 W. Garry Ave
City:	Santa Ana
State:	CA
Country:	United States
Zip Code:	92704
Phone:	(714) 557-7420

Affil Type Desc:	CUPA District
Entity Name:	Solano County Env Health
Entity Title:	
Address:	675 Texas Street, Suite 5500
City:	Fairfield
State:	CA
Country:	
Zip Code:	94533
Phone:	(707) 784-6765

Affil Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	
Address:	6500 Goodyear Rd
City:	Benicia
State:	CA
Country:	
Zip Code:	94510
Phone:	

Affil Type Desc:	Identification Signer
Entity Name:	Jamie Ryan
Entity Title:	Warehouse Ops Mrg
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Affil Type Desc:	Document Preparer
Entity Name:	Jamie Ryan
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	
Affil Type Desc:	Environmental Contact
Entity Name:	Jamie Ryan
Entity Title:	
Address:	6500 Goodyear Rd
City:	Benicia
State:	CA
Country:	
Zip Code:	94510
Phone:	
Affil Type Desc:	Operator
Entity Name:	Pak West Paper & Packaging
Entity Title:	
Address:	
City:	
State:	
Country:	
Zip Code:	
Phone:	(888) 465-1115

11	1 of 1	SSW	0.09 / 474.79	28.26 / 3	LEE DISPLAY WEST, INC. 707-746-6387 6730 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:	20767					
Program:	21M					
Freq:	1					

Detail Information

Inv No:	1	Last Service:	OFFICE ACTIVITY
Status Desc:	INACTIVE	Call Back:	
Permit Expiration:	* Missing *	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	08/13/09		

12	1 of 1	SW	0.10 / 525.97	34.43 / 9	QUESTMARK FLOORING 707-361-2600 6620 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:	200605					
Program:	21M					
Freq:	1					

Detail Information

Inv No:	1	Last Service:	OFFICE ACTIVITY
Status Desc:	INACTIVE	Call Back:	
Permit Expiration:	05/31/19	Inspector:	LaPlace, Colby S
Inventory Type Desc:	1 - 4 Personnel, SUBMITTAL TO CERS DUE	Supervisor / District:	SUP-DIST NO 3033

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Last Service Dt:		(161) 01/15/19				
13	1 of 1	SSW	0.10 / 545.10	27.47 / 2	PAK WEST PAPER & PACKAGING 707-745-8558 6550 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:		20775				
Program:		21M				
Freq:		1				
<u>Detail Information</u>						
Inv No:		1	Last Service:		OFFICE ACTIVITY	
Status Desc:		INACTIVE	Call Back:			
Permit Expiration:		09/30/19	Inspector:		LaPlace, Colby S	
Inventory Type Desc:		1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)	Supervisor / District:		SUP-DIST NO 3033	
Last Service Dt:		10/08/19				
14	1 of 3	SW	0.11 / 579.89	34.07 / 9	PACIFIC DRY ICE 707-336-2920 6600 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:		20584				
Program:		21M				
Freq:		1				
<u>Detail Information</u>						
Inv No:		1	Last Service:		PLAN CHECK CONSULTATION	
Status Desc:		ACTIVE	Call Back:			
Permit Expiration:		06/30/21	Inspector:		LaPlace, Colby S	
Inventory Type Desc:		1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)	Supervisor / District:		SUP-DIST NO 3033	
Last Service Dt:		10/04/17				
14	2 of 3	SW	0.11 / 579.89	34.07 / 9	Cameron 6600 GOODYEAR RD BENICIA CA 94510	DELISTED HAZ
Siteid:		16044				
Latitude:		38.090500				
Longitude:		-122.106900				
Original Source:		CHAZ				
Record Date:		30-MAY-2017				
14	3 of 3	SW	0.11 / 579.89	34.07 / 9	Reliant Dry Ice Pacific 6600 GOODYEAR RD BENICIA CA 94510	CERS HAZ
Site ID:		612885				
Latitude:		38.090813				
Longitude:		-122.106178				
<u>Regulated Programs</u>						
EI ID:		10899892	EI Description:		Chemical Storage Facilities	

Affiliations

Affil Type Desc: Parent Corporation
Entity Name: Pacific Dry Ice
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title:
Address: 6600 GOODYEAR RD
City: BENICIA
State: CA
Country:
Zip Code: 94510
Phone:

Affil Type Desc: Environmental Contact
Entity Name: Kris Woosley
Entity Title:
Address: 8590 County Road 12 1/2
City: Pampa
State: TX
Country:
Zip Code: 79065
Phone:

Affil Type Desc: CUPA District
Entity Name: Solano County Env Health
Entity Title:
Address: 675 Texas Street, Suite 5500
City: Fairfield
State: CA
Country:
Zip Code: 94533
Phone: (707) 784-6765

Affil Type Desc: Operator
Entity Name: Tim Ramos
Entity Title:
Address:
City:
State:
Country:
Zip Code:
Phone: (925) 812-7076

Affil Type Desc: Identification Signer
Entity Name: Tim Ramos
Entity Title: Area Manager
Address:
City:
State:
Country:
Zip Code:
Phone:

Affil Type Desc: Property Owner
Entity Name: Maria Montes
Entity Title:
Address: 1350 Treat Blvd Ste 210
City: Walnut Creek

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
State: CA Country: United States Zip Code: 94597 Phone: (925) 357-9129 Affil Type Desc: Legal Owner Entity Name: Scott Vandenburg Entity Title: Address: 8590 County Rd 12 1/2 City: Pampa State: TX Country: United States Zip Code: 79065 Phone: (432) 617-4209 Affil Type Desc: Document Preparer Entity Name: Tim Ramos Entity Title: Address: City: State: Country: Zip Code: Phone:						
<u>Coordinates</u>						
Env Int Type Code:	HMBP			Longitude:	-122.107180	
Program ID:	10899892			Coord Name:		
Latitude:	38.090560			Ref Point Type Desc:	Center of a facility or station.	
15	1 of 3	SW	0.15 / 776.55	35.72 / 10	VITROVAL GLASS BOTTLES 707-363-6289 6420 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:	200518					
Program:	21M					
Freq:	1					
<u>Detail Information</u>						
Inv No:	1			Last Service:	LETTER/REPORT WRITING	
Status Desc:	ACTIVE			Call Back:		
Permit Expiration:	06/30/12			Inspector:	LaPlace, Colby S	
Inventory Type Desc:	< Reportable Quantity (105)			Supervisor / District:	SUP-DIST NO 3033	
Last Service Dt:	09/10/15					
15	2 of 3	SW	0.15 / 776.55	35.72 / 10	HARBOR OFFSHORE INC 6420 GOODYEAR RD BENICIA CA 94510	RCRA NON GEN
EPA Handler ID:	CAL000468496					
Gen Status Universe:	No Report					
Contact Name:	MERRIL COLLINS					
Contact Address:	6420 GOODYEAR RD , , BENICIA , CA, 94510 ,					
Contact Phone No and Ext:	707-759-0243					
Contact Email:	MCOLLINS@HABOROFFSHOREINC.COM					
Contact Country:						
County Name:	SOLANO					
EPA Region:	09					
Land Type:						
Receive Date:	20220209					
Location Latitude:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
 Mixed Waste Generator: No
 Transporter Activity: No
 Transfer Facility: No
 Onsite Burner Exemption: No
 Furnace Exemption: No
 Underground Injection Activity: No
 Commercial TSD: No
 Used Oil Transporter: No
 Used Oil Transfer Facility: No
 Used Oil Processor: No
 Used Oil Refiner: No
 Used Oil Burner: No
 Used Oil Market Burner: No
 Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
 Receive Date: 20220209
 Handler Name: HARBOR OFFSHORE INC
 Source Type: Implementer
 Federal Waste Generator Code: N
 Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	4411 DUPONT CT STE 130
Name:	HARBOR OFFSHORE INC	Street 2:	
Date Became Current:		City:	VENTURA
Date Ended Current:		State:	CA
Phone:	805-639-2205	Country:	
Source Type:	Implementer	Zip Code:	93003
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	6420 GOODYEAR RD
Name:	MERRIL COLLINS	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	707-759-0243	Country:	
Source Type:	Implementer	Zip Code:	94510

15	3 of 3	SW	0.15 / 776.55	35.72 / 10	J.F. BRENNAN COMPANY, INC. 6420 GOODYEAR ROAD BENICIA CA 94510	RCRA NON GEN
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EPA Handler ID: CAC003228117
 Gen Status Universe: No Report
 Contact Name: LAUREN COLLINS
 Contact Address: 1805 RAILROAD AVE , , WINTERS , CA, 95694 ,
 Contact Phone No and Ext: 707-389-0678
 Contact Email: LCOLLINS@JFBRENNAN.COM
 Contact Country:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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County Name: SOLANO
EPA Region: 09
Land Type:
Receive Date: 20230417
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20230417
Handler Name: J.F. BRENNAN COMPANY, INC.
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind: Current Owner Type: Other Name: J.F. BRENNAN COMPANY, INC. Date Became Current: Date Ended Current: Phone: 707-389-0678 Source Type: Implementer	Street No: Street 1: 1805 RAILROAD AVE Street 2: City: WINTERS State: CA Country: Zip Code: 95694
Owner/Operator Ind: Current Operator Type: Other Name: LAUREN COLLINS Date Became Current: Date Ended Current: Phone: 707-389-0678 Source Type: Implementer	Street No: Street 1: 1805 RAILROAD AVE Street 2: City: WINTERS State: CA Country: Zip Code: 95694

16	1 of 2	SW	0.15 / 786.10	37.48 / 12	BRINDERSON LP 707-752-8016 6400 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
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Site No: 200516

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Program:	21M
Freq:	1

Detail Information

Inv No:	1	Last Service:	LETTER/REPORT REVIEW
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	* Missing *	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	06/21/12		

16	2 of 2	SW	0.15 / 786.10	37.48 / 12	PULLMAN SST, INC. 6400 GOODYEAR ROAD BENICIA CA 94510	RCRA NON GEN
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EPA Handler ID:	CAC003084709
Gen Status Universe:	No Report
Contact Name:	RICK SANDERS
Contact Address:	6400 GOODYEAR ROAD , , BENICIA , CA, 94510 ,
Contact Phone No and Ext:	707-880-1290
Contact Email:	RSANDERS@PULLMAN-SERVICES.COM
Contact Country:	
County Name:	SOLANO
EPA Region:	09
Land Type:	
Receive Date:	20200921
Location Latitude:	
Location Longitude:	

Violation/Evaluation Summary

Note:	NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).
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Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Injection Activity:	No
Commercial TSD:	No
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Hazardous Waste Handler Details

Sequence No:	1
Receive Date:	20200921
Handler Name:	PULLMAN SST, INC.
Source Type:	Implementer
Federal Waste Generator Code:	N
Generator Code Description:	Not a Generator, Verified

Owner/Operator Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	6400 GOODYEAR ROAD
Name:	RICK SANDERS	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	707-880-1290	Country:	
Source Type:	Implementer	Zip Code:	94510

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	6400 GOODYEAR ROAD
Name:	PULLMAN SST, INC.	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	707-745-3800	Country:	
Source Type:	Implementer	Zip Code:	94510

17	1 of 4	SW	0.15 / 786.99	37.59 / 12	ERIKS NA 707-747-7709 6440 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
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Site No:	20783
Program:	21M
Freq:	1

Detail Information

Inv No:	1	Last Service:	PLAN CHECK CONSULTATION
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	04/30/21	Inspector:	LaPlace, Colby S
Inventory Type Desc:	5 - 9 Personnel, SUBMITTAL TO CERS DUE (162)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	03/31/20		

17	2 of 4	SW	0.15 / 786.99	37.59 / 12	PILGRIM HOME AND HEARTH 6440 GOODYEAR ROAD BENICIA CA 94510	EMISSIONS
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2007 Criteria Data

Facility ID:	18215	CERR Code:	
Facility SIC Code:	3429	TOGT:	1.102
CO:	48	ROGT:	.778
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COLD:	SOL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

2007 Toxic Data

Facility ID:	18215	COLD:	SOL
Facility SIC Code:	3429	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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2008 Criteria Data

Facility ID:	18215	CERR Code:	
Facility SIC Code:	3429	TOGT:	1.102
CO:	48	ROGT:	.778
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SOL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

2008 Toxic Data

Facility ID:	18215	COID:	SOL
Facility SIC Code:	3429	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2009 Criteria Data

Facility ID:	18215	CERR Code:	
Facility SIC Code:	3429	TOGT:	1.102
CO:	48	ROGT:	.778
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SOL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

2009 Toxic Data

Facility ID:	18215	COID:	SOL
Facility SIC Code:	3429	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

17	3 of 4	SW	0.15 / 786.99	37.59 / 12	VALLEY RUBBER AND GASKET- BENICIA DIVISION 6440 GOODYEAR RD BENICIA CA 94510	RCRA NON GEN
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EPA Handler ID:	CAL000433929
Gen Status Universe:	No Report
Contact Name:	DANE STRICKLAND
Contact Address:	6440 GOODYEAR RD , , BENICIA , CA, 94510 ,
Contact Phone No and Ext:	918-272-5204
Contact Email:	DTSC@PACIFICMGT.COM
Contact Country:	
County Name:	SOLANO
EPA Region:	09
Land Type:	
Receive Date:	20180301
Location Latitude:	38.089436
Location Longitude:	-122.108366

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20180301
Handler Name: VALLEY RUBBER AND GASKET-BENICIA DIVISION
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	650 WASHINGTON RD STE 500
Name:	LEWIS GOETZ AND COMPANY INC	Street 2:	
Date Became Current:		City:	PITTSBURGH
Date Ended Current:		State:	PA
Phone:	412-341-7100	Country:	
Source Type:	Implementer	Zip Code:	15228-2702
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	6440 GOODYEAR RD
Name:	DANE STRICKLAND	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	918-272-5204	Country:	
Source Type:	Implementer	Zip Code:	94510

17	4 of 4	SW	0.15 / 786.99	37.59 / 12	ERIKS NA 6440 GOODYEAR RD BENICIA CA 94510	RCRA NON GEN
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EPA Handler ID: CAL000443165
Gen Status Universe: No Report
Contact Name: GEORGE HUNT
Contact Address: 6440 GOODYEAR RD , , BENICIA , CA, 94510 ,
Contact Phone No and Ext: 707-747-7707
Contact Email: GEORGEHUNT@ERIKSNA.COM
Contact Country:
County Name: SOLANO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
EPA Region:		09				
Land Type:						
Receive Date:		20190206				
Location Latitude:		38.089436				
Location Longitude:		-122.108366				

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20190206
Handler Name: ERIKS NA
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	650 WASHINGTON RD SUITE 500
Name:	ERIKS NA	Street 2:	
Date Became Current:		City:	PITTSBURGH
Date Ended Current:		State:	PA
Phone:	800-937-9070	Country:	
Source Type:	Implementer	Zip Code:	15228
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	6440 GOODYEAR RD
Name:	GEORGE HUNT	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	707-747-7707	Country:	
Source Type:	Implementer	Zip Code:	94510

18	1 of 1	SW	0.18 / 959.40	45.30 / 20	PILGRIM HOME AND HEARTH BENICIA CA	PFAS IND
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Status:	Unknown	Fac Fips Code:	06095
Industry:	Metal Machinery Mfg	Fac Indian Cntry Flg:	N
Compliance Status:	-	Fac Derived Huc:	18050001

65 erisinfo.com | Environmental Risk Information Services Order No: 23092600942

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
					6350 GOODYEAR RD BENICIA CA 94510 CA	
Site No:	200506					
Program:	21M					
Freq:	1					
<u>Detail Information</u>						
Inv No:	1				Last Service:	CONSULTATION - PHONE/COUNTER
Status Desc:	ACTIVE				Call Back:	
Permit Expiration:	09/30/21				Inspector:	LaPlace, Colby S
Inventory Type Desc:	5 - 9 Personnel, SUBMITTAL TO CERS DUE (162)				Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	03/08/18					
21	1 of 1	SW	0.22 / 1,143.79	36.65 / 11	FRESENIUS KIDNEY CARE 707-745-1237 6320 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:	200514					
Program:	21M					
Freq:	1					
<u>Detail Information</u>						
Inv No:	1				Last Service:	OFFICE ACTIVITY
Status Desc:	ACTIVE				Call Back:	
Permit Expiration:	04/30/21				Inspector:	LaPlace, Colby S
Inventory Type Desc:	1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)				Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	02/04/19					
22	1 of 3	SW	0.22 / 1,167.58	36.58 / 11	FRESENIUS USA INC 530-275-6030 6300 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
Site No:	200512					
Program:	21M					
Freq:	1					
<u>Detail Information</u>						
Inv No:	1				Last Service:	OFFICE ACTIVITY
Status Desc:	ACTIVE				Call Back:	
Permit Expiration:	09/30/16				Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)				Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	03/29/17					
22	2 of 3	SW	0.22 / 1,167.58	36.58 / 11	Linn Star Transfer 6300 GOODYEAR RD BENICIA CA 94510	DELISTED HAZ
Siteid:	130881					
Latitude:	38.088416					
Longitude:	-122.109257					
Original Source:	CHAZ					
Record Date:	30-MAY-2017					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
22	3 of 3	SW	0.22 / 1,167.58	36.58 / 11	LINN STAR TRANSFER 6300 GOODYEAR ROAD BENICIA CA 94510	PCB
<div> <div> Site ID: CAW000214445 Receive Date: Generator: Yes Storer: No Transporter: No Disposer: No Research: No Smelter: No Owner Name: DENNIS MUNSON Mail Address 1: 6300 GOODYEAR ROAD Mail Address 2: Mail Street No: Mail City: BENICIA Mail State: CA Mail Zip: 94510 Mail Country: US Contact Name: MARK DAHLIN Contact Title: REGION MANAGER Contact Phone: 319-363-0444 Contact Phone Ext: Contact Email: </div> <div> Cert Title: Cert Date: 4/1/2010 12:00:00 AM Cert Name: State Name: CALIFORNIA Region: 09 GIS Data Origin: Auto-Geocoded Latitude: 38.089649 Longitude: -122.108229 </div> </div>						
23	1 of 3	SW	0.23 / 1,230.79	37.87 / 13	TOTAL SAFETY 707-747-5879 6240 GOODYEAR RD BENICIA CA 94510 CA	CUPA SOLANO
<div> Site No: 20784 Program: 21M Freq: 1 </div>						
<u>Detail Information</u>						
<div> <div> Inv No: 1 Status Desc: ACTIVE Permit Expiration: 04/30/20 Inventory Type Desc: 1 - 4 Personnel, SUBMITTAL TO CERS DUE (161) Last Service Dt: 05/20/19 </div> <div> Last Service: PLAN CHECK CONSULTATION Call Back: Inspector: LaPlace, Colby S Supervisor / District: SUP-DIST NO 3033 </div> </div>						
23	2 of 3	SW	0.23 / 1,230.79	37.87 / 13	BOLTTECH MANNINGS, INC 6240 GOODYEAR ROAD BENICIA CA 94510	EMISSIONS
<u>2011 Criteria Data</u>						
<div> <div> Facility ID: 20843 Facility SIC Code: 1771 CO: 48 Air Basin: SF District: BA COID: SOL DISN: BAY AREA AQMD CHAPIS: </div> <div> CERR Code: TOGT: .012 ROGT: .0048 COT: NOXT: SOXT: PMT: PM10T: </div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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2011 Toxic Data

Facility ID:	20843	COID:	SOL
Facility SIC Code:	1771	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

2012 Criteria Data

Facility ID:	20843	CERR Code:	
Facility SIC Code:	1771	TOGT:	.012
CO:	48	ROGT:	.0048
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SOL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

2012 Toxic Data

Facility ID:	20843	COID:	SOL
Facility SIC Code:	1771	DISN:	BAY AREA AQMD
CO:	48	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

23	3 of 3	SW	0.23 / 1,230.79	37.87 / 13	TOTAL SAFETY US INC 6240 GOODYEAR RD BENICIA CA 94510	RCRA NON GEN
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EPA Handler ID:	CAL000441952
Gen Status Universe:	No Report
Contact Name:	KIM BROWN
Contact Address:	6240 GOODYEAR RD , , BENICIA , CA, 94510 ,
Contact Phone No and Ext:	707-747-5879
Contact Email:	KIM.BROWN@TOTALSAFETY.COM
Contact Country:	
County Name:	SOLANO
EPA Region:	09
Land Type:	
Receive Date:	20181219
Location Latitude:	38.08801
Location Longitude:	-122.109584

Violation/Evaluation Summary

Note: NO RECORDS: As of Jul 2023, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Transfer Facility:		No				
Onsite Burner Exemption:		No				
Furnace Exemption:		No				
Underground Injection Activity:		No				
Commercial TSD:		No				
Used Oil Transporter:		No				
Used Oil Transfer Facility:		No				
Used Oil Processor:		No				
Used Oil Refiner:		No				
Used Oil Burner:		No				
Used Oil Market Burner:		No				
Used Oil Spec Marketer:		No				

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20181219
Handler Name: TOTAL SAFETY US INC
Source Type: Implementer
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	
Type:	Other	Street 1:	3151 BRIAR PARK DR STE 500
Name:	TOTAL SAFETY US INC	Street 2:	
Date Became Current:		City:	HOUSTON
Date Ended Current:		State:	TX
Phone:	713-353-7100	Country:	
Source Type:	Implementer	Zip Code:	77042

Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	6240 GOODYEAR RD
Name:	KIM BROWN	Street 2:	
Date Became Current:		City:	BENICIA
Date Ended Current:		State:	CA
Phone:	707-747-5879	Country:	
Source Type:	Implementer	Zip Code:	94510

<u>24</u>	1 of 1	SSW	0.24 / 1,270.22	19.92 / -5	ADVANCED DRAINAGE SYSTEMS 6190 EGRET CRT BENICIA CA 94510 CA	CUPA SOLANO
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Site No: 200588
Program: 21M
Freq: 1

Detail Information

Inv No:	1	Last Service:	OFFICE ACTIVITY
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	07/31/21	Inspector:	LaPlace, Colby S
Inventory Type Desc:	1 - 4 Personnel, SUBMITTAL TO CERS DUE (161)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	06/04/19		

<u>25</u>	1 of 2	SSW	0.24 / 1,280.22	19.92 / -5	CABLE COM 707-280-3429 6180 EGRET CT # B BENICIA CA 94510 CA	CUPA SOLANO
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Site No: 20727

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Program:	21M
Freq:	1

Detail Information

Inv No:	1	Last Service:	PLAN CHECK CONSULTATION
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	03/31/19	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	05/22/19		

25	2 of 2	SSW	0.24 / 1,280.22	19.92 / -5	ENV Environmental International, Inc. 6180 EGRET CT STE B BENICIA CA 94510	DELISTED HAZ
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Siteid:	380656
Latitude:	38.087560
Longitude:	-122.105880
Original Source:	CHAZ
Record Date:	30-MAY-2017

26	1 of 1	SSW	0.24 / 1,280.39	19.92 / -5	ENV ENVIRONMENTAL INTERNATIONAL INC BENICIA CA	PFAS IND
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Status:	Active	Fac Fips Code:	06095
Industry:	Waste Management	Fac Indian Cntry Flg:	N
Compliance Status:	No Violation Identified	Fac Derived Huc:	18050001
EPA Programs:	RCRA	Fac Derived Wbd:	180500010109
Federal Facility:	No	Fac Derived Cd113:	05
Federal Agency:	-	Fac Derived Cb2010:	060952521021036
Fac Snc Flg:	N	Fac Informal Count:	0
AIR Flag:	N	Last Informal Action:	-
NPDES Flag:	N	Formal Action Count:	0
SDWIS Flag:	N	Last Formal Action:	-
RCRAFlag:	Y	Fac Total Penalties:	0
TRI Flag:	N	Fac Penalty Count:	-
GHG Flag:	N	Date Last Penalty:	-
TRI IDs:	-	Last Penalty Amt:	-
TRI Releases Trnsfrs:	-	Fac Qtrs With Nc:	0
TRI on Site Releases:	-	Programs With Snc:	0
TRI off Site Trnsfrs:	-	Fac Percent Minority:	39.814
TRI Reporter:	-	Fac Pop Den:	293.6
Fac Imp Water Flg:	-	Count:	1
Fac Major Flag:	-	Fac County:	SOLANO
Fac Active Flag:	Y	State Other :	
Fac Inspection Count:	0	Region:	09
Date Last Inspection:	-	Latitude:	38.087798
Days Last Inspection:	-	Longitude:	-122.106228
Fac Derived Tribes:	Lytton Rancheria of California - 15.5 mile(s)		
AIR IDs:	-		
CAA Permit Types:	-		
CAA NAICS:	-		
CAA SICS:	-		
NPDES IDs:	-		
CWA Permit Types:	-		
CWA NAICS:	-		
CWA SICS:	-		
RCRA IDs:	CAR000179382		
RCRA Permit Types:	SQG, Transporter		
RCRA NAICS:	562112 562111		
SDWA IDs:	-		
SDWA System Types:	-		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
SDWA Compliance Status:		-				
SDWA Snc Flag:		N				
Fac Collection Meth:		GDT-ADDRESS MATCHING (GEOCODING)				
EJSCREEN Flag Us:		Y				
EJSCREEN Report:		https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-122.106228,%22y%22:38.087798,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1				
ECHO Facility Report:		https://echo.epa.gov/detailed-facility-report?fid=110031413156				
27	1 of 1	SSW	0.24 / 1,284.60	19.92 / -5	CABLE COM 925-382-3177 6180 EGRET CRT # B BENICIA CA 94510 CA	CUPA SOLANO
Site No:		200483				
Program:		21M				
Freq:		1				
Detail Information						
Inv No:		1		Last Service:		ROUTINE - INITIAL (INVENTORIED)
Status Desc:		ACTIVE		Call Back:		
Permit Expiration:		01/31/15		Inspector:		LaPlace, Colby S
Inventory Type Desc:		< Reportable Quantity (105)		Supervisor / District:		SUP-DIST NO 3033
Last Service Dt:		05/23/18				
28	1 of 1	SW	0.26 / 1,348.75	37.09 / 12	QualSpec, LLC 6200 GOODYEAR RD BENICIA CA 94510	DELISTED HAZ
Siteid:		360871				
Latitude:		38.088894				
Longitude:		-122.107346				
Original Source:		CHAZ				
Record Date:		04-JAN-2018				
29	1 of 1	SSW	0.27 / 1,437.37	19.52 / -6	ENV ENVIRONMENTAL INTERNATIONAL INC 6180 B EGRET CT BENICIA CA 94510	HAZ TSD
EPA ID:		CAR000179382		Facility County:		48
Facility Street2:				County:		Solano
Details DTSC HWTS:		The Department of Toxic Substances Control (DTSC) makes available a Waste Code Matrix showing each Waste Code, its description, and annual amounts in its Hazardous Waste Tracking System: https://hwts.dtsc.ca.gov/search				
Handler Profile URL:		https://hwts.dtsc.ca.gov/facility/CAR000179382				
30	1 of 1	SSW	0.29 / 1,540.18	19.00 / -6	KANEKA AEROSPACE LLC BENICIA CA	PFAS IND
Status:		Active		Fac Fips Code:		06095
Industry:		Plastics and Resins		Fac Indian Cntry Flg:		N
Compliance Status:		No Violation Identified		Fac Derived Huc:		18050001
EPA Programs:		CWA; RCRA		Fac Derived Wbd:		180500010109
Federal Facility:		No		Fac Derived Cd113:		05
Federal Agency:		-		Fac Derived Cb2010:		060952521021036
Fac Snc Flg:		N		Fac Informal Count:		0
AIR Flag:		N		Last Informal Action:		-
NPDES Flag:		Y		Formal Action Count:		0
SDWIS Flag:		N		Last Formal Action:		-

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
RCRAFlag:	Y				Fac Total Penalties:	0
TRI Flag:	N				Fac Penalty Count:	-
GHG Flag:	N				Date Last Penalty:	-
TRI IDs:	-				Last Penalty Amt:	-
TRI Releases Trnsfrs:	-				Fac Qtrs With Nc:	0
TRI on Site Releases:	-				Programs With Snc:	0
TRI off Site Trnsfrs:	-				Fac Percent Minority:	39.238
TRI Reporter:	-				Fac Pop Den:	320.79
Fac Imp Water Flg:	Y				Count:	1
Fac Major Flag:	-				Fac County:	SOLANO COUNTY
Fac Active Flag:	Y				State Other :	
Fac Inspection Count:	1				Region:	09
Date Last Inspection:	9/14/2022				Latitude:	38.0872
Days Last Inspection:	213				Longitude:	-122.106796
Fac Derived Tribes:	-					
AIR IDs:	-					
CAA Permit Types:	-					
CAA NAICS:	-					
CAA SICS:	-					
NPDES IDs:	CAZ504942					
CWA Permit Types:	Minor					
CWA NAICS:	-					
CWA SICS:	-					
RCRA IDs:	CAR000282020					
RCRA Permit Types:	LQG					
RCRA NAICS:	325211					
SDWA IDs:	-					
SDWA System Types:	-					
SDWA Compliance Status:	-					
SDWA Snc Flag:	N					
Fac Collection Meth:	-					
EJSCREEN Flag Us:	Y					
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-122.106796,%22y%22:38.0872,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1					
ECHO Facility Report:	https://echo.epa.gov/detailed-facility-report?fid=110070232579					

31	1 of 1	SSW	0.29 / 1,540.28	19.00 / -6	APPLIED POLERAMIC INC BENICIA CA	PFAS IND
Status:	Active				Fac Fips Code:	06095
Industry:	Plastics and Resins				Fac Indian Cntry Flg:	N
Compliance Status:	No Violation Identified				Fac Derived Huc:	18050001
EPA Programs:	RCRA				Fac Derived Wbd:	180500010109
Federal Facility:	No				Fac Derived Cd113:	05
Federal Agency:	-				Fac Derived Cb2010:	060952521021036
Fac Snc Flg:	N				Fac Informal Count:	0
AIR Flag:	N				Last Informal Action:	-
NPDES Flag:	N				Formal Action Count:	0
SDWIS Flag:	N				Last Formal Action:	-
RCRAFlag:	Y				Fac Total Penalties:	0
TRI Flag:	N				Fac Penalty Count:	-
GHG Flag:	N				Date Last Penalty:	-
TRI IDs:	-				Last Penalty Amt:	-
TRI Releases Trnsfrs:	-				Fac Qtrs With Nc:	0
TRI on Site Releases:	-				Programs With Snc:	0
TRI off Site Trnsfrs:	-				Fac Percent Minority:	39.242
TRI Reporter:	-				Fac Pop Den:	321.14
Fac Imp Water Flg:	-				Count:	1
Fac Major Flag:	-				Fac County:	SOLANO
Fac Active Flag:	Y				State Other :	
Fac Inspection Count:	0				Region:	09
Date Last Inspection:	-				Latitude:	38.0872
Days Last Inspection:	-				Longitude:	-122.106797
Fac Derived Tribes:	Lytton Rancheria of California - 15.4 mile(s)					
AIR IDs:	-					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
CAA Permit Types:		-				
CAA NAICS:		-				
CAA SICS:		-				
NPDES IDs:		-				
CWA Permit Types:		-				
CWA NAICS:		-				
CWA SICS:		-				
RCRA IDs:		CAL000295250				
RCRA Permit Types:		Other				
RCRA NAICS:		325211				
SDWA IDs:		-				
SDWA System Types:		-				
SDWA Compliance Status:		-				
SDWA Snc Flag:		N				
Fac Collection Meth:		ADDRESS MATCHING-HOUSE NUMBER				
EJSCREEN Flag Us:		Y				
EJSCREEN Report:		https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-122.106797,%22y%22:38.0872,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1				
ECHO Facility Report:		https://echo.epa.gov/detailed-facility-report?fid=110066026419				

321 of 1NW0.35 / 1,855.61198.92 / 174GRAVEL PIT SOLANO COUNTY BENICIA CA 94510MRDS

Dep ID:10117225Dev Status:UNKNOWNCode List:SDGUrl:http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10117225

I1:21Latitude:38.09668Longitude:-122.109924

Commodity

I1:23Code:SDGCommodity:Sand and Gravel, ConsCommodity Type:Non-metallicCommodity Group:Sand and GravelImportance:Primary

Line:1Inserted By:MAS migrationInsert Date:29-OCT-2002 09:00:24Updated By:USGSUpdate Date:29-OCT-2002 09:01:20

Names

I1:37Status:CurrentSite Name:Gravel PitLine:1

Inserted By:MAS migrationInsert Date:29-OCT-02Updated By:USGSUpdate Date:29-OCT-02

33	1 of 3	N	0.40 / 2,126.42	7.76 / -17	CCL Organics LLC 1460 Goodyear Road Benicia CA 94510	SWF/LF
SWIS No:		48-AA-0090		ARB District:	Bay Area	
Site ID:		4779		SWRCB Region:	San Francisco Bay	
EPA Fed Regist ID:				Site Point of Cont:	Harprit Mattu	
Site Op Status:		Active		Site ZIP:	94510	
Regulatory Status:		Excluded		County:	Solano	
Site is Archived:		No		Latitude:	38.095	
Absorbed on:				Longitude:	-122.10499	
Absorbed by:						
Site Inert Debris Eng Fill:		No				
Closed Illegal Aband:		No				
Closed Illegal Aband Cat:						
Finance Assuran Responsible:		No				
Incorporated City:		Benicia				
Local Government:		Benicia				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Reporting Agency Legal Name: County of Solano
Reporting Agency Department: Department of Resource Management
Enforcing Agency Legal Name: County of Solano
Enforcing Agency Department: Department of Resource Management

Site Owners

Site ID: 4779
Site Type: Non-Disposal Only
Started On:
Contact Name:
Contact First Name:
Contact Last Name:
Contact Title:
Contact Email:
Owner Name: Goodyear Partners LLC
Owner Address: 1200 Snyder Ln
Owner City: Walnut Creek
Owner State: CA
Owner Zip Code: 94598
Owner Phone: (925) 943-1313

Site Activities (Search Result)

Site ID: 4779
Activity Category: Composting
Site Name: CCL Organics LLC
Activity: Chipping and Grinding Facility/Operation
Act Opl Status: Active
Act Regulat Stat: Excluded

Site Operators

Site ID: 4779
Site Type: Non-Disposal Only
Started on:
Contact Name:
Contact First Name:
Contact Last Name:
Contact Title:
Contact Email:
Operator Name: CCL Organics LLC
Operator Address: 1460 Goodyear Rd
Operator City: Benicia
Operator State: CA
Operator Zip Code: 94510
Operator Phone: (707) 751-0466

Site Waste

Site ID: 4779
Site Type: Non-Disposal Only
Waste Type: Wood Waste
Activity Oper Stat: Active
Activity: Chipping and Grinding Facility/Operation
Act Regulat Stat: Excluded
Activity Category: Composting
Act Classification: Solid Waste Facility
Act Is Archived: No

Site ID: 4779
Site Type: Non-Disposal Only
Waste Type: Green Materials
Activity Oper Stat: Active
Activity: Chipping and Grinding Facility/Operation
Act Regulat Stat: Excluded
Activity Category: Composting
Act Classification: Solid Waste Facility
Act Is Archived: No

Site ID: 4779
Site Type: Non-Disposal Only
Waste Type: Construction/demolition
Activity Oper Stat: Active
Act Regulat Stat: Excluded
Activity Category: Composting
Act Classification: Solid Waste Facility
Act Is Archived: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Activity: Chipping and Grinding Facility/Operation

33	2 of 3	N	0.40 / 2,126.42	7.76 / -17	Goodyear Road Compost Facility 1460 Goodyear Road Benicia CA 94510	SWF/LF
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SWIS No:	48-AA-0088	ARB District:	Bay Area
Site ID:	3602	SWRCB Region:	San Francisco Bay
EPA Fed Regist ID:		Site Point of Cont:	Harprit Mattu
Site Op Status:	Active	Site ZIP:	94510
Regulatory Status:	Permitted	County:	Solano
Site is Archived:	No	Latitude:	38.15487
Absorbed on:		Longitude:	-122.10769
Absorbed by:			
Site Inert Debris Eng Fill:	No		
Closed Illegal Aband:	No		
Closed Illegal Aband Cat:			
Finance Assuran Responsible:	No		
Incorporated City:	Benicia		
Local Government:	Benicia		
Reporting Agency Legal Name:	County of Solano		
Reporting Agency Department:	Department of Resource Management		
Enforcing Agency Legal Name:	County of Solano		
Enforcing Agency Department:	Department of Resource Management		

Site Owners

Site ID:	3602
Site Type:	Non-Disposal Only
Started On:	
Contact Name:	Don Bruzzone
Contact First Name:	Don
Contact Last Name:	Bruzzone
Contact Title:	Operator
Contact Email:	
Owner Name:	Goodyear Partners, LLC
Owner Address:	1200 Snyder Ln
Owner City:	Walnut Creek
Owner State:	CA
Owner Zip Code:	94598
Owner Phone:	(510) 943-1313

Site Activities (Search Result)

Site ID:	3602	Act Opl Status:	Active
Activity Category:	Composting	Act Regulat Stat:	Permitted
Site Name:	Goodyear Road Compost Facility		
Activity:	Green Material Composting Facility		

Site Operators

Site ID:	3602
Site Type:	Non-Disposal Only
Started on:	
Contact Name:	
Contact First Name:	
Contact Last Name:	
Contact Title:	
Contact Email:	mots@visionrecycling.com
Operator Name:	Vision Recycling
Operator Address:	Tamotsu Yamanoto 41900 Boscell Rd.
Operator City:	Fremont
Operator State:	CA
Operator Zip Code:	94538
Operator Phone:	(510) 429-1300

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Site Waste						
Site ID:	3602				Act Regulat Stat:	Permitted
Site Type:	Non-Disposal Only				Activity Category:	Composting
Waste Type:	Green Materials				Act Classification:	Solid Waste Facility
Activity Oper Stat:	Active				Act Is Archived:	No
Activity:	Green Material Composting Facility					
33	3 of 3	N	0.40 / 2,126.42	7.76 / -17	GOODYEAR ROAD COMPOST FACILITY 1460 GOODYEAR RD BENICIA CA 94510	C&D DEBRIS RECY
County:	SOLANO					
Activity Type:	C&D PROCESSING CHIPPING AND GRINDING COMPOSTING					
Phone No:	(707) 751-0466					
34	1 of 1	SSW	0.46 / 2,440.81	17.63 / -8	PHILLIPS 66 SPECTRUM CORP BENICIA CA	PFAS IND
Status:	Active				Fac Fips Code:	06095
Industry:	Petroleum				Fac Indian Cntry Flg:	N
Compliance Status:	No Violation Identified				Fac Derived Huc:	18050001
EPA Programs:	RCRA				Fac Derived Wbd:	180500010109
Federal Facility:	No				Fac Derived Cd113:	05
Federal Agency:	-				Fac Derived Cb2010:	060952521021036
Fac Snc Flg:	N				Fac Informal Count:	0
AIR Flag:	N				Last Informal Action:	-
NPDES Flag:	N				Formal Action Count:	0
SDWIS Flag:	N				Last Formal Action:	-
RCRAFlag:	Y				Fac Total Penalties:	0
TRI Flag:	N				Fac Penalty Count:	-
GHG Flag:	N				Date Last Penalty:	-
TRI IDs:	-				Last Penalty Amt:	-
TRI Releases Trnsfrs:	-				Fac Qtrs With Nc:	0
TRI on Site Releases:	-				Programs With Snc:	0
TRI off Site Trnsfrs:	-				Fac Percent Minority:	37.523
TRI Reporter:	-				Fac Pop Den:	414.05
Fac Imp Water Flg:	-				Count:	1
Fac Major Flag:	-				Fac County:	SOLANO
Fac Active Flag:	Y				State Other :	
Fac Inspection Count:	0				Region:	09
Date Last Inspection:	-				Latitude:	38.084851
Days Last Inspection:	-				Longitude:	-122.107785
Fac Derived Tribes:	Lytton Rancheria of California - 15.3 mile(s)					
AIR IDs:	-					
CAA Permit Types:	-					
CAA NAICS:	-					
CAA SICS:	-					
NPDES IDs:	-					
CWA Permit Types:	-					
CWA NAICS:	-					
CWA SICS:	-					
RCRA IDs:	CAL000144465					
RCRA Permit Types:	Other					
RCRA NAICS:	324191					
SDWA IDs:	-					
SDWA System Types:	-					
SDWA Compliance Status:	-					
SDWA Snc Flag:	N					
Fac Collection Meth:	GDT-ADDRESS MATCHING (GEOCODING)					
EJSCREEN Flag Us:	Y					
EJSCREEN Report:	https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-122.107785,%22y%					

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<div> <div>22:38.084851,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1</div> <div>ECHO Facility Report:</div> <div>https://echo.epa.gov/detailed-facility-report?fid=110070449601</div> </div>						
35	1 of 1	SSW	0.48 / 2,514.51	19.67 / -6	RED LINE SYNTHETIC OIL CORP. BENICIA CA	PFAS IND
<div> <div> <div>Status:</div><div>Inactive</div> <div>Industry:</div><div>Petroleum</div> <div>Compliance Status:</div><div>No Violation Identified</div> <div>EPA Programs:</div><div>CWA</div> <div>Federal Facility:</div><div>No</div> <div>Federal Agency:</div><div>-</div> <div>Fac Snc Flg:</div><div>N</div> <div>AIR Flg:</div><div>N</div> <div>NPDES Flg:</div><div>Y</div> <div>SDWIS Flg:</div><div>N</div> <div>RCRAFlg:</div><div>N</div> <div>TRI Flg:</div><div>N</div> <div>GHG Flg:</div><div>N</div> <div>TRI IDs:</div><div>-</div> <div>TRI Releases Trnsfrs:</div><div>-</div> <div>TRI on Site Releases:</div><div>-</div> <div>TRI off Site Trnsfrs:</div><div>-</div> <div>TRI Reporter:</div><div>-</div> <div>Fac Imp Water Flg:</div><div>Y</div> <div>Fac Major Flg:</div><div>-</div> <div>Fac Active Flg:</div><div>Y</div> <div>Fac Inspection Count:</div><div>1</div> <div>Date Last Inspection:</div><div>9/14/2022</div> <div>Days Last Inspection:</div><div>213</div> <div>Fac Derived Tribes:</div><div>Lytton Rancheria of California - 15.3 mile(s)</div> <div>AIR IDs:</div><div>-</div> <div>CAA Permit Types:</div><div>-</div> <div>CAA NAICS:</div><div>-</div> <div>CAA SICS:</div><div>-</div> <div>NPDES IDs:</div><div>CAZ448175</div> <div>CWA Permit Types:</div><div>Minor</div> <div>CWA NAICS:</div><div>-</div> <div>CWA SICS:</div><div>2992</div> <div>RCRA IDs:</div><div>-</div> <div>RCRA Permit Types:</div><div>-</div> <div>RCRA NAICS:</div><div>-</div> <div>SDWA IDs:</div><div>-</div> <div>SDWA System Types:</div><div>-</div> <div>SDWA Compliance Status:</div><div>-</div> <div>SDWA Snc Flg:</div><div>N</div> <div>Fac Collection Meth:</div><div>ADDRESS MATCHING-HOUSE NUMBER</div> <div>EJSCREEN Flg Us:</div><div>Y</div> <div>EJSCREEN Report:</div><div>https://ejscreen.epa.gov/mapper/mobile/EJSCREEN_mobile.aspx?geometry=%7B%22x%22:-122.10787,%22y%22:38.08466,%22spatialReference%22:%7B%22wkid%22:4326%7D%7D&unit=9035&areatype=&areaid=&basemap=streets&distance=1</div> <div>https://echo.epa.gov/detailed-facility-report?fid=110035848740</div> </div> <div> <div>Fac Fips Code:</div><div>06095</div> <div>Fac Indian Cntry Flg:</div><div>N</div> <div>Fac Derived Huc:</div><div>18050001</div> <div>Fac Derived Wbd:</div><div>180500010109</div> <div>Fac Derived Cd113:</div><div>05</div> <div>Fac Derived Cb2010:</div><div>060952521021036</div> <div>Fac Informal Count:</div><div>0</div> <div>Last Informal Action:</div><div>-</div> <div>Formal Action Count:</div><div>0</div> <div>Last Formal Action:</div><div>4/14/2008</div> <div>Fac Total Penalties:</div><div>0</div> <div>Fac Penalty Count:</div><div>-</div> <div>Date Last Penalty:</div><div>4/14/2008</div> <div>Last Penalty Amt:</div><div>1000</div> <div>Fac Qtrs With Nc:</div><div>0</div> <div>Programs With Snc:</div><div>0</div> <div>Fac Percent Minority:</div><div>37.504</div> <div>Fac Pop Den:</div><div>416.74</div> <div>Count:</div><div>1</div> <div>Fac County:</div><div>SOLANO</div> <div>State Other :</div><div></div> <div>Region:</div><div>09</div> <div>Latitude:</div><div>38.08466</div> <div>Longitude:</div><div>-122.10787</div> </div> </div>						
ECHO Facility Report:						

36	1 of 1	WSW	0.56 / 2,962.57	100.21 / 75	PANOCHÉ FACILITY 2251 LAKE HERMAN ROAD BENICIA CA 94510	RCRA CORRACTS
<div> <div>EPA Handler ID:</div><div>CAD000060012</div> <div>Gen Status Universe:</div><div>Large Quantity Generator</div> <div>Contact Name:</div><div>SUNIL KISHNANI</div> <div>Contact Address:</div><div>2251 , LAKE HERMAN ROAD , , BENICIA , CA, 94510 , US</div> <div>Contact Phone No and Ext:</div><div>707-751-1999</div> <div>Contact Email:</div><div>SUNIL.KISHNANI@ITELT.COM</div> </div>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Contact Country: US
County Name: SOLANO
EPA Region: 09
Land Type: Private
Receive Date: 20160613
Location Latitude: 38.098432
Location Longitude: -122.124199

Event/Area Details

Area Name: ENTIRE FACILITY
Event Code: CA155
Corrective Action Event Descri: INVESTIGATION SUPPLEMENTAL INFO REQ BY AGENCY
Actual Date of Event: 20201120
Orig Sched Event Date: 20201220
New Sched Event Date:
Best Date: 20201120
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA180
Corrective Action Event Descri: INVESTIGATION IMPLEMENTATION BEGUN
Actual Date of Event: 20201026
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20201026
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA180
Corrective Action Event Descri: INVESTIGATION IMPLEMENTATION BEGUN
Actual Date of Event: 20200227
Orig Sched Event Date:
New Sched Event Date:
Best Date: 20200227
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA550RC
Corrective Action Event Descri: REMEDY CONSTRUCTION-REMEDY CONSTRUCTED
Actual Date of Event: 20140414
Orig Sched Event Date: 20140514
New Sched Event Date:
Best Date: 20140414
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Area Name: ENTIRE FACILITY
Event Code: CA772ID
Corrective Action Event Descri: INSTITUTIONAL CONTROLS ESTABLISHED-INFORMATIONAL DEVICE
Actual Date of Event: 20030708
Orig Sched Event Date: 20030708
New Sched Event Date:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Best Date:		20030708				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA750YE				
Corrective Action Event Descri:		RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Actual Date of Event:		20020909				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20020909				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA750YE				
Corrective Action Event Descri:		RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Actual Date of Event:		20020909				
Orig Sched Event Date:		20020909				
New Sched Event Date:						
Best Date:		20020909				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		DBA I				
Event Code:		CA500				
Corrective Action Event Descri:		CMI WORKPLAN APPROVED				
Actual Date of Event:		20020318				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20020318				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA350				
Corrective Action Event Descri:		CMS COMPLETE				
Actual Date of Event:		20010628				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20010628				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA400				
Corrective Action Event Descri:		REMEDY DECISION				
Actual Date of Event:		20010628				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20010628				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA400				
Corrective Action Event Descri:		REMEDY DECISION				
Actual Date of Event:		20010628				
Orig Sched Event Date:		20010628				
New Sched Event Date:						
Best Date:		20010628				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA300				
Corrective Action Event Descri:		CMS WORKPLAN APPROVED				
Actual Date of Event:		20000630				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20000630				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		CA300				
Event Code:		CMS WORKPLAN APPROVED				
Corrective Action Event Descri:		20000630				
Actual Date of Event:						
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20000630				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA200				
Corrective Action Event Descri:		INVESTIGATION COMPLETE				
Actual Date of Event:		20000626				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20000626				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		CA725YE				
Event Code:		HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Corrective Action Event Descri:		20000403				
Actual Date of Event:						
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20000403				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
Event Code:		CA725YE				
Corrective Action Event Descr:		HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Actual Date of Event:		20000403				
Orig Sched Event Date:		20000403				
New Sched Event Date:						
Best Date:		20000403				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA750IN				
Corrective Action Event Descr:		RELEASE TO GW CONTROLLED DETERMINATION-MORE INFORMATION NEEDED				
Actual Date of Event:		20000403				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20000403				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA750IN				
Corrective Action Event Descr:		RELEASE TO GW CONTROLLED DETERMINATION-MORE INFORMATION NEEDED				
Actual Date of Event:		20000403				
Orig Sched Event Date:		20000403				
New Sched Event Date:						
Best Date:		20000403				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA150				
Corrective Action Event Descr:		INVESTIGATION WORKPLAN APPROVED				
Actual Date of Event:		20000321				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		20000321				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:		ENTIRE FACILITY				
Event Code:		CA150				
Corrective Action Event Descr:		INVESTIGATION WORKPLAN APPROVED				
Actual Date of Event:		19991223				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19991223				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA725YE				
Corrective Action Event Descr:		HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE				
Actual Date of Event:		19990319				
Orig Sched Event Date:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<hr/>						
New Sched Event Date:						
Best Date:		19990319				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA750IN				
Corrective Action Event Descri:		RELEASE TO GW CONTROLLED DETERMINATION-MORE INFORMATION NEEDED				
Actual Date of Event:		19990318				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19990318				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA600OT				
Corrective Action Event Descri:		STABILIZATION/INTERIM MEASURES DECISION-OTHER				
Actual Date of Event:		19980929				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19980929				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA075HI				
Corrective Action Event Descri:		CA PRIORITIZATION-HIGH CA PRIORITY				
Actual Date of Event:		19940815				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19940815				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA225NR				
Corrective Action Event Descri:		STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION				
Actual Date of Event:		19940815				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19940815				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA225NR				
Corrective Action Event Descri:		STABILIZATION MEASURES EVALUATION-FACILITY NOT AMENABLE TO STABILIZATION				
Actual Date of Event:		19940815				
Orig Sched Event Date:		19940815				
New Sched Event Date:						
Best Date:		19940815				
Groundwater Release Indicator:						
Soil Release Indicator:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		ENTIRE FACILITY				
Corrective Action Event Descr:		CA150				
Actual Date of Event:		INVESTIGATION WORKPLAN APPROVED				
Orig Sched Event Date:		19910329				
New Sched Event Date:						
Best Date:		19910329				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA150				
Corrective Action Event Descr:		INVESTIGATION WORKPLAN APPROVED				
Actual Date of Event:		19910329				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19910329				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA200				
Corrective Action Event Descr:		INVESTIGATION COMPLETE				
Actual Date of Event:		19910329				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19910329				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		ENTIRE FACILITY				
Corrective Action Event Descr:		CA200				
Actual Date of Event:		INVESTIGATION COMPLETE				
Orig Sched Event Date:		19910329				
New Sched Event Date:						
Best Date:		19910329				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA100				
Corrective Action Event Descr:		INVESTIGATION IMPOSITION				
Actual Date of Event:		19900809				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19900809				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Area Name:						
Event Code:		CA250				
Corrective Action Event Descr:		CMS IMPOSITION				
Actual Date of Event:		19900809				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19900809				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA049RE				
Corrective Action Event Descr:		PA OR CERCLA INSPECTION				
Actual Date of Event:		19891215				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19891215				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA074ME				
Corrective Action Event Descr:		NCAPS RANKING/PRIORITY				
Actual Date of Event:		19891215				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19891215				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA075ME				
Corrective Action Event Descr:		CA PRIORITIZATION-MEDIUM CA PRIORITY				
Actual Date of Event:		19891215				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19891215				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA022				
Corrective Action Event Descr:		3008(H) ENFORCMT INTERIM STATUS				
Actual Date of Event:		19890224				
Orig Sched Event Date:		19891222				
New Sched Event Date:						
Best Date:		19890224				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA100				
Corrective Action Event Descr:		INVESTIGATION IMPOSITION				
Actual Date of Event:		19890224				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Orig Sched Event Date:		19890224				
New Sched Event Date:						
Best Date:		19890224				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA250				
Corrective Action Event Descr:		CMS IMPOSITION				
Actual Date of Event:		19890224				
Orig Sched Event Date:		19890224				
New Sched Event Date:						
Best Date:		19890224				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:						
Event Code:		CA049PA				
Corrective Action Event Descr:		PA OR CERCLA INSPECTION				
Actual Date of Event:		19880317				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19880317				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA050				
Corrective Action Event Descr:		RFA COMPLETED				
Actual Date of Event:		19870930				
Orig Sched Event Date:		19870930				
New Sched Event Date:						
Best Date:		19870930				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		S				
Area Name:						
Event Code:		CA050RF				
Corrective Action Event Descr:		RFA COMPLETED-ASSESSMENT WAS A RFA				
Actual Date of Event:		19870930				
Orig Sched Event Date:						
New Sched Event Date:						
Best Date:		19870930				
Groundwater Release Indicator:						
Soil Release Indicator:						
Air Release Indicator:						
Surface Waste Release Ind:						
Event Responsible Agency:		E				
Area Name:		ENTIRE FACILITY				
Event Code:		CA070YE				
Corrective Action Event Descr:		DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NECESSARY				
Actual Date of Event:		19870930				
Orig Sched Event Date:		19870930				
New Sched Event Date:						
Best Date:		19870930				
Groundwater Release Indicator:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency:

S

Area Name: ENTIRE FACILITY
Event Code: CA180
Corrective Action Event Descri: INVESTIGATION IMPLEMENTATION BEGUN
Actual Date of Event: 19820205
Orig Sched Event Date:
New Sched Event Date:
Best Date: 19820205
Groundwater Release Indicator:
Soil Release Indicator:
Air Release Indicator:
Surface Waste Release Ind:
Event Responsible Agency: S

Violation/Evaluation Summary

Note: VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jul, 2023.

Violation Details

Found Violation: Yes
Citation:
Violation Short Description: TSD - Closure/Post-Closure
Violation Type: 264.G
Violation Determined Date: 20160420
Scheduled Compliance Date:
Return to Compliance: Documented
Actual Return to Compl: 20160923
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 125
Enforcement Type Description:
Enforcement Action Date: 20160621
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 20160617
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation:
Violation Short Description: TSD - Closure/Post-Closure
Violation Type: 264.G
Violation Determined Date: 20160420

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Scheduled Compliance Date:
 Return to Compliance: Not Resolvable
 Actual Return to Compl: 20160923
 Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 125
 Enforcement Type Description:
 Enforcement Action Date: 20160621
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Enforcement Type: 120
 Enforcement Type Description: WRITTEN INFORMAL
 Enforcement Action Date: 20160617
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Violation Details

Found Violation: Yes
 Citation:
 Violation Short Description: TSD - Financial Requirements
 Violation Type: 264.H
 Violation Determined Date: 20160229
 Scheduled Compliance Date:
 Return to Compliance:
 Actual Return to Compl:
 Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 125
 Enforcement Type Description:
 Enforcement Action Date: 20160229
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Enforcement Type: 120
 Enforcement Type Description: WRITTEN INFORMAL
 Enforcement Action Date: 20160229
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Violation Details

Found Violation: Yes

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Citation:
Violation Short Description: TSD - Tank System Standards
Violation Type: 264.J
Violation Determined Date: 20090903
Scheduled Compliance Date:
Return to Compliance:
Actual Return to Compl:
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 20091223
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Enforcement Type: 125
Enforcement Type Description:
Enforcement Action Date: 20091223
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: F - 270
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19981008
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 20010727
Violation Responsible Agency: State

Violation Details

Found Violation: Yes
Citation: FR - 268.7
Violation Short Description: LDR - General
Violation Type: 268.A
Violation Determined Date: 19950324
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19950418
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19950324
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Final Amount:

Paid Amount:

Violation Details

Found Violation: Yes
 Citation: FR - 262.30-34.C
 Violation Short Description: Generators - General
 Violation Type: 262.A
 Violation Determined Date: 19940118
 Scheduled Compliance Date: 19940424
 Return to Compliance: Observed
 Actual Return to Compl: 19940518
 Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
 Enforcement Type Description: WRITTEN INFORMAL
 Enforcement Action Date: 19940120
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Violation Details

Found Violation: Yes
 Citation: FR - 262.50-60
 Violation Short Description: Generators - General
 Violation Type: 262.A
 Violation Determined Date: 19940118
 Scheduled Compliance Date: 19940424
 Return to Compliance: Observed
 Actual Return to Compl: 19940518
 Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
 Enforcement Type Description: WRITTEN INFORMAL
 Enforcement Action Date: 19940120
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Violation Details

Found Violation: Yes
 Citation: FR - 264.50-56.D
 Violation Short Description: TSD - General
 Violation Type: 264.A
 Violation Determined Date: 19940118
 Scheduled Compliance Date: 19940424
 Return to Compliance: Observed
 Actual Return to Compl: 19940518
 Violation Responsible Agency: State

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19940120
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 262.10-12.A
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19921124
Scheduled Compliance Date: 19930312
Return to Compliance: Observed
Actual Return to Compl: 19921223
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19921210
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 262.20-23.B
Violation Short Description: Generators - General
Violation Type: 262.A
Violation Determined Date: 19921124
Scheduled Compliance Date: 19930312
Return to Compliance: Observed
Actual Return to Compl: 19921223
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19921210
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Found Violation:		Yes				
Citation:		FR - 264.10-18.B				
Violation Short Description:		TSD - General				
Violation Type:		264.A				
Violation Determined Date:		19921124				
Scheduled Compliance Date:		19930312				
Return to Compliance:		Observed				
Actual Return to Compl:		19921223				
Violation Responsible Agency:		State				
<u>Enforcement Details</u>						
Enforcement Type:		120				
Enforcement Type Description:		WRITTEN INFORMAL				
Enforcement Action Date:		19921210				
Enf Disposition Status:						
Disposition Status Date:						
Enforcement Lead Agency:		State				
Proposed Penalty Amount:						
Final Amount:						
Paid Amount:						
<u>Violation Details</u>						
Found Violation:		Yes				
Citation:		FR - 264.140-150.H				
Violation Short Description:		TSD - Financial Requirements				
Violation Type:		264.H				
Violation Determined Date:		19920828				
Scheduled Compliance Date:						
Return to Compliance:		Observed				
Actual Return to Compl:		19921021				
Violation Responsible Agency:		EPA				
<u>Violation Details</u>						
Found Violation:		Yes				
Citation:		FR - 264.90-94.F				
Violation Short Description:		TSD IS-Ground-Water Monitoring				
Violation Type:		265.F				
Violation Determined Date:		19920818				
Scheduled Compliance Date:		19921231				
Return to Compliance:		Observed				
Actual Return to Compl:		19921223				
Violation Responsible Agency:		State				
<u>Enforcement Details</u>						
Enforcement Type:		120				
Enforcement Type Description:		WRITTEN INFORMAL				
Enforcement Action Date:		19920922				
Enf Disposition Status:						
Disposition Status Date:						
Enforcement Lead Agency:		State				
Proposed Penalty Amount:						
Final Amount:						
Paid Amount:						
<u>Violation Details</u>						
Found Violation:		Yes				
Citation:		FR - 264.90-94.F				
Violation Short Description:		TSD IS-Ground-Water Monitoring				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Type: 265.F
Violation Determined Date: 19920818
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19921223
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 610
Enforcement Type Description: FINAL CIVIL JUDICIAL ACTION FOR COMPLIANCE AND/OR MONETARY PENALTY
Enforcement Action Date: 19931227
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 57000
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 264.10-18.B
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19920429
Scheduled Compliance Date: 19920812
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19920429
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 270
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19920429
Scheduled Compliance Date: 19920812
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19920429
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 264.70-77.E
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19920429
Scheduled Compliance Date: 19920812
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19920429
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 268 ALL
Violation Short Description: LDR - General
Violation Type: 268.A
Violation Determined Date: 19920429
Scheduled Compliance Date: 19920812
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19920429
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 264.70-77.E
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19910226
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19910511
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 270
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19910226
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19910511
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Found Violation: Yes
Citation: FR - 268 ALL
Violation Short Description: LDR - General
Violation Type: 268.A
Violation Determined Date: 19910226
Scheduled Compliance Date:
Return to Compliance: Observed
Actual Return to Compl: 19920602
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 120
Enforcement Type Description: WRITTEN INFORMAL
Enforcement Action Date: 19910511
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount:
Paid Amount:

Violation Details

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Found Violation:	Yes
Citation:	FR - 270
Violation Short Description:	TSD - General
Violation Type:	264.A
Violation Determined Date:	19891103
Scheduled Compliance Date:	19900315
Return to Compliance:	Observed
Actual Return to Compl:	19900330
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	120
Enforcement Type Description:	WRITTEN INFORMAL
Enforcement Action Date:	19891206
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Found Violation:	Yes
Citation:	FR - 270
Violation Short Description:	TSD - General
Violation Type:	264.A
Violation Determined Date:	19881020
Scheduled Compliance Date:	19890127
Return to Compliance:	Observed
Actual Return to Compl:	19890207
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	120
Enforcement Type Description:	WRITTEN INFORMAL
Enforcement Action Date:	19881220
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Found Violation:	Yes
Citation:	FR - 264.140-150.H
Violation Short Description:	TSD - Financial Requirements
Violation Type:	264.H
Violation Determined Date:	19881012
Scheduled Compliance Date:	
Return to Compliance:	Observed
Actual Return to Compl:	19891026
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	310
Enforcement Type Description:	FINAL 3008(A) COMPLIANCE ORDER

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Enforcement Action Date:		19870401				
Enf Disposition Status:						
Disposition Status Date:						
Enforcement Lead Agency:		State				
Proposed Penalty Amount:						
Final Amount:						
Paid Amount:						
<u>Violation Details</u>						
Found Violation:		Yes				
Citation:		FR - 270				
Violation Short Description:		TSD - General				
Violation Type:		264.A				
Violation Determined Date:		19871221				
Scheduled Compliance Date:		19880202				
Return to Compliance:		Observed				
Actual Return to Compl:		19880202				
Violation Responsible Agency:		State				
<u>Enforcement Details</u>						
Enforcement Type:		120				
Enforcement Type Description:		WRITTEN INFORMAL				
Enforcement Action Date:		19880202				
Enf Disposition Status:						
Disposition Status Date:						
Enforcement Lead Agency:		State				
Proposed Penalty Amount:						
Final Amount:						
Paid Amount:						
<u>Violation Details</u>						
Found Violation:		Yes				
Citation:		FR - 268 ALL				
Violation Short Description:		LDR - General				
Violation Type:		268.A				
Violation Determined Date:		19871221				
Scheduled Compliance Date:		19880202				
Return to Compliance:		Observed				
Actual Return to Compl:		19880202				
Violation Responsible Agency:		State				
<u>Enforcement Details</u>						
Enforcement Type:		120				
Enforcement Type Description:		WRITTEN INFORMAL				
Enforcement Action Date:		19880202				
Enf Disposition Status:						
Disposition Status Date:						
Enforcement Lead Agency:		State				
Proposed Penalty Amount:						
Final Amount:						
Paid Amount:						
<u>Violation Details</u>						
Found Violation:		Yes				
Citation:		FR - 268.7				
Violation Short Description:		LDR - General				
Violation Type:		268.A				
Violation Determined Date:		19871221				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Scheduled Compliance Date:	19880202
Return to Compliance:	Observed
Actual Return to Compl:	19880202
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	120
Enforcement Type Description:	WRITTEN INFORMAL
Enforcement Action Date:	19880202
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Found Violation:	Yes
Citation:	FR - 264.140-150.H
Violation Short Description:	TSD - Financial Requirements
Violation Type:	264.H
Violation Determined Date:	19871203
Scheduled Compliance Date:	
Return to Compliance:	Observed
Actual Return to Compl:	19891026
Violation Responsible Agency:	State

Violation Details

Found Violation:	Yes
Citation:	FR - 264.90-94.F
Violation Short Description:	TSD IS-Ground-Water Monitoring
Violation Type:	265.F
Violation Determined Date:	19870922
Scheduled Compliance Date:	
Return to Compliance:	Observed
Actual Return to Compl:	19871221
Violation Responsible Agency:	State

Enforcement Details

Enforcement Type:	310
Enforcement Type Description:	FINAL 3008(A) COMPLIANCE ORDER
Enforcement Action Date:	19870616
Enf Disposition Status:	
Disposition Status Date:	
Enforcement Lead Agency:	State
Proposed Penalty Amount:	
Final Amount:	
Paid Amount:	

Violation Details

Found Violation:	Yes
Citation:	F - 268 ALL
Violation Short Description:	LDR - General
Violation Type:	268.A
Violation Determined Date:	19870610
Scheduled Compliance Date:	
Return to Compliance:	Observed
Actual Return to Compl:	19880202

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Violation Responsible Agency: EPA

Violation Details

Found Violation: Yes
 Citation: F - 268.7
 Violation Short Description: LDR - General
 Violation Type: 268.A
 Violation Determined Date: 19870610
 Scheduled Compliance Date:
 Return to Compliance: Observed
 Actual Return to Compl: 19880202
 Violation Responsible Agency: EPA

Violation Details

Found Violation: Yes
 Citation: F - 264.90-94.F
 Violation Short Description: TSD IS-Ground-Water Monitoring
 Violation Type: 265.F
 Violation Determined Date: 19870526
 Scheduled Compliance Date:
 Return to Compliance: Observed
 Actual Return to Compl: 19871221
 Violation Responsible Agency: EPA

Enforcement Details

Enforcement Type: 310
 Enforcement Type Description: FINAL 3008(A) COMPLIANCE ORDER
 Enforcement Action Date: 19870616
 Enf Disposition Status:
 Disposition Status Date:
 Enforcement Lead Agency: State
 Proposed Penalty Amount:
 Final Amount:
 Paid Amount:

Violation Details

Found Violation: Yes
 Citation: F - FEA
 Violation Short Description: Formal Enforcement Agreement or Order
 Violation Type: FEA
 Violation Determined Date: 19870114
 Scheduled Compliance Date:
 Return to Compliance: Observed
 Actual Return to Compl: 19960531
 Violation Responsible Agency: EPA

Violation Details

Found Violation: Yes
 Citation: FR - 270
 Violation Short Description: TSD - General
 Violation Type: 264.A
 Violation Determined Date: 19861210
 Scheduled Compliance Date: 19891001
 Return to Compliance: Observed
 Actual Return to Compl: 19870610
 Violation Responsible Agency: State

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Enforcement Details

Enforcement Type: 620
Enforcement Type Description: FINAL CIVIL JUDICIAL ACTION FOR IMMINENT AND SUBSTANTIAL ENDANGERMENT
Enforcement Action Date: 19870401
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 1100000
Paid Amount: 1100000

Violation Details

Found Violation: Yes
Citation: FR - 264.70-77.E
Violation Short Description: TSD - General
Violation Type: 264.A
Violation Determined Date: 19861210
Scheduled Compliance Date: 19891001
Return to Compliance: Observed
Actual Return to Compl: 19870610
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 620
Enforcement Type Description: FINAL CIVIL JUDICIAL ACTION FOR IMMINENT AND SUBSTANTIAL ENDANGERMENT
Enforcement Action Date: 19870401
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 1100000
Paid Amount: 1100000

Violation Details

Found Violation: Yes
Citation: FR - 264.110-120.G
Violation Short Description: TSD - Closure/Post-Closure
Violation Type: 264.G
Violation Determined Date: 19861210
Scheduled Compliance Date: 19891001
Return to Compliance: Observed
Actual Return to Compl: 19870610
Violation Responsible Agency: State

Enforcement Details

Enforcement Type: 620
Enforcement Type Description: FINAL CIVIL JUDICIAL ACTION FOR IMMINENT AND SUBSTANTIAL ENDANGERMENT
Enforcement Action Date: 19870401
Enf Disposition Status:
Disposition Status Date:
Enforcement Lead Agency: State
Proposed Penalty Amount:
Final Amount: 1100000
Paid Amount: 1100000

Evaluation Details

Evaluation Start Date: 20160511

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20160420				
Evaluation Type Description:		FOCUSED COMPLIANCE INSPECTION				
Violation Short Description:		TSD - Closure/Post-Closure				
Return to Compliance Date:		20160923				
Evaluation Agency:		State				
Evaluation Start Date:		20160229				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:		TSD - Financial Requirements				
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20160229				
Evaluation Type Description:		SIGNIFICANT NON-COMPLIER				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20130619				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20130531				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20091026				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20090903				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - Tank System Standards				
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20060922				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		EPA Contractor/Grantee				
Evaluation Start Date:		20050928				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20050824				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		20010918				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Evaluation Agency:		State				
Evaluation Start Date:		20010727				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		19980826				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		20010727				
Evaluation Agency:		State				
Evaluation Start Date:		19980416				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		19960531				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		19950324				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		LDR - General				
Return to Compliance Date:		19950418				
Evaluation Agency:		State				
Evaluation Start Date:		19931210				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		Generators - General				
Return to Compliance Date:		19940518				
Evaluation Agency:		State				
Evaluation Start Date:		19931210				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19940518				
Evaluation Agency:		State				
Evaluation Start Date:		19921028				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		Generators - General				
Return to Compliance Date:		19921223				
Evaluation Agency:		State				
Evaluation Start Date:		19921028				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19921223				
Evaluation Agency:		State				
Evaluation Start Date:		19921021				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		19920828				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:		TSD - Financial Requirements				
Return to Compliance Date:		19921021				
Evaluation Agency:		EPA Contractor/Grantee				
Evaluation Start Date:		19920818				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Evaluation Type Description:		GROUNDWATER MONITORING EVALUATION				
Violation Short Description:		TSD IS-Ground-Water Monitoring				
Return to Compliance Date:		19921223				
Evaluation Agency:		State				
Evaluation Start Date:		19920330				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19920602				
Evaluation Agency:		State				
Evaluation Start Date:		19920330				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		LDR - General				
Return to Compliance Date:		19920602				
Evaluation Agency:		State				
Evaluation Start Date:		19911002				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		19910226				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		LDR - General				
Return to Compliance Date:		19920602				
Evaluation Agency:		State				
Evaluation Start Date:		19910226				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19920602				
Evaluation Agency:		State				
Evaluation Start Date:		19891103				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19900330				
Evaluation Agency:		State				
Evaluation Start Date:		19891013				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		State				
Evaluation Start Date:		19881020				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19890207				
Evaluation Agency:		State				
Evaluation Start Date:		19881012				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:		TSD - Financial Requirements				
Return to Compliance Date:		19891026				
Evaluation Agency:		State				
Evaluation Start Date:		19871221				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19880202				
Evaluation Agency:		State				
Evaluation Start Date:		19871221				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		LDR - General				
Return to Compliance Date:		19880202				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Evaluation Agency:		State				
Evaluation Start Date:		19871203				
Evaluation Type Description:		FINANCIAL RECORD REVIEW				
Violation Short Description:		TSD - Financial Requirements				
Return to Compliance Date:		19891026				
Evaluation Agency:		State				
Evaluation Start Date:		19870922				
Evaluation Type Description:		GROUNDWATER MONITORING EVALUATION				
Violation Short Description:		TSD IS-Ground-Water Monitoring				
Return to Compliance Date:		19871221				
Evaluation Agency:		State				
Evaluation Start Date:		19870610				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		LDR - General				
Return to Compliance Date:		19880202				
Evaluation Agency:		EPA				
Evaluation Start Date:		19870526				
Evaluation Type Description:		GROUNDWATER MONITORING EVALUATION				
Violation Short Description:		TSD IS-Ground-Water Monitoring				
Return to Compliance Date:		19871221				
Evaluation Agency:		EPA				
Evaluation Start Date:		19870114				
Evaluation Type Description:		COMPLIANCE SCHEDULE EVALUATION				
Violation Short Description:		Formal Enforcement Agreement or Order				
Return to Compliance Date:		19960531				
Evaluation Agency:		EPA				
Evaluation Start Date:		19861210				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - Closure/Post-Closure				
Return to Compliance Date:		19870610				
Evaluation Agency:		State				
Evaluation Start Date:		19861210				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:		TSD - General				
Return to Compliance Date:		19870610				
Evaluation Agency:		State				
Evaluation Start Date:		19861020				
Evaluation Type Description:		COMPLIANCE EVALUATION INSPECTION ON-SITE				
Violation Short Description:						
Return to Compliance Date:						
Evaluation Agency:		EPA				

Handler Summary

Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility:	No
Onsite Burner:	No
Smelting, Melting and Refining:	No
Underground Injection Control:	No
Commercial TSD:	Yes
Used Oil Transporter:	No
Used Oil Transfer Facility:	No
Used Oil Processor:	No
Used Oil Refiner:	No
Used Oil Burner:	No
Used Oil Market Burner:	No
Used Oil Spec Marketer:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19800818
Handler Name: IT CORP PANOCHÉ
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19800818
Handler Name: IT CORP PANOCHÉ
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Notification

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19920228
Handler Name: IT CORP - PANOCHÉ FACILITY
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 19940330
Handler Name: IT CORPORATION-PANOCHÉ FACILITY
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 19960229
Handler Name: IT CORP PANOCHÉ FACILITY
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 19960901
Handler Name: IT CORP PANOCHÉ
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 3
Receive Date: 19980129
Handler Name: IT CORP PANOCHÉ
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Source Type:	Notification
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Hazardous Waste Handler Details

Sequence No:	4
Receive Date:	19990415
Handler Name:	IT CORPORATION PANOCHE FACILITY
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No:	5
Receive Date:	20001012
Handler Name:	IT CORPORATION PANOCHE FACILITY
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

Hazardous Waste Handler Details

Sequence No:	6
Receive Date:	20020227
Handler Name:	IT CORPORATION PANOCHE FACILITY
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

Waste Code Details

Hazardous Waste Code:	F039
Waste Code Description:	LEACHATE RESULTING FROM THE TREATMENT, STORAGE, OR DISPOSAL OF WASTES CLASSIFIED BY MORE THAN ONE WASTE CODE UNDER SUBPART D, OR FROM A MIXTURE OF WASTES CLASSIFIED UNDER SUBPARTS C AND D OF THIS PART. (LEACHATE RESULTING FROM THE MANAGEMENT OF ONE OR MORE OF THE FOLLOWING EPA HAZARDOUS WASTES AND NO OTHER HAZARDOUS WASTES RETAINS ITS HAZARDOUS WASTE CODE(S): F020, F021, F022, F023, F026, F027, AND/OR F028.)

Hazardous Waste Handler Details

Sequence No:	7
Receive Date:	20040226
Handler Name:	IT CORPORATION - PANOCHE FACILITY
Federal Waste Generator Code:	1
Generator Code Description:	Large Quantity Generator
Source Type:	Annual/Biennial Report

Waste Code Details

Hazardous Waste Code:	D002
Waste Code Description:	CORROSIVE WASTE

Hazardous Waste Code:	D004
Waste Code Description:	ARSENIC

Hazardous Waste Code:	D005
Waste Code Description:	BARIUM

Hazardous Waste Code:	D006
Waste Code Description:	CADMIUM

Hazardous Waste Code:	D007
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Description:		CHROMIUM				
Hazardous Waste Code:		D008				
Waste Code Description:		LEAD				
Hazardous Waste Code:		D009				
Waste Code Description:		MERCURY				
Hazardous Waste Code:		D018				
Waste Code Description:		BENZENE				
Hazardous Waste Code:		D019				
Waste Code Description:		CARBON TETRACHLORIDE				
Hazardous Waste Code:		D021				
Waste Code Description:		CHLOROBENZENE				
Hazardous Waste Code:		D022				
Waste Code Description:		CHLOROFORM				
Hazardous Waste Code:		D028				
Waste Code Description:		1,2-DICHLOROETHANE				
Hazardous Waste Code:		D039				
Waste Code Description:		TETRACHLOROETHYLENE				
Hazardous Waste Code:		D040				
Waste Code Description:		TRICHLORETHYLENE				
Hazardous Waste Code:		D043				
Waste Code Description:		VINYL CHLORIDE				
Hazardous Waste Code:		F001				
Waste Code Description:		THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F002				
Waste Code Description:		THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F003				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F004				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F005				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Hazardous Waste Code: F039
Waste Code Description: LEACHATE RESULTING FROM THE TREATMENT, STORAGE, OR DISPOSAL OF WASTES CLASSIFIED BY MORE THAN ONE WASTE CODE UNDER SUBPART D, OR FROM A MIXTURE OF WASTES CLASSIFIED UNDER SUBPARTS C AND D OF THIS PART. (LEACHATE RESULTING FROM THE MANAGEMENT OF ONE OR MORE OF THE FOLLOWING EPA HAZARDOUS WASTES AND NO OTHER HAZARDOUS WASTES RETAINS ITS HAZARDOUS WASTE CODE(S): F020, F021, F022, F023, F026, F027, AND/OR F028.)

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20060209
Handler Name: PANOCHE
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator
Source Type: Implementer

Hazardous Waste Handler Details

Sequence No: 8
Receive Date: 20060209
Handler Name: PANOCHE
Federal Waste Generator Code: 1
Generator Code Description: Large Quantity Generator
Source Type: Annual/Biennial Report

Waste Code Details

Hazardous Waste Code: D002
Waste Code Description: CORROSIVE WASTE

Hazardous Waste Code: D004
Waste Code Description: ARSENIC

Hazardous Waste Code: D005
Waste Code Description: BARIUM

Hazardous Waste Code: D006
Waste Code Description: CADMIUM

Hazardous Waste Code: D007
Waste Code Description: CHROMIUM

Hazardous Waste Code: D008
Waste Code Description: LEAD

Hazardous Waste Code: D009
Waste Code Description: MERCURY

Hazardous Waste Code: D018
Waste Code Description: BENZENE

Hazardous Waste Code: D019
Waste Code Description: CARBON TETRACHLORIDE

Hazardous Waste Code: D021
Waste Code Description: CHLOROBENZENE

Hazardous Waste Code: D022
Waste Code Description: CHLOROFORM

Hazardous Waste Code: D028

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Waste Code Description:		1,2-DICHLOROETHANE				
Hazardous Waste Code:		D039				
Waste Code Description:		TETRACHLOROETHYLENE				
Hazardous Waste Code:		D040				
Waste Code Description:		TRICHLORETHYLENE				
Hazardous Waste Code:		D043				
Waste Code Description:		VINYL CHLORIDE				
Hazardous Waste Code:		F001				
Waste Code Description:		THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F002				
Waste Code Description:		THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F003				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F004				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F005				
Waste Code Description:		THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.				
Hazardous Waste Code:		F039				
Waste Code Description:		LEACHATE RESULTING FROM THE TREATMENT, STORAGE, OR DISPOSAL OF WASTES CLASSIFIED BY MORE THAN ONE WASTE CODE UNDER SUBPART D, OR FROM A MIXTURE OF WASTES CLASSIFIED UNDER SUBPARTS C AND D OF THIS PART. (LEACHATE RESULTING FROM THE MANAGEMENT OF ONE OR MORE OF THE FOLLOWING EPA HAZARDOUS WASTES AND NO OTHER HAZARDOUS WASTES RETAINS ITS HAZARDOUS WASTE CODE(S): F020, F021, F022, F023, F026, F027, AND/OR F028.)				
<u>Hazardous Waste Handler Details</u>						
Sequence No:		1				
Receive Date:		20160613				
Handler Name:		PANOCHE FACILITY				
Federal Waste Generator Code:		1				
Generator Code Description:		Large Quantity Generator				
Source Type:		Annual/Biennial Report update with Notification				

Waste Code Details

Hazardous Waste Code: 351
Waste Code Description: Organic solids with halogens

Hazardous Waste Code: D028
Waste Code Description: 1,2-DICHLOROETHANE

Owner/Operator Details

Owner/Operator Ind:	Current Owner	Street No:	2251
Type:	Private	Street 1:	LAKE HERMAN ROAD
Name:	IT LAKE HERMAN ROAD, LLC	Street 2:	
Date Became Current:	20011129	City:	BENICIA
Date Ended Current:		State:	CA
Phone:	707-751-1999	Country:	US
Source Type:	Annual/Biennial Report update with Notification	Zip Code:	94510
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	4585 PACHECO BLVD
Name:	IT CORPORATION	Street 2:	
Date Became Current:		City:	MARTINEZ
Date Ended Current:		State:	CA
Phone:	415-372-9100	Country:	
Source Type:	Implementer	Zip Code:	94553
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Private	Street 1:	
Name:	IT CORPORATION	Street 2:	
Date Became Current:	19750101	City:	
Date Ended Current:		State:	
Phone:		Country:	US
Source Type:	Annual/Biennial Report	Zip Code:	
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	2251 LAKE HERMAN ROAD
Name:	IT LAKE HERMAN LLC	Street 2:	
Date Became Current:	20011129	City:	BENICIA
Date Ended Current:		State:	CA
Phone:		Country:	US
Source Type:	Implementer	Zip Code:	94510
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	4585 PACHECO BLVD
Name:	IT CORPORATION	Street 2:	
Date Became Current:		City:	MARTINEZ
Date Ended Current:		State:	CA
Phone:	415-372-9100	Country:	
Source Type:	Notification	Zip Code:	94553
Owner/Operator Ind:	Current Owner	Street No:	
Type:	Private	Street 1:	2251 LAKE HERMAN ROAD
Name:	IT LAKE HERMAN LLC	Street 2:	
Date Became Current:	20011129	City:	BENICIA
Date Ended Current:		State:	CA
Phone:		Country:	US
Source Type:	Annual/Biennial Report	Zip Code:	94510
Owner/Operator Ind:	Current Operator	Street No:	
Type:	Other	Street 1:	
Name:	IT ENVIRONMENTAL LIQUIDATING TRUST	Street 2:	
Date Became Current:	20040501	City:	
Date Ended Current:		State:	
Phone:		Country:	US
Source Type:	Implementer	Zip Code:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Other			Street 1:		
Name:	IT ENVIRONMENTAL LIQUIDATING TRUST			Street 2:		
Date Became Current:	20040501			City:		
Date Ended Current:				State:		
Phone:				Country:	US	
Source Type:	Annual/Biennial Report			Zip Code:		
Owner/Operator Ind:	Current Operator			Street No:		
Type:	Other			Street 1:		
Name:	IT ENVIRONMENTAL LIQUIDATING TRUST			Street 2:		
Date Became Current:	20040501			City:		
Date Ended Current:				State:		
Phone:				Country:		
Source Type:	Annual/Biennial Report update with Notification			Zip Code:		

Historical Handler Details

Receive Dt: 20060209
Generator Code Description: Small Quantity Generator
Handler Name: PANOCHE

Receive Dt: 20060209
Generator Code Description: Large Quantity Generator
Handler Name: PANOCHE

Receive Dt: 20040226
Generator Code Description: Large Quantity Generator
Handler Name: IT CORPORATION - PANOCHE FACILITY

Receive Dt: 20020227
Generator Code Description: Large Quantity Generator
Handler Name: IT CORPORATION PANOCHE FACILITY

Receive Dt: 20001012
Generator Code Description: Large Quantity Generator
Handler Name: IT CORPORATION PANOCHE FACILITY

Receive Dt: 19990415
Generator Code Description: Large Quantity Generator
Handler Name: IT CORPORATION PANOCHE FACILITY

Receive Dt: 19980129
Generator Code Description: Large Quantity Generator
Handler Name: IT CORP PANOCHE

Receive Dt: 19960901
Generator Code Description: Large Quantity Generator
Handler Name: IT CORP PANOCHE

Receive Dt: 19960229
Generator Code Description: Large Quantity Generator
Handler Name: IT CORP PANOCHE FACILITY

Receive Dt: 19940330
Generator Code Description: Large Quantity Generator
Handler Name: IT CORPORATION-PANOCHE FACILITY

Receive Dt: 19920228
Generator Code Description: Large Quantity Generator
Handler Name: IT CORP - PANOCHE FACILITY

Receive Dt: 19800818
Generator Code Description: Large Quantity Generator
Handler Name: IT CORP PANOCHE

Receive Dt: 19800818
Generator Code Description: Large Quantity Generator

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Handler Name: IT CORP PANOCH

37	1 of 1	WSW	0.62 / 3,268.76	129.72 / 104	SAND PIT SOLANO COUNTY BENICIA CA 94510	MRDS
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Dep ID:	10214860	I1:	16
Dev Status:	UNKNOWN	Latitude:	38.086731
Code List:	SDG	Longitude:	-122.115479
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10214860		

Commodity

I1:	24	Line:	1
Code:	SDG	Inserted By:	MAS migration
Commodity:	Sand and Gravel, Cons	Insert Date:	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	Updated By:	USGS
Commodity Group:	Sand and Gravel	Update Date:	29-OCT-2002 09:01:57
Importance:	Primary		

Names

I1:	37	Inserted By:	MAS migration
Status:	Current	Insert Date:	29-OCT-02
Site Name:	Sand Pit	Updated By:	USGS
Line:	1	Update Date:	29-OCT-02

Unplottable Summary

Total: 7 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CUPA SOLANO	AMERICAN TOWER CORPORATION 949-955-5300	LOPES RD BENICIA CA 94510	CA		859542871
ENVIROSTOR	PANOCHE FACILITY	LAKE HERMAN RD <i>Estor/EPA ID Cleanup Status:</i> CAD000060012	BENICIA CA	945100000	820297718
HIST CHMIRS		GOODYEAR ROAD	BENICIA CA		826023597
INSP COMP ENF	PANOCHE FACILITY	LAKE HERMAN RD	BENICIA CA	94510	820210052
UST SOLANO	BENICIA MARTINEZ BRIDGE 707-746-1342	I-680 BENICIA CA 95814 <i>Site No:</i> 20051	CA		820315025
UST SWEEPS	SUISUN BAY RESERVE FLEET	GOODYEAR RD <i>C C Status:</i> I48-000-80124 INACTIVE <i>Tank ID:</i> 000001	BENICIA CA		888194640
UST SWEEPS	BENICIA MARTINEZ BRIDGE	I-680 <i>C C Status:</i> I48-000-20051 INACTIVE <i>Tank ID:</i> 000007, 000001, 000006, 000002, 000004, 000005, 000003	BENICIA CA		888145017

Unplottable Report

Site: AMERICAN TOWER CORPORATION 949-955-5300
LOPES RD BENICIA CA 94510 CA

CUPA SOLANO

Site No: 801994
Program: 21M
Freq: 1

Detail Information

Inv No:	1	Last Service:	LETTER/REPORT REVIEW
Status Desc:	ACTIVE	Call Back:	
Permit Expiration:	01/31/11	Inspector:	LaPlace, Colby S
Inventory Type Desc:	< Reportable Quantity (105)	Supervisor / District:	SUP-DIST NO 3033
Last Service Dt:	10/02/15		

Site: PANOCHE FACILITY
LAKE HERMAN RD BENICIA CA 945100000

ENVIROSTOR

Estor/EPA ID:	CAD000060012	Assembly District:	11
Site Code:	200175, 520025	Senate District:	3
Nat Priority List:		Permit Renewal Lead:	MICHAEL CHOE
APN:		Public Partici Spclst:	
Census Tract:	6095252102	Project Manager:	
Site Type:	POST CLOSURE ORDER PERMIT	County:	SOLANO

- PERMITTED ACTIVITIES: LANDFILL, TANK
STORAGE, TANK TREATMENT, SURFACE
IMPOUNDMENT TREATMENT, OTHER
TREATMENT
- PERMIT AUTHORITY: RCRA

Address Description: LAKE HERMAN RD

Office:

Special Program:

Funding:

Cleanup Status:

Cleanup Oversight Agencies:

School District:

Past Use that Caused Contam:

Potential Media Affected:

Potential Contamin of Concern:

Latitude:

Longitude:

Acres:

Supervisor:

Site History:

Quarterly Update Period: July 2018 to September 2018

DTSC received no significant inquiries from the public or the facility during this quarter. Oversight activities including review of quarterly and annual groundwater monitoring reports and bi-monthly Trust Fund Reimbursement Review. Documents associated with these activities are located in the Corrective Action tab.

-On 4/20/2016, DTSC conducted a Groundwater Audit and on June 21, 2016, the Groundwater Audit Inspection Report was presented. Two non-minor (Class II) violations are to be addressed by the Facility:

- 1) Four 2003 Sampling and Analysis Plan (SAP) wells are to be repaired within 60 days with documentation provided to DTSC within 5 days.
- 2) Sixty 2003 SAP wells are to have the total depths measured during the next quarterly groundwater monitoring event and the completion documentation provided to DTSC within 15 days.

In addition, three other issues/concerns were identified and are to be addressed as follows:

- 1) 2015 Drum Burial Area V (DBA-V) wells with inadequate space for a probe to bypass are to be identified within 14 days of the date on the Summary Of Violations (SOV).

- 2) Clarify the regulatory requirements and functions of wells not listed in the 2003 SAP and 2015 DBA-V SAP.

- 3) All wells are to be inspected and repaired and the information documented and provided to DTSC within 90 days of the date on the SOV.

-During this quarter, the Facility has been informing DTSC of their progress on addressing the two non-minor violations and the other identified issues/concerns.

-On June 14, 2016, DTSC received response to DTSC's 6/3/2015 Notice of Deficiency comments pertaining to Tanks T67 & T68 and a 2016 5-Year Assessment and Certification Packet – dated 6/10/2016. DTSC is waiting to review the responses until the installation of the Geosynthetic liner over the secondary containment for the Tanks, see below.

On July 21, 2016, DTSC conditionally approved the Scope of Work, Bid Documents, and Specifications, Tanks 67 & 68, Secondary Containment Liner - Geosynthetic Work, ITELT - Panoche Facility (SOW). The SOW is to install a Geosynthetic liner over the existing secondary containment for the Tanks. This secondary containment is made of asphalt and is cracked. The conditions of the letter are:

- 1) A final SOW be provided to DTSC. This was provided on August 2, 2016;
 - 2) Provide DTSC with a schedule. This was provided on August 5, 2016;
 - 3) Within 90 days after completing placement of the geosynthetic liner, provide DTSC with the following: a) A set of as-built plans and documents of the completed construction; b) Updated information for the Post-Closure Permit Application; and c) Re-certification of the secondary containment system by an independent California licensed Professional Engineer. The third condition of the approval letter is due to DTSC by December 28, 2016.
- On September 29, 2016, the placement of the geosynthetic liner was completed.

On August 16, 2016, DTSC received the Second Quarter 2016 Self-Monitoring Report for National Pollutant Discharge Elimination System (NPDES), VOC and Fuel General Permit, Groundwater Treatment System.

On August 26, 2016, DTSC provided comments on the First Quarter 2016 Corrective Measures Report (DBA-V Corrective Action) dated June 1, 2016. The comments were:

- 1) To remind the reader that the groundwater sampling results are to be reported in the annual report (not quarterly);
- 2) DTSC recommends the automatic pumping at DR-1, PSVE-08, PSVE-10 and PSVE-11 be shut down two weeks prior to the SVE rebound monitoring to minimize disturbance of the PID readings and restarted after the rebound monitoring is completed; and
- 3) Some typographical errors.

These comments were address in the Second Quarter Corrective Measures Report

DTSC is reviewing the following documents:

- 2015 Annual Groundwater and Surface Water Monitoring Report;
- DBA-V Corrective Action – Part VI(1)(d) of the Hazardous Waste Postclosure Permit, Second Quarter 2016 Corrective Measures Report;
- 2016 Semi-Annual Groundwater and Surface Water Monitoring Report; and
- DTSC continues to work with the Facility's request to renew the Post-Closure Permit.

FACILITY DESCRIPTION / HISTORY

The Panoche Facility (facility) is located in an unincorporated portion of Solano County, two miles northeast of Benicia, California. The facility encompasses approximately 248 acres and operated as a Class I facility for treatment, storage, and disposal of hazardous liquid, sludge and soil wastes received from 1968 until 1986. The facility and surrounding area consists of rolling hills and is used primarily as pasture, with some municipal and industrial operations in the vicinity. In 2003, the facility was certified closed and issued a Hazardous Waste Facility Post-Closure Permit (EPA ID CAD000060012).

During its operation, the facility received 80,000 to 220,000 tons of waste per year, including metallic, caustic and acidic liquids and solids, petroleum refining sludges, catalysts, solvents, hydrogen sulfide abatement sludges, oily slurries, truck-washout debris, inorganic precipitates, contaminated soils, organic sludges, shredded currency, and paint pigment sludges. Waste management practices used at the facility included biological treatment, neutralization, evaporation in ponds, and burial of waste in landfills and trenches. In 1984, the facility was at maximum build-out with approximately 45 surface impoundments (ponds for liquid waste), four waste piles, two landfills, and five drum burial areas.

During closure, approximately 400,000 cubic yards of subsoils and waste were solidified and consolidated into an onsite Corrective Action Management Unit (CAMU) landfill, named CAMU-A. A Resource Conservation and Recovery Act (RCRA) cover system of low permeability soils and geosynthetic layers covers CAMU-A and equals most of the facility. The cover system includes a passive and active gas collection system. A groundwater extraction and treatment system that includes numerous extraction wells and a slurry wall keyed into bedrock providing a barrier and controlling offsite groundwater migration. Groundwater and leachate are pumped in to evaporation basins, solar evaporators, and above-ground tanks for management. Surface water ditches convey and divert water away from the closed landfill.

The facility closure established a groundwater recovery and treatment system, several evaporation basins, solar evaporators, and tanks for evaporation of recovered groundwater and leachate, waste consolidation areas, and cover systems.

Drum Burial Area V (DBA-V) is located in the northwest portion of the Facility and is under a separate corrective action monitoring and remediation program. DBA-V was the source of two groundwater plumes: dense nonaqueous-phase liquids (DNAPL) and dissolved volatile organic compounds (VOCs). Therefore, the sources were removed and corrective measures taken. In May 2004 began the operation of the DBA-V Source Area Containment System (SACS) trench and the groundwater and vapor treatment system. The SACS trench is designed to intercept the flow of contaminated groundwater from DBA-V, contain the inferred DNAPL plume, and allow concentrations of VOCs downgradient from the trench to decrease over time.

The DBA-V groundwater is pumped and treated to remove potential DNAPL and dissolved organic contaminants. Offsite discharge of treated groundwater from the Groundwater Treatment System (GTS) is currently authorized by the CRWQCB under the Notice of General Permit Coverage for Discharge under the requirements of Order No. R2-2009-0059 National Pollutant Discharge Elimination System Permit No. CAG912003 (VOC General Permit). To date, no DNAPL has been observed in the SACS trench or GTS. Operation of the SACS DBA-V Corrective Action program requires groundwater elevation monitoring and periodic groundwater quality sampling and analysis.

On 2/19/2016, DTSC approved a revised DBA-V West Side, Corrective Action, Groundwater Monitoring, Sampling and Analysis Plan dated 12/3/2015. The modifications are to: 1) reduce groundwater sampling frequency from quarterly to semiannual; 2) modify and increase the number of groundwater sampling locations; 3) reduce reporting frequency from quarterly to annually; and 4) include minor changes to groundwater sampling techniques.

On 3/3/2016, DTSC approved a Technical Memorandum Recommendation for Pulsing Operation for DBA-V soil vapor extraction (SVE) System. The DBA-V SVE system pulse operation started during the fourth quarter of 2015 and the rebound monitoring and pulse operations data are to be presented

quarterly.

Post-Closure activities for the facility consist of routine inspections, maintenance and compliance activities, recovery and management of leachate and shallow groundwater, and periodic groundwater monitoring and water quality sampling.

PERMITTING REGULATORY DESCRIPTION / HISTORY

By 1991, all compliance activities related to the Toxic Pits Cleanup Act were completed, with all hazardous waste impoundments removed from service, solidified and covered. In 2000, Closure construction was completed and on March 23, 2003, the Closure Certification Report was accepted.

The facility is now in post-closure and is permitted and regulated by DTSC Hazardous Waste Facility Post-Closure Permit (EPA ID CAD000060012) dated 2003 and the California Regional Water Quality Control Board (CRWQCB) Waste Discharge Requirements Order No. 98-091 dated 1998. The post-closure permit contains task requirements for the DBA-V corrective action.

In 2004, the IT Environmental Liquidating Trust (ITELT) was established to oversee the long-term post-closure operation, maintenance and upkeep of the facility as part of the conclusion of the bankruptcy proceedings for IT Corporation (the former owner/operator). The ITELT is operating under a Consent Order with DTSC to address the completion of the corrective action and address the shortfall in financial assurance.

Hazardous Waste Management Units:

Corrective Action Management Unit (CAMU) A includes all surface and subsurface features such as the slurry wall, the consolidation landfill cover system, the surface water collection and diversion system, the gas collection and treatment systems (including the passive gas system and the active DBA-V system), and the final site topography (approximately 110 acres), except for the Liquids Management System and CAMU B.

-CAMU-A is a closed and capped landfill equaling 110 acres that contains solidified and consolidated wastes from former on-site hazardous waste activities and includes the active soil vapor extraction (SVE) system for the DBA-V area.

CAMU-B is for post-closure solids and is located within CAMU A. CAMU B includes all surface and subsurface features such as the consolidation landfill cover, the surface drainage system, and the final site topography except for features associated with the Liquids Management System CAMU A. CAMU B is designed and will be operated to provide an onsite location for disposal of site-generated wastes throughout the post-closure period (as of December 2012, CAMU B is approximately 5,000 cubic yards).

-CAMU-B is a landfill used for management of on-site solid waste generated during post-closure activities and is located on CAMU-A. CAMU-B receives annual evaporation residues from the solar evaporators and occasionally from other evaporation units. Before disposal, the residues may be treated with acid to neutralize.

Liquids Management System (CAMU-C) consists of the groundwater collection/interceptor trenches and extraction wells, below ground collection pipes, sumps, pumps and riser pipes, above ground pumping systems, a water treatment plant, thin film solar evaporators, and evaporation tanks and basins.

-Pond-O is a 13.9 acre-feet lined surface impoundment for year-round or temporary evaporation treatment and storage of site-generated extracted groundwater and is part of CAMU-C (Liquids Management).

-Tanks 67 and 68 are two interconnected open-top tanks that receive leachate (and maybe groundwater) from the groundwater treatment system for year-round treatment and storage. These tanks are part of CAMU-C (Liquids Management).

-East Basin is a 16.8 acre-feet lined surface impoundment for year-round evaporation treatment and storage of site-generated extracted groundwater and is part of CAMU-C (Liquids Management).

-Thin-Film Solar Evaporator evaporates on-site leachate and maybe groundwater during the summer months and is divided into three lined cells (totaling 3.21 acres). Prior to winter, it is taken out of service, cleaned of solids and decontaminated. These solids are managed in CAMU-B. The thin-film solar evaporator is part of CAMU-C (Liquids Management).

-Leachate and Groundwater GAC Treatment System is identified in the permit but has not been constructed. It is a place holder in the event treatment is necessary.

Status: POST CLOSURE ORDER PERMIT - LAND USE RESTRICTIONS
Program Type: HAZ WASTE - RCRA
CalEnviroScreen Score: 40-45%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD000060012

Status: SIGNIFICANT NON-COMPLIER
Program Type: INSPECTION
CalEnviroScreen Score: 40-45%
Summary Link: https://www.envirostor.dtsc.ca.gov/public/eeperp_profile_report?global_id=3001444

Land Use Restrictions

Site Management Requirements: NONE SPECIFIED
Title:
Title Link:
Date Recorded: 7/8/2003

Permit Units - Completed Activities

Date: 12/20/2012
Event Description: PC RENEWAL PC - NO CHANGES - APPLICATION PART A RECEIVED
Unit: MULTIPLE UNITS

Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/7591077506/Part%20A%20Application%20Form%20%28Appendix%20A%29.pdf

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 6/8/1988

Event Description: NEW OPERATING PERMIT - FINAL PERMIT - WITHDRAWAL REQUEST ACKNOWLEDGED

Unit: MULTIPLE UNITS

Doc Link:

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=12133

Date: 10/28/2015

Event Description: PC RENEWAL PC - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED

Unit: MULTIPLE UNITS

Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&link_key=548&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=PC+Renewal+PC+%2D+No+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 5/6/2016

Event Description: PC RENEWAL PC - NO CHANGES - RESPONSE TO 2ND NOD RECEIVED

Unit: MULTIPLE UNITS

Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&link_key=548&document_category=RESPONSE+TO+2ND+NOD+RECEIVED&event_description=PC+Renewal+PC+%2D+No+Changes+%2D+APPLICATION+PART+B+RECEIVED+&mytype=pa

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 12/20/2012

Event Description: PC RENEWAL PC - NO CHANGES - APPLICATION PART B RECEIVED

Unit: MULTIPLE UNITS

Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&link_key=548&document_category=INITIAL+PART+B+RECEIVED&event_description=PC+Renewal+PC+%2D+No+Changes+%2D+APPLICATION+PART+B+RECEIVED+&mytype=pa

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 10/4/1984

Event Description: NEW OPERATING PERMIT - 1ST NOTICE OF DEFICIENCY ISSUED

Unit: MULTIPLE UNITS

Doc Link:

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=12133

Date: 8/3/1983

Event Description: NEW OPERATING PERMIT - APPLICATION PART B RECEIVED

Unit: MULTIPLE UNITS

Doc Link:

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=12133

Date: 6/3/2016

Event Description: PC RENEWAL PC - NO CHANGES - FINAL PART A & PART B RECEIVED

Unit: MULTIPLE UNITS

Doc Link:

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 3/7/2016

Event Description: PC RENEWAL PC - NO CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED

Unit: MULTIPLE UNITS

Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&link_key=548&document_category=2ND+NOTICE+OF+DEFICIENCY+ISSUED&event_description=PC+Renewal+PC+%2D+No+Changes+%2D+2ND+NOTICE+OF+DEFICIENCY+ISSUED+&mytype=pa

Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 6/3/2015

Event Description: PC RENEWAL PC - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED

Unit: MULTIPLE UNITS
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5627271354/2015%2D6%2D3%20FINAL%20NoticeOfDeficiencyLtr%28DTSC%29%5FPanoche%28200175%29.pdf
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=548

Date: 9/18/1987
Event Description: NEW OPERATING PERMIT - FINAL PART A & PART B RECEIVED
Unit: MULTIPLE UNITS
Doc Link:
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=12133

Date: 10/4/1984
Event Description: NEW OPERATING PERMIT - RESPONSE TO 1ST NOD RECEIVED
Unit: MULTIPLE UNITS
Doc Link:
Unit Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_showunits?cmd=showpaunits&global_id=CAD000060012&link_key=12133

Units Undergoing Closure

Date: 3/27/2003
Event Description: NEW POST-CLOSURE PERMIT - FINAL PART A & PART B RECEIVED
Unit: MULTIPLE UNITS
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&link_key=12135&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=New+Post%2DClosure+Permit+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

Date: 6/28/1996
Event Description: CLOSURE - PUBLIC COMMENT (END)
Unit: MULTIPLE UNITS
Doc Link:

Date: 6/20/2013
Event Description: NEW POST-CLOSURE PERMIT - FINAL POST-CLOSURE PERMIT (EXPIRES)
Unit: MULTIPLE UNITS
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8141080558/26ITPanochehwfpost%2Dclosurepermit62003.pdf

Date: 6/20/2003
Event Description: NEW POST-CLOSURE PERMIT - FINAL POST-CLOSURE PERMIT
Unit: MULTIPLE UNITS
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8141080558/26ITPanochehwfpost%2Dclosurepermit62003.pdf

Date: 4/4/2003
Event Description: NEW POST-CLOSURE PERMIT - PUBLIC COMMENT (BEGIN)
Unit: MULTIPLE UNITS
Doc Link:

Date: 3/16/1998
Event Description: CLOSURE - CLOSURE PLAN APPROVED
Unit: MULTIPLE UNITS
Doc Link:

Date: 11/23/1988
Event Description: CLOSURE - RESPONSE TO 1ST NOD RECEIVED
Unit: MULTIPLE UNITS
Doc Link:

Date: 3/27/2003
Event Description: CLOSURE - ISSUE CLOSURE VERIFICATION
Unit: MULTIPLE UNITS
Doc Link:

Date: 6/13/1992
Event Description: CLOSURE - 2ND NOTICE OF DEFICIENCY ISSUED
Unit: MULTIPLE UNITS
Doc Link:

Date: 3/2/1991
Event Description: CLOSURE - RESPONSE TO 2ND NOD RECEIVED
Unit: MULTIPLE UNITS
Doc Link:

Date: 5/19/2003
Event Description: NEW POST-CLOSURE PERMIT - PUBLIC COMMENT (END)
Unit: MULTIPLE UNITS
Doc Link:

Date: 4/4/2003
Event Description: NEW POST-CLOSURE PERMIT - DRAFT POST-CLOSURE PERMIT
Unit: MULTIPLE UNITS
Doc Link:

Date: 1/9/2003
Event Description: NEW POST-CLOSURE PERMIT - 1ST NOTICE OF DEFICIENCY ISSUED
Unit: MULTIPLE UNITS
Doc Link:

Date: 3/1/1993
Event Description: CLOSURE - RESPONSE TO 3RD NOD RECEIVED
Unit: MULTIPLE UNITS
Doc Link:

Date: 2/25/2002
Event Description: NEW POST-CLOSURE PERMIT - APPLICATION PART B RECEIVED
Unit: MULTIPLE UNITS
Doc Link:

Date: 11/29/2016
Event Description: NEW POST-CLOSURE ORDER IN LIEU OF PERMIT - ISSUE ORDER IN LIEU OF PERMIT
Unit: MULTIPLE UNITS
Doc Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&link_key=986&document_category=ISSUE+ORDER+IN+LIEU+OF+PERMIT&event_description=New+Post%2DClosure+Order+in+Lieu+of+Permit+%2D+ISSUE+ORDER+IN+LIEU+OF+PERMIT+&mytype=pa

Date: 2/24/2014
Event Description: CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
Unit: MULTIPLE UNITS
Doc Link:

Date: 6/20/2003
Event Description: NEW POST-CLOSURE PERMIT - FINAL POST-CLOSURE PERMIT (EFFECTIVE)
Unit: MULTIPLE UNITS
Doc Link: https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8141080558/26ITPanochehwfpost%2DClosurepermit62003.pdf

Date: 6/8/1988
Event Description: CLOSURE - CLOSURE PLAN RECEIVED
Unit: MULTIPLE UNITS
Doc Link:

Date: 6/13/1992
Event Description: CLOSURE - 1ST NOTICE OF DEFICIENCY ISSUED
Unit: MULTIPLE UNITS
Doc Link:

Permit Maintenance - Completed Activities

Title: Site Visit to Oversee Liner Placement
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007797
Document Type: FACILITY SITE VISIT
Date Completed: 8/16/2016

Title: 2Q2016 Self-Monitoring Report for NPDES Permit No CAG912002 (VOC & Fuel General Permit) GTS
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?

Document Type: global_id=CAD000060012&doc_id=60007798&version=5
Date Completed: MONITORING REPORT - OTHER
8/9/2016

Title: 1Q2016 Self-Monitoring Rpt for NPDES Permit No. CAG912002 (VOC & Fuel General Permit) GTS
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007707&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 4/26/2016

Title: 2nd Quarter 2015 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007600&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 8/19/2015

Title: 2nd Quarter 2014 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007526&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 8/14/2014

Title: 2013 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007531
Document Type: INSPECTION REPORT
Date Completed: 12/27/2013

Title: 2012 Annual Report - Mitigation Monitoring and Reporting Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007530&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 3/6/2013

Title: 2012 Semi-Annual Groundwater and Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007674&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 8/28/2012

Title: 2011 Annual Groundwater and Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007515&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 2/23/2012

Title: 2015 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007651
Document Type: INSPECTION REPORT
Date Completed: 1/5/2016

Title: 3rd Quarter 2015 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60005960
Document Type: MONITORING REPORT - OTHER
Date Completed: 11/30/2015

Title: Site Visit - 2014
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60005960
Document Type: FACILITY SITE VISIT
Date Completed: 2/4/2014

Title: 2012 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007536
Document Type: INSPECTION REPORT
Date Completed: 12/28/2012

Title: 2010 Mitigation Monitoring Report - Mitigation Measure 7-4 (Callippe Siverspot Butterfly)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007546&version=5

Document Type: MONITORING REPORT - OTHER
Date Completed: 4/6/2010

Title: 2004 Corrective Action Consent Order (HWCA P1-03/04-011)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007609

Document Type: CONSENT ORDER
Date Completed: 6/1/2004

Title: Site Visit - July 2015
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007571

Document Type: FACILITY SITE VISIT
Date Completed: 7/8/2015

Title: Reassignment of DTSC Project Manager
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007513

Document Type: MEETING WITH FACILITY
Date Completed: 6/29/2015

Title: DTSC Reassignments
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60008037&version=5

Document Type: CORRESPONDENCE
Date Completed: 1/30/2017

Title: 2015 Annual Groundwater and Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007657&version=5

Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 11/14/2016

Title: 2015 Annual Report - Mitigation Monitoring and Reporting Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007675&version=5

Document Type: MONITORING REPORT - OTHER
Date Completed: 2/23/2016

Title: 2Q 2015 Self-Monitoring Rpt for NPDES Permit No. CAG912002 (VOC & Fuel General Permit) GTS
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007589&version=5

Document Type: MONITORING REPORT - OTHER
Date Completed: 7/22/2015

Title: Facility Meeting on 7/15/2015
Title Link:
Document Type: MEETING WITH FACILITY
Date Completed: 7/15/2015

Title: 2015 Mitigation Monitoring Report - Mitigation Measure 7-4 (Callippe Siverspot Butterfly)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007490&version=5

Document Type: MONITORING REPORT - OTHER
Date Completed: 3/9/2015

Title: Email correspondence - No effects from earthquake on 8/24/2014
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007552

Document Type: LETTER FROM FACILITY
Date Completed: 8/25/2014

Title: 2013 Mitigation Monitoring Report - Mitigation Measure 7-4 (Callippe Siverspot Butterfly)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007535&version=5

Document Type: MONITORING REPORT - OTHER
Date Completed: 3/13/2013

Title: 2012 Annual Groundwater & Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007516&version=5

Document Type: MONITORING REPORT - GROUNDWATER

Date Completed: 2/19/2013

Title: 2010 Annual Groundwater and Surface Water Monitoring Report
Title Link:
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 8/11/2011

Title: 2010 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007547
Document Type: INSPECTION REPORT
Date Completed: 12/24/2010

Title: 2009 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007544
Document Type: INSPECTION REPORT
Date Completed: 12/28/2009

Title: Construction Completion (As-Built) Report, Tanks 67 & 68, Secondary Containment Liner-Geosynthetic Work
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007923&version=5
Document Type: CORRESPONDENCE
Date Completed: 4/17/2017

Title: 2016 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60008084
Document Type: INVESTIGATION REPORT
Date Completed: 12/30/2016

Title: Revised DBA-V SAP - DBA-V West Side Corrective Action Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007615&version=5
Document Type: MONITORING WORKPLAN - GROUNDWATER
Date Completed: 2/19/2016

Title: 2015 Annual Self-Monitoring Report for NPDES Permit No. CAG912002 (VOC & Fuel General Permit) Groundwater Treatment System
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007656&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 2/1/2016

Title: 3Q 2015 Self-Monitoring Rpt for NPDES Permit No. CAG912002 (VOC & Fuel General Permit) GTS
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007629&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 11/10/2015

Title: Memo - Vehicle Theft
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007606
Document Type: LETTER FROM FACILITY
Date Completed: 8/26/2015

Title: Facility Meeting on 7/21/2015
Title Link:
Document Type: MEETING WITH FACILITY
Date Completed: 7/21/2015

Title: Reimbursement of Postclosure Insurance Funds - 2013 Sept. & Oct.
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60006820&version=5
Document Type: FINANCIAL RESPONSIBILITY REIMBURSEMENT
Date Completed: 7/7/2014

Title: Request for Discontinuation of Mitigation Monitoring and Reporting Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007551&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 5/1/2014

Title: 2012 Mitigation Monitoring Report - Mitigation Measure 7-4 (Callippe Siverspot Butterfly)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007549&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 3/23/2012

Title: Consent Order For Designation Of Corrective Action Management Unit
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007608
Document Type: CONSENT ORDER
Date Completed: 12/1/1997

Title: 4th Quarter 2014 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007554&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 2/5/2015

Title: 2014 Annual Groundwater & Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007556&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 2/4/2015

Title: No Effects of the 6.0 Earthquake
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007120
Document Type: FACILITY SITE VISIT
Date Completed: 8/25/2014

Title: 4th Quarter 2013 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007528&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 2/21/2014

Title: 2013 Annual Groundwater & Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007555&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 2/6/2014

Title: Annual Groundwater and Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007517&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 11/19/2013

Title: 2013 Semi-Annual Groundwater & Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007517&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 8/29/2013

Title: 4th Quarter 2012 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007529&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 2/13/2013

Title: Site Visit to Oversee Anchoring Liner to Tank Bases
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007860
Document Type: FACILITY SITE VISIT
Date Completed: 9/13/2016

Title: Request to Modify SVE System Operation - DBA-V West Side Corrective Action
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007614
Document Type: LETTER FROM FACILITY
Date Completed: 3/3/2016

Title: 2015 Semi-Annual Groundwater and Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007599&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 12/18/2015

Title: Facility Meeting on 8/19/2015
Title Link:
Document Type: MEETING WITH FACILITY
Date Completed: 8/19/2015

Title: 2014 Independent Engineer's Annual Post-Closure Inspection
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007576
Document Type: INSPECTION REPORT
Date Completed: 12/29/2014

Title: 2014 Semi-Annual Groundwater & Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007524&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 7/30/2014

Title: 2nd Quarter 2013 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007533&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 8/26/2013

Title: 1st Quarter 2013 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007534&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 5/29/2013

Title: 3rd Quarter 2012 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007537&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 11/16/2012

Title: 2nd Quarter 2012 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007673&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 8/31/2012

Title: 2011 Annual Report - Mitigation Monitoring and Reporting Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007548&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 3/5/2012

Title: 1996 Corrective Action Consent Agreement for DBA-V (HWCA 96/97-2005)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007749
Document Type: CONSENT ORDER
Date Completed: 9/4/1996

Title: 3rd Quarter 2016 Corrective Measures and Annual Groundwater Monitoring Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007904&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 1/30/2017

Title: 2016 Semi-Annual Groundwater and Surface Water Monitoring Report
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007806&version=5
Document Type: MONITORING REPORT - GROUNDWATER
Date Completed: 11/23/2016

Title: 2nd Quarter 2016 Corrective Measures Report (DBA-V Corrective Action)

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007808&version=5

Document Type: MONITORING REPORT - OTHER

Date Completed: 11/7/2016

Title: 3Q2016 Self-Monitoring Report for NPDES Permit No CAG912002 (VOC & Fuel General Permit) GTS

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007902&version=5

Document Type: MONITORING REPORT - OTHER

Date Completed: 10/24/2016

Title: 1st Quarter 2016 Corrective Measures Report (DBA-V Corrective Action)

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007712&version=5

Document Type: MONITORING REPORT - OTHER

Date Completed: 8/26/2016

Title: 2016 Mitigation Monitoring Report - Mitigation Measure 7/4 Butterfly

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007679&version=5

Document Type: MONITORING REPORT - OTHER

Date Completed: 2/29/2016

Title: Site Visit With New DTSC Geologist

Title Link: FACILITY SITE VISIT

Document Type: 9/9/2015

Date Completed:

Title: 1st Quarter 2015 Corrective Measures Implementation Report (DBA-V Corrective Action)

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007595&version=5

Document Type: PERMIT CONDITION IMPLEMENTATION

Date Completed: 5/18/2015

Title: 1Q 2015 Self-Monitoring Report for NPDES Permit No. CAG912002, VOC and Fuel General Permit, GTS

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007596&version=5

Document Type: MONITORING REPORT - OTHER

Date Completed: 5/12/2015

Title: Reimbursement of Postclosure Insurance Funds - 2013 Nov. & Dec.

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60006840&version=5

Document Type: FINANCIAL RESPONSIBILITY REIMBURSEMENT

Date Completed: 7/7/2014

Title: 1st Quarter 2014 Corrective Measures Implementation Report (DBA-V Corrective Action)

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007527&version=5

Document Type: PERMIT CONDITION IMPLEMENTATION

Date Completed: 5/9/2014

Title: LUC for the IT Vine Hill Complex dated 7/8/2003.

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60001601

Document Type: DEED RESTRICTION / LUC ISSUED

Date Completed: 7/8/2003

Title: Groundwater Audit Inspection Report with Summary of Violations

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007743

Document Type: INSPECTION REPORT

Date Completed: 10/21/2016

Title: Summary of Financial Responsibility Findings for the Four ITELT Facilities

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007772&version=5

Document Type: CORRESPONDENCE

Date Completed: 7/28/2016

Title: 4th Quarter 2015 Corrective Measures Report (DBA-V Corrective Action)

Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?

Document Type: global_id=CAD000060012&doc_id=60007672&version=5
Date Completed: MONITORING REPORT - OTHER
3/22/2016

Title: Facility Meeting on 7/30/2015
Title Link:
Document Type: MEETING WITH FACILITY
Date Completed: 7/30/2015

Title: 2014 Annual Report-Mitigation Monitoring & Reporting Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007452&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 2/9/2015

Title: 3rd Quarter 2014 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007525&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 11/10/2014

Title: 2014 Mitigation Monitoring Report - Mitigation Measure 7-4 (Callippe Siverspot Butterfly)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60006160&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 3/24/2014

Title: 2013 Annual Report - Mitigation Monitoring and Reporting Program
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007550&version=5
Document Type: MONITORING REPORT - OTHER
Date Completed: 2/25/2014

Title: 3rd Quarter 2013 Corrective Measures Implementation Report (DBA-V Corrective Action)
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007532&version=5
Document Type: PERMIT CONDITION IMPLEMENTATION
Date Completed: 11/27/2013

Title: 2016 5-Year Assessment & Certification of Tanks T67 & T68 and NOD Tank RTCs for PC Permit Renewal
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?cmd=radocuments&global_id=CAD000060012&enforcement_id=60007715
Document Type: CERTIFICATION DOCUMENTS FROM FACILITY
Date Completed: 4/17/2017

Title: Scope Of Work, Tanks 67 & 68 Secondary Containment Liner - Geosynthetic Work
Title Link: https://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAD000060012&doc_id=60007758&version=5
Document Type: CORRESPONDENCE
Date Completed: 7/21/2016

Site: **GOODYEAR ROAD BENICIA CA** HIST CHMIRS

OES Control NO:	9100044	Incident Date:	1/15/1991
Release Factors:	Intentional Act, Abandoned	Date Reported:	1/16/1991
Release Text:		Fatalities:	0
Equipm Involved:	HazMat Transfer Equip	Other Injury:	0
Action Taken Text:		Other Decon:	0
Chemicals:	CARBONATE	Other Fatal:	0
Case Number:		Vehicle:	
HazMat Other:		State:	CA DOT PUC ICC:
HM Injury:	0	Company Name:	
Decon:	0	County:	SOLANO
Agency Name:	SOLANO CEH		
HazMat Pers:	No Reference Mat. Used, On-site Non-fire Serv.		
Action Taken:	Hazmat Resp./Deter. NonHazardous, ID/Analysis of Hazmat		
More than three involved?:	2		

EPA ID: CAD000060012
Geotracker Address:
Geotracker City:
Report URL: https://www.envirostor.dtsc.ca.gov/public/eeerp_profile_report?global_id=3001444

County: SOLANO
Geotracker Lat:
Geotracker Long:

Inspection Information

Inspection Type: Compliance Evaluation Inspection - Post-Closure
Violations: No Violations
Inspection Date: 5/11/2016
Return to Compliance:
Report Sent Date: 5/24/2016

Inspection Type: Focused Compliance Inspection - Post-Closure
Violations: Class 2
Inspection Date: 4/20/2016
Return to Compliance: 9/23/2016
Report Sent Date: 6/21/2016

Inspection Type: Financial Records Review - Post-Closure
Violations: No Violations
Inspection Date: 10/26/2009
Return to Compliance:
Report Sent Date: 10/27/2009

Inspection Type: Financial Records Review - Post-Closure
Violations: No Violations
Inspection Date: 6/19/2013
Return to Compliance:
Report Sent Date: 6/19/2013

Inspection Type: Compliance Evaluation Inspection - Post-Closure
Violations: No Violations
Inspection Date: 8/24/2005
Return to Compliance:
Report Sent Date: 11/18/2005

Inspection Type: Financial Records Review - Post-Closure
Violations: No Violations
Inspection Date: 9/28/2005
Return to Compliance:
Report Sent Date: 10/6/2005

Inspection Type: Financial Records Review - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 9/18/2001
Return to Compliance:
Report Sent Date: 4/16/1998

Inspection Type: Compliance Evaluation Inspection - Post-Closure
Violations: Class 2
Inspection Date: 9/3/2009
Return to Compliance:
Report Sent Date: 12/23/2009

Inspection Type: Financial Records Review - Post-Closure
Violations: Class 1
Inspection Date: 2/29/2016
Return to Compliance:
Report Sent Date: 2/29/2016

Inspection Type: Compliance Evaluation Inspection - Post-Closure
Violations: No Violations
Inspection Date: 5/31/2013
Return to Compliance:
Report Sent Date: 9/19/2014

Inspection Type: Compliance Evaluation Inspection - Treatment, Storage and Disposal
Violations: No Violations
Inspection Date: 7/27/2001
Return to Compliance:
Report Sent Date: 8/6/2001

Permitting

Site Code: 200175, 520025
Program Type: HAZARDOUS WASTE FACILITY
Facility Type: HIST PERMITTED
Calenviro Screen Percentile Sc: 40-45%
Site Facility Type: POST CLOSURE ORDER PERMIT - PERMITTED ACTIVITIES: LANDFILL, TANK STORAGE, TANK TREATMENT, SURFACE IMPOUNDMENT TREATMENT, OTHER TREATMENT - PERMIT AUTHORITY: RCRA
Assembly District: 14
Senate District: 03
Census Tract: 6095252102

Facility History:

Quarterly Update Period: July 2018 to September 2018

DTSC received no significant inquiries from the public or the facility during this quarter. Oversight activities including review of quarterly and annual groundwater monitoring reports and bi-monthly Trust Fund Reimbursement Review. Documents associated with these activities are located in the Corrective Action tab.

-On 4/20/2016, DTSC conducted a Groundwater Audit and on June 21, 2016, the Groundwater Audit Inspection Report was presented. Two non-minor (Class II) violations are to be addressed by the Facility:

- 1) Four 2003 Sampling and Analysis Plan (SAP) wells are to be repaired within 60 days with documentation provided to DTSC within 5 days.
- 2) Sixty 2003 SAP wells are to have the total depths measured during the next quarterly groundwater monitoring event and the completion documentation provided to DTSC within 15 days.

In addition, three other issues/concerns were identified and are to be addressed as follows:

- 1) 2015 Drum Burial Area V (DBA-V) wells with inadequate space for a probe to bypass are to be identified within 14 days of the date on the Summary Of Violations (SOV).
- 2) Clarify the regulatory requirements and functions of wells not listed in the 2003 SAP and 2015 DBA-V SAP.
- 3) All wells are to be inspected and repaired and the information documented and provided to DTSC within 90 days of the date on the SOV.

-During this quarter, the Facility has been informing DTSC of their progress on addressing the two non-minor violations and the other identified issues/concerns.

-On June 14, 2016, DTSC received response to DTSC's 6/3/2015 Notice of Deficiency comments pertaining to Tanks T67 & T68 and a 2016 5-Year Assessment and Certification Packet – dated 6/10/2016. DTSC is waiting to review the responses until the installation of the Geosynthetic liner over the secondary containment for the Tanks, see below.

On July 21, 2016, DTSC conditionally approved the Scope of Work, Bid Documents, and Specifications, Tanks 67 & 68, Secondary Containment Liner - Geosynthetic Work, ITELT - Panoche Facility (SOW). The SOW is to install a Geosynthetic liner over the existing secondary containment for the Tanks. This secondary containment is made of asphalt and is cracked. The conditions of the letter are:

- 1) A final SOW be provided to DTSC. This was provided on August 2, 2016;
 - 2) Provide DTSC with a schedule. This was provided on August 5, 2016;
 - 3) Within 90 days after completing placement of the geosynthetic liner, provide DTSC with the following: a) A set of as-built plans and documents of the completed construction; b) Updated information for the Post-Closure Permit Application; and c) Re-certification of the secondary containment system by an independent California licensed Professional Engineer. The third condition of the approval letter is due to DTSC by December 28, 2016.
- On September 29, 2016, the placement of the geosynthetic liner was completed.

On August 16, 2016, DTSC received the Second Quarter 2016 Self-Monitoring Report for National Pollutant Discharge Elimination System (NPDES), VOC and Fuel General Permit, Groundwater Treatment System.

On August 26, 2016, DTSC provided comments on the First Quarter 2016 Corrective Measures Report (DBA-V Corrective Action) dated June 1, 2016. The comments were:

- 1) To remind the reader that the groundwater sampling results are to be reported in the annual report (not quarterly);
- 2) DTSC recommends the automatic pumping at DR-1, PSVE-08, PSVE-10 and PSVE-11 be shut down two weeks prior to the SVE rebound monitoring to minimize disturbance of the PID readings and restarted after the rebound monitoring is completed; and
- 3) Some typographical errors.

These comments were address in the Second Quarter Corrective Measures Report

DTSC is reviewing the following documents:

- 2015 Annual Groundwater and Surface Water Monitoring Report;
- DBA-V Corrective Action – Part VI(1)(d) of the Hazardous Waste Postclosure Permit, Second Quarter 2016 Corrective Measures Report;
- 2016 Semi-Annual Groundwater and Surface Water Monitoring Report; and
- DTSC continues to work with the Facility's request to renew the Post-Closure Permit.

FACILITY DESCRIPTION / HISTORY

The Panoche Facility (facility) is located in an unincorporated portion of Solano County, two miles northeast of Benicia, California. The facility encompasses approximately 248 acres and operated as a Class I facility for treatment, storage, and disposal of hazardous liquid, sludge and soil wastes received from 1968 until 1986. The facility and surrounding area consists of rolling hills and is used primarily as pasture, with some municipal and industrial operations in the vicinity. In 2003, the facility was certified closed and issued a Hazardous Waste Facility Post-Closure Permit (EPA ID

During its operation, the facility received 80,000 to 220,000 tons of waste per year, including metallic, caustic and acidic liquids and solids, petroleum refining sludges, catalysts, solvents, hydrogen sulfide abatement sludges, oily slurries, truck-washout debris, inorganic precipitates, contaminated soils, organic sludges, shredded currency, and paint pigment sludges. Waste management practices used at the facility included biological treatment, neutralization, evaporation in ponds, and burial of waste in landfills and trenches. In 1984, the facility was at maximum build-out with approximately 45 surface impoundments (ponds for liquid waste), four waste piles, two landfills, and five drum burial areas.

During closure, approximately 400,000 cubic yards of subsoils and waste were solidified and consolidated into an onsite Corrective Action Management Unit (CAMU) landfill, named CAMU-A. A Resource Conservation and Recovery Act (RCRA) cover system of low permeability soils and geosynthetic layers covers CAMU-A and equals most of the facility. The cover system includes a passive and active gas collection system. A groundwater extraction and treatment system that includes numerous extraction wells and a slurry wall keyed into bedrock providing a barrier and controlling offsite groundwater migration. Groundwater and leachate are pumped in to evaporation basins, solar evaporators, and above-ground tanks for management. Surface water ditches convey and divert water away from the closed landfill.

The facility closure established a groundwater recovery and treatment system, several evaporation basins, solar evaporators, and tanks for evaporation of recovered groundwater and leachate, waste consolidation areas, and cover systems.

Drum Burial Area V (DBA-V) is located in the northwest portion of the Facility and is under a separate corrective action monitoring and remediation program. DBA-V was the source of two groundwater plumes: dense nonaqueous-phase liquids (DNAPL) and dissolved volatile organic compounds (VOCs). Therefore, the sources were removed and corrective measures taken. In May 2004 began the operation of the DBA-V Source Area Containment System (SACS) trench and the groundwater and vapor treatment system. The SACS trench is designed to intercept the flow of contaminated groundwater from DBA-V, contain the inferred DNAPL plume, and allow concentrations of VOCs downgradient from the trench to decrease over time.

The DBA-V groundwater is pumped and treated to remove potential DNAPL and dissolved organic contaminants. Offsite discharge of treated groundwater from the Groundwater Treatment System (GTS) is currently authorized by the CRWQCB under the Notice of General Permit Coverage for Discharge under the requirements of Order No. R2-2009-0059 National Pollutant Discharge Elimination System Permit No. CAG912003 (VOC General Permit). To date, no DNAPL has been observed in the SACS trench or GTS. Operation of the SACS DBA-V Corrective Action program requires groundwater elevation monitoring and periodic groundwater quality sampling and analysis.

On 2/19/2016, DTSC approved a revised DBA-V West Side, Corrective Action, Groundwater Monitoring, Sampling and Analysis Plan dated 12/3/2015. The modifications are to: 1) reduce groundwater sampling frequency from quarterly to semiannual; 2) modify and increase the number of groundwater sampling locations; 3) reduce reporting frequency from quarterly to annually; and 4) include minor changes to groundwater sampling techniques.

On 3/3/2016, DTSC approved a Technical Memorandum Recommendation for Pulsing Operation for DBA-V soil vapor extraction (SVE) System. The DBA-V SVE system pulse operation started during the fourth quarter of 2015 and the rebound monitoring and pulse operations data are to be presented quarterly.

Post-Closure activities for the facility consist of routine inspections, maintenance and compliance activities, recovery and management of leachate and shallow groundwater, and periodic groundwater monitoring and water quality sampling.

PERMITTING REGULATORY DESCRIPTION / HISTORY

By 1991, all compliance activities related to the Toxic Pits Cleanup Act were completed, with all hazardous waste impoundments removed from service, solidified and covered. In 2000, Closure construction was completed and on March 23, 2003, the Closure Certification Report was accepted.

The facility is now in post-closure and is permitted and regulated by DTSC Hazardous Waste Facility Post-Closure Permit (EPA ID CAD000060012) dated 2003 and the California Regional Water Quality Control Board (CRWQCB) Waste Discharge Requirements Order No. 98-091 dated 1998. The post-closure permit contains task requirements for the DBA-V corrective action.

In 2004, the IT Environmental Liquidating Trust (ITELT) was established to oversee the long-term post-closure operation, maintenance and upkeep of the facility as part of the conclusion of the bankruptcy proceedings for IT Corporation (the former owner/operator). The ITELT is operating under a Consent Order with DTSC to address the completion of the corrective action and address the shortfall in financial assurance.

Hazardous Waste Management Units:

Corrective Action Management Unit (CAMU) A includes all surface and subsurface features such as the slurry wall, the consolidation landfill cover system, the surface water collection and diversion system, the gas collection and treatment systems (including the passive gas system and the active DBA-V system), and the final site topography (approximately 110 acres), except for the Liquids Management System and CAMU B.

-CAMU-A is a closed and capped landfill equaling 110 acres that contains solidified and consolidated wastes from former on-site hazardous waste activities and includes the active soil vapor extraction (SVE) system for the DBA-V area.

CAMU-B is for post-closure solids and is located within CAMU A. CAMU B includes all surface and subsurface features such as the consolidation landfill cover, the surface drainage system, and the final site topography except for features associated with the Liquids Management System CAMU A. CAMU B is designed and will be operated to provide an onsite location for disposal of site-generated wastes throughout the post-closure period (as of December 2012, CAMU B is approximately 5,000 cubic yards).

-CAMU-B is a landfill used for management of on-site solid waste generated during post-closure activities and is located on CAMU-A. CAMU-B receives annual evaporation residues from the solar evaporators and occasionally from other evaporation units. Before disposal, the residues may be treated with acid to neutralize.

Liquids Management System (CAMU-C) consists of the groundwater collection/interceptor trenches and extraction wells, below ground collection pipes, sumps, pumps and riser pipes, above ground pumping systems, a water treatment plant, thin film solar evaporators, and evaporation tanks and basins.

-Pond-O is a 13.9 acre-feet lined surface impoundment for year-round or temporary evaporation treatment and storage of site-generated extracted

groundwater and is part of CAMU-C (Liquids Management).

-Tanks 67 and 68 are two interconnected open-top tanks that receive leachate (and maybe groundwater) from the groundwater treatment system for year-round treatment and storage. These tanks are part of CAMU-C (Liquids Management).

-East Basin is a 16.8 acre-feet lined surface impoundment for year-round evaporation treatment and storage of site-generated extracted groundwater and is part of CAMU-C (Liquids Management).

-Thin-Film Solar Evaporator evaporates on-site leachate and maybe groundwater during the summer months and is divided into three lined cells (totaling 3.21 acres). Prior to winter, it is taken out of service, cleaned of solids and decontaminated. These solids are managed in CAMU-B. The thin-film solar evaporator is part of CAMU-C (Liquids Management).

-Leachate and Groundwater GAC Treatment System is identified in the permit but has not been constructed. It is a place holder in the event treatment is necessary.

Site Details from REST Service

Envirostor ID: 3001444
Status: Significant Non-Complier
Site Type: INSPECTION

Latitude:
Longitude:

Site Details (Download)

Envirostor ID: 3001444
Site Type: INSPECTION
Status: Significant Non-Complier
County:
Project Name:

Address:
City:
Zip:

Site: BENICIA MARTINEZ BRIDGE 707-746-1342
I-680 BENICIA CA 95814 CA

UST SOLANO

Site No: 20051

Detail Information

Site No / Status:	20051 I	Last Service / Freq:	1
Status Desc:	Inactive	Last Service Date:	
Program / Inv No:	23U 5	Freq:	1
Program:	23U	Call Back:	
Inv No:	5	Inspector:	LaPlace, Colby S
Inventory Type Desc:	Underground Storage Tank (1)	Supervisor/District:	SUP-DIST NO 3033
Last Service / Permit Expire:	03/31/92		
Last Service:			
Permit Expiration:	03/31/92		
Site Nm / Supervisor / District:	BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033		
Address / Inspector:	I-680 BENICIA CA 95814 LaPlace, Colby S		

Detail Information

Site No / Status:	20051 I	Last Service / Freq:	1
Status Desc:	Inactive	Last Service Date:	
Program / Inv No:	23U 7	Freq:	1
Program:	23U	Call Back:	
Inv No:	7	Inspector:	LaPlace, Colby S
Inventory Type Desc:	Underground Storage Tank (1)	Supervisor/District:	SUP-DIST NO 3033
Last Service / Permit Expire:			
Last Service:			
Permit Expiration:			
Site Nm / Supervisor / District:	BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033		
Address / Inspector:	I-680 BENICIA CA 95814 LaPlace, Colby S		

Detail Information

Site No / Status:	20051 I	Last Service / Freq:	1
Status Desc:	Inactive	Last Service Date:	
Program / Inv No:	23U 3	Freq:	1
Program:	23U	Call Back:	
Inv No:	3	Inspector:	LaPlace, Colby S

Inventory Type Desc: Underground Storage Tank (1) **Supervisor/District:** SUP-DIST NO 3033
Last Service / Permit Expire: 03/31/92
Last Service:
Permit Expiration: 03/31/92
Site Nm / Supervisor / District: BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033
Address / Inspector: I-680 BENICIA CA 95814 LaPlace, Colby S

Detail Information

Site No / Status: 20051 I **Last Service / Freq:** 1
Status Desc: Inactive **Last Service Date:**
Program / Inv No: 23U 2 **Freq:** 1
Program: 23U **Call Back:**
Inv No: 2 **Inspector:** LaPlace, Colby S
Inventory Type Desc: Underground Storage Tank (1) **Supervisor/District:** SUP-DIST NO 3033
Last Service / Permit Expire: 03/31/92
Last Service:
Permit Expiration: 03/31/92
Site Nm / Supervisor / District: BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033
Address / Inspector: I-680 BENICIA CA 95814 LaPlace, Colby S

Detail Information

Site No / Status: 20051 I **Last Service / Freq:** 1
Status Desc: Inactive **Last Service Date:**
Program / Inv No: 23U 4 **Freq:** 1
Program: 23U **Call Back:**
Inv No: 4 **Inspector:** LaPlace, Colby S
Inventory Type Desc: Underground Storage Tank (1) **Supervisor/District:** SUP-DIST NO 3033
Last Service / Permit Expire: 03/31/92
Last Service:
Permit Expiration: 03/31/92
Site Nm / Supervisor / District: BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033
Address / Inspector: I-680 BENICIA CA 95814 LaPlace, Colby S

Detail Information

Site No / Status: 20051 I **Last Service / Freq:** 1
Status Desc: Inactive **Last Service Date:**
Program / Inv No: 23U 1 **Freq:** 1
Program: 23U **Call Back:**
Inv No: 1 **Inspector:** LaPlace, Colby S
Inventory Type Desc: Underground Storage Tank (1) **Supervisor/District:** SUP-DIST NO 3033
Last Service / Permit Expire: 03/31/92
Last Service:
Permit Expiration: 03/31/92
Site Nm / Supervisor / District: BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033
Address / Inspector: I-680 BENICIA CA 95814 LaPlace, Colby S

Detail Information

Site No / Status: 20051 I **Last Service / Freq:** 1
Status Desc: Inactive **Last Service Date:**
Program / Inv No: 23U 6 **Freq:** 1
Program: 23U **Call Back:**
Inv No: 6 **Inspector:** LaPlace, Colby S
Inventory Type Desc: Underground Storage Tank (1) **Supervisor/District:** SUP-DIST NO 3033
Last Service / Permit Expire:
Last Service:
Permit Expiration:
Site Nm / Supervisor / District: BENICIA MARTINEZ BRIDGE 707-746-1342 SUP-DIST NO 3033
Address / Inspector: I-680 BENICIA CA 95814 LaPlace, Colby S

Site: SUISUN BAY RESERVE FLEET
GOODYEAR RD BENICIA CA

UST SWEEPS

C C: I48-000-80124

D Filename: NSITE5

BOE:
Comp: 80124
Status: INACTIVE
No of Tanks: 1
Jurisdic: SOLANO COUNTY
Agency: ENVIRONMENTAL HEALTH
Phone:

Page No: 13
County: SOLANO
State : CA
Zip: 94510
Latitude: 0
Longitude: 0
Georesult: N

Tank Details

Tank ID: 000001
O Tank ID:
SWRCB No: 48-000-080124-000001
Removed: 01-01-01
Installed: 01-01-01
A Date:
Capac: 1
Tank Use: UNKNOWN

S Contain: NONE
Stg:
Storage : PRODUCT
Storag Type: PRODUCT
P Contain: UNKNOWN
Content:
ONA:
D File Name: NTANK5

Site: BENICIA MARTINEZ BRIDGE
I-680 BENICIA CA

UST SWEEPS

C C: I48-000-20051
BOE:
Comp: 20051
Status: INACTIVE
No of Tanks: 7
Jurisdic: SOLANO COUNTY
Agency: ENVIRONMENTAL HEALTH
Phone: (707) 746-1342

D Filename: NSITE5
Page No: 13
County: SOLANO
State : CA
Zip: 95814
Latitude: 0
Longitude: 0
Georesult: N

Tank Details

Tank ID: 000007
O Tank ID:
SWRCB No: 48-000-020051-000007
Removed: 01-01-01
Installed: 01-01-01
A Date:
Capac: 150
Tank Use: PETROLEUM

S Contain: NONE
Stg:
Storage : PRODUCT
Storag Type: PRODUCT
P Contain: UNKNOWN
Content: LEADED GASOL
ONA:
D File Name: NTANK5

Tank Details

Tank ID: 000001
O Tank ID:
SWRCB No: 48-000-020051-000001
Removed: 08-09-93
Installed: 01-01-55
A Date:
Capac: 550
Tank Use: M.V. FUEL

S Contain: NONE
Stg:
Storage : PRODUCT
Storag Type: PRODUCT
P Contain: BARE STEEL
Content: REG UNLEADED
ONA:
D File Name: NTANK5

Tank Details

Tank ID: 000006
O Tank ID:
SWRCB No: 48-000-020051-000006
Removed: 01-01-01
Installed: 01-01-01
A Date:
Capac: 250
Tank Use: PETROLEUM

S Contain: NONE
Stg:
Storage : PRODUCT
Storag Type: PRODUCT
P Contain: BARE STEEL
Content: DIESEL
ONA:
D File Name: NTANK5

Tank Details

Tank ID:	000002	S Contain:	NONE
O Tank ID:		Stg:	
SWRCB No:	48-000-020051-000002	Storage :	PRODUCT
Removed:	08-20-93	Storag Type:	PRODUCT
Installed:	01-01-65	P Contain:	BARE STEEL
A Date:		Content:	DIESEL
Capac:	1000	ONA:	
Tank Use:	M.V. FUEL	D File Name:	NTANK5

Tank Details

Tank ID:	000004	S Contain:	NONE
O Tank ID:		Stg:	
SWRCB No:	48-000-020051-000004	Storage :	PRODUCT
Removed:	06-15-93	Storag Type:	PRODUCT
Installed:	01-01-62	P Contain:	BARE STEEL
A Date:		Content:	HEATING OIL
Capac:	250	ONA:	
Tank Use:	PETROLEUM	D File Name:	NTANK5

Tank Details

Tank ID:	000005	S Contain:	NONE
O Tank ID:		Stg:	
SWRCB No:	48-000-020051-000005	Storage :	PRODUCT
Removed:	06-15-93	Storag Type:	PRODUCT
Installed:	01-01-68	P Contain:	BARE STEEL
A Date:		Content:	DIESEL
Capac:	280	ONA:	
Tank Use:	PETROLEUM	D File Name:	NTANK5

Tank Details

Tank ID:	000003	S Contain:	NONE
O Tank ID:		Stg:	
SWRCB No:	48-000-020051-000003	Storage :	PRODUCT
Removed:	06-15-93	Storag Type:	PRODUCT
Installed:	01-01-62	P Contain:	BARE STEEL
A Date:		Content:	HEATING OIL
Capac:	250	ONA:	
Tank Use:	PETROLEUM	D File Name:	NTANK5

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List:

NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

National Priority List - Proposed:

PROPOSED NPL

Sites proposed by the United States Environmental Protection Agency (EPA), the state agency, or concerned citizens for addition to the National Priorities List (NPL) due to contamination by hazardous waste and identified by the EPA as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

Deleted NPL:

DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: May 25, 2023

SEMS List 8R Active Site Inventory:

SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Jul 26, 2023

Inventory of Open Dumps, June 1985:

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

SEMS List 8R Archive Sites:

SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Jul 26, 2023

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:

CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands:

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned:

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens:

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action:

RCRA CORRACTS

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jul 10, 2023

RCRA non-CORRACTS TSD Facilities:

RCRA TSD

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by RCRA.

Government Publication Date: Jul 10, 2023

RCRA Generator List:

RCRA LQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Small Quantity Generators List:

RCRA SQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jul 10, 2023

RCRA Very Small Quantity Generators List:

RCRA VSQG

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Jul 10, 2023

RCRA Non-Generators:

RCRA NON GEN

RCRA Info is the U.S. Environmental Protection Agency's (EPA) comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jul 10, 2023

RCRA Sites with Controls:

RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Jul 10, 2023

Federal Engineering Controls-ECs:

FED ENG

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jun 22, 2023

Federal Institutional Controls- ICs:

FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2021 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Jun 22, 2023

Land Use Control Information System:

LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites:

NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: May 25, 2023

Emergency Response Notification System:

ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System:

ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System:

ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Apr 3, 2023

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:

FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing:

FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan:

FRP

This listing contains facilities that have submitted Facility Response Plans (FRPs) to the U.S. Environmental Protection Agency (EPA). Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit FRPs. Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments. This listing includes FRP facilities from an applicable EPA FOIA file and Homeland Infrastructure Foundation-Level Data (HIFLD) data file.

Government Publication Date: May 2, 2023

Delisted Facility Response Plans:

DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: May 2, 2023

Historical Gas Stations:

HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries:

REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Mar 9, 2023

Petroleum Product and Crude Oil Rail Terminals:

BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property:

SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Jul 26, 2023

Superfund Decision Documents:

SUPERFUND ROD

This database contains a list of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include completed Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD) for active and archived sites stored in the Superfund Enterprise Management System (SEMS), along with other associated memos and files. This information is maintained and made available by the U.S. Environmental Protection Agency.

Government Publication Date: May 25, 2023

Formerly Utilized Sites Remedial Action Program:

DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

State

State Response Sites:

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 1, 2023

EnviroStor Database:

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Jun 1, 2023

Delisted State Response Sites:

DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

Government Publication Date: Jun 1, 2023

Solid Waste Information System (SWIS):

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Aug 10, 2023

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:

SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

Waste Management Unit Database:

WMUD

The Waste Management Unit Database System tracks and inventories waste management units. CCR Title 27 contains criteria stating that Waste Management Units are classified according to their ability to contain wastes. Containment shall be determined by geology, hydrology, topography, climatology, and other factors relating to the ability of the Unit to protect water quality. Water Code Section 13273.1 requires that operators submit a water quality solid waste assessment test (SWAT) report to address leak status. The WMUDS was last updated by the State Water Resources control board in 2000.

Government Publication Date: Jan 1, 2000

EnviroStor Hazardous Waste Facilities:

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jun 1, 2023

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Construction and Demolition Debris Recyclers:

C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Integrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

Government Publication Date: Jun 20, 2018

Recycling Centers:

RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 10, 2023

Listing of Certified Processors:

PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 10, 2023

Listing of Certified Dropoff, Collection, and Community Service Programs:

CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Jul 17, 2023

Land Disposal Sites:

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Jul 13, 2023

Leaking Underground Fuel Tank Reports:

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jul 13, 2023

Delisted Leaking Storage Tanks:

DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jul 13, 2023

Permitted Underground Storage Tank (UST) in GeoTracker:

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Aug 14, 2023

Proposed Closure of Underground Storage Tank Cases:

UST CLOSURE

This listing includes Proposed Closure of Underground Storage Tank (UST) Cases which are being considered for closure by either the State Water Resources Control Board at a Future Board Meeting or the Executive Director that have been posted for a 60-day public comment period, and Closure of UST Cases with Closure Denials and Approved Orders. The lists are provided by the California Water Boards.

Government Publication Date: Jun 13, 2023

Historical Hazardous Substance Storage Information Database:

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Statewide Environmental Evaluation and Planning System:

UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

Government Publication Date: Oct 1, 1994

Aboveground Storage Tanks:

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

SWRCB Historical Aboveground Storage Tanks:

AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Dec 1, 2007

Oil and Gas Facility Tanks:

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

Government Publication Date: Jul 10, 2023

Delisted Storage Tanks:

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 5, 2023

California Environmental Reporting System (CERS) Tanks:[CERS TANK](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 10, 2023

Delisted California Environmental Reporting System (CERS) Tanks:[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Jul 10, 2023

Historical Hazardous Substance Storage Container Information - Facility Summary:[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jun 1, 2023

CALSITES Database:[CALSITES](#)

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

Government Publication Date: May 1, 2004

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:[HLUR](#)

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Feb 18, 2021

Deed Restrictions and Land Use Restrictions:[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Jul 13, 2023

Voluntary Cleanup Program:[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jun 1, 2023

GeoTracker Cleanup Program Sites:[CLEANUP SITES](#)

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jul 13, 2023

Delisted Cleanup Program Sites:[DELISTED CLEANUP](#)

A list of Cleanup Program sites which were once included - and have since been removed from - the list of Cleanup Program Sites in GeoTracker. GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Government Publication Date: Jul 13, 2023

Delisted County Records:

DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Aug 29, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands:

INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 19, 2023

Underground Storage Tanks on Tribal/Indian Lands:

INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 9, which includes California, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 19, 2023

Delisted Tribal Leaking Storage Tanks:

DELISTED INDIAN LST

Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

Delisted Tribal Underground Storage Tanks:

DELISTED INDIAN UST

Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 26, 2023

County

Solano County - Local Oversight Program List:

LOP SOLANO

A list of Leaking Underground Storage Tank (LUST) facilities in the Solano County. This list is made available by the Solano County Environmental Health Services. Since April 1993, the State Water Resources Control Board has contracted with the County of Solano to provide regulatory oversight for the cleanup of LUSTs under Local Oversight Program (LOP) contract.

Government Publication Date: Aug 20, 2019

Solano County - Underground Storage Tanks List:

UST SOLANO

A list of registered Underground Storage Tanks (USTs) in the County of Solano made available by the Solano County Environmental Health Services Division. There are approximately 190 facilities throughout the county that are subject to the regulatory requirements of the UST program.

Government Publication Date: Oct 26, 2021

Solano County - CUPA List:

CUPA SOLANO

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Solano. This list is made available by Solano County Environmental Health Division which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Dec 3, 2020

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index:

FINDS/FRS

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Aug 18, 2022

Toxics Release Inventory (TRI) Program:

TRIS

The U.S. Environmental Protection Agency's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of toxic chemicals from U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. There are currently 770 individually listed chemicals and 33 chemical categories covered by the TRI Program. Facilities that manufacture, process or otherwise use these chemicals in amounts above established levels must submit annual reporting forms for each chemical. Note that the TRI chemical list does not include all toxic chemicals used in the U.S. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Oct 19, 2022

PFOA/PFOS Contaminated Sites:

PFAS NPL

This list of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been detected in water and/or soil is provided by the U.S. Environmental Protection Agency (EPA). EPA Disclaimer with FOIA file: Inclusion on the list does not necessarily mean that drinking water has been affected, nor does inclusion mean that anyone at the site has been exposed or is at risk for detrimental health effects.

Government Publication Date: Jun 15, 2023

Federal Agency Locations with Known or Suspected PFAS Detections:

PFAS FED SITES

List of Federal agency locations with known or suspected detections of Per- and Polyfluoroalkyl Substances (PFAS), made available by the U.S. Environmental Protection Agency (EPA) in their PFAS Analytic Tools data. EPA outlines that these data are gathered from several federal entities, such as the Federal Superfund program, Department of Defense (DOD), National Aeronautics and Space Administration, Department of Transportation, and Department of Energy. The dates this data was extracted for the PFAS Analytic Tools range from March 2022 to April 2023. Sites on this list do not necessarily reflect the source/s of PFAS contamination and detections do not indicate level of risk or human exposure at the site. Agricultural notifications in this data are limited to DOD sites only. At this time, the EPA is aware that this list is not comprehensive of all Federal agencies.

Government Publication Date: Apr 24, 2023

SSEHRI PFAS Contamination Sites:

PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Locations for the Known PFAS Contamination Sites are sourced from the PFAS Sites and Community Resources Map, credited to the Northeastern University's PFAS Project Lab, Silent Spring Institute, and the PFAS-REACH team. Disclaimer: The source conveys the data undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Access the following source link for the most current information: <https://pfasproject.com/pfas-sites-and-community-resources/>

Government Publication Date: Oct 9, 2022

National Response Center PFAS Spills:

ERNS PFAS

This Per- and Poly-Fluoroalkyl Substances (PFAS) Spills dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The National Response Center (NRC), operated by the U.S. Coast Guard, serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Limitations: The data from the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Keyword searches may misidentify some incident reports that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS spills/release incidents.

Government Publication Date: Apr 15, 2023

PFAS NPDES Discharge Monitoring:

PFAS NPDES

This list of National Pollutant Discharge Elimination System (NPDES) permitted facilities with required monitoring for Per- and Polyfluoroalkyl (PFAS) Substances is made available via the U.S. Environmental Protection Agency (EPA)'s PFAS Analytic Tools. Any point-source wastewater discharger to waters of the United States must have a NPDES permit, which defines a set of parameters for pollutants and monitoring to ensure that the discharge does not degrade water quality or impair human health. This list includes NPDES permitted facilities associated with permits that monitor for Per- and Polyfluoroalkyl Substances (PFAS), limited to the years 2007 - present. EPA further advises the following regarding these data: currently, fewer than half of states have required PFAS monitoring for at least one of their permittees, and fewer states have established PFAS effluent limits for permittees. For states that may have required monitoring, some reporting and data transfer issues may exist on a state-by-state basis.

Government Publication Date: May 1, 2023

Perfluorinated Alkyl Substances (PFAS) from Toxic Release Inventory:

PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a per- or polyfluoroalkyl (PFAS) substance included in the U.S. Environmental Protection Agency's (EPA) consolidated PFAS Master List of PFAS Substances. Encompasses Toxics Release Inventory records included in the EPA PFAS Analytic Tools. The EPA's TRI database currently tracks information on disposal or releases of 770 individually listed toxic chemicals and 33 chemical categories from thousands of U.S. facilities and details about how facilities manage those chemicals through recycling, energy recovery, and treatment.

Government Publication Date: Oct 19, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality:

PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated Master List of PFAS Substances.

Government Publication Date: Jul 20, 2020

PFAS TSCA Manufacture and Import Facilities:

PFAS TSCA

The U.S. Environmental Protection Agency (EPA) issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. This list is specific only to TSCA Manufacture and Import Facilities with reported per- and poly-fluoroalkyl (PFAS) substances. Data file is sourced from EPA's PFAS Analytic Tools TSCA dataset which includes CDR/Inventory Update Reporting data from 1998 up to 2020. Disclaimer: This data file includes production and importation data for chemicals identified in EPA's CompTox Chemicals Dashboard list of PFAS without explicit structures and list of PFAS structures in DSSTox. Note that some regulations have specific chemical structure requirements that define PFAS differently than the lists in EPA's CompTox Chemicals Dashboard. Reporting information on manufactured or imported chemical substance amounts should not be compared between facilities, as some companies claim Chemical Data Reporting Rule data fields for PFAS information as Confidential Business Information.

Government Publication Date: Jan 5, 2023

PFAS Waste Transfers from RCRA e-Manifest :

PFAS E-MANIFEST

This Per- and Poly-Fluoroalkyl Substances (PFAS) Waste Transfers dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. Every shipment of hazardous waste in the U.S. must be accompanied by a shipment manifest, which is a critical component of the cradle-to-grave tracking of wastes mandated by the Resource Conservation and Recovery Act (RCRA). According to the EPA, currently no Federal Waste Code exists for any PFAS compounds. To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: • PFAS • PFOA • PFOS • PERFL • AFFF • GENX • GEN-X (plus the Vermont state-specific waste codes). Limitations: Amount or concentration of PFAS being transferred cannot be determined from the manifest information. Keyword searches may misidentify some manifest records that do not contain PFAS. This dataset should also not be considered to be exhaustive of all PFAS waste transfers.

Government Publication Date: Apr 9, 2023

PFAS Industry Sectors:

PFAS IND

This Per- and Poly-Fluoroalkyl Substances (PFAS) Industry Sectors dataset is made available via the U.S. Environmental Protection Agency's (EPA) PFAS Analytic Tools. The EPA developed the dataset from various sources that show which industries may be handling PFAS including: EPA's Enforcement and Compliance History Online (ECHO) records restricted to potential PFAS-handling industry sectors; ECHO records for Fire Training Sites identified where fire-fighting foam may have been used in training exercises; and 14 CFR Part 139 Airports compiled from historic and current records from the FAA Airport Data and Information Portal. Since July 2006, all certificated Part 139 Airports are required to have fire-fighting foam onsite that meet certain military specifications, which to date have been fluorinated (Aqueous Film Forming Foam). Limitations: Inclusion in this dataset does not indicate that PFAS are being manufactured, processed, used, or released by the facility. Listed facilities potentially handle PFAS based on their industrial profile, but are unconfirmed by the EPA. Keyword searches in ECHO for Fire Training sites may misidentify some facilities and should not be considered to be an exhaustive list of fire training facilities in the U.S.

Government Publication Date: Apr 16, 2023

Hazardous Materials Information Reporting System:

HMIRS

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs:

NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Jul 26, 2023

Toxic Substances Control Act:

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA:

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing:

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing:

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List:

PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Aug 23, 2023

State Coalition for Remediation of Drycleaners Listing:

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS):

ICIS

The Integrated Compliance Information System (ICIS) database contains integrated enforcement and compliance information across most of U.S. Environmental Protection Agency's (EPA) programs. The vision for ICIS is to replace EPA's independent databases that contain enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions and a subset of the Permit Compliance System (PCS), which supports the National Pollutant Discharge Elimination System (NPDES). This information is maintained by the EPA Headquarters and at the Regional offices. A future release of ICIS will completely replace PCS and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities that support compliance and enforcement programs, including incident tracking, compliance assistance, and compliance monitoring.

Government Publication Date: Jan 21, 2023

Drycleaner Facilities:

FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) data as made available by the U.S. Environmental Protection Agency (EPA), sourced from the ECHO Exporter file. The EPA tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Apr 15, 2023

Delisted Drycleaner Facilities:

DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Apr 15, 2023

Formerly Used Defense Sites:

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

FUDS Munitions Response Sites:

FUDS MRS

Boundaries of Munitions Response Sites (MRS), published with the Formerly Used Defense Sites (FUDS) Annual Report to Congress (ARC) by the U.S. Army Corps of Engineers (USACE). An MRS is a discrete location within a Munitions response area (MRA) that is known to require a munitions response. An MRA means any area on a defense site that is known or suspected to contain unexploded ordnance (UXO), discarded military munitions (DMM), or munitions constituents (MC). This data is compiled from the USACE's Geospatial MRS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) MRS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites:

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents:

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Dec 30, 2022

Material Licensing Tracking System (MLTS):

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites:

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File:

MINES

The Master Index File (MIF) is provided by the United States Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: May 1, 2023

Surface Mining Control and Reclamation Act Sites:

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). This inventory contains information on the type and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The data is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed. Disclaimer: Per the OSMRE, States and tribes who enter their data into eAMLIS (AML Inventory System) may truncate their latitude and longitude so the precise location of usually dangerous AMLs is not revealed in an effort to protect the public from searching for these AMLs, most of which are on private property. If more precise location information is needed, please contact the applicable state/tribe of interest.

Government Publication Date: Jun 13, 2023

Mineral Resource Data System:

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites:

LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Title II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decommissioning and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: May 25, 2023

Alternative Fueling Stations:

ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG), and Renewable Diesel (R20 and above) fuel type locations.

Government Publication Date: Aug 30, 2023

Superfunds Consent Decrees:

CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Air Facility System:

AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments:

SSTS

This national list of active EPA-registered foreign and domestic pesticide and/or device-producing establishments is based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that each producing establishment must place its EPA establishment number on the label or immediate container of each pesticide, active ingredient or device produced. An EPA establishment number on a pesticide product label identifies the EPA registered location where the product was produced. The list of establishments is made available by the U.S. Environmental Protection Agency (EPA).

Government Publication Date: Mar 1, 2023

Polychlorinated Biphenyl (PCB) Transformers:

PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers:

PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Mar 20, 2023

State

PFAS Sampling Locations:

PFAS SAMPLING

This data is sourced from the State Water Board's GeoTracker Per- and Polyfluoroalkyl Substances (PFAS) Map tool which contains individual sampling points (i.e., soil boring, groundwater monitoring well, drinking water well for municipal drinking water systems, etc.) or a site location with PFAS analytical data. Includes analytical results that are finalized and submitted electronically by the Responsible Parties via GeoTracker's Electronic Submittal of Information Portal, and after it's accepted by a Regional Water Quality Control Board.

Government Publication Date: Jun 15, 2023

Dry Cleaning Facilities:

DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: Dec 20, 2021

Delisted Drycleaners:

DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

Government Publication Date: Jan 31, 2022

Non-Toxic Dry Cleaning Incentive Program:

DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

Government Publication Date: Jan 31, 2022

PFAS GeoTracker Cleanup Sites:

PFAS GT CLEANUPS

A list of applicable cleanup sites from the State Water Resources Control Board's (SWRCB) GeoTracker data management system where one or more of the potential contaminants of concern are identified in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

Government Publication Date: Jul 13, 2023

PFOA/PFOS Groundwater:

PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

Government Publication Date: Jul 31, 2023

PFAS Investigations:

PFAS INVEST

This list of potential Per- and Polyfluoroalkyl Substance (PFAS) sites is compiled from the California State Water Resources Control Board's (SWRCB) PFAS Investigations Map tool. The SWRCB issued investigative orders, per California Water Code (CWC) Section 13267 and/or 13383, to these sites. This does not mean that PFAS has been produced, used, or discharged at these sites. Orders were also issued to the public water systems to sample wells in the vicinity of these locations. The data includes locations for airports, landfills, suspected chrome plating facilities, publicly owned treatment works (aka wastewater treatment plants), bulk fuel terminals, refineries, and military facilities that have potential sources of PFAS.

Government Publication Date: Nov 28, 2022

Hazardous Waste and Substances Site List - Site Cleanup:

HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

Government Publication Date: Mar 15, 2023

Toxic Pit Cleanup Act Sites:

TOXIC PITS

The Toxic Pits Cleanup Act (TPCA) list identifies sites suspected of containing hazardous substances where cleanup has not yet been completed. This list was maintained by the State Water Resources Control Board (SWRCB), is not longer maintained, and updates are not planned.

Government Publication Date: Jul 1, 1995

List of Hazardous Waste Facilities Subject to Corrective Action:

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

EnviroStor Inspection, Compliance, and Enforcement:

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked by the California Department of Toxic Substance Control's (DTSC) EnviroStor data management system.

Government Publication Date: Mar 16, 2023

School Property Evaluation Program Sites:

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jun 1, 2023

California Hazardous Material Incident Report System (CHMIRS):

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Apr 20, 2023

Historical California Hazardous Material Incident Report System (CHMIRS):

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Handlers from Hazardous Waste Manifest Data:

HAZNET

A list of handlers not otherwise classified as Treatment, Storage, Disposal facilities (TSDF) or generators from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Oct 24, 2016

Generators from Hazardous Waste Manifest Data:

HAZ GEN

List of handlers listed as having generated waste from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

TSDF from Hazardous Waste Manifest Data:

HAZ TSD

List of Treatment, Storage, and Disposal Facilities (TSDFs) from the facilities and manifests data made available by the California Department of Toxic Substances Control (DTSC) in their Hazardous Waste Tracking System (HWTS).

Government Publication Date: Dec 31, 2017

Historical Hazardous Waste Manifest Data:

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

DTSC Registered Hazardous Waste Transporters:

HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

Government Publication Date: Jun 27, 2023

Registered Waste Tire Haulers:

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

Government Publication Date: Aug 29, 2023

California Medical Waste Management Program Facility List:

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

Government Publication Date: Jul 13, 2023

Historical Cortese List:

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

Government Publication Date: Nov 13, 2008

Cease and Desist Orders and Cleanup and Abatement Orders:

CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Dec 6, 2021

California Environmental Reporting System (CERS) Hazardous Waste Sites:

CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Jul 10, 2023

Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:

DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

Sites in GeoTracker:

GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Jul 13, 2023

Mines Listing:

MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jun 16, 2023

Recorded Environmental Cleanup Liens:

LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Jun 7, 2023

Waste Discharge Requirements:

WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Jul 13, 2023

Toxic Pollutant Emissions Facilities:

EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2020

Clandestine Drug Lab Sites:

CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

Government Publication Date: Jan 19, 2021

Tribal

No Tribal additional environmental record sources available for this State.

County

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix J: Agency Information and FOIA Request Responses

None Provided

Appendix K: Resumes



Daniel Hisey
Project Manager

Mr. Hisey is a Project Manager in the Due Diligence Group for Apex's Rockville, Maryland office. He has over 12-years relevant environmental assessment experience and has conducted numerous environmental site assessments (ESAs) and All Appropriate Inquiry assessments for commercial and industrial properties. Mr. Hisey also conducts comprehensive building evaluations for asbestos-containing building materials (ACBMs), mold, and hazardous materials, and manages asbestos abatement projects. He also has performed numerous Phase II investigations for the collection of soil, groundwater, sub-slab vapor and soil gas vapor samples.

EDUCATION

B.S., Env. Science/Chemical Studies, Juniata College, PA. 2002

PROFESSIONAL REGISTRATIONS/ CERTIFICATION/ TRAINING

- Environmental Professional as defined in § 312.10 of 40 CFR Part 312
- ASTM Training: Property Condition Assessments
- 40-Hour OSHA HAZWOPER Training, # HAZW-APEX-2014-074
- 3-Day EPA AHERA Inspector Training, # MD-114467
- Virginia Asbestos Inspector License, # 3303 002924
- Maryland Asbestos Inspector License
- Tennessee Asbestos Inspector Accreditation # A-I-55255-35111
- Attended Environmental Data Resources, Inc. Due Diligence at Dawn Events - 2005, 2006, 2008, 2011, 2013

GENERAL EXPERIENCE

2002 – Present Project Manager/Environmental Scientist, Apex Companies, LLC, Rockville, Maryland.

Conduct environmental site assessments, prepare Phase I and Phase II reports, conduct asbestos surveys and mold inspections, manage asbestos abatement projects, conduct initial insurance claim investigations, prepare Phase I, asbestos survey, and asbestos abatement proposals, and sample and monitor remediation systems.

PROJECT EXPERIENCE

Phase I Environmental Site Assessment (Phase I ESA) – Conducted Phase I ESAs of multiple shopping center properties in Maryland, the District of Columbia, Virginia, and Pennsylvania for a Real Estate Investment Trust in support of a refinancing transaction. The scope of work was consistent with the ASTM Standard Practice for ESAs as well as ING Protocols. Issues evaluated included the impact of current and/or historic onsite dry cleaning activities, underground storage tank issues, and the existence and applicability of state Voluntary Cleanup Programs.

Conducted Phase I ESAs in accordance with the ASTM Standard Practice for ESAs of multiple shopping center properties in Florida in support of property transactions. Issues evaluated included the impact of current and/or historic onsite dry cleaning activities, the impact of former onsite service stations and automobile repair facilities, and underground storage tank issues.

Performed and managed numerous Phase I ESAs of commercial office buildings and shopping centers in support of real estate financing and redevelopment. Assessment activities include a review of historic and regulation records, site inspections, environmental database review, and report preparation. Project experience includes sites in the District of Columbia, Pennsylvania, Maryland, Virginia, Delaware, Georgia, Florida, Tennessee, and New York.

Phase I Environmental Site Assessment, Underground Storage Tank Compliance review, and Asbestos Survey – Conducted a Phase I Environmental Site Assessment, Underground Storage Tank Compliance review, and asbestos survey of office buildings, retail promenade, two parking garages, and luxury hotel totaling 885,174 square feet in Washington DC. Activities included a review of prior documentation, historic review, regulatory review, and site reconnaissance.

Phase II Subsurface Investigations – Apartment Building in Washington, DC. Conducted a subsurface investigation of a residential apartment building in Washington, DC. Utilized hydraulic direct-push methods to collect soil samples and set temporary 1" polyvinyl chloride wells for groundwater sampling. Groundwater samples were collected using a peristaltic pump with dedicated tubing. Soil and groundwater samples were analyzed for total petroleum hydrocarbons.

Commercial Dry Cleaners – Assisted on subsurface investigations of active and inactive dry cleaners in shopping centers in Maryland, Virginia, and Georgia. Utilized a truck-mounted direct-push method to collect soil samples and set temporary 1" polyvinyl chloride wells for groundwater sampling. The wells were developed using dedicated disposable bailers. Groundwater samples were collected using dedicated polyethylene tubing and a peristaltic pump. Collected soil gas samples from 3/8" sub-slab polyethylene tubing connected to stainless steel Summa canisters. Soil and groundwater samples are typically analyzed for volatile organic compounds. Numerous projects have been conducted to meet application submittal requirements for the Maryland and Virginia Voluntary Cleanup Programs.

Restaurant and Retail Site in Washington, DC – Assisted on a subsurface investigation of a restaurant and retail property in Washington, DC. Utilized manual and hydraulic direct-push methods to collect interior and exterior soil and groundwater samples that were analyzed for volatile organic compounds.

Former Commercial Site in Arlington, VA – Conducted a subsurface investigation of a former commercial site in Arlington, VA. Utilized hydraulic direct-push methods to collect soil samples and set temporary 1" polyvinyl chloride wells for groundwater sampling. Groundwater samples were collected using a peristaltic pump with dedicated tubing. Soil and groundwater samples were analyzed for total petroleum hydrocarbons and volatile organic compounds.

Phase I Environmental Site Assessments (ESA), National Environmental Policy Act (NEPA) Screenings, and State Historic Preservation Organization (SHPO) submittals – Types of sites evaluated have included raw land sites, rooftop co-location sites, and co-location of telecommunications antennae on existing towers/structures. SHPO submittals have included surveys of historic properties within a prescribed area of potential effect surrounding the proposed site, weather balloon tests and crane tests to determine visibility of a proposed tower from historic resources within the area of potential effect, photograph simulations, archeological surveys, and architectural surveys.

Conducted Phase I Environmental Site Assessment of a nine-story office building in Maryland. The site was identified on the State of Maryland Oil Control Program case database due to soil contamination from a heating oil underground storage tank. Recommended and performed a subsurface investigation where soil samples were collected using direct-push sampling methodology. Groundwater samples were collected through temporarily installed polyvinyl chloride well screened points. The samples were obtained by using dedicated polyethylene tubing and a peristaltic pump. The soil and groundwater samples were analyzed for total petroleum hydrocarbons - diesel range organics.

Phase I ESA and Hazardous Materials (HazMat) Surveys – Conducted Phase I ESAs and hazmat surveys of commercial buildings, retail shopping centers, and county government buildings in Maryland and Virginia. Activities included a review of prior documentation, historic review, regulatory review, and site reconnaissance, as well as conducting an asbestos survey, and inspecting light fixtures, ballasts, switches, and other onsite hazardous materials. Also provided cost estimates for removal of onsite hazardous materials following completion of the surveys.

Mold Inspections – Performed mold inspections of newly developed homes and office buildings in the District of Columbia, Maryland, Virginia, and Delaware.

Asbestos and Lead-based Paint Surveys – Performed an asbestos-containing materials (ACM) data review and limited sampling survey of four buildings totaling 417,300 square feet located on a 22-acre site in Garden City, New York. Activities included review of a previous asbestos and hazardous materials report, conducting a site inspection of all safely accessible areas of the subject property buildings for suspect ACM, comparing the existing asbestos survey to current site conditions, and evaluating the

condition and the quantities of ACM and other hazardous materials identified in the previous report.

Managed and performed limited asbestos surveys of shopping centers in Delaware, Georgia, Florida, and Colorado.

Performed and assisted on comprehensive asbestos and lead-based paint surveys of numerous residential and commercial properties in the District of Columbia, Illinois, Delaware, Georgia, North Carolina, South Carolina, Maryland, and Virginia.

Asbestos Abatements – Managed asbestos abatement projects of commercial retail shopping center tenant spaces in Maryland and Virginia. Managed an asbestos abatement project of a former Safeway store located in Upper Marlboro, Maryland. Managed an asbestos and hazardous materials abatement project of a former Super Fresh grocery store in Maryland.

Initial Insurance Claim Investigations – Performed initial insurance claim investigations of suspected releases from services stations in Delaware, Maryland, and New Jersey.

Large Scale Development Project, Arlington, VA – Operated and maintained an activated carbon water-treatment system capable of treating up to 200 gallons per minute during construction dewatering activities. Field-screened potentially petroleum contaminated soils for proper disposal during massive excavation in Arlington, VA.

Carbon Water-treatment System – Operated and maintained an activated carbon water-treatment system capable of treating up to 1,000 gallons per minute during construction dewatering activities. Field-screened potentially petroleum contaminated soils for proper disposal during massive excavation in Washington, DC.



Jeff A. Lower, P.E.

Senior Program Manager/Senior Environmental Consultant

Mr. Lower has diverse project experience and management capability in due diligence, site investigation, site operation and maintenance, site closures, and remedial action. He has over 26 years of experience with commercial, industrial and government clients. Project management experience includes managing national client accounts and ongoing operation and maintenance of remedial systems, design projects, and remedial construction. Mr. Lower is currently managing several regional and nationwide REIT environmental accounts. Mr. Lower has also completed or managed over 300 commercial transactions due diligence projects, manages national accounts for real estate companies, and work with buyers, sellers and their counsel to complete property transactions.

EDUCATION

- B.S., Civil Engineering, University of Utah, 1988

PROFESSIONAL REGISTRATIONS/ CERTIFICATION/ TRAINING

- OSHA 40-hour Health and Safety Training and refresher since 1989
- Professional Engineer: Kentucky, Ohio, Washington, Texas, Oregon, and Illinois

GENERAL EXPERIENCE

2014 - Present Senior Program Manager, Apex Companies, LLC, Cincinnati, Ohio

Responsible for management and coordination of regional and national clients requiring due diligence as part of property transactions. Manage transaction from single sites to portfolios in excess of 100 sites. Work includes review of both Phase 1 ESAs and Property Condition Assessments. Duties include senior review of reports, negotiations with sellers, remedial cost determination and other work related to the buying and selling of properties.

2002 - 2014 Sr. Environmental Consultant, Apex Companies, LLC, Cincinnati, Ohio

Responsible for performing and managing all aspects of projects, including project management, environmental assessments, engineering, budgeting, scheduling, staffing, technical performance, monitoring and reporting.

- Project manager for the completion of due diligence reports for 115 Property Condition Assessments and 35 Phase 1 Assessments at grocery store anchored commercial centers located in six states.
- Client Manager for a large real estate company account. Work includes completing due diligence for prospective purchases, remediation of existing sites, and negotiations for reduction of purchase prices based on environmental concerns.
- Project engineer for site development work at various locations across the US. This work was for the development of additional residential and vacation properties at existing resorts. Work included evaluation of the permitting process, negotiation with local agencies, design of utilities, and construction oversight.
- Project Manager for large remediation system operation and maintenance. Remedial system includes a 1,500 gpm ground water pump and treat system, a seven acre vapor extraction system, and a vapor extraction and sparge wall curtain to remediate the leading edge of the contaminant plume. Current work includes all aspects of daily operation and maintenance including acid washes of stripping tower, pump repair and replacement, compliance monitoring for air and water, contractor coordination for structural repairs, maintenance of on-site FID, quarterly reporting to client, and preparation of annual budget.

1992 – 2002 Senior Consultant, IT Corporation, Cincinnati, Ohio, Portland, Oregon, and Spokane, Washington

Responsibilities included project management, phase I and phase II investigations, implementation of remedial systems and brownfield closures. Highlights include:

- Project Manager for Superfund site investigation at a former wood treating plant. Impacts from plant subsurface soils, ground water, river bank sediments and river sediments. Work included negotiations with EPA, counsel of all parties, and local agencies.
- Project Manager for large remediation system operation and maintenance. Remedial system includes a 1,500 gpm ground water pump and treat system as well as a seven acre vapor extraction system.
- Brownfield closure for large former production facility.
- Preparing proposals, cost estimates, schedules, and technical approaches for complex projects

1988 – 1992 Staff engineer Project Manager, Earth Systems Consultants

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- Project Manager for large remediation system operation and maintenance
- Brownfield closure for large former production facility
- Preparing cost estimates, schedules, and technical approaches for complex projects

PROJECT EXPERIENCE**Site Manager for former Chemical Plant:**

Site manager for a former chemical manufacturing plant in Kentucky that has ongoing remedial actions. Work included permitting for air and water discharges, oversight of the 1,500 gallon per minute groundwater extraction system, 1,500 cfm soil vapor extraction system and sparge curtain vapor extraction system. Work includes monthly effluent sampling (water and air) to meet permit requirements, quarterly and semi annual groundwater sampling, coordination of contractors for maintenance and repair of systems, and oversight of the grounds that contain several landfills.

Phase I and Phase II Assessment:

Project Manager on over 200 Phase 1 and 2 Environmental Site Assessments. Sites ranged from residential property to industrial parks. Contaminants include volatile organic compounds, petroleum hydrocarbons, lead, asbestos, and pesticides. Project sites were located across eight western states.

Due Diligence:

Program Manager to provide comprehensive environmental services to several national and local cellular clients for construction of new sites in Ohio, Indiana, Kentucky, and Pennsylvania. Mr. Lower managed or completed over 200 sites in the past 5 years with work including phase 1 reports, NEPA reports, SHPO submittals and negotiations, and remediation of soil and groundwater during tower installation.

Due Diligence:

Program Manager to provide comprehensive environmental services to local shopping center company that purchases property across the US. Mr. Lower manages the due diligence including review of background environmental information, scoping and completion of Phase 2 and remediation work, estimating cost for property sales negotiations and review of regulatory information pertaining to new purchases.

Site Investigations/Assessment:

Project Manager responsible for the completion of 11 Phase 1 and 2 Environmental Site Assessments for Case Corporation. These assessments were located in five states and were completed on a short time frame and within budget. Each assessment required the review of previously completed reports, site reconnaissance, records review, and report preparation. Mr. Lower was responsible for remedial activities at each of the sites prior to property transfer.

Brownfield Redevelopment:

Project Engineer for Brownfield redevelopment in Portland, Oregon. Responsible for agency contact, soil handling plan implementation, client meetings, sampling plan development, and reporting. Also completed NPDES permitting and development of storm water and ground water treatment system.

Groundwater Pump and Treatment System:

Project Engineer for the investigation and remedial design of a 5-acre petroleum release at a large aggregate producer's site. Investigation work included the drilling and sampling of approximately 35 soil borings and the installation of approximately 15 groundwater monitoring wells. Remedial design work included the design of an in situ pump-and-treat biological treatment system and the installation of the field pilot study. The remediation system pumped contaminated groundwater through a series of carbon canisters into a storage tank where the necessary nutrients were added before re-injection into the contaminated soil. The re-injected water was used to flush residual contamination from the soil matrix.

Groundwater Investigation and Remediation:

Project Engineer for the investigation and remediation system installation at a government facility with approximately 4 feet of free product beneath the site and adjacent houses. Investigation included drilling and sampling 25 soil borings and installation of 15 monitoring wells. Initial remediation consisted of installing a free product recovery system. The system was comprised of an 8 inch extraction well, a groundwater pump, a free product recovery pump, and the aboveground control system. The groundwater level at the site was lowered by pumping approximately 40 gpm from the extraction well. The extracted water was then treated and discharged to the local publicly owned facility treatment plant. The cone of depression created by the pumping allowed the free product to migrate back toward the extraction well where the product-only pump delivered it to a storage tank. Once free product recovery has been completed, a vapor extraction system will be used to remove the remaining soil contamination.

Remedial Strategy Evaluation:

Project Engineer for a review of remediation activities conducted at a large machinery leasing company. Current property owner was pursuing previous owner to recover costs associated with USTs and an oil/water separator. Visited site, reviewed records, and recommended potential cost-saving measures for remediation of stockpiled soil.

Petroleum Site Remediation:

Project Engineer for the investigation and design of a remediation system at a petroleum hydrocarbon spill at a local country club. Designed a vapor extraction system that removed the contamination through an induced air-stream and delivered it to a thermal incinerator. The on-site unit then destroyed the harmful contaminants at a rate of 99 percent by incineration.

Bioremediation Projects:

Project Engineer on several aboveground bioremediation projects ranging from 60 to 300 cubic yards. Projects generally consisted of an initial investigation to determine the vertical and lateral extent of contamination, observation and oversight of excavation of contaminated material, construction of remediation pile, baseline evaluations of materials for nutrients, contamination and bacteria, application of nutrients, necessary tilling and final sampling. All jobs were remediated to below acceptable regulatory action levels, and contaminants were disposed of at approved landfills or on-site.

Former Oregon Ship Yard:

Project Manager for the investigation of impacted sediments associated with a former shipyard in Newport, Oregon. Activities consisted of agency negotiations, site investigation (including upland and sediment sampling), data review, reporting, and remedial evaluation.

PROFESSIONAL AFFILIATIONS

- International Council of Shopping Centers (ICSC)



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Responsibilities included project management, phase I and phase II investigations, implementation of remedial systems and brownfield closures. Highlights include:

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Groundwater Investigation and Remediation:

Project Engineer for the investigation and remediation system installation at a government facility with approximately 4 feet of free product beneath the site and adjacent houses. Investigation included drilling and sampling 25 soil borings and installation of 15 monitoring wells. Initial remediation consisted of installing a free product recovery system. The system was comprised of an 8 inch extraction well, a groundwater pump, a free product recovery pump, and the aboveground control system. The groundwater level at the site was lowered by pumping approximately 40 gpm from the extraction well. The extracted water was then treated and discharged to the local publicly owned facility treatment plant. The cone of depression created by the pumping allowed the free product to migrate back toward the extraction well where the product-only pump delivered it to a storage tank. Once free product recovery has been completed, a vapor extraction system will be used to remove the remaining soil contamination.

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Groundwater Investigation and Remediation:

Project Engineer for the investigation and remediation system installation at a government facility with approximately 4 feet of free product beneath the site and adjacent houses. Investigation included drilling and sampling 25 soil borings and installation of 15 monitoring wells. Initial remediation consisted of installing a free product recovery system. The system was comprised of an 8 inch extraction well, a groundwater pump, a free product recovery pump, and the aboveground control system. The groundwater level at the site was lowered by pumping approximately 40 gpm from the extraction well. The extracted water was then treated and discharged to the local publicly owned facility treatment plant. The cone of depression created by the pumping allowed the free product to migrate back toward the extraction well where the product-only pump delivered it to a storage tank. Once free product recovery has been completed, a vapor extraction system will be used to remove the remaining soil contamination.

Remedial Strategy Evaluation:

Project Engineer for a review of remediation activities conducted at a large machinery leasing company. Current property owner was pursuing previous owner to recover costs associated with USTs and an oil/water separator. Visited site, reviewed records, and recommended potential cost-saving measures for remediation of stockpiled soil.

Petroleum Site Remediation:

Project Engineer for the investigation and design of a remediation system at a petroleum hydrocarbon spill at a local country club. Designed a vapor extraction system that removed the contamination through an induced air-stream and delivered it to a thermal incinerator. The on-site unit then destroyed the harmful contaminants at a rate of 99 percent by incineration.

Bioremediation Projects:

Project Engineer on several aboveground bioremediation projects ranging from 60 to 300 cubic yards. Projects generally consisted of an initial investigation to determine the vertical and lateral extent of contamination, observation and oversight of excavation of contaminated material, construction of remediation pile, baseline evaluations of materials for nutrients, contamination and bacteria, application of nutrients, necessary tilling and final sampling. All jobs were remediated to below acceptable regulatory action levels, and contaminants were disposed of at approved landfills or on-site.

Former Oregon Ship Yard:

Project Manager for the investigation of impacted sediments associated with a former shipyard in Newport, Oregon. Activities consisted of agency negotiations, site investigation (including upland and sediment sampling), data review, reporting, and remedial evaluation.

PROFESSIONAL AFFILIATIONS

- International Council of Shopping Centers (ICSC)

Appendix L: Physical Setting



Property Information

Order Number: 23092600942p
Date Completed: September 27, 2023
Project Number: FOL011-0313093-23010538
Project Property: FollettUSA - Benicia CA
7000 Goodyear Road Benicia CA 94510
Coordinates:
Latitude: 38.09237961
Longitude: -122.1052078
UTM Northing: 4216442.80695 Meters
UTM Easting: 578462.482555 Meters
UTM Zone: UTM Zone 10S
Elevation: 25.26 ft
Slope Direction: SE

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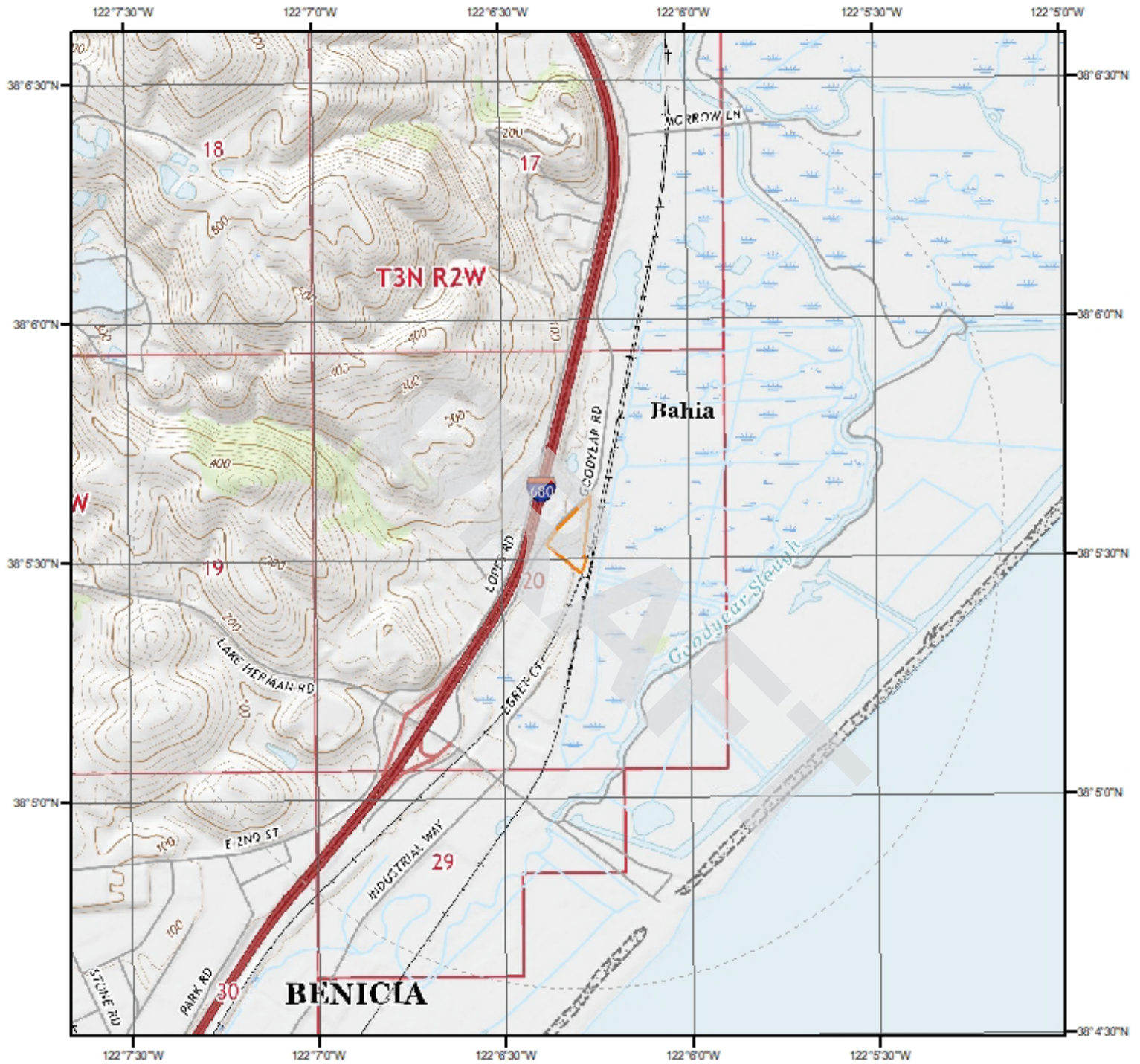
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

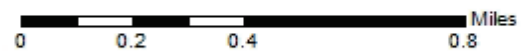
Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

Topographic Information



Current USGS Topo (2021)



Quadrangle(s): Vine Hill, CA; Benicia, CA

Source: USGS 75 Minute Topographic Map

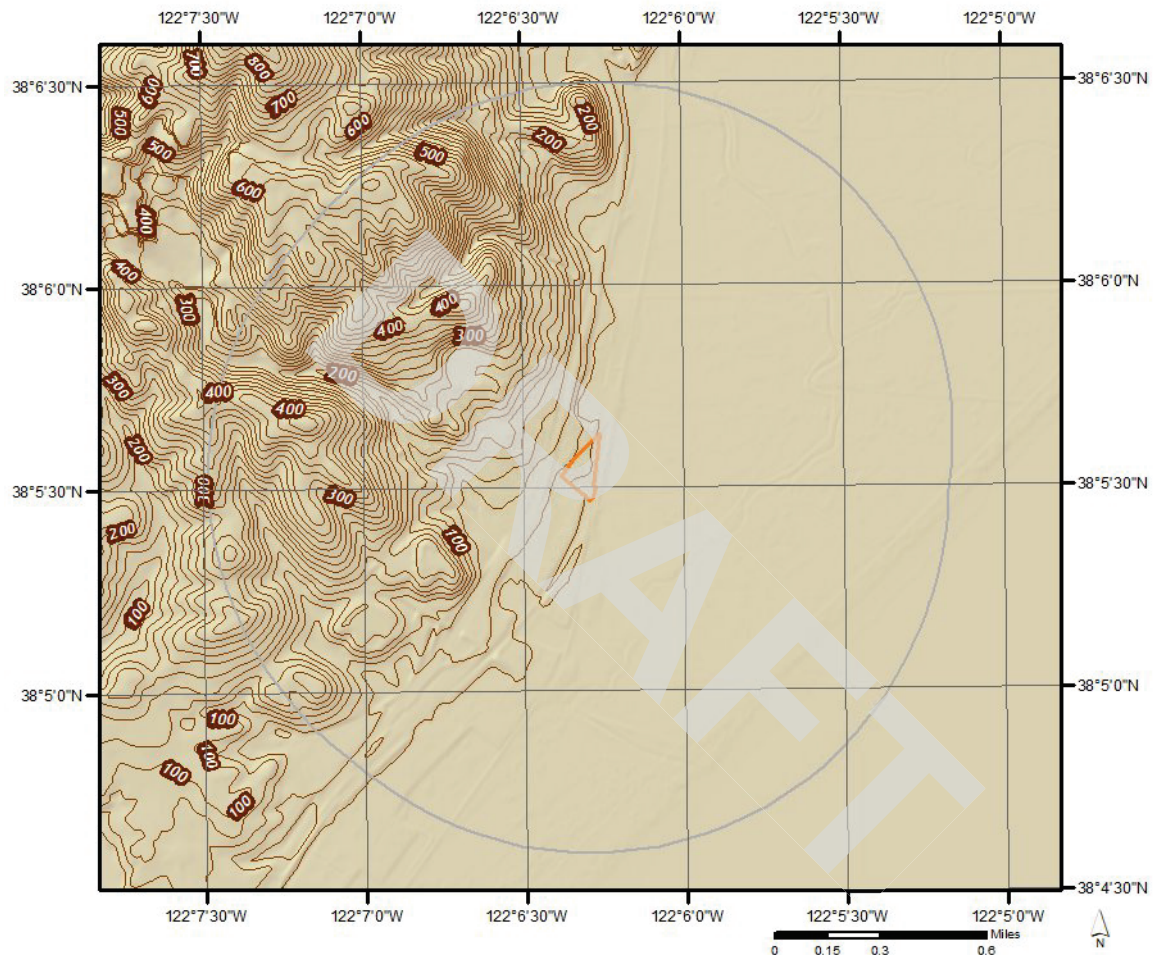


Topographic Information

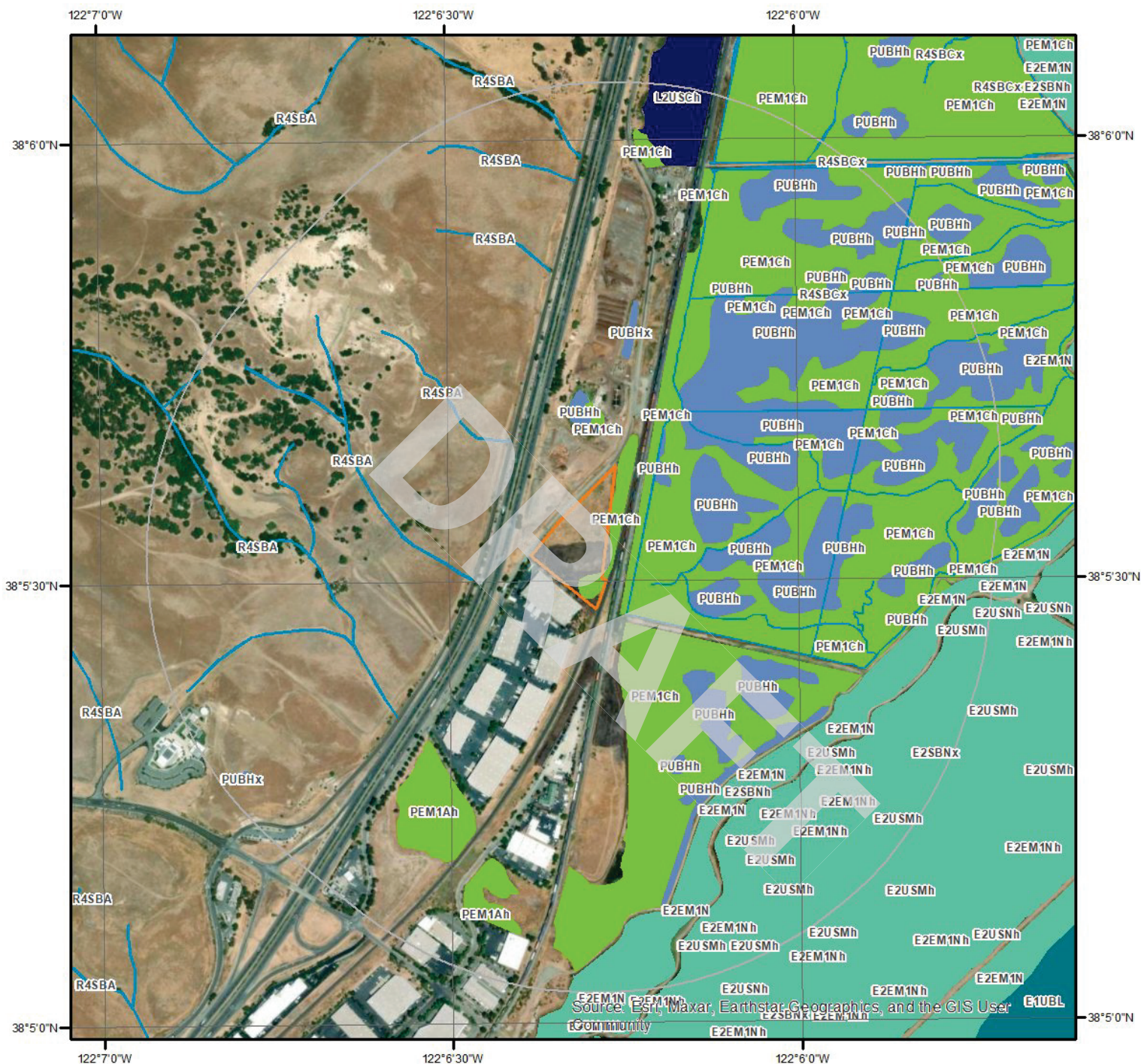
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 25.26 ft
Slope Direction: SE



Hydrologic Information



Wetland

This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

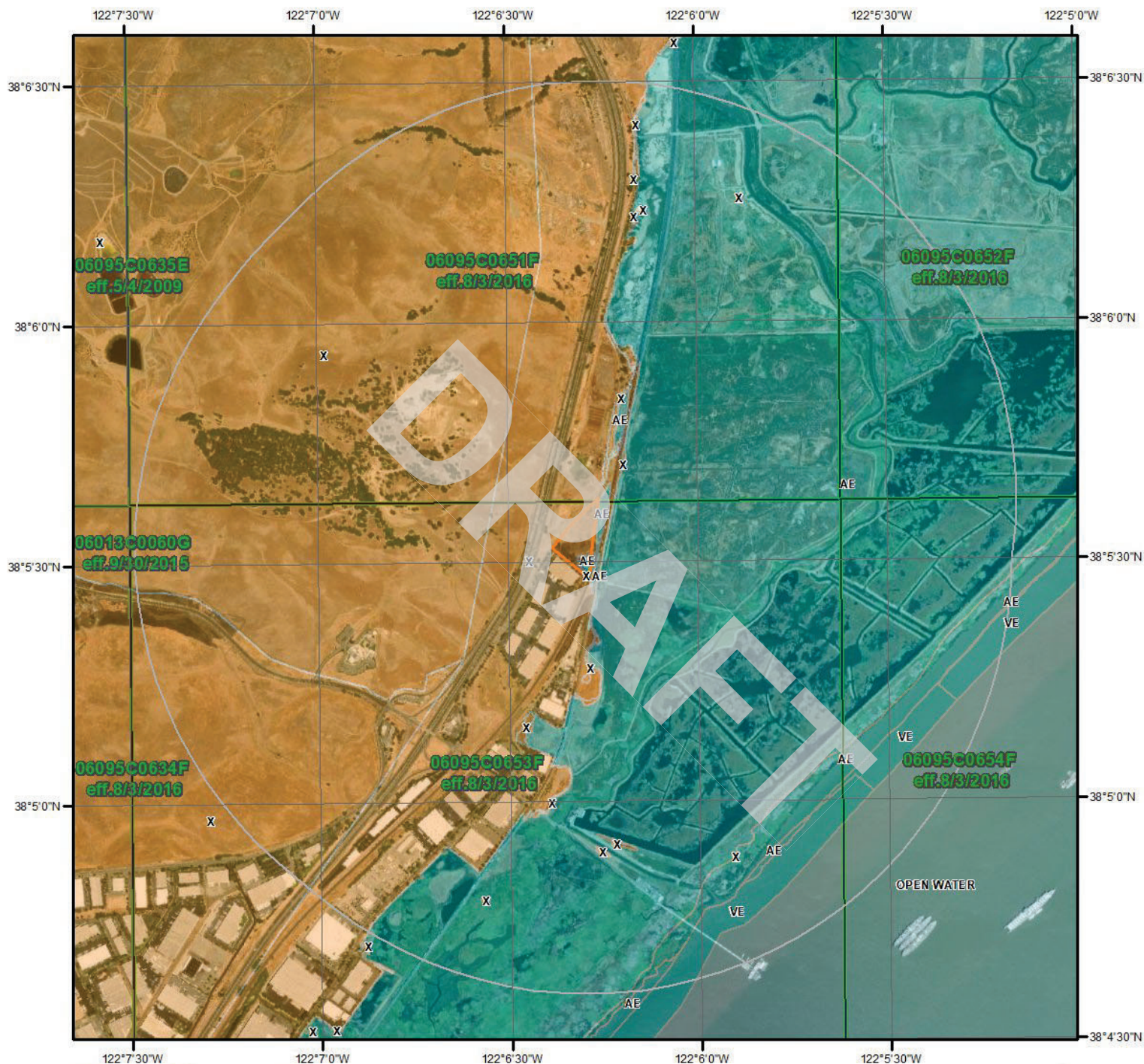
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine

0 0.075 0.15 0.3 Miles



Hydrologic Information



Flood Hazard Zones

This map shows FEMA flood hazard zones based on FEMA's National Flood Hazard Layer. FIRM Panels are overlaid. An absent FIRM panel represents no data available.

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard

- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Open Water

Quadrangle(s): Vine Hill,CA; Benicia,CA

0 0.2 0.4 Miles



Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below. For detailed Zone descriptions please click the link: <https://floodadvocate.com/fema-zone-definitions>

Available FIRM Panels in area:	06095C0653F(effective:2016-08-03) 06095C0654F(effective:2016-08-03) 06095C0651F(effective:2016-08-03) 06095C0652F(effective:2016-08-03)
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Flood Zone AE-01

Zone:	AE
Zone subtype:	

Flood Zone OW

Zone:	OPEN WATER
Zone subtype:	

Flood Zone VE-01

Zone:	VE
Zone subtype:	

Flood Zone X-01

Zone:	X
Zone subtype:	0.2 PCT ANNUAL CHANCE FLOOD HAZARD

Flood Zone X-12

Zone:	X
Zone subtype:	AREA OF MINIMAL FLOOD HAZARD

FEMA Flood Zone Definitions

Special Flood Hazard Areas – High Risk

Special Flood Hazard Areas represent the area subject to inundation by 1-percent-annual chance flood. Structures located within the SFHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory flood insurance purchase requirements apply in these zones.

ZONE	DESCRIPTION
A	Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown.
AE, A1-A30	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones. (Zone AE is used on new and revised maps in place of Zones A1–A30.)
AH	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are 1–3 feet. BFEs derived from detailed hydraulic analyses are shown in this zone.
AO	Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet. Average flood depths derived from detailed hydraulic analyses are shown within this zone.
AR	Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection.
A99	Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may be used only when the flood protection system has reached specified statutory progress toward completion. No BFEs or flood depths are shown.

Coastal High Hazard Areas – High Risk

Coastal High Hazard Areas (CHHA) represent the area subject to inundation by 1-percent-annual chance flood, extending from offshore to the inland limit of a primary front al dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. Structures located within the CHHA have a 26-percent chance of flooding during the life of a standard 30-year mortgage. Federal floodplain management regulations and mandatory purchase requirements apply in these zones.

ZONE	DESCRIPTION
V	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed coastal analyses have not been performed, no BFEs or flood depths are shown.
VE, V1-V30	Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. BFEs derived from detailed hydraulic coastal analyses are shown within these zones. (Zone VE is used on new and revised maps in place of Zones V1–V30.)

Hydrologic Information

Moderate and Minimal Risk Areas

Areas of moderate or minimal hazard are studied based upon the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. Local stormwater drainage systems are not normally considered in a community's flood insurance study. The failure of a local drainage system can create areas of high flood risk within these zones. Flood insurance is available in participating communities, but is not required by regulation in these zones. Nearly 25-percent of all flood claims filed are for structures located within these zones.

ZONE	DESCRIPTION
B, X (shaded)	Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where average depths are less than 1 foot, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BFEs or base flood depths are shown within these zones. (Zone X (shaded) is used on new and revised maps in place of Zone B.)
C, X (unshaded)	Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones. (Zone X (unshaded) is used on new and revised maps in place of Zone C.)

Undetermined Risk Areas

ZONE	DESCRIPTION
D	Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

Geologic Information



Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

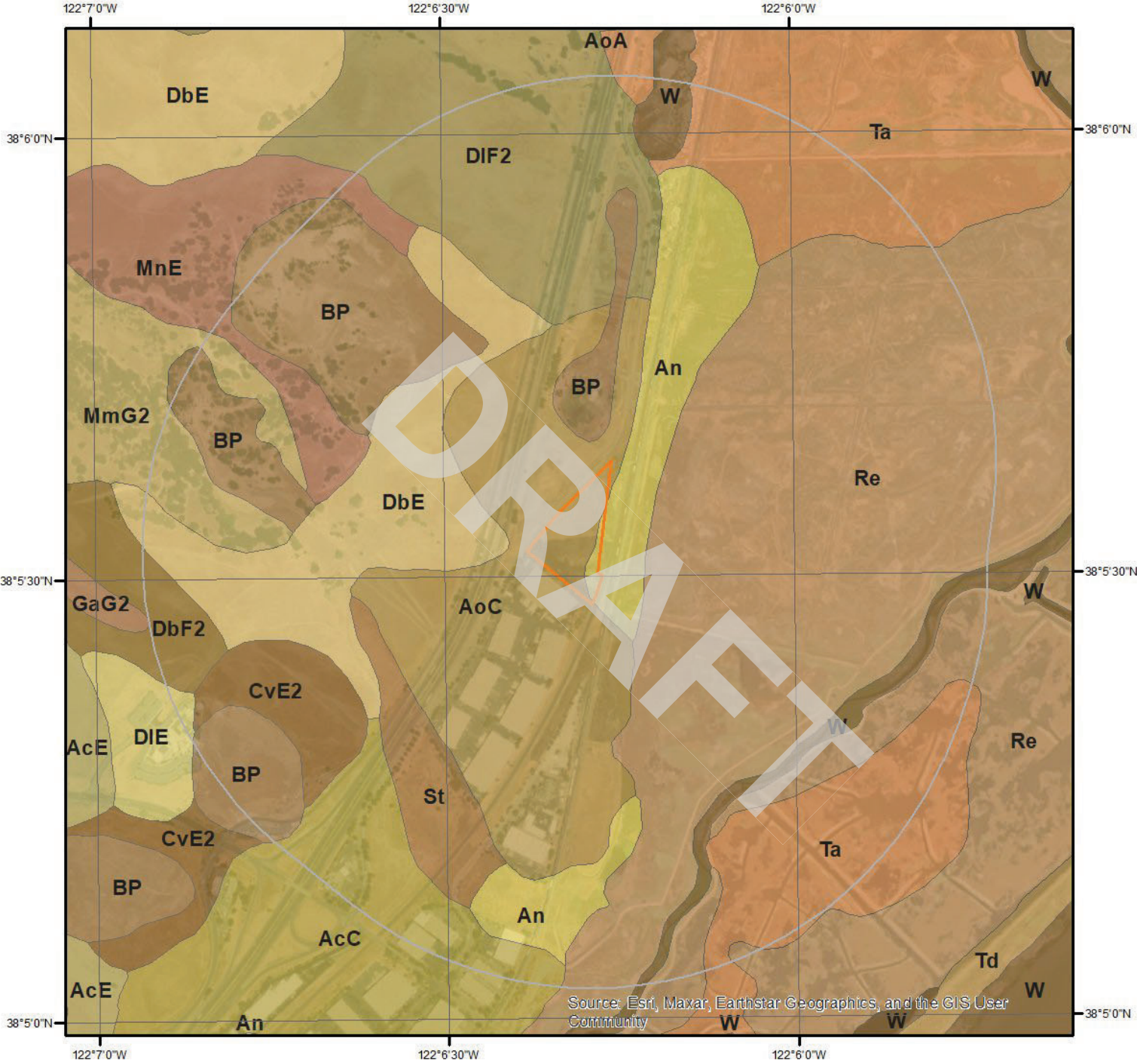
Geologic Unit KI

Unit Name:	Lower Cretaceous marine rocks
Unit Age:	Early Cretaceous
Primary Rock Type:	mudstone
Secondary Rock Type:	sandstone
Unit Description:	Lower Cretaceous sandstone, shale, and conglomerate

Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



SSURGO Soils

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

Map Unit AcC (0.23%)

Map Unit Name:	Altamont clay, 2 to 9 percent slopes
Bedrock Depth - Min:	97cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Altamont(85%)

horizon H1(0cm to 71cm)	Clay
horizon H2(71cm to 97cm)	Clay loam
horizon H3(97cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: AcC - Altamont clay, 2 to 9 percent slopes

Component: Altamont (85%)

The Altamont component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on dissected terraces. The parent material consists of residuum weathered from siltstone. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. There are no saline horizons within 30 inches of the soil surface.

Component: Diablo (7%)

Generated brief soil descriptions are created for major soil components. The Diablo soil is a minor component.

Component: San Benito (5%)

Generated brief soil descriptions are created for major soil components. The San Benito soil is a minor component.

Component: Corning (3%)

Generated brief soil descriptions are created for major soil components. The Corning soil is a minor component.

Map Unit An (0.08%)

Map Unit Name:	Alviso silty clay loam
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	75cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Alviso(85%)

horizon H1(0cm to 33cm)	Silty clay loam
horizon H2(33cm to 152cm)	Stratified silty clay loam to silty clay

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: An - Alviso silty clay loam

Component: Alviso (85%)

The Alviso component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on tidal flats. The parent material consists of mixed alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is rarely flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. Irrigated land capability classification is 3w. This soil meets hydric criteria. The soil has a moderately saline horizon within 30 inches of the soil surface.

Component: Reyes (8%)

Generated brief soil descriptions are created for major soil components. The Reyes soil is a minor component.

Component: Tamba (7%)

Generated brief soil descriptions are created for major soil components. The Tamba soil is a minor component.

Map Unit AoC (0.18%)

Map Unit Name:	Antioch-San Ysidro complex, 2 to 9 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Antioch(46%)

horizon H1(0cm to 48cm)	Loam
horizon H2(48cm to 152cm)	Clay
horizon H3(152cm to 183cm)	Loam

San Ysidro(44%)

horizon H1(0cm to 36cm)	Sandy loam
horizon H2(36cm to 71cm)	Clay loam
horizon H3(71cm to 137cm)	Sandy clay loam
horizon H4(137cm to 173cm)	Stratified sandy loam to clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: AoC - Antioch-San Ysidro complex, 2 to 9 percent slopes

Component: Antioch (46%)

The Antioch component makes up 45 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer, abrupt textural change, is 12 to 20 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 18 within 30 inches of the soil surface.

Component: San Ysidro (44%)

The San Ysidro component makes up 45 percent of the map unit. Slopes are 2 to 9 percent. This component is on terraces. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer, abrupt textural change, is 12 to 20 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent.

Soil Information

Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Solano (10%)

Generated brief soil descriptions are created for major soil components. The Solano soil is a minor component.

Map Unit BP (0.13%)

Map Unit Name:

Borrow pit

No more attributes available for this map unit

Component Description:

Minor map unit components are excluded from this report.

Map Unit: BP - Borrow pit

Component: Pits (100%)

Generated brief soil descriptions are created for major soil components. The Pits is a miscellaneous area.

Map Unit CvE2 (0.03%)

Map Unit Name:

Corning gravelly loam, 3 to 30 percent slopes, MLRA 17

Bedrock Depth - Min:

null

Watertable Depth - Annual Min:

null

Drainage Class - Dominant:

Well drained

Hydrologic Group - Dominant:

C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Corning(85%)

horizon Ap(0cm to 15cm)
horizon A(15cm to 28cm)
horizon Bw(28cm to 36cm)
horizon Bt1(36cm to 56cm)
horizon Bt2(56cm to 69cm)
horizon Bt3(69cm to 97cm)
horizon Bt4(97cm to 152cm)

Gravelly loam
Loam
Gravelly loam
Clay
Clay
Very gravelly clay
Extremely gravelly clay

Component Description:

Minor map unit components are excluded from this report.

Map Unit: CvE2 - Corning gravelly loam, 3 to 30 percent slopes, MLRA 17

Component: Corning (85%)

The Corning component makes up 85 percent of the map unit. Slopes are 3 to 30 percent. This component is on fan remnants on valleys. The parent material consists of old alluvium derived from metamorphic and sedimentary rock. Depth to a root restrictive layer, abrupt textural change, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R015XE087CA Claypan ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Positas (10%)

Generated brief soil descriptions are created for major soil components. The Positas soil is a minor component.

Component: Balcom (3%)

Generated brief soil descriptions are created for major soil components. The Balcom soil is a minor component.

Component: Sehorn (2%)

Soil Information

Generated brief soil descriptions are created for major soil components. The Sehorn soil is a minor component.

Map Unit DbE (0.1%)

Map Unit Name:	Dibble-Los Osos loams, 9 to 30 percent slopes
Bedrock Depth - Min:	64cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Dibble(60%)

horizon H1(0cm to 33cm)	Loam
horizon H2(33cm to 76cm)	Clay loam
horizon H3(76cm to 150cm)	Bedrock

Los Osos(30%)

horizon H1(0cm to 18cm)	Loam
horizon H2(18cm to 64cm)	Clay
horizon H3(64cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: DbE - Dibble-Los Osos loams, 9 to 30 percent slopes

Component: Dibble (60%)

The Dibble component makes up 60 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Component: Los Osos (30%)

The Los Osos component makes up 30 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Millsholm (10%)

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Map Unit DbF2 (0.08%)

Map Unit Name:	Dibble-Los Osos loams, 30 to 50 percent slopes, eroded
Bedrock Depth - Min:	51cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Dibble(60%)

Soil Information

horizon H1(0cm to 8cm)	Loam
horizon H2(8cm to 51cm)	Clay loam
horizon H3(51cm to 150cm)	Bedrock
Los Osos(30%)	
horizon H1(0cm to 3cm)	Loam
horizon H2(3cm to 51cm)	Clay
horizon H3(51cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: DbF2 - Dibble-Los Osos loams, 30 to 50 percent slopes, eroded

Component: Dibble (60%)

The Dibble component makes up 60 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Los Osos (30%)

The Los Osos component makes up 30 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains. The parent material consists of residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Millsholm (5%)

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Component: Los Gatos (5%)

Generated brief soil descriptions are created for major soil components. The Los Gatos soil is a minor component.

Map Unit DIE (0.03%)

Map Unit Name:	Dibble-Los Osos clay loams, 9 to 30 percent slopes
Bedrock Depth - Min:	64cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Dibble(60%)

horizon H1(0cm to 33cm)	Clay loam
horizon H2(33cm to 76cm)	Clay loam
horizon H3(76cm to 150cm)	Bedrock

Los Osos(30%)

horizon H1(0cm to 18cm)	Clay loam
horizon H2(18cm to 64cm)	Clay
horizon H3(64cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Soil Information

Map Unit: DIE - Dibble-Los Osos clay loams, 9 to 30 percent slopes

Component: Dibble (60%)

The Dibble component makes up 60 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Los Osos (30%)

The Los Osos component makes up 30 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Los Gatos (5%)

Generated brief soil descriptions are created for major soil components. The Los Gatos soil is a minor component.

Component: Millsholm (5%)

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Map Unit DIF2 (3.52%)

Map Unit Name:	Dibble-Los Osos clay loams, 30 to 50 percent slopes, eroded
Bedrock Depth - Min:	51cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Dibble(60%)

horizon H1(0cm to 8cm)	Clay loam
horizon H2(8cm to 51cm)	Clay loam
horizon H3(51cm to 150cm)	Bedrock

Los Osos(30%)

horizon H1(0cm to 3cm)	Clay loam
horizon H2(3cm to 51cm)	Clay
horizon H3(51cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: DIF2 - Dibble-Los Osos clay loams, 30 to 50 percent slopes, eroded

Component: Dibble (60%)

The Dibble component makes up 60 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills on foothills. The parent material consists of residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R015XF006CA Steep Clayey Hills ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Component: Los Osos (30%)

The Los Osos component makes up 30 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountains on

Soil Information

foothills. The parent material consists of residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R015XE020CA Fine Loamy 9-13 ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria.

Component: Millsholm (5%)

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Component: Los Gatos (5%)

Generated brief soil descriptions are created for major soil components. The Los Gatos soil is a minor component.

Map Unit GaG2 (0.01%)

Map Unit Name:	Gaviota sandy loam, 30 to 75 percent slopes, eroded
Bedrock Depth - Min:	30cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.
Major components are printed below	
Gaviota(85%)	
horizon H1(0cm to 30cm)	Sandy loam
horizon H2(30cm to 41cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: GaG2 - Gaviota sandy loam, 30 to 75 percent slopes, eroded

Component: Gaviota (85%)

The Gaviota component makes up 85 percent of the map unit. Slopes are 30 to 75 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, lithic, 12 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R015XE091CA Very Shallow Loamy ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria.

Component: Millsholm (8%)

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Component: Dibble (5%)

Generated brief soil descriptions are created for major soil components. The Dibble soil is a minor component.

Component: Unnamed (2%)

Generated brief soil descriptions are created for major soil components. The Unnamed soil is a minor component.

Map Unit MmG2 (0.15%)

Map Unit Name:	Millsholm loam, 15 to 65 percent slopes, eroded, MLRA 15
Bedrock Depth - Min:	38cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Soil Information

Major components are printed below

Millsholm(85%)

horizon A(0cm to 15cm)	Loam
horizon Bt(15cm to 38cm)	Loam
horizon R(38cm to 63cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: MmG2 - Millsholm loam, 15 to 65 percent slopes, eroded, MLRA 15

Component: Millsholm (85%)

The Millsholm, eroded component makes up 85 percent of the map unit. Slopes are 15 to 65 percent. This component is on hillslopes on foothills. The parent material consists of loamy residuum weathered from sandstone and shale. Depth to a root restrictive layer, bedrock, lithic, is 10 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R015XE083CA Shallow Loamy Hills ecological site. Nonirrigated land capability classification is 7e. Irrigated land capability classification is 7e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Dibble (5%)

Generated brief soil descriptions are created for major soil components. The Dibble soil is a minor component.

Component: Maymen (5%)

Generated brief soil descriptions are created for major soil components. The Maymen soil is a minor component.

Component: Los Gatos (5%)

Generated brief soil descriptions are created for major soil components. The Los Gatos soil is a minor component.

Map Unit MnE (0.08%)

Map Unit Name:	Millsholm loam, moderately deep variant, 9 to 30 percent slopes
Bedrock Depth - Min:	71cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Millsholm variant(85%)

horizon H1(0cm to 20cm)	Loam
horizon H2(20cm to 71cm)	Loam
horizon H3(71cm to 150cm)	Bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: MnE - Millsholm loam, moderately deep variant, 9 to 30 percent slopes

Component: Millsholm variant (85%)

The Millsholm variant component makes up 85 percent of the map unit. Slopes are 9 to 30 percent. This component is on mountains. The parent material consists of residuum weathered from sandstone. Depth to a root restrictive layer, bedrock, paralithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Millsholm (8%)

Soil Information

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Component: Dibble (7%)

Generated brief soil descriptions are created for major soil components. The Dibble soil is a minor component.

Map Unit Re (4.45%)

Map Unit Name:	Reyes silty clay
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	91cm
Drainage Class - Dominant:	Poorly drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Reyes(85%)

horizon Ap(0cm to 18cm)	Silty clay
horizon Bnzg(18cm to 107cm)	Silty clay
horizon Cg(107cm to 178cm)	Silty clay

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Re - Reyes silty clay

Component: Reyes (85%)

The Reyes component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on tidal marshes, estuaries. The parent material consists of mixed alluvium derived from igneous and sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is high. This soil is frequently flooded. It is rarely ponded. A seasonal zone of water saturation is at 36 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 7 percent. This component is in the R016XB001CA Tidally-influenced, Salt-affected Sites (provisional) ecological site. Nonirrigated land capability classification is 4w. Irrigated land capability classification is 4w. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 65 within 30 inches of the soil surface.

Component: Tamba (8%)

Generated brief soil descriptions are created for major soil components. The Tamba soil is a minor component.

Component: Valdez (7%)

Generated brief soil descriptions are created for major soil components. The Valdez soil is a minor component.

Map Unit St (0.03%)

Map Unit Name:	Sycamore silty clay loam, saline
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	122cm
Drainage Class - Dominant:	Somewhat poorly drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Sycamore(85%)

horizon H1(0cm to 23cm)	Silty clay loam
horizon H2(23cm to 91cm)	Silty clay loam
horizon H3(91cm to 152cm)	Silty clay loam

Component Description:

Soil Information

Minor map unit components are excluded from this report.

Map Unit: St - Sycamore silty clay loam, saline

Component: Sycamore (85%)

The Sycamore component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans. The parent material consists of mixed alluvium. Depth to a root restrictive layer, salic, 36 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 48 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 4w. Irrigated land capability classification is 3w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Alviso (8%)

Generated brief soil descriptions are created for major soil components. The Alviso soil is a minor component.

Component: Sycamore (7%)

Generated brief soil descriptions are created for major soil components. The Sycamore soil is a minor component.

Map Unit Ta (0.45%)

Map Unit Name:

Tamba mucky clay, MLRA 16

Bedrock Depth - Min:

null

Watertable Depth - Annual Min:

61cm

Drainage Class - Dominant:

Very poorly drained

Hydrologic Group - Dominant:

C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Tamba(85%)

horizon A(0cm to 25cm)

Mucky clay

horizon Bnzg(25cm to 132cm)

Mucky clay

horizon Cg(132cm to 200cm)

Mucky clay

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Ta - Tamba mucky clay, MLRA 16

Component: Tamba (85%)

The Tamba component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on tidal marshes on delta plains. The parent material consists of organic material and/or clayey alluvium derived from igneous, metamorphic and sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is very poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is frequently flooded. It is frequently ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, May, June, July, August, September, October, November, December. Organic matter content in the surface horizon is about 19 percent. This component is in the R016XB001CA Tidally-influenced, Salt-affected Sites (provisional) ecological site. Nonirrigated land capability classification is 6w. Irrigated land capability classification is 6w. This soil meets hydric criteria. The soil has a strongly saline horizon within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 20 within 30 inches of the soil surface.

Component: Reyes (5%)

Generated brief soil descriptions are created for major soil components. The Reyes soil is a minor component.

Component: Suisun (5%)

Generated brief soil descriptions are created for major soil components. The Suisun soil is a minor component.

Component: Joice (5%)

Generated brief soil descriptions are created for major soil components. The Joice soil is a minor component.

Soil Information

Map Unit W (90.46%)

Map Unit Name: Water

No more attributes available for this map unit

Component Description:

Minor map unit components are excluded from this report.

Map Unit: W - Water

Component: Water (100%)

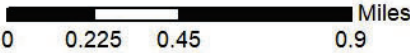
Generated brief soil descriptions are created for major soil components. The Water is a miscellaneous area.

DRAFT

Wells and Additional Sources



Wells & Additional Sources



- | | |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation | ▲ OGW Sites with Higher Elevation |
| ■ Sites with Same Elevation | ■ OGW Sites with Same Elevation |
| ▼ Sites with Lower Elevation | ▼ OGW Sites with Lower Elevation |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |



Wells and Additional Sources Summary

Federal Sources

Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
2	CA3901123	2403.12	SSW

Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
	No records found		

USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
	No records found		

Wells from NWIS

Map Key	ID	Distance (ft)	Direction
	No records found		

State Sources

Oil and Gas Wells

Map Key	API No	Distance (ft)	Direction
7	0409500317	4705.77	NNE
8	0409500319	4711.25	NNE

Periodic Groundwater Level Measurement Locations

Map Key	ID	Distance (ft)	Direction
	No records found		

Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
1	WCR1990-013143	476.22	WSW
1	WCR0274335	476.22	WSW
3	WCR0263558	3620.07	E
4	WCR1992-001901	4588.51	N
5	WCR1981-002152	4605.06	N
5	WCR1984-001502	4605.06	N
5	WCR1985-000477	4605.06	N
5	WCR1986-000696	4605.06	N
5	WCR0324352	4605.06	N

Wells and Additional Sources Summary

5	WCR2004-006527	4605.06	N
6	WCR1992-002887	4731.87	SSW
6	WCR1992-002885	4731.87	SSW
6	WCR2003-001411	4731.87	SSW
6	WCR1962-000540	4731.87	SSW
6	WCR2003-001413	4731.87	SSW
6	WCR0317044	4731.87	SSW
6	WCR2003-001412	4731.87	SSW
6	WCR1992-002886	4731.87	SSW
6	WCR0119365	4731.87	SSW
6	WCR2003-001410	4731.87	SSW

DRAFT

Wells and Additional Sources Detail Report

Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SSW	0.46	2,403.12	45.84	PWSV

Address Line 2:

State Code: CA
Zip Code: 94510
City Name: BENICIA
Address Line 1: 6840 GOODYEAR RDSTE #C
PWS ID: CA3901123
PWS Type Code: TNCWS
PWS Type Description: Transient Non-Community Water System
Primary Source Code: GW
Primary Source Desc: Groundwater
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 209-931-6154

--Details--

Population Served Count: 200
City Served:
County Served: San Joaquin
State Served: CA
Zip Code Served:

Oil and Gas Wells

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	NNE	0.89	4,705.77	2.75	OGW

API No: 0409500317
All Well Key:
OP Well ID:
OID:
Well No: 1
Well Status: Plugged
Well Stat Desc: Plugged
Well Type: DH
Well Type Desc: Dry Hole
Well Symbol: PluggedDH
Well Sym Desc:
Release Date:
Completion Date:
Abandoned Date:

Directional:
BLM Well:
EPA Well:
Operator Code: 06657
Operator Name: Parish Bros.
Operator St:
County APIC:
District: Northern
Geo District:
Field Code:
Field Name: Any Field
Area Code:
Area Name: Any Area
County Name: Solano

Wells and Additional Sources Detail Report

Lease Name:	Parish-Griffin	Section:	16
Elevation:		Township:	03N
Total Depth:		Range:	02W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	38.10495758
Confidential:		Long83:	-122.09600067
Confidential Well:	No	Base Meridian:	MD
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
8	NNE	0.89	4,711.25	4.16	OGW

API No:	0409500319	Directional:	
All Well Key:		BLM Well:	
OP Well ID:		EPA Well:	
OID:		Operator Code:	06657
Well No:	1	Operator Name:	Parish Bros.
Well Status:	Plugged	Operator St:	
Well Stat Desc:	Plugged	County APIC:	
Well Type:	DH	District:	Northern
Well Type Desc:	Dry Hole	Geo District:	
Well Symbol:	PluggedDH	Field Code:	
Well Sym Desc:		Field Name:	Any Field
Release Date:		Area Code:	
Completion Date:		Area Name:	Any Area
Abandoned Date:		County Name:	Solano
Lease Name:	Lease by Parish Bros.	Section:	17
Elevation:		Township:	03N
Total Depth:		Range:	02W
Redrilled Depth:		Lat27:	
Redrill Cancel Flag:		Long27:	
Dryhole:		Lat83:	38.10619736
Confidential:		Long83:	-122.09946442
Confidential Well:	No	Base Meridian:	MD
Directional Drilled:	No	GIS Source Code:	hud
Hydr Fractured:			
Location:			
Source83 Desc:	Heads Up Digitized - Coordinates generated from scanned, geo-referenced, static scale, Mylar maps		
URL:			

Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
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Wells and Additional Sources Detail Report

1	WSW	0.09	476.22	56.64	WATER WELLS
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WCR No:	WCR1990-013143	Decimal Lat(OSWCR):	38.09186
Decimal Latitude:	38.09186	Decim Long(OSWCR):	-122.10803
Decimal Longitude:	-122.10803		
Location:			
City:	BENICIA		
County:	Solano		
Location(OSWCR):			
City(OSWCR):	BENICIA		
County(OSWCR):	Solano		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	WSW	0.09	476.22	56.64	WATER WELLS

WCR No:	WCR0274335	Decimal Lat(OSWCR):	38.09186
Decimal Latitude:	38.09186	Decim Long(OSWCR):	-122.10803
Decimal Longitude:	-122.10803		
Location:			
City:			
County:	Solano		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Solano		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	E	0.69	3,620.07	6.51	WATER WELLS

WCR No:	WCR0263558	Decimal Lat(OSWCR):	38.09319
Decimal Latitude:	38.09319	Decim Long(OSWCR):	-122.09181
Decimal Longitude:	-122.09181		
Location:			
City:			
County:	Solano		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Solano		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	N	0.87	4,588.51	173.13	WATER WELLS

Wells and Additional Sources Detail Report

WCR No: WCR1992-001901 Decimal Lat(OSWCR): 38.1061111
 Decimal Latitude: 38.1061111 Decim Long(OSWCR): -122.1080556
 Decimal Longitude: -122.1080556
 Location:
 City:
 County: Solano
 Location(OSWCR):
 City(OSWCR):
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.87	4,605.06	190.29	WATER WELLS

WCR No: WCR1981-002152 Decimal Lat(OSWCR): 38.10617
 Decimal Latitude: 38.10617 Decim Long(OSWCR): -122.10799
 Decimal Longitude: -122.10799
 Location:
 City: BENICIA
 County: Solano
 Location(OSWCR):
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.87	4,605.06	190.29	WATER WELLS

WCR No: WCR1984-001502 Decimal Lat(OSWCR): 38.10617
 Decimal Latitude: 38.10617 Decim Long(OSWCR): -122.10799
 Decimal Longitude: -122.10799
 Location:
 City: BENICIA
 County: Solano
 Location(OSWCR):
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.87	4,605.06	190.29	WATER WELLS

Wells and Additional Sources Detail Report

WCR No:	WCR1985-000477	Decimal Lat(OSWCR):	38.10617
Decimal Latitude:	38.10617	Decim Long(OSWCR):	-122.10799
Decimal Longitude:	-122.10799		
Location:			
City:	BENICIA		
County:	Solano		
Location(OSWCR):			
City(OSWCR):	BENICIA		
County(OSWCR):	Solano		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.87	4,605.06	190.29	WATER WELLS

WCR No:	WCR1986-000696	Decimal Lat(OSWCR):	38.10617
Decimal Latitude:	38.10617	Decim Long(OSWCR):	-122.10799
Decimal Longitude:	-122.10799		
Location:			
City:	BENICIA		
County:	Solano		
Location(OSWCR):			
City(OSWCR):	BENICIA		
County(OSWCR):	Solano		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.87	4,605.06	190.29	WATER WELLS

WCR No:	WCR0324352	Decimal Lat(OSWCR):	38.10617
Decimal Latitude:	38.10617	Decim Long(OSWCR):	-122.10799
Decimal Longitude:	-122.10799		
Location:			
City:			
County:	Solano		
Location(OSWCR):			
City(OSWCR):			
County(OSWCR):	Solano		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	N	0.87	4,605.06	190.29	WATER WELLS

WCR No:	WCR2004-006527	Decimal Lat(OSWCR):	38.10617
Decimal Latitude:	38.10617	Decim Long(OSWCR):	-122.10799

Wells and Additional Sources Detail Report

Decimal Longitude: -122.10799
 Location: 1615 LOPES RD
 City: BENICIA
 County: Solano
 Location(OSWCR): 1615 LOPES RD
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR1992-002887
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location:
 City: BENICIA
 County: Solano
 Location(OSWCR):
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR1992-002885
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location:
 City: BENICIA
 County: Solano
 Location(OSWCR):
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR2003-001411
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location: INDUSTRIAL WAY

Wells and Additional Sources Detail Report

City: BENICIA
 County: Solano
 Location(OSWCR): INDUSTRIAL WAY
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR1962-000540
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location:
 City:
 County: Solano
 Location(OSWCR):
 City(OSWCR):
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR2003-001413
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location: INDUSTRIAL WAY
 City: BENICIA
 County: Solano
 Location(OSWCR): INDUSTRIAL WAY
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR0317044
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location: LAKE HERMON RD
 City: BENICIA
 County: Solano

Wells and Additional Sources Detail Report

Location(OSWCR): LAKE HERMON RD
City(OSWCR): BENICIA
County(OSWCR): Solano
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR2003-001412
Decimal Latitude: 38.07878
Decimal Longitude: -122.10993
Location: INDUSTRIAL WAY
City: BENICIA
County: Solano
Location(OSWCR): INDUSTRIAL WAY
City(OSWCR): BENICIA
County(OSWCR): Solano
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR1992-002886
Decimal Latitude: 38.07878
Decimal Longitude: -122.10993
Location: BENICIA
City: BENICIA
County: Solano
Location(OSWCR): BENICIA
City(OSWCR): BENICIA
County(OSWCR): Solano
Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR0119365
Decimal Latitude: 38.07878
Decimal Longitude: -122.10993
Location: Solano
City: Solano
County: Solano
Location(OSWCR): Solano
City(OSWCR): Solano

Wells and Additional Sources Detail Report

County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSW	0.90	4,731.87	4.30	WATER WELLS

WCR No: WCR2003-001410
 Decimal Latitude: 38.07878
 Decimal Longitude: -122.10993
 Location: INDUSTRIAL WAY
 City: BENICIA
 County: Solano
 Location(OSWCR): INDUSTRIAL WAY
 City(OSWCR): BENICIA
 County(OSWCR): Solano
 Original Source: California Department of Water Resources - OSWCR(Well Numbers); California Department of Water Resources - Well Completion Reports

DRAFT

Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for SOLANO County: 3

- Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L
- Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L
- Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L

Federal Area Radon Information for SOLANO County

No Measures/Homes:	43
Geometric Mean:	0.4
Arithmetic Mean:	0.9
Median:	0.5
Standard Deviation:	1.5
Maximum:	8.6
% >4 pCi/L:	5
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

Federal Sources

FEMA National Flood Hazard Layer

FEMA FLOOD

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

Indoor Radon Data

INDOOR RADON

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

Public Water Systems Violations and Enforcement Data

PWSV

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

Radon Zone Level

RADON ZONE

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

Safe Drinking Water Information System (SDWIS)

SDWIS

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

Soil Survey Geographic database

SSURGO

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

USGS Current Topo

US TOPO

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

USGS Geology

US GEOLOGY

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

USGS National Water Information System

FED USGS

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. NWIS database information is obtained through the Water Quality Data Portal (WQP).

Wells from NWIS

FED USGS

The U.S. Geological Survey's (USGS) National Water Information System (NWIS) is the nation's principal repository of water resources data. The NWIS includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data. This select NWIS Wells dataset contains specific Site Types from the overall NWIS Sites data, limited to the following Group Site Types only: Groundwater Group Site Types: Well, Collector or Ranney type well, Hyporheic-zone well, Interconnected Wells, Multiple wells; Spring Group Site Type: Spring; and Other Group Site Types: Aggregate groundwater use, Cistern. Applicable NWIS database information is obtained through the Water Quality Data Portal (WQP).

State Sources

Oil and Gas Wells

OGW

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of Oil, Gas and Geothermal Resources.

Periodic Groundwater Level Measurement Locations

MONITOR WELLS

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

Well Completion Reports

WATER WELLS

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

DRAFT

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APPENDIX E

STORMWATER CONTROL PLAN

**Stormwater Control Plan
For a Regulated Project
For Design Review Application (DR PLN-24-12)
Storage Star
7000 Goodyear Road,
APN: 0080-320-380
Benicia, CA 94510**

November 4, 2024

Follet USA
1550 Broadstone Parkway, #4305
Folsom, CA 95639

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1.



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Appendices

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I. PROJECT DATA

Specific project information is summarized in the following **Table 1, Project Data Form**.

Table 1. Project Data Form	
Project Name/Number	Storage Star
Application Submittal Date	Design review application submitted in March 2024 (PLN-24-12)
Project Location	7000 Goodyear Road APN: 0080-320-380
Project Phase No.	N/A
Project Type and Description	Commercial self-storage facility and office
Total Project Site Area	4.74-Acre Site Area
Total New and Replaced Impervious Surface Area	143,232 Square Feet (3.29 Acres)
Total Pre-Project Impervious Surface Area	0 Square Feet
Total Post-Project Impervious Surface Area	Approximately 69% of developed area (4.74 acres developed)

II. SETTING

II.A. PROJECT LOCATION AND DESCRIPTION:

The project location and Site Plan are shown on Sheet C001 of **Appendix A, Select Improvement Plan Sheets**. The project is located at 7000 Goodyear Road, in Benicia, California (Assessor's Parcel Number: 0080-320-380). The property is a roughly 6.0 acres, all of which is undeveloped land. As shown on Sheet C501 of **Appendix A, Select Improvement Plan Sheets**, the proposed project includes an approximately 121,200 SF of self-storage and office complex of buildings. The developed area of the buildings and paved driveways and landscaping is approximately 4.7 acres (of the 6.0 acre parcel).

II.B. EXISTING SITE FEATURES AND CONDITIONS:

The parcel is roughly triangular, and is approximately 870 feet wide along the frontage by a maximum 520 feet deep. The ground elevation of the parcel ranges from approximately 7 to 34 feet (North American Vertical Datum of 1988). Soils at the site are silty clay loam (Hydrologic Soil Group D). Group D soils have low infiltration rates and high runoff rates.¹ There are drainage features along the western, eastern, and southern sides of the property. The property site is currently undeveloped; prior land use was agriculture.

II.C. OPPORTUNITIES AND CONSTRAINTS FOR STORMWATER CONTROL:

Opportunities for stormwater control at the site are afforded by landscaping requirements and the drainages adjacent to project area. The drainages adjacent to the project area are at a lower elevation to the project, and can receive runoff from the project's proposed storm drains, which can provide fall for needed hydraulic head.

The site also includes constraints. The commercial land use is high density/intensity and vehicular traffic space is limited by the land use objectives, and by architectural and design criteria and constraints. Also, clayey soils will limit infiltration potential.

III. LOW IMPACT DEVELOPMENT DESIGN STRATEGIES**III.A. OPTIMIZATION OF SITE LAYOUT:****III.A.1. LIMITATION OF DEVELOPMENT ENVELOPE**

There are significant natural areas on the property. The development envelope excludes those natural areas on the property, primarily the low-lying drainage areas.

III.A.2. PRESERVATION OF NATURAL DRAINAGE FEATURES

There are significant natural drainage features on the property. These features will be preserved. Stormwater discharging from the property will be made to mimic natural drainage patterns to the maximum extent practicable.

III.A.3. SETBACKS FROM CREEKS, WETLANDS, AND RIPARIAN HABITATS

Creeks, wetlands, and riparian habitats are on or near the property. Setbacks for these items were considered.

III.A.4. MINIMIZATION OF IMPERVIOUSNESS

Imperviousness was minimized with respect to land use objectives and to architectural and civil design criteria and constraints.

¹ USDA Soil Map Viewer

III.A.5. USE OF DRAINAGE AS A DESIGN ELEMENT

There are natural drainage features on the property. Development on these drainage features will be avoided. Infiltration of runoff will be promoted by the use of bioretention facilities. Stormwater discharging from the property will be made to mimic natural drainage patterns to the maximum extent practicable.

III.B. USE OF PERMEABLE PAVEMENTS:

Permeable pavements were not used. Soils at the project site have low infiltration rates, and the permeable pavement would be ineffective.

III.C. DISPERSAL OF RUNOFF TO PERVIOUS AREAS:

Because of grading and drainage constraints, an insignificant amount of impervious area could be directed to landscape areas. Instead, most of the project area is routed to a bioretention facility.

III.D. STORMWATER CONTROL MEASURES:

Source control measures are proposed for potential sources of pollution, such as storm drain inlets, as described below.

IV. DOCUMENTATION OF DRAINAGE DESIGN

IV.A. DESCRIPTIONS OF EACH DRAINAGE MANAGEMENT AREA:

The Drainage Management Areas (DMAs) for the site are shown on Sheet C-501 of **Appendix A, Select Improvement Plan Sheets**, summarized in **Table 2, DMA Summary Information**, and described in more detail below.

IV.A.1. TABLE OF DRAINAGE MANAGEMENT AREAS

The following table is a summary of Drainage Management Areas (DMA) – **Table 2, DMA Summary Information**.

Table 2 - DMA Summary Information			
DMA Name	Surface Type	Area (Square Feet)	Area (Acres)
1	Impervious	186,016	4.27
2	Pervious	20,673	0.47

IV.A.2. DMA DESCRIPTIONS

DMA 1 through 2: DMA 1 drains primarily impervious areas, the driveways and proposed buildings. DMA 1 drains to Bioretention Facility 1 (BIORET 1). After being treated in the bioretention facilities, runoff that does not infiltrate into the natural soil underneath, or does not evapotranspire, will be captured by underdrains. The underdrains will convey runoff to the drainage to the south of the project site. DMA 2 will be virtually all pervious coverage and will drain directly offsite. DMA 2 will be self-treating.

IV.B. TABULATION AND SIZING CALCULATIONS:

This section describes sizing and design of Bioretention Facility 1, as shown on Sheet C-501 of **Appendix A, Select Improvement Plan Sheets**, and as specified in the 2019 BASMAA Design Manual². As discussed previously, DMA 2 will be self-treating, and will not drain to a bioretention facility.

IV.B.1. INFORMATION SUMMARY FOR BIORETENTION FACILITY DESIGN

Summary information for DMA's draining to bioretention facilities are shown in **Table 3, Areas Draining to Bioretention Facilities**.

Table 3 - Areas Draining to Bioretention Facilities	
DMA Name	Area (Square Feet)
1	186,016

IV.B.2. SELF-TREATING AREAS

The summary of information for DMAs that are self-treating is shown in **Table 4, Information Summary for Self-Treating Areas**. These areas include DMA 2.

Table 4 - Information Summary for Self-Treating Areas	
DMA Name	Area (SF)
2	20,673

IV.B.3. SELF-RETAINING AREAS

There will be no significant self-retaining areas. Summary of information for self-treating areas is shown in **Table 5, Information Summary of Self-Retaining Areas**.

² BASMAA Post-Construction Manual, Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties. Bay Area Stormwater Management Agencies Association (BASMAA) Phase II Committee. January 2019.

Table 5 - Information Summary for Self-Retaining Areas	
DMA Name	Area (SF)
NONE	—

IV.B.4. AREAS DRAINING TO SELF-RETAINING AREAS

There will be no significant areas draining to self-retaining areas. Sizing calculations for these areas are shown in **Table 6, Sizing Information for Areas Draining to Self-Retaining Areas.**

Table 6 - Sizing Information for Areas Draining to Self-Retaining Areas							
DMA Name	Area (SF)	Post-Project Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self-Retaining DMA	Receiving Self-Retaining DMA Area (SF) [B]	Ratio [A]/[B] ¹
NONE	—	—	—	—	—	—	—

IV.B.5. AREAS DRAINING TO BIORETENTION FACILITIES

Table 7, Sizing Information for Bioretention Facility 1 shows the sizing information for BIORET 1 will treat runoff from the DMA 1.

Table 7 - Sizing Information for Bioretention Facility 1							
DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	Facility Name:		
					Bioretention Facility 1		
1	143,232	Impervious	1	143,232	Sizing Factor	Minimum Facility Size	Proposed Facility Size
	42,784	Pervious/Landscaped	0.1	4,278			
Total				147,511	0.04	5,900	6,945

V. SOURCE CONTROL MEASURES

V.A. SITE ACTIVITIES AND POTENTIAL SOURCES OF POLLUTANTS:

Potential pollutant sources were identified for the project. The sources are listed in **Table 8, Sources and Source Control Measures**.

V.B. SOURCE CONTROL TABLE:

Source control measures were selected for the potential pollutant sources, as shown in the following **Table 8, Sources and Source Control Measures**. The most feasible measures were selected, considering site and design constraints.

Table 8 - Sources and Source Control Measures		
Potential Source Of Runoff Pollutants	Permanent Source Control BMPs	Operational Source Control BMPs
On-site Storm Drain Inlets	Mark all inlets with the words “No Dumping! Flows to Bay” or similar.	Maintain and periodically repaint or replace inlet markings. Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
Landscape/Outdoor Pesticide Use/Building and Grounds Maintenance	Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.	Maintain landscaping using minimum or no pesticides.
Sidewalks and Driveways		Sweep sidewalks and driveways regularly to prevent accumulation of litter and debris.
Trash Capture	Certified devices will be installed in all drain inlets—see approval list at " https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/2fcslist.pdf ", updated September 2021.	Empty trash-capture device when full.

V.C. FEATURES, MATERIALS, AND METHODS OF CONSTRUCTION OF SOURCE CONTROL BMPS:

Features, materials, and methods of construction of source control BMPs will be as shown on selected sheets of the Improvement Plans provided in **Appendix A, Select Improvement Plan Sheets**. Unless specified otherwise, all construction and materials shall be in accordance with the plans and with City Design Standards.

V.D. TRASH CAPTURE

Trash capture measures will be provided as indicated in **Table 8**. The trash capture measures will be in accordance with the Trash Amendments³ adopted by the State Water Resources Control Board. The trash capture measures will be a Full Capture System (FCS) that are certified for use by the State Water Board Executive Director.

³ Amendment to the Water Quality Control Plan for Ocean Waters of California to Control Trash (Ocean Plan) and Part 1 Trash Provisions of the Water Quality Control Plan for Inland Surface Waters, Enclosed Bays, And Estuaries of California (ISWEBE Plan).

VI. STORMWATER FACILITY MAINTENANCE

VI.A. OWNERSHIP AND RESPONSIBILITY FOR MAINTENANCE IN PERPETUITY:

Maintenance of stormwater facilities will be the responsibility of the property owner and will be performed by the owner's contractors or employees as part of routine maintenance of buildings, grounds, and landscaping. The applicant will commit to execute any necessary written agreements prior to the City's approval of the building permit. With this agreement, the applicant will accept responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner.

VI.B. SUMMARY OF MAINTENANCE REQUIREMENTS FOR EACH STORMWATER FACILITY:

The bioretention facility will be inspected and maintenance activities will be completed at least annually. The frequency may be adjusted based on results of inspections. The maintenance activities will be specified in a Maintenance Plan to be approved by the City. The activities are summarized as follows:

Bioretention Facilities:

- a. Clean Up: Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.
- b. Prune Or Cut Back Plants: For health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary.
- c. Control Weeds: By manual methods and soil amendment.
- d. Add Mulch: Replace compost mulch to maintain 1-inch to 2-inch thickness.
- e. Check Signage: Remove graffiti and replace, if necessary.

VII. CONSTRUCTION CHECKLIST

Table 9, Construction Plan C3 Checklist shown below summarizes the source control and treatment control measures proposed in for this project. Referenced Improvement Plan sheets are included in **Appendix A, Select Improvement Plan Sheets**.

Table 9 - Construction Plan C3 Checklist		
Stormwater Control Plan Section	Source Control or Treatment Control Measure	See Plan Sheet Nos.
V.B	Mark all inlets with the words "No Dumping! Flows to Bay" or similar.	C501
IV.B.1	Bioretention Facility 1	C501

VIII. CERTIFICATIONS

The design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual, to the maximum extent practicable.

APPENDIX A

SELECT

IMPROVEMENT PLAN

SHEETS

LEGEND

PROPOSED	EXISTING	
 12" SS"	 12" SS"	STORM DRAIN AND MANHOLE
 16" SS"	 16" SS"	PERFORATED STORM DRAIN
 18" SS"	 18" SS"	SANITARY SEWER AND MANHOLE
 SFM	 SFM	SANITARY SEWER FORCE MAIN
 P	 P	SEWER PUMP STATION
 FV	 FV	FIRE HYDRANT AND VALVE ASSEMBLY
 W	 W	WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
 JUT	 JUT	JOINT UTILITY TRENCH
 GM	 GM	GAS MAIN
 EL	 EL	ELECTRICAL LINE
 TL	 TL	TELEPHONE LINE
 SLC	 SLC	STREET LIGHT CONDUIT, WIRING & PULL BOX
 SLSP	 SLSP	STREET LIGHT SERVICE POINT AT UTILITY BOX
 SLP	 SLP	STREET LIGHT AND POLE
 UPGA	 UPGA	UTILITY POLE WITH DOWN GUY & ANCHOR
 PP, TP, JP	 PP, TP, JP	POWER POLE, TELEPHONE POLE, JOINT POLE
 F	 F	FENCE
 VCGSD	 VCGSD	VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
 CBI	 CBI	CATCH BASIN OR DRAINAGE INLET
 FLDS	 FLDS	FLOWLINE OF DITCH OR SWALE
 DF	 DF	DIRECTION OF SURFACE DRAINAGE FLOW
 ROW	 ROW	RIGHT OF WAY OR PROPERTY LINE
 SCB	 SCB	STREET CENTERLINE OR BASELINE
 SM	 SM	SURVEY MONUMENT
 S	 S	SIGN
 T	 T	TREE
 TR	 TR	TREE TO BE REMOVED
 EGSE	 EGSE	EXISTING GROUND SURFACE ELEVATION
 EPFLG	 EPFLG	EDGE OF PAVEMENT AND ELEVATION FLOW LINE GRADE
 TCGA	 TCGA	TOP OF CURB GRADE/ASPHALT GRADE
 FCG	 FCG	FINISHED CONCRETE GRADE
 TCFG	 TCFG	TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
 MEG	 MEG	MATCH EXISTING GRADE (FIELD VERIFY)
 PUE	 PUE	PUBLIC UTILITY EASEMENT
 RCGS	 RCGS	ROLL CURB, GUTTER, & SIDEWALK
 GR	 GR	GRADING RIDGE

IMPROVEMENT PLANS FOR STORAGE STAR

CITY OF BENICIA SOLANO COUNTY, CA

The site plan shows a large rectangular area with a hatched pattern, representing the storage area. To the left of this area is a curved road labeled "GOODYEAR ROAD". To the right of the storage area is a curved road labeled "STORAGE STAR". The plan also shows various utility lines, including a dashed line labeled "WATER MAIN" and a solid line labeled "SEWER". A north arrow is located in the bottom right corner, pointing towards the top right. A scale bar is located in the bottom right corner, showing a scale of 1"=60'. The scale bar is labeled "LM" and has markings for 0, 30, 60, and 120 feet.

OVERALL SITE PLAN

0 30 60 120
LM
SCALE: 1"=60'

VICINITY MAP

INTERSTATE 80

GOODSTAR ROAD

PROJECT SITE

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GEOTECHNICAL REPORT, 7000 GOODYEAR ROAD BENICIA, CALIFORNIA, 38-2022-01,
JANUARY 3, 2024, BEAR ENGINEERING GROUP, INC, 3530 KEVIN PLACE, CONCORD, CA
94518.

REV.	DATE	DESCRIPTION	BY	APP'D



SHEET 1 OF 20

TITLE SHEET

DATE:	07/22/2024
JOB NO.	4506-5-1

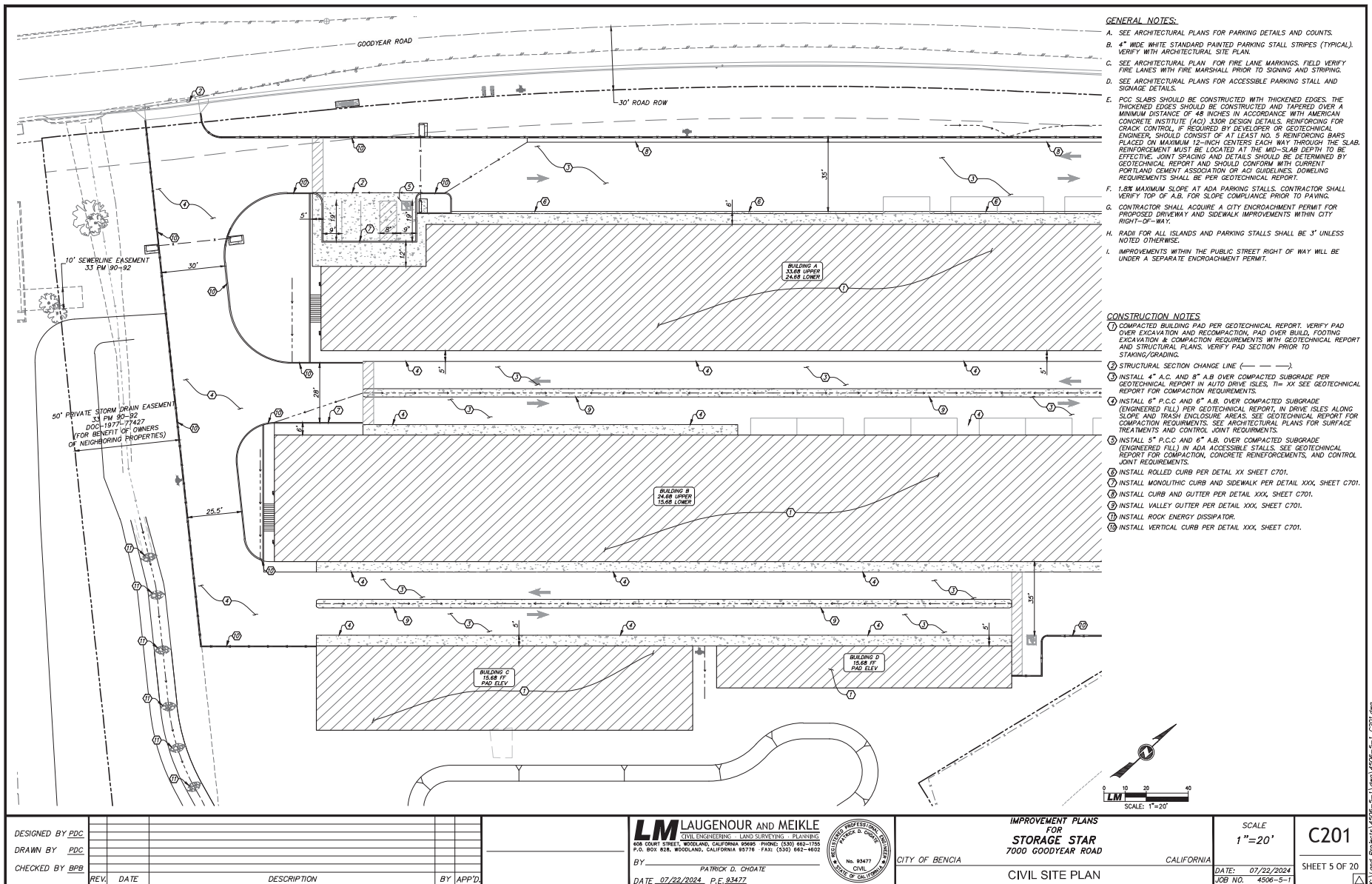
SHEET 1 OF 20

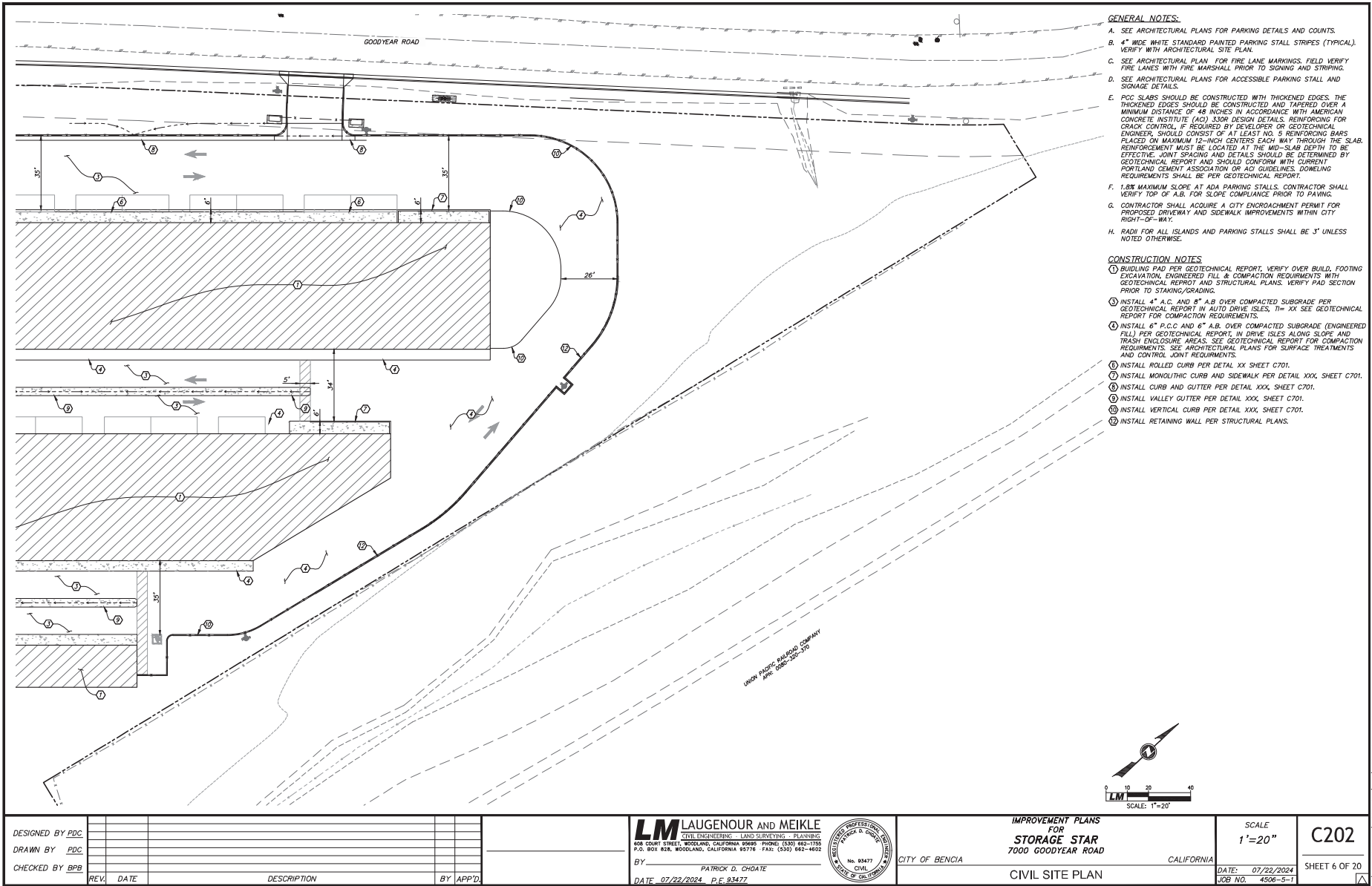
GENERAL NOTES:			
12. CONCRETE CONSTRUCTION (CONTINUED)			
I. THE GRADES SHOWN ON THE PLANS FOR SIDEWALKS OR ANY GRADES RELATING TO THE SIDEWALKS ARE INTENDED TO INDICATE THE FOLLOWING MAXIMUM SLOPES: <ul style="list-style-type: none">a. CROSS-SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL: 2:00% (20:1)b. SLOPE PARALLEL TO THE DIRECTION OF TRAVEL: 5:00% (20:1)c. THE GRADES SHOWN ON PLANS ARE INTENDED TO BE USED AS A GUIDE ONLY.			
J. PRIOR TO SETTING FORMS, THE CONTRACTOR SHALL CONFORM THAT THE GRADES INDICATED WILL RESULT IN SLOPES CONSISTENT WITH THE ABOVE CRITERIA. SHOULD ANY DISCREPANCY APPEAR TO EXIST, THE CONTRACTOR SHALL ADJUST THE GRADES TO CONFORM TO THE ABOVE CRITERIA AND SHALL NOTIFY THE ENGINEER OF SUCH CHANGES.			
K. PRIOR TO PLACING CONCRETE, THE CONTRACTOR SHALL CHECK THE LEVEL OF THE FORMS TO CONFIRM THAT THE 45-BUILT CONCRETE SLOPES WILL CONFORM TO THE ABOVE CRITERIA AND HE SHALL PLACE THE CONCRETE ACCORDINGLY. IT IS RECOMMENDED THAT CONSTRUCTION TOLERANCES USED BY THE CONTRACTOR RESULT IN SLOPES SLIGHTLY FLATTER THAN THE ABOVE CRITERIA, NOT STEEPER. YET THE CONCRETE SURFACES MUST PROPERLY DRAIN. THE ABOVE CRITERIA AND THE SLOPES SUGGESTED BY THE GRADES INDICATED ON THE PLANS ARE INTENDED TO REPRESENT MAXIMUM SLOPES.			
L. SIDEWALKS ARE TO BE SET FLUSH WITH THE TOP OF ABUTTING CURBS UNLESS NOTED OTHERWISE.			
M. ALL CURB, GUTTER AND SIDEWALK SHALL BE PLACED MONOLITHICALLY UNLESS NOTED OTHERWISE.			
N. PCC PAVING SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 723 AND SECTION 80, REGULATE WATER CONTENT OF MIX SO THAT MAXIMUM PENETRATION DOES NOT EXCEED 1.5 INCHES. PAVEMENT SLICES TO BE DENSELY JAM TO JOINTS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE CONSTRUCTION PLAN, SHOWING PLANS AND LOCATIONS OF CONSTRUCTION, CONTROL AND EXPANSION JOINTS.			
13. SITE CONCRETE			
A. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH AGI-318.			
B. PORTLAND CEMENT SHALL COMPLY WITH ASTM C595 TYPE I OR TYPE II. PORTLAND CEMENT SHALL BE REPLACED WITH COAL FLY ASH COMPLYING WITH ASTM C618.			
C. CONCRETE FOR EXTERIOR FLAT WORK ON GRADE SHALL HAVE MINIMUM STRENGTH = 3,600 PSI @ 28 DAYS AND MAXIMUM WATER-CEMENT RATIO = 0.45.			
D. MAXIMUM AGGREGATE SIZE SHALL BE 1".			
E. CONCRETE MIX SHALL CONTAIN A MINIMUM OF 5 SACKS PER YARD.			
F. 7-DAY MINIMUM NET CURING TIME.			
G. A MECHANICAL VIBRATOR SHALL BE USED TO VIBRATE CONCRETE INTO PLACE.			
H. FORM REMOVAL AT 2 DAYS MINIMUM.			
I. REINFORCEMENT REQUIREMENTS: <ul style="list-style-type: none">a. ALL DEFORMED BARS SHALL BE A-615 GRADE 60.b. LAP SPLICES SHALL BE 45 BAR DIAMETERS.c. MINIMUM CONCRETE COVER OF REINFORCING SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER.			
J. CONTRACTOR SHALL SUBMIT MIX DESIGN FOR REVIEW.			
14. PAVING			
A. ALL ASPHALT CONCRETE SHALL CONFORM TO CALTRANS PERFORMANCE GRADED (PG) SYSTEM MEETING PG-414 FOR PLANO VALLEY AREAS. ASPHALTIC CONCRETE SHALL BE PLACED IN 3" MAXIMUM LIFTS. USE 3/4 INCH MAXIMUM, MEDIUM AGGREGATE. ALL PAVING WITHIN CITY R/W SHALL CONFORM TO CITY STANDARDS. ALL AGGREGATE BASE SHALL BE CALTRANS CLASS 2, 3/4 INCH MAXIMUM. OMT PENETRATION TREATMENT. AGGREGATE SUBBASE SHALL BE CALTRANS CLASS 2. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL NOT BE LESS THAN 95%.			
B. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE (1) FOOT PRIOR TO THE EXISTING EDGE OF PAVEMENT OR FIRM STABLE SURFACE AS DEFINED WITH FIELD INSPECTION. THE EXPOSED EDGE SHALL BE TACKED WITH ASPHALTIC EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.			
C. A TACK COAT SHALL BE APPLIED TO ALL VERTICAL SURFACES OF EXISTING PAVEMENT, CURBS, GUTTERS AND CONSTRUCTION JOINTS IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED, TO A PAVEMENT TO BE SURFACED, AND TO OTHER SURFACES DESIGNATED BY THE ENGINEER.			
D. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY FINAL RELOCATION OR REMOVAL. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.			
E. PAVEMENT REINFORCING FABRIC INSTALLATION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 30-4.03, USING GRADE 40-000 PAVING ASPHALT AS THE BASE. BEFORE APPLYING GRADE, ALL VEGETATION SHALL BE REMOVED FROM THE EDGE OF PAVEMENT. CRACKS LARGER THAN 1/8 INCH MUST BE REPAIRED AND COVERED WITH AIR AND FILLED WITH SSI ASPHALTIC EMULSION AND COVERED WITH SAND. ALL EXISTING THERMOPLASTIC LMT LINES, CROSSWALKS, AND LEGIONS APPLIED TO THE ROAD SURFACE SHALL BE SCRAWPED PRIOR TO PLACING THE OVERLAY. SCRAWPING SHALL BE PERFORMED BY GRINDING SUCH THAT NO LESS THAN 20% OF THE UNDERLYING PAVEMENT IS EXPOSED. ALL MATERIAL RESULTING FROM THE GRINDING OPERATIONS OF TRAFFIC MARKINGS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF. LARGE CRACKS, SPALLS AND CHANGES IN EXISTING PAVEMENT SHALL BE REPAIRED. THE ENTIRE OVERLAY PAVING SURFACE SHALL BE FREE OF WATER AND SHALL BE SWEPT CLEAN IMMEDIATELY PRIOR TO BRIDGE APPLICATION.			
PAVEMENT REINFORCING FABRIC SHALL BE PHILLIPS PETROMAT, AMOCO			
AMORPH, OR AN ENGINEER APPROVED EQUIVALENT. REQUESTS FOR PAIRING SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER THE BID OPENING.			
E. NO SAND SEAL IS REQUIRED.			
F. ASPHALT PAVING SHALL BE PERFORMED BY A GRINDING-PROCESS, COLD PLANNING MACHINE WHICH SHALL HAVE A MINIMUM CUTTING WIDTH OF 72-INCHES AND SHALL BE OPERATED SO AS NOT TO PRODUCE FLAMES OR SMOKE. THE COLD PLANNING MACHINE SHALL BE CAPABLE OF PLANNING THE PAVEMENT WITHOUT REQUIRING THE USE OF A HEATING DEVICE TO SMOKE THE PAVEMENT DURING OR PRIOR TO THE PLANNING OPERATION. THE CONTRACTOR SHALL MAINTAIN ALL CUTTING TEETH TO INSURE A UNIFORM AND CLEAN CUT.			
G. IN ALL CASES, THE CROSS-SECTIONAL PLANNED SURFACE SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN COMPARED TO A STRAIGHT EDGE. THE OUTSIDE LINES OF THE PLANNED AREA SHALL BE NEAT AND UNIFORM AND THE REMAINING ROAD SURFACE SHALL NOT BE DAMAGED IN ANY WAY. WHERE THE COLD PLANNING MACHINE LEAVES A "SLIVER" OF UNGRINDING PAVEMENT AT THE TOP OF GUTTERS, THAT "SLIVER" SHALL BE REMOVED BY HAND PRIOR TO PLACEMENT OF THE NEW ASPHALT CONCRETE.			
H. STREETS TO BE OVERLAP SHALL BE COLD PLANNED TO THE DEPTH BELOW THE EXISTING TOP OF GUTTER SPECIFIED ON THE PLANS AND TAPERED TO ZERO AT 4 FEET FROM THE TOP OF GUTTER. BOTH ENDS OF THE STREETS TO BE OVERLAP AND SIDE STREETS SHALL ALSO BE COLD PLANNED AS SHOWN ON THE PLANS (CONFORM PLANNING). THE CONFORM PLANNING SHALL BE MADE IN A STRAIGHT LINE PERPENDICULAR TO THE CENTER LINE OF THE STREET. ALL EXISTING ASPHALT CONCRETE GUTTERS ADJACENT TO PLANNING SHALL ALSO BE REMOVED.			
I. PAVEMENT FAILURE REPAIR WORK SHALL CONSIST OF GRINDING OUT EXISTING ASPHALT CONCRETE PAVEMENT AND REPLACING THE ASPHALT CONCRETE AS INDICATED ON THE PLANS. PAVEMENT REPAIRS WILL HAVE DIMENSIONS IN 6-FOOT INCREMENTS OF WIDTH TO ACCOMMODATE USE OF COLD PLANNING MACHINE.			
J. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANNED MATERIAL FROM THE WORK SITE AND DISPOSE OF THE MATERIAL. THE REPAIR CREW SHALL REMOVE ALL PLANNED MATERIAL AND SWEET CLEAN ALL PLANNED AND ADJACENT SURFACES WHILE REMAINING WITHIN 100 FEET OF THE PLANNING.			
K. WHERE TRANSVERSE JOINTS ARE PLANNED IN THE PAVEMENT AT CONFORM LINES, NO DROP-OFF SHALL REMAIN BETWEEN THE EXISTING PAVEMENT AND THE PLANNED AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.			
L. THE LEVEL OF EXISTING PAVEMENT BEFORE THE PAVEMENT IS TO BE GRINDED TO THE PUBLIC, A TEMPORARY PAVING RAMP SHALL BE PLACED TO THE LEVEL OF THE EXISTING PAVEMENT AND TAPERED ON A SLOPE OF 1:1 OR FLATTER TO THE LEVEL OF THE PLANNED AREA. TEMPORARY RAMP SHALL REMAIN IN PLACE NO LONGER THAN 7 DAYS.			
M. ASPHALT CONCRETE FOR ROAD PAVEMENT SHALL BE PLANNED AND WILL BE SPREAD AND COMPACTED BY ANY METHOD THAT WILL PRODUCE A SMOOTH TRANSITION TO THE EXISTING PAVEMENT. ASPHALT CONCRETE RAMP SHALL BE COMPLETELY REMOVED, INCLUDING REMOVED ALL OF THE BOTTOM OF THE RAMP. THE 48 INCHER ADJACENT PAVEMENT TO THE PERMANENT SURFACING, KRAFT PAPER, OR OTHER APPROVED BOND BREAKER, MAY BE PLACED UNDER THE TEMPORARY RAMP TO FACILITATE THE REMOVAL OF RAMP.			
N. AC LEFT THICKNESS PER SECTION 30, CALTRANS STANDARD SPECIFICATIONS.			
O. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED AFTER PROPER BARTLING, WITH PAVED MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR CALTRANS, WHEN APPLICABLE.			
P. ALL TRAFFIC DETECTOR LOOPS SHALL BE INSTALLED PRIOR TO PLACEMENT OF THE TOP LIFT OF AC PAVING. THERE SHALL BE NO CUTS IN THE TOP LIFT OF AC.			
Q. REFER TO GEOTECHNICAL REPORT FOR USE OF PALMERIZED CONCRETE AND ASPHALT PAVEMENT AS SUBBASE MATERIAL.			
R. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.			
S. BETWEEN THE PLAN SPECIFIED GRADE CONTROL POINTS AND LINES, THE FINISHED PAVING SURFACE SHALL HAVE A UNIFORM SLOPE FROM SURFACE DRAINAGE HIGH POINTS AND RIDGE LINES TO GUTTERS AND DRAINAGE INLETS.			
T. REFER TO "EARTHWORK" NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.			
U. WHEN NEW PAVING IS COMPLETED, IT SHALL BE SUBJECTED TO A FLOOD TEST SHOWING THE SURFACE FREE OF STANDING WATER OR PUDDLES. SHOULD ANY PUDDLING OCCUR, REPAIR IN SUCH A MANNER AS TO CORRECT THE PROBLEM. METHOD OF REPAIRING SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.			
15. LANDSCAPING			
A. FINISHED GRADE SHOWN ON CIVIL PLANS IS TOP OF FINISHED LANDSCAPE MATERIAL. ALL LANDSCAPE AREAS SHALL BE GRADED TO ACCOMMODATE THICKNESS OF LANDSCAPE MATERIALS SUCH THAT TOP OF LANDSCAPE MATERIALS DOES NOT BLOCK DRAINAGE.			
B. AREAS WHERE LANDSCAPE IS ADJACENT TO LANDSCAPE, FINISHED GRADE OF LANDSCAPE MATERIAL SHALL BE DEPRESSED A MINIMUM OF 1" OR AS SHOWN ON PLANS.			
C. ENGINEER WILL VERIFY GRADING PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.			
16. PIPELINES			
A. ALL DRAINAGE FLOW PRELINES TO BE LAD UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.			
B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS BEFORE A NEW MANHOLE OR VALVE SHALL BE INSTALLED TO A FUTURE PHASE OF CONSTRUCTION FOR INQUIRY VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARDS.			
C. UNLESS NOTED OTHERWISE, PIPELINE LIMIT OF WORK AT BUILDING UTILITY POINT OF CONNECTION SHALL BE 5- FEET OF THE BUILDING EXTERIOR WALL (AS TO THE BUILDING EXTERIOR WALL). THE TOLERANCE SHALL BE THE CONTRACTOR'S RESPONSIBILITY.			
D. ADJUSTING EXISTING UTILITIES			
A. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE ALL EXISTING UTILITY STRUCTURES INCLUDING MANHOLE, VALVE BOXES AND MONUMENT BOXES, WITHIN THE WORK AREA UNLESS NOTED OTHERWISE.			
B. ALL MANHOLE FRAME AND COVER SETS, WATER VALVE BOXES AND			
MONUMENT BOXES WITHIN THE WORK AREA THAT DO NOT MEET CURRENT CITY STANDARDS SHALL BE RECONSTRUCTED TO CONFORM TO CITY STANDARDS. THE CONTRACTOR SHALL COORDINATE THE WORK WITH THE CITY INSPECTOR AND WITH THE ENGINEER.			
17. SANITARY SEWER SYSTEM			
A. UNLESS SPECIFIED OTHERWISE, ALL SEWER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.			
B. ALL SEWER SERVICES SHALL BE MARKED WITH A 2" X 4" STAKE AT THE END OF EACH SERVICE AND A 2 INCH HIGH "S" STAMPED IN THE TOP OF THE CURB.			
C. ALL SEWER LINES AND SERVICES SHALL BE AIR TESTED TO THE SATISFACTION OF THE ENGINEER AFTER AGGREGATE BASE PLACEMENT IS COMPLETED. SEWER PLUGS TO BE WIND MIL TYPE, E-2 TEST OR APPROVED EQUIVALENT. MAINS SHALL BE BALLED AND FLUSHED PER CITY STANDARDS. PRIOR TO STARTING THE CLEANING OPERATION, A FIVE MESH WIRE SCREEN SHALL BE PLACED AT THE EXTREME DOWNSTREAM MANHOLE TO PREVENT DEBRIS FROM ENTERING THE EXISTING CITY SEWER SYSTEM.			
D. TV INSPECTION OF SEWERS, INCLUDING VIDEO RECORDINGS, SHALL BE PROVIDED BY THE CONTRACTOR. TV INSPECTION SHALL INCLUDE MAINS, SERVICES AND CLEANOUTS.			
E. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATER-TIGHT PLUG. PLUG SHALL BE GALVANIZED-IRON/STEEL-SEAL CLAY STOPPER OR MISSION CLAY PRODUCTS STD. BAND-SEAL COUPLING WITH PLASTIC SHEAR RING AND ABS STOPPER. "POLYCAP" AND "SPEED-CAP" STOPPERS ARE NOT ACCEPTABLE.			
F. BUILDING SEWER CLEANOUTS SHALL BE LOCATED AND INSTALLED IN ACCORD WITH THE UNIFORM PLUMBING CODE AND SHALL BE EXTENDED TO GRADE.			
G. ALL GRAVITY SEWER PIPE WITH PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.			
H. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL SEWER WITHIN THE PROJECT WITH THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.			
18. STORM DRAIN SYSTEM			
A. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING AND ACCEPTED BY THE CITY.			
B. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAIN PIPE SHALL BE PRECAST REINFORCED CONCRETE PIPE, CAST-IN-PLACE CONCRETE PIPE (CIPP), PVC, OR HIGH DENSITY POLYETHYLENE PIPE (HDPE). ALL STORM DRAIN WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM WITH CITY STANDARDS.			
C. EACH STUB END PIPE SHALL BE PLUGGED WITH A PREFABRICATED, WATER-TIGHT PLUG.			
D. THE WALLS OF DUTS AND OF MANHOLES FUNCTIONING AS DUTS SHALL BE PERFORATED WITH 4 - 2 INCH DIAMETER HOLES PER WALL AT THE TOP OF THE BOTTOM OF THE 48 INCHER ADJACENT PAVEMENT TO ALLOW FOR THE ESCAPE OF AIR THAT MAY BUILD UP AROUND THE DUTS.			
E. CONTRACTOR SHALL MARK ALL NEW AND EXISTING STORM DRAIN INLETS WITH APPROVED POLLUTION PREVENTION MESSAGES. SPECIFIC PLACEMENT OF MARKERS MAY BE AS DIRECTED BY THE CITY INSPECTOR.			
F. STORM DRAIN MANHOLES SHALL BE CONSTRUCTED PER CITY OF BENICIA STANDARD DETAILS FOR PIPES SMALLER THAN 30" IN DIAMETER, AND PER CITY OF BENICIA STANDARD DETAILS FOR PIPES 30" IN DIAMETER AND GREATER.			
19. WATER SYSTEM			
A. UNLESS SPECIFIED OTHERWISE, ALL WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.			
B. WATER LINE INSTALLATION SHALL ACCOMMODATE GRAVITY FLOW PRELINES INCLUDING SEWER SERVICES AND SHALL MAINTAIN A MINIMUM COVER OF 4 FEET FROM FINISHED GRADE WITHIN THE PUBLIC RIGHT OF WAY AND 5 FEET IN ALL OTHER AREAS.			
C. FIRE HYDRANT INSTALLATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.			
D. REDUCED PRESSURE BACK FLOW PREVENTION DEVICES FOR EACH LANDSCAPE IRRIGATION WATER SERVICE WILL BE INSTALLED BY THE LANDSCAPE IRRIGATION CONTRACTOR.			
E. THE WATER DISTRIBUTION SYSTEM SHALL CONFORM TO THE CITY OF BENICIA SPECIFIC PROVISIONS. PVC WATER MAIN FOR FIRE SYSTEM SHALL BE 3000 CL 215 ALL 4-80 INCHES ON MECHANICAL JOINT FITTINGS AND MACHINE BOLTS ON FLANGE FITTINGS SHALL BE COATED WITH MASTIC AND WRAPPED IN 16 MIL PLASTIC. ALL BOLTS AND NUTS SHALL BE ALL INSTEAD RODS UNDER BUILDING SLABS SHALL BE STAINLESS STEEL WITH THE TIEBARS WRAPPED IN 16 MIL PLASTIC.			
F. PROVIDE EXTERIOR CONTROL VALVES FOR EACH SPRINKLER SYSTEM (WALL MOUNTED P.L.V. OR STANDARD P.L.V. PER FIRE PROTECTION PLANS).			
G. ALL ON-SITE FIRE MAINS SHALL BE PVC CLASS 235 C-900.			
20. EXISTING SIGNS			
A. THE PROTECTION AND MAINTENANCE OF EXISTING SIGNS AND THE REMOVAL, PROTECTION, STORAGE AND RESETTING OF CITY TRAFFIC SIGNS THAT ARE AFFECTED BY THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AS DIRECTED BY THE CITY ENGINEER, PRIVATE SIGNS, TRAFFIC SIGNS, AND TRAFFIC CONTROL DEVICES SHALL BE PROTECTED BY THE CONTRACTOR. IF A SIGN NEEDS TO BE MOVED EXCEPT AS NECESSARY TO PREVENT THEM FROM BEING DAMAGED BY CONSTRUCTION WORK, THEY SHALL BE REINSTALLED IN THEIR PERMANENT LOCATION AT THE EARLIEST POSSIBLE TIME. CONTROL OF TRAFFIC DURING THE TIME THE SIGNS ARE TEMPORARILY REMOVED SHALL BE THE CONTRACTOR'S RESPONSIBILITY.			
B. WHENEVER IT IS NECESSARY TO REMOVE A PRIVATELY OWNED SIGN OR			
A PUBLIC INFORMATION SIGN, ITS TEMPORARY RELOCATION AND ITS FINAL RELOCATION SHALL BE COORDINATED WITH THE SIGN OWNER AND, IF LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE CITY ENGINEER.			
21. MALBOXES			
MALBOXES AND NEWSPAPER TUBES, IF ANY, WHICH ARE AFFECTED BY THE CONSTRUCTION SHALL BE REMOVED, TEMPORARILY RELOCATED AND FINALLY RESET. ALL MALBOXES SHALL BE MAINTAINED IN AN UPRIGHT POSITION ADJACENT TO THE CONSTRUCTION AREA BETWEEN THE TIME THE MALBOX IS REMOVED AND RESET IN ITS FINAL LOCATION. MALBOXES SHALL BE RESET IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE LOCAL POSTMASTER. SUCH WORK SHALL BE COORDINATED WITH MALBOX OWNERS.			
22. PRESERVATION OF PROPERTY			
TREES AND SHRUBBERY THAT ARE NOT TO BE REMOVED, AND POLE LINES, FENCES, SIGNS, SURVEY MARKERS AND MONUMENTS, BUILDINGS AND STRUCTURES, CURBS, PRELINES, ALL STREET FACILITIES, AND ANY OTHER IMPROVEMENTS OR FACILITIES WITHIN OR ADJACENT TO THE STREET OR CONSTRUCTION AREA SHALL BE PROTECTED FROM INJURY OR DAMAGE, AND UPON ORDER BY THE CITY ENGINEER, THE CONTRACTOR SHALL PROVIDE, INSTALL AND MAINTAIN SAFEGUARDS SUCH AS PROTECTIVE FENCING OR OTHER SUITABLE BARRIERS APPROVED BY THE CITY ENGINEER TO PROTECT SUCH OBJECTS FROM INJURY OR DAMAGE. IF SUCH OBJECTS ARE INJURED OR DAMAGED BY REASON OF THE CONTRACTOR'S OPERATIONS, THEY SHALL BE REPLACED OR RESTORED AT THE CONTRACTOR'S EXPENSE. THE FACILITIES SHALL BE REPLACED OR RESTORED TO A CONDITION AS GOOD AS WHEN THE CONTRACTOR ENTERED UPON THE WORK, OR AS GOOD AS REQUIRED BY THE SPECIFICATION ACCOMPANYING THE CONTRACT. IF ANY SUCH OBJECTS ARE A PART OF THE WORK BEING PERFORMED UNDER CONTRACT, THE CITY ENGINEER MAY MAKE OR CAUSE TO BE MADE SUCH TEMPORARY REPAIRS AS ARE NECESSARY TO RESTORE TO SERVICE ANY DAMAGED FACILITY. THE COST OF SUCH REPAIRS SHALL BE BORNE BY THE CONTRACTOR.			
23. RECORD DRAWINGS			
A. "RECORD DRAWINGS" IS DEFINED AS BEING THOSE DRAWINGS MAINTAINED BY THE CONTRACTOR TO SHOW THE CONSTRUCTION OF A PARTICULAR STRUCTURE OR WORK AS ACTUALLY COMPLETED UNDER THE CONTRACT. "RECORD DRAWINGS" SHALL BE SYNONYMOUS WITH "AS-BUILT DRAWINGS" AS REQUIRED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE THE ENGINEER ACCURATE INFORMATION TO BE USED IN THE PREPARATION OF RECORD DRAWINGS. THE CONTRACTOR SHALL MAINTAIN RECORDS ON ONE SET OF CONSTRUCTION DRAWING PRINTS ALL CHANGES FROM INSTALLATIONS ORIGINALLY INDICATED, AND RECORD FINAL LOCATIONS OF UNDERGROUND LINES BY DEPTH FROM FINISH GRADE AND BY ACCURATE HORIZONTAL OFFSET DISTANCES TO PERMANENT SURFACE IMPROVEMENTS SUCH AS BUILDINGS, CURBS OR SIDEWALKS. THE CONTRACTOR SHALL MAINTAIN RECORDS OF THE CONSTRUCTION TO ENSURE THAT ALL 45-BUILT INFORMATION PREPARED BY SUBCONTRACTORS IS INCLUDED IN ITS RECORD DRAWINGS.			
B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE COMPLETE SET OF UPDATED "RECORD DRAWINGS" IMPROVEMENT PLAN PRINTS. THESE PRINTS SHALL BE READILY AVAILABLE TO THE CITY AND TO THE ENGINEER. UPON COMPLETION OF THE PROJECT, AND PRIOR TO FINAL PAYMENT, THESE RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE ENGINEER.			
24. INSURANCE			
CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT IT FROM CLAIMS UNDER WORKERS' COMPENSATION ACTS AND FROM CLAIMS FOR DAMAGES BECAUSE OF BODILY INJURY, INCLUDING DEATH, OR INJURY TO PROPERTY WHICH MAY ARISE FROM AND DURING THE OPERATION OF THIS CONTRACT. INSURANCE COVERAGE SHALL INCLUDE PROVISION OR ENDORSEMENT NAMED THE OWNERS, THE ENGINEER AND HIS CONSULTANTS, AND EACH OF THEIR OFFICERS, EMPLOYEES AND AGENTS. EACH AS ADDITIONAL, INSURED IN RESPECTS TO LIABILITY ARISING OUT OF THE PERFORMANCE OF ANY WORK UNDER THE CONTRACT. EVIDENCE OF SUCH INSURANCE SHALL BE FURNISHED TO THE OWNER PRIOR TO COMMENCEMENT OF ANY WORK.			

DESIGNED BY PDC	LM LAUGENOUR and MEIKLE THE ENGINEERING LAND SURVEYING 604 COURT STREET, WOODLAND, CALIFORNIA 95695 PHONE: (530) 662-1755 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 FAX: (530) 662-8602			CITY OF BENICIA	IMPROVEMENT PLANS FOR STORAGE STAR 7000 GOODYEAR ROAD CALIFORNIA	SCALE scale C002	DATE: 07/22/2024 JOB NO. 4506-S-1	SHEET 2 OF 20
DRAWN BY PDC	BY PATRICK D. CHOATE DATE 07/22/2024 P.E. 93477							
CHECKED BY PDC	REV.	DATE	DESCRIPTION	BY APPD.	GENERAL NOTES			

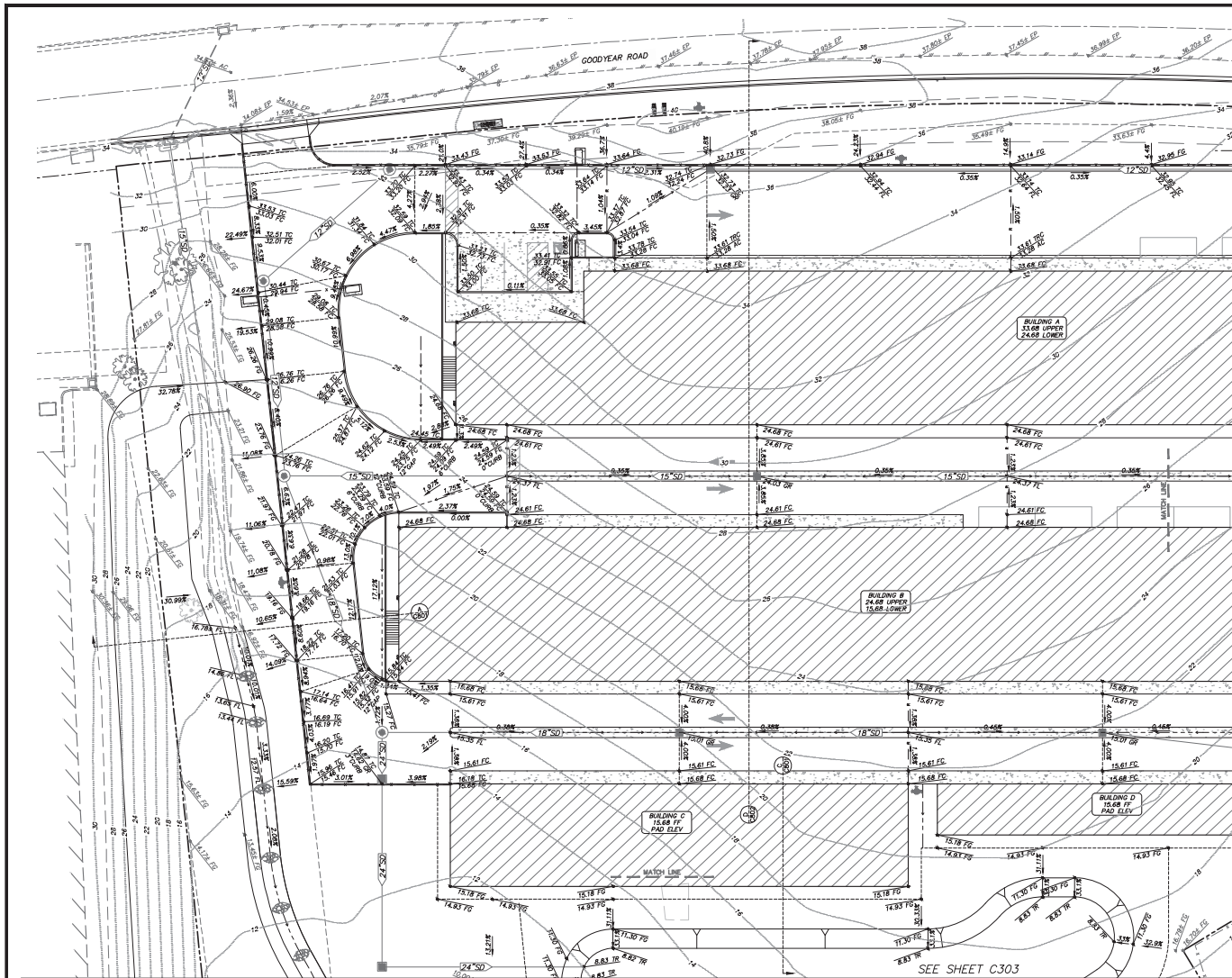
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Journal of Management Inquiry 16(4) 409-427









IMPROVEMENT PLANS FOR STORAGE STAR 7000 GOODYEAR ROAD		SCALE 1"=20'	C301
CITY OF BENICIA		CALIFORNIA	DATE: 07/22/2024 JOB NO. 4506-5-1
GRADING & DRAINAGE PLAN		SHEET 8 OF 20	

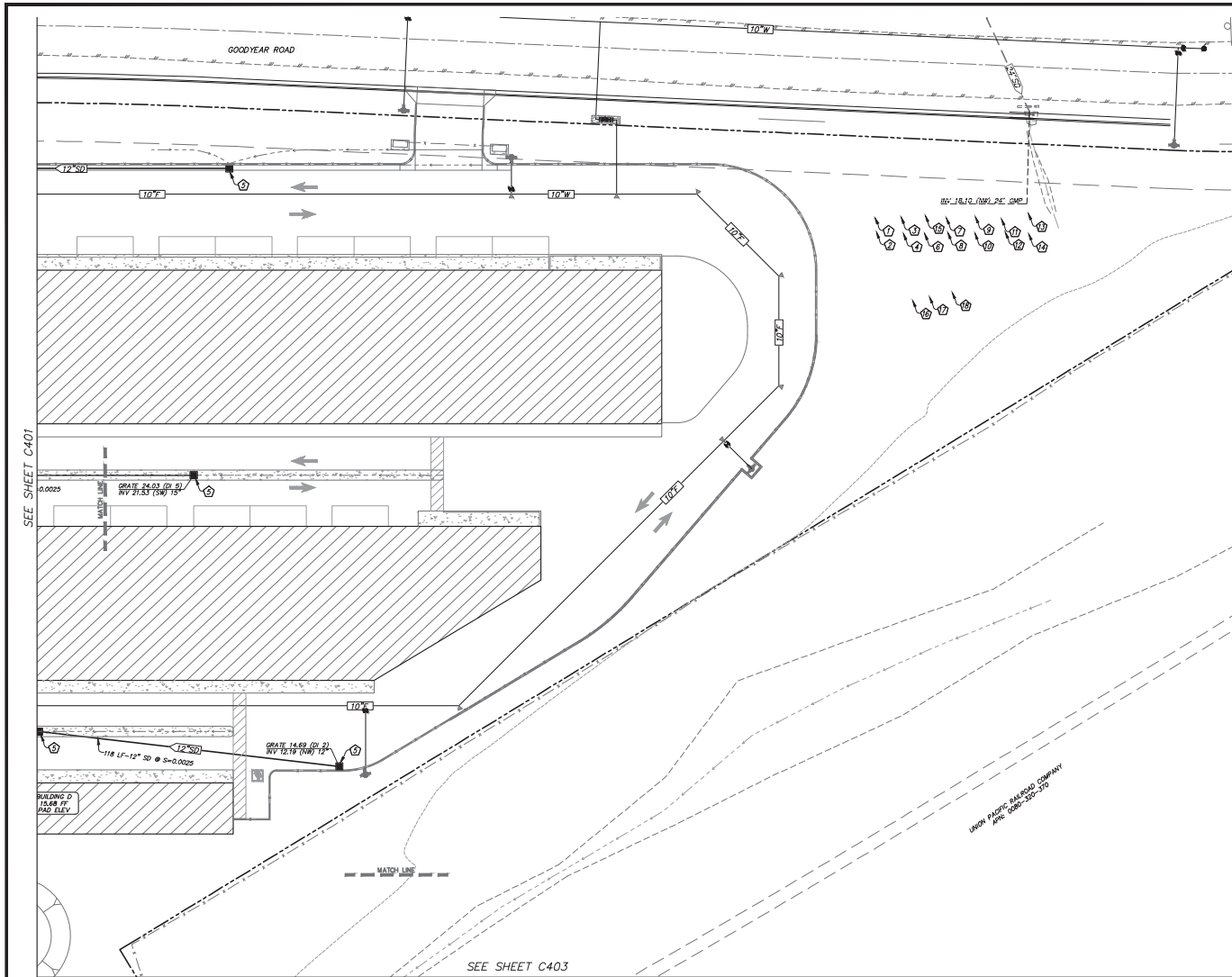


⑤ INSTALL CENRAL PRECAST CP2424 DRAINAGE INLET OR APPROPR
 EQUIVALENT WITH STANDARD (H=20) GRATE OR LID AS NOTED ON THE
 PLANS.
 ⑥ INSTALL STANDARD FIRE HYDRANT AND VALVE ASSEMBLY PER CITY OF
 BENICA STANDARD DETAIL XX. INSTALL HYDRANT 3' FROM FACE OF
 CURB WHEN WITHIN PLANTERS. SEE GENERAL UTILITY NOTES ABOVE FOR
 ADDITIONAL INSTALLATION REQUIREMENTS.
 ⑦ INSTALL 1" METER AND BACKFLOW PREVENTER PER CITY STANDARDS.

C401

SHEET 12 OF 20



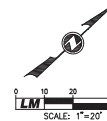


GENERAL UTILITY NOTES:

- POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!! EXISTING UTILITIES. CAUTION!!!
- MAINTAIN 6" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).
- ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION.
- CONTRACTOR SHALL PROVIDE CONNECTION DETAIL SUBMITTAL FOR DOWNSPOUT CONNECTIONS TO SIDEWALK RAIN LEADER DRAIN PRIOR TO BEGINNING ANY INSTALLATION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONNECTIONS FOR ALL BUILDING DOWN SPOUTS TO THE SIDEWALK RAIN LEADER DRAIN UNLESS NOTED OTHERWISE. ROUTING OF THE DOWN SPOUTS ARE SHOWN FOR GENERAL LOCATION ONLY AND MAY NEED TO BE ADJUSTED DEPENDING ON THE CONTRACTOR'S ACTUAL METHODS OF CONSTRUCTION AND TIMING RELATED TO BUILDING AND SITE CONSTRUCTION.
- ALL FIRE HYDRANTS, PIV/FDC'S SHALL BE INSTALLED SO AS NOT TO BE BLOCKED BY PARKING STALLS, LOADING ZONES, LANDSCAPING, ETC.
- ALL FIRE HYDRANTS SHALL HAVE AN 18-INCH CLEARANCE FROM THE CENTER OF THE 4-1/2" DISCHARGE TO FINISHED GRADE LEVEL.
- ALL FIRE HYDRANTS SHALL BE INSTALLED WITH BREAK-OFF BOLTS AND/OR BREAK-OFF SPOOLS.
- ALL FIRE HYDRANTS SHALL BE EQUIPPED WITH A 3'X3' MINIMUM CONCRETE PAD AROUND THEM PER NFPA 24, 2022 EDITION. EXTEND PAD AS SHOWN ON PLANS TO BACK OF CURB.
- CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL - SHEET - FOR SUBGRADE DRAINAGE.
- IF CONTRACTOR IS ORDERING PRECAST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEER'S APPROVAL PRIOR TO ORDERING.
- INSTALL THRUST BLOCK AT ALL WATER FITTINGS PER CITY STANDARD DETAIL # - (V - TYPICAL).
- INSTALL WATER VALVES PER CITY STANDARD DETAIL # - . ALL PLASTIC WATER MAINS SHALL HAVE TRACER WIRE PER DETAIL # - .
- REMOVE AND REPLACE EXISTING CURB GUTTER AND SIDEWALK AS NECESSARY TO INSTALL NEW UTILITIES. REPLACE PER CITY DETAIL # - .

CONSTRUCTION NOTES

- INSTALL 10" FIRE MAIN PER DETAIL XX, SHEET C702. FIRE SERVICE SHALL BE POLYVINYL CHLORIDE (PVC), MANUFACTURED IN ACCORDANCE WITH AWWA C900, PRESSURE CLASS 235, DR-18, (4-INCH THROUGH 12-INCH FOR ALL UNDERGROUND FIRE SYSTEMS).
- INSTALL 10" DOUBLE CHECK DETECTOR ASSEMBLY, FIRE BACKFLOW ASSEMBLY PER CITY OF BENICIA DETAILXXX.
- INSTALL 2" DOMESTIC WATER LINE.
- INSTALL STORM DRAIN MANHOLE PER DETAIL XX, SHEET C702.
- INSTALL CENTRAL PRECAST CP424 DRAINAGE INLET OR APPROVED EQUIVALENT WITH STANDARD (H-20) GRATE OR LID AS NOTED ON THE PLANS.
- INSTALL CENTRAL PRECAST CP3030 DRAINAGE INLET OR APPROVED EQUIVALENT WITH STANDARD (H-20) GRATE OR LID AS NOTED ON THE PLANS.
- INSTALL FLARED END SECTION PER DETAIL XX, SHEET C702.
- INSTALL DETENTION FACILITY OUTLET STRUCTURE PER DETAIL XX ON SHEET C502.
- INSTALL 10" HOT TAP IN A MANNER CONSISTENT WITH CITY STANDARD SPECIFICATIONS WITH NEW 10" VALVE. MATERIALS SUBMITTALS TO BE MADE TO CITY INSPECTOR PRIOR TO TAP.
- CONTRACTOR TO VERIFY AND POTHOLE UTILITY CROSSING TO AVOID CONFLICTS.
- INSTALL 48" SANITARY SEWER MANHOLE PER DETAIL XX, SHEET C702.
- INSTALL SANITARY SEWER GROUND PUMP PER DETAIL XX, SHEET C702.
- INSTALL STANDARD FIRE HYDRANT AND VALVE ASSEMBLY PER CITY OF BENICIA STANDARD DETAIL XX. INSTALL HYDRANT 3' FROM FACE OF CURB WHEN WITHIN PLANTERS. SEE GENERAL UTILITY NOTES ABOVE FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- INSTALL 1" METER AND BACKFLOW PREVENTER PER CITY STANDARDS.



DESIGNED BY PDC
DRAWN BY PDC
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
THE ENGINEERING LAND SURVEYING PLANNING
400 COURT STREET, WOODLAND, CALIFORNIA 95695 PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 FAX: (530) 662-1802
BY: PATRICK D. CHATE
DATE: 07/22/2024 P.E. 83477



CITY OF BENICIA

IMPROVEMENT PLANS
FOR
STORAGE STAR
7000 GOODYEAR ROAD

UTILITIES PLAN

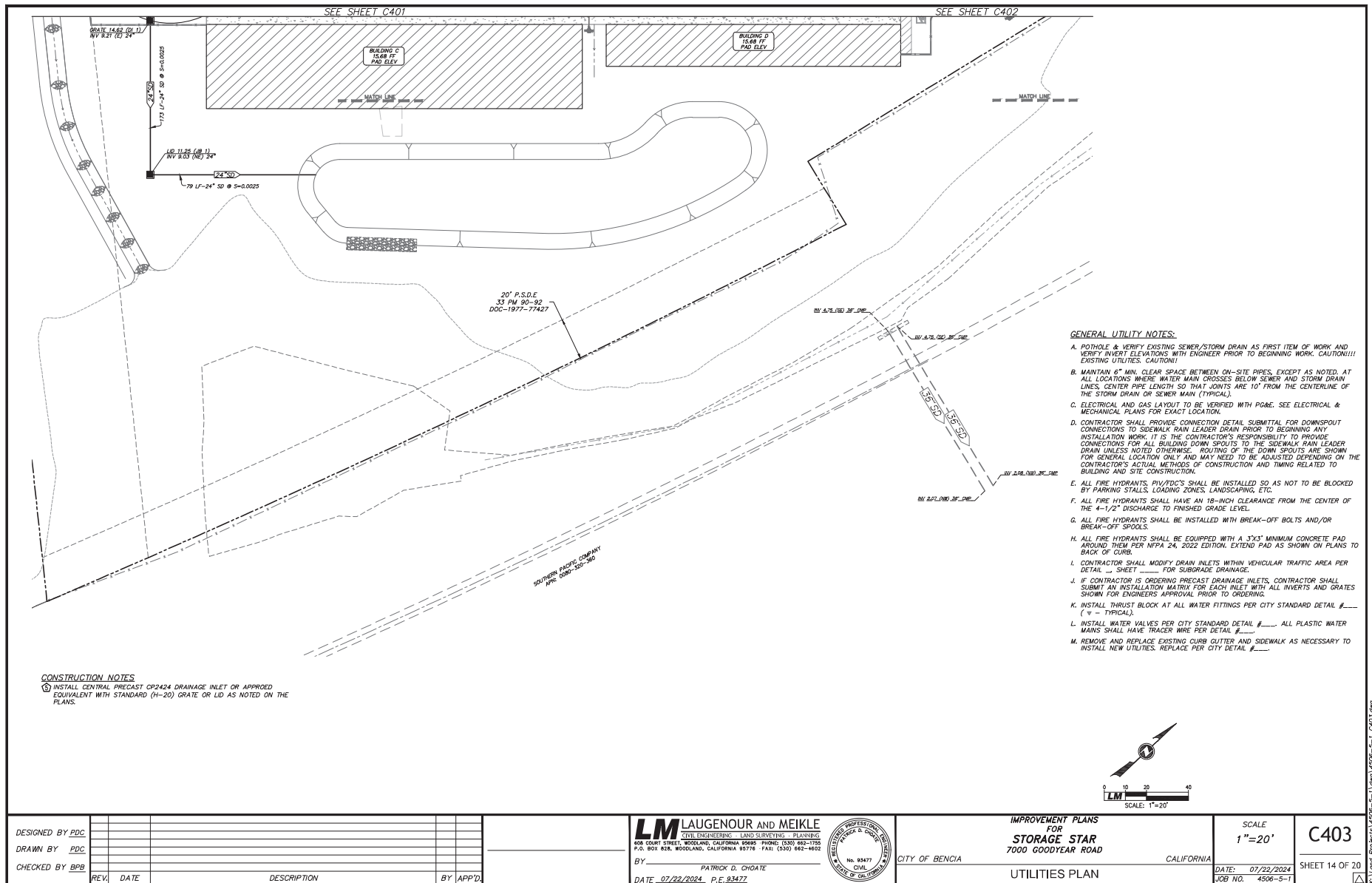
SCALE
1"=20'

DATE: 07/22/2024
JOB NO. 4506-S-1

C402

SHEET 13 OF 20

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INTERSTATE 80

GOODYEAR PARTNERS LLC
APH: 0181-250-040
DOC: 1997-00055463

UNION PACIFIC RAILROAD COMPANY
APN: 0080-320-390
DOC: 201500024185

SELF-TREATING DMA-

DMA 2
20,673 SF
0% IMPERV

DMA 1
186,016 SF
77 % IMPERV

BIORET 1
6,945 SF

POTENTIAL POLLUTION SOURCES AND CONTROL MEASURES:

1. REFUSE AREA. COVERED AND ENCLOSED FOR DUMPSTERS. GRADED TO MINIMIZE STORMWATER RUN-ON AND RUNOFF. SEE GRADING PLAN FOR FURTHER DETAIL.
2. STORM DRAIN INLET. MARK WITH WORDS "NO DUMPING! FLOWS TO BAY". SEE UTILITY PLAN FOR FURTHER DETAIL.

◇ TREATMENT CONTROL MEASURES:

1. INSTALL BIORETENTION FACILITY PER SHEET C-502 (DETAILS TO BE ADDED FOR BUILDING PERMIT APPLICATION). SEE GRADING PLAN AND LANDSCAPING PLAN FOR MORE DETAIL.

Table 1 - Sizing Information for Bioretention Facility 1

DMA Name	DMA Area (Square Feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area X Runoff Factor	Facility Name:		
					Bioretention Facility 1		
1	143,732	Impervious	1	143,732	Sizing Factor	Minimum Facility Size (sq)	Proposed Facility Size (sq)
	42,704	Permeous/ Paved/landscaped	0.1	4,270			
Total				147,511	0.04	5,900	6,945

LEGEND

DMA DRAINAGE MANAGEMENT AREA
BIORET BIORETENTION FACILITY

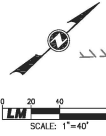
DMA #	WATER QUALITY AREA NAME AND SQUARE FOOTAGE
1,000 SF	

===== WATER QUALITY AREA BOUNDARY

BIORET 1 1,000 SF	BIORETENTION AREA NAME AND SQUARE FOOTAGE
----------------------	--

BIORETENTION FACILITY AREA

➔ DIRECTION OF FLOW



DESIGNED BY PDC

DRAWN BY PDC

CHECKED BY BPB

REV.	DATE		DESCRIPTION	BY	APP'D.

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BY PATRICK D. CHOATE
DATE 07/22/2024 P.E. 93477



CITY OF BENICIA

**IMPROVEMENT PLANS
FOR
STORAGE STAR
7000 GOODYEAR ROAD**

STORMWATER CONTROL PLAN

CALIFORNIA

SCALE
1"=40'

C501

PAGE 15 OF 20

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