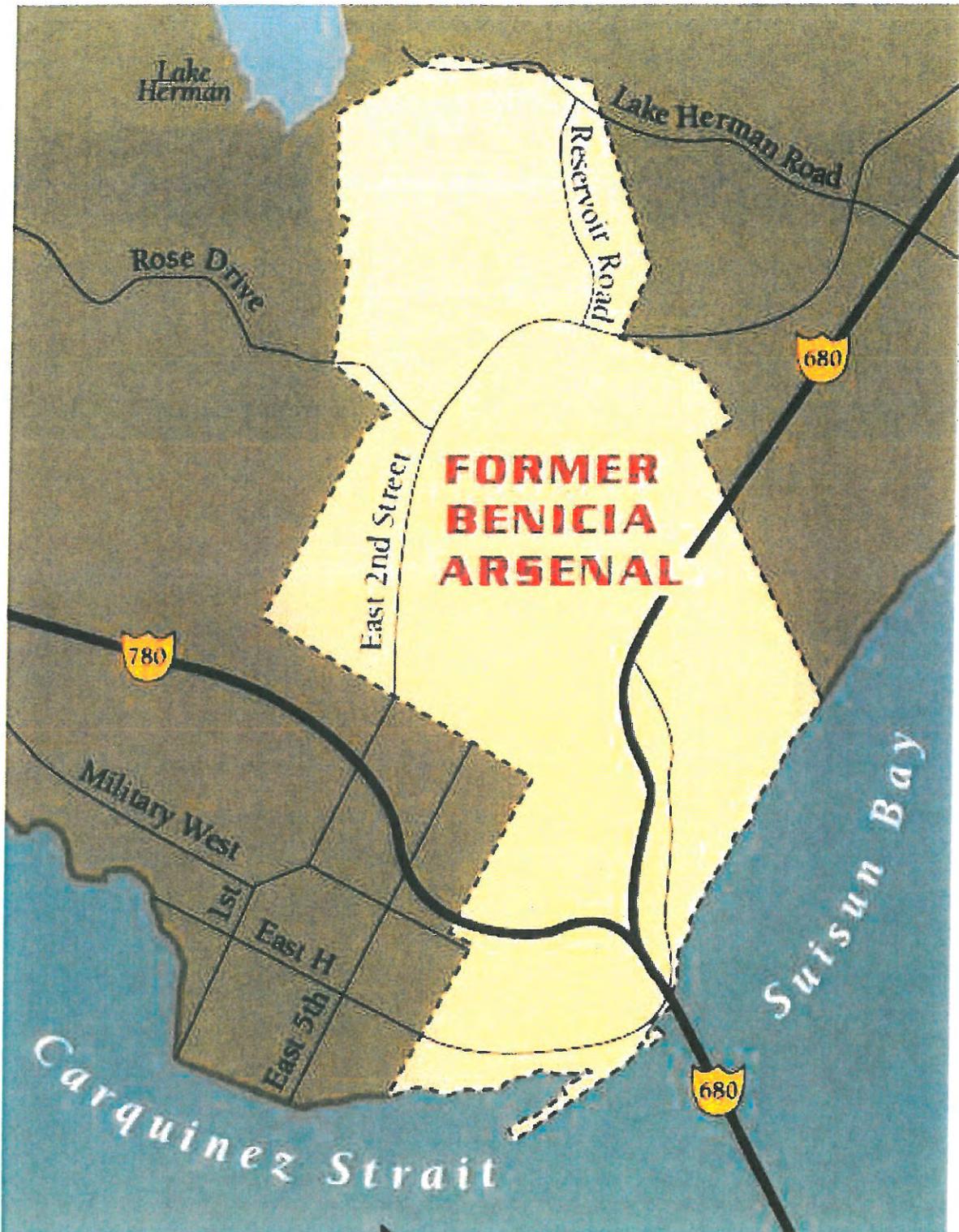


This map is used in the annual Ordinance Pamphlet which all residents receive.

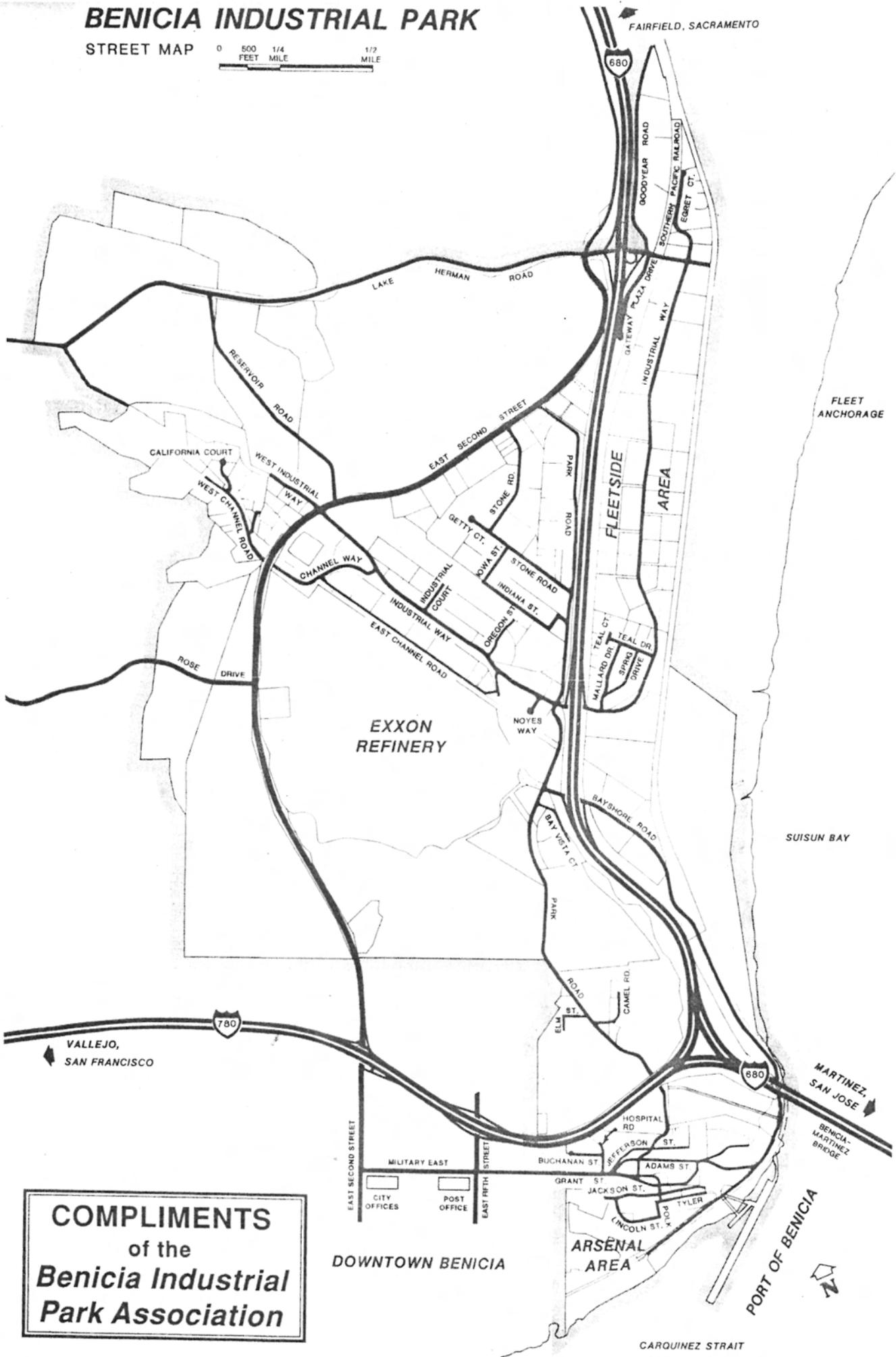
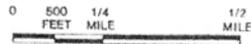






# BENICIA INDUSTRIAL PARK

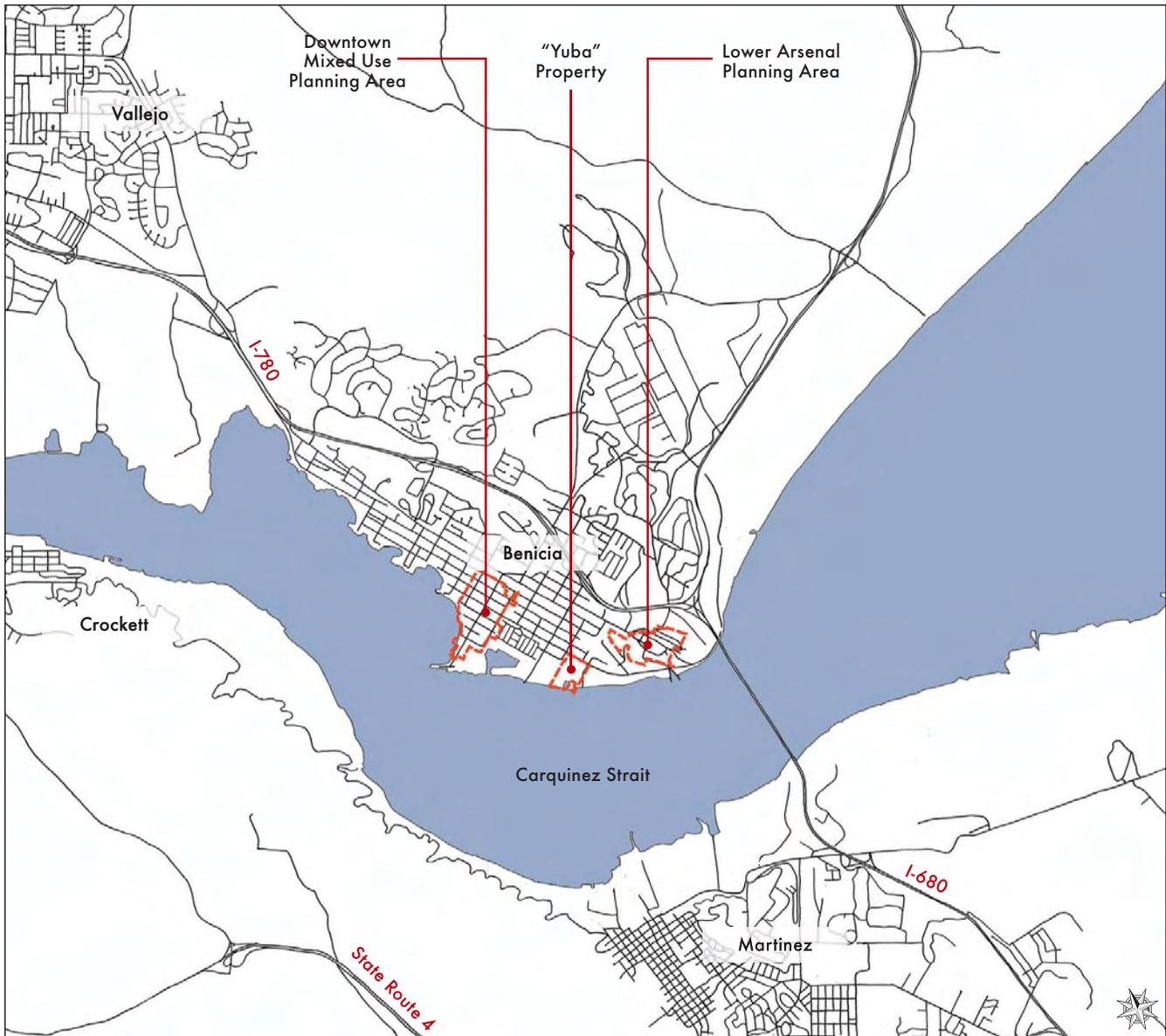
STREET MAP



**COMPLIMENTS**  
of the  
*Benicia Industrial*  
*Park Association*

DOWNTOWN BENICIA

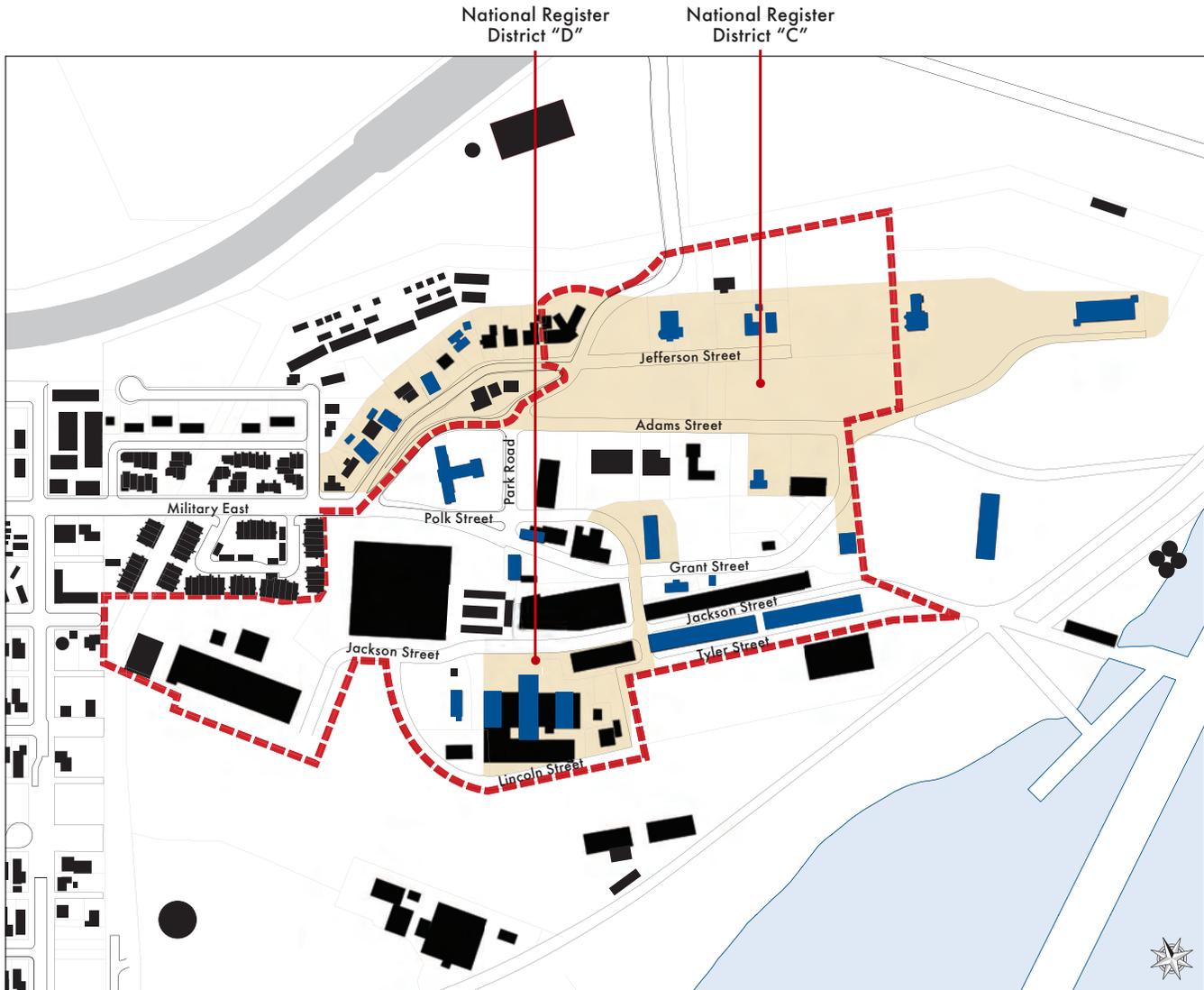
CARQUINEZ STRAIT



**Location and Overview**

The City of Benicia is located in the northern region of California, approximately 35 miles northeast of San Francisco and 57 miles southwest of Sacramento. Benicia is situated within Solano County. However, due to its close proximity, the city is closely linked to Contra Costa County which is located just south of Benicia. The city currently has approximately 28,000 residents, with a relatively low annual growth rate of roughly one percent.

*Above: The Lower Arsenal Mixed Use project area is a 50-acre portion of the Benicia Arsenal, located in eastern Benicia in the northern Bay Area. The "Yuba" Property comprises 22 acres and is located south and west of the project area.*



*Above: Map of the LAMUSP project area shown in relation to the area's historic resources. The project area includes a large portion of National Register District C, including the Jefferson Ridge, the Officer's Duplex (1874), and the Lieutenant's Quarters (1874). District C extends beyond the project boundary to the west (including the four historic Officers' Quarters along Jefferson Street) and to the east (including the Commanding Officer's Quarters dating from 1860 and the Clocktower from 1859). The project area includes all of National Register District D, which extends from the Barracks (1872) south to the suite of Blacksmith Shops (1876-1884).*

*Buildings shown in blue on the plan include the buildings given National Register District recognition in 1974 as well as those designated as Landmarks, Potentially Contributing Buildings, and Contributing Buildings in the 1993 Arsenal Historic Conservation Plan.*

**Key**

- National Register Districts
- Buildings of Historic Significance
- Planning Area Boundary

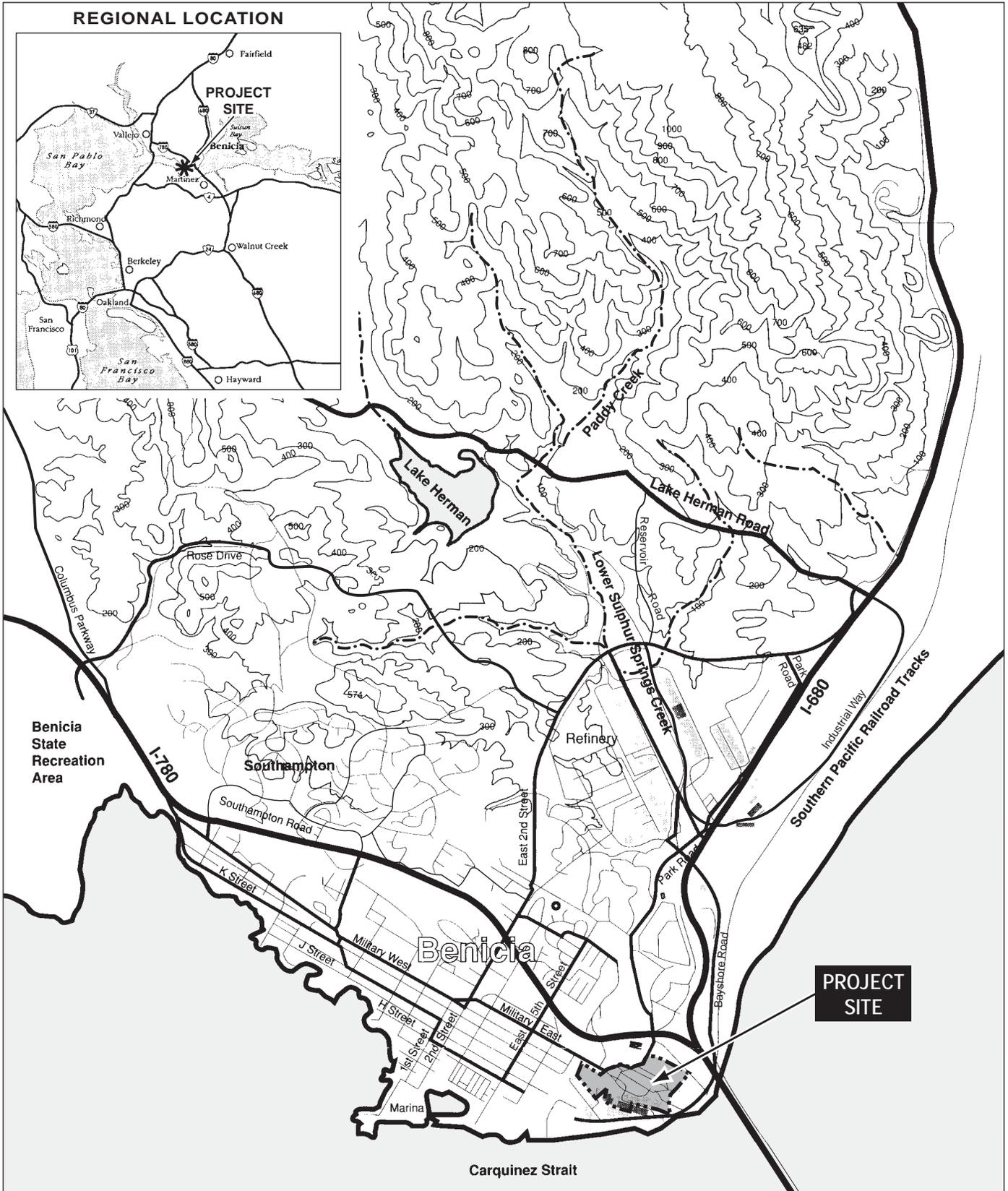


FIGURE III-1

LSA



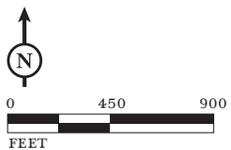
LEGEND  
 PLAN AREA

Lower Arsenal Mixed Use Specific Plan EIR  
 Regional Vicinity and  
 Project Location Map



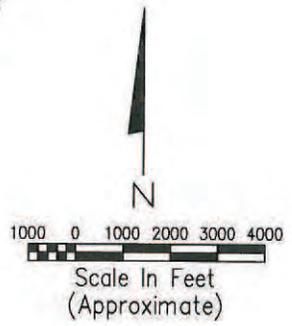
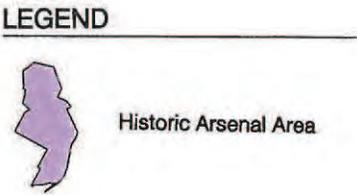
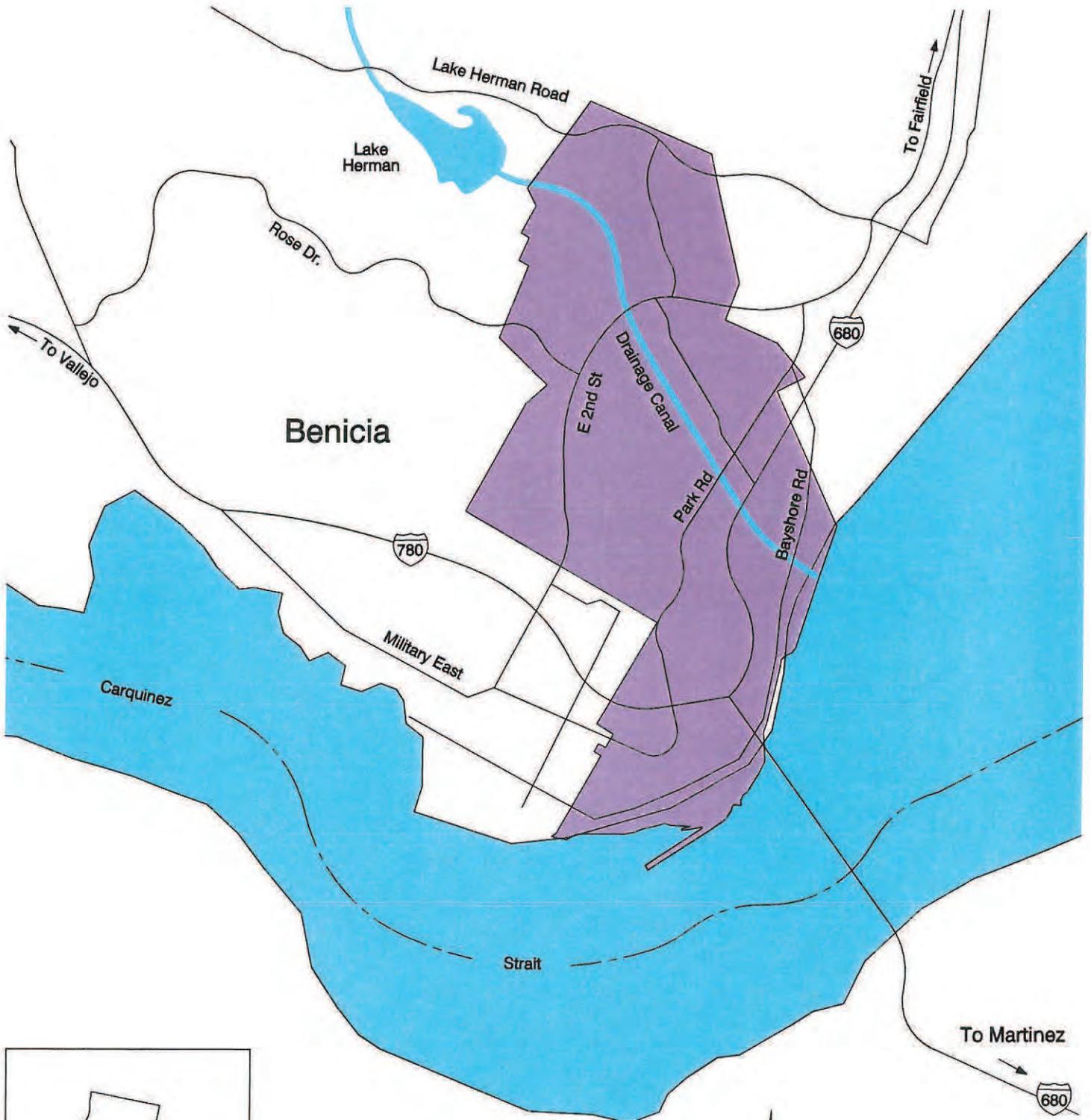
LSA

FIGURE III-2

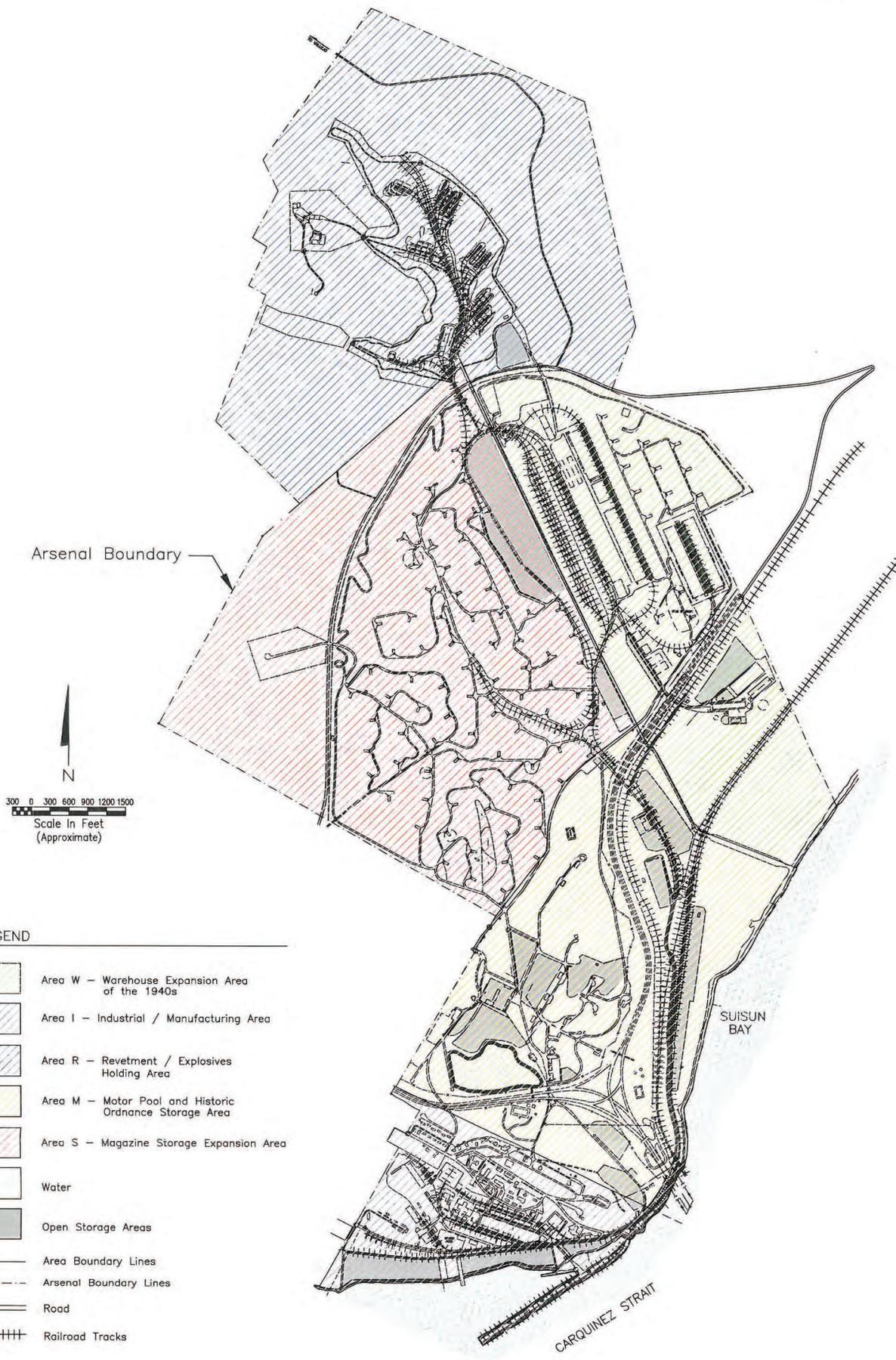


 PLAN AREA

Lower Arsenal Mixed Use Specific Plan EIR  
Aerial Photograph



**Location of Benicia Arsenal**  
 Arsenal-Wide Investigation Workplan  
 Benicia Arsenal



LEGEND

- Area W - Warehouse Expansion Area of the 1940s
- Area I - Industrial / Manufacturing Area
- Area R - Revetment / Explosives Holding Area
- Area M - Motor Pool and Historic Ordnance Storage Area
- Area S - Magazine Storage Expansion Area
- Water
- Open Storage Areas
- Area Boundary Lines
- Arsenal Boundary Lines
- Road
- Railroad Tracks

SOURCE: BASIC INFORMATION MAPS, MARCH 1958  
 LAND UTILIZATION MAP, MAY 1956  
 PRELIMINARY BENICIA ARSENAL REHABILITATION  
 OF MAINTENANCE BLDGS. PLOT PLAN, AUGUST 1950

**Benicia Arsenal WIRMS Areas**  
 Arsenal-Wide Investigation Workplan  
 Benicia Arsenal

*Please scan a email  
to Mark OB  
Save under Arsenal 12010,  
05*

**Date:** 3/9/12

**FROM:** California Environmental Protection Agency, Department of Toxic Substances Control  
Mailing Address: 8800 Cal Center Drive, Sacramento, CA 95826  
Contact: Lance McMahan  
Phone: (916) 255-3674

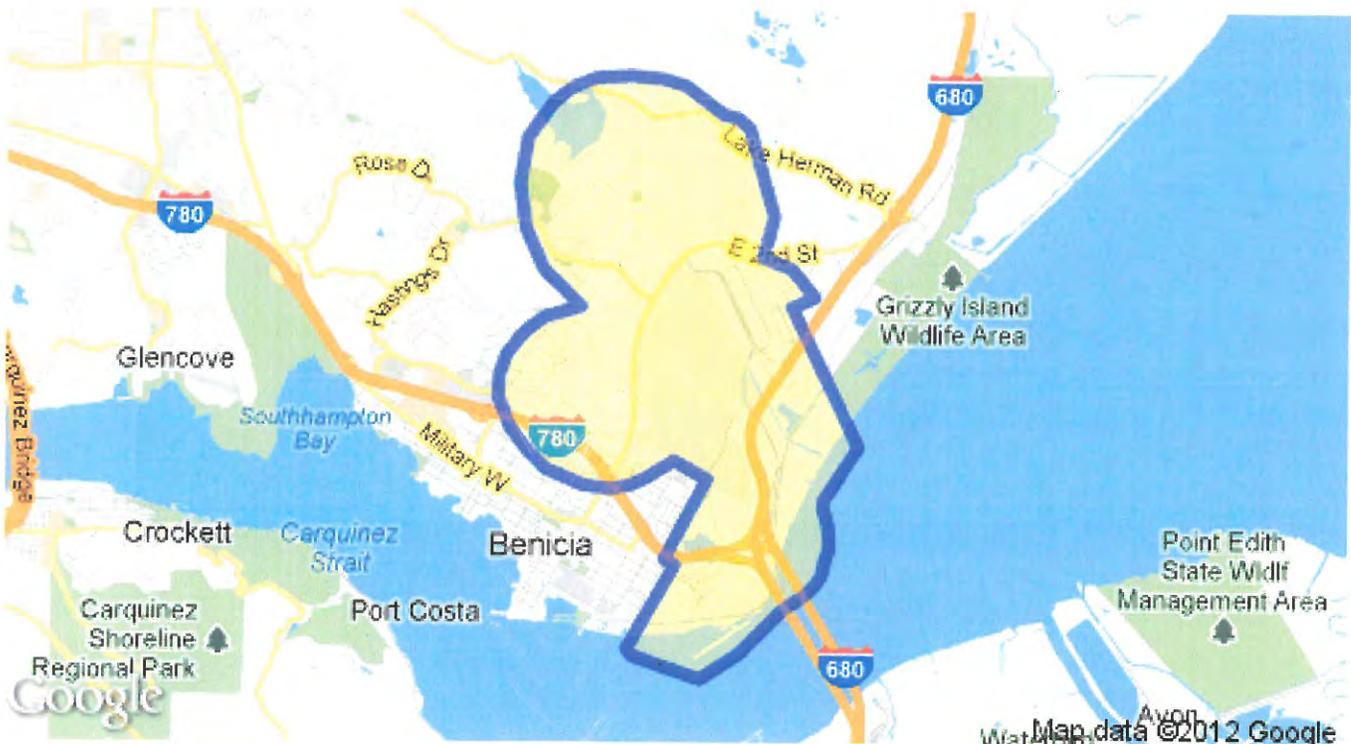
**TO:** CHRIS SORRENTINO, CITY OF BENICIA  
Fax: 707-745-5154  
Email:

**Advisory re: Potential Munitions & Hazardous Chemicals Contamination**

Event Details: TR TO REPL WTR SVC

Event Address and/or Location Description: 61 LA CRUZ AVE BENICIA Between: HILLCREST AVE And: HILLCREST AVE WRK IN FRT/O ADDR & EXT APP 5' INTO THE PROP & 20' INTO THE ST USA North Ticket Number is 0081142.

The Department of Toxic Substances Control (DTSC) understands you intend to conduct excavation work at the subject location. DTSC has determined the proposed excavation work is located within or in close proximity to the BENICIA ARSENAL (J09CA0756) (48970007) Formerly Used Defense Site (FUDS) based, in part, on the United States Department of Defense ordnance maps located at [http://www.envirostor.dtsc.ca.gov/regulators/deliverable\\_documents/1351215958/benicia%20arsenal%20maps.pdf](http://www.envirostor.dtsc.ca.gov/regulators/deliverable_documents/1351215958/benicia%20arsenal%20maps.pdf). An approximate general location map is included with this document.



This FUDS site may contain abandoned munitions and explosives (collectively, ordnance) or other hazardous substances, which are considered hazardous materials as defined in section 25260 of the California Health and Safety Code. Significant impacts to human health and the environment may occur should workers encounter ordnance or other hazardous substances.

In order to protect human health and the environment, DTSC recommends measures be implemented to ensure hazardous materials are not encountered. If ordnance is discovered, DTSC recommends the following: 1) retreat from the area; 2) call 911 or local law enforcement; and 3) contact DTSC. If other hazardous materials are encountered, please contact your local environmental agency and DTSC.

Mail to: Heather McLaughlin, City Attorney, City of Benicia, 250 East L Street, Benicia, California 94510

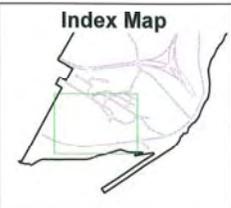
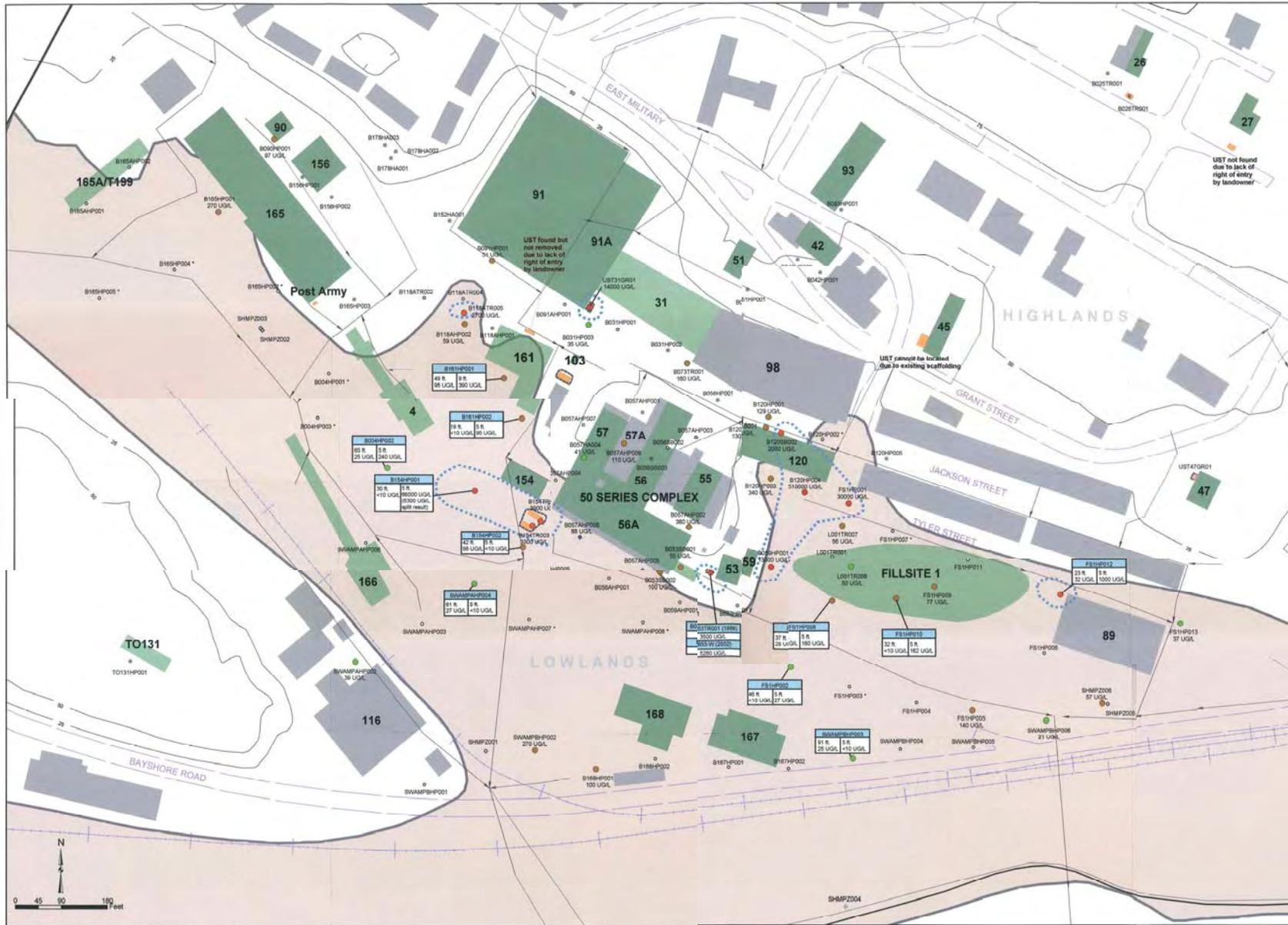
Additional information regarding this site is available at DTSC's website:

[http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=48970007](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=48970007)

Sent By Terradex, Inc. on behalf of the Department of Toxic Substances Control

Contact Terradex at: [operations@terradex.com](mailto:operations@terradex.com) Phone 650-227-3250, Fax 3255

**Terradex Reference Number:** 1502201



- Legend**
- Sample Locations**
- Detections
    - 0 - 5 UGL
    - 5 - 50 UGL
    - 50 - 500 UGL
    - 500 - 5000 UGL
    - 5000 UGL and above
  - Non-Detections
  - Dry - no groundwater
  - Wells
- Infrastructure**
- Area I boundary
  - Lowland/Highland Boundary
  - Storm Drains(1958) -arrows point in direction of flow
  - Railroads
  - Roads
  - Elevation Contours (100ft.)
  - Elevation Contours (20ft.)
  - UST Excavation limits
- Other Features**
- Delineation of diesel range organics in shallow groundwater (< 15 feet bgs)
  - USTs (removed, unless otherwise noted)
  - Lowlands
  - PA Sites (Existing building)
  - PA Sites (Former building or site)
  - Buildings

| Sample Location  |                  |
|------------------|------------------|
| Depth (ft. bgs.) | Depth (ft. bgs.) |
| Value            | Value            |

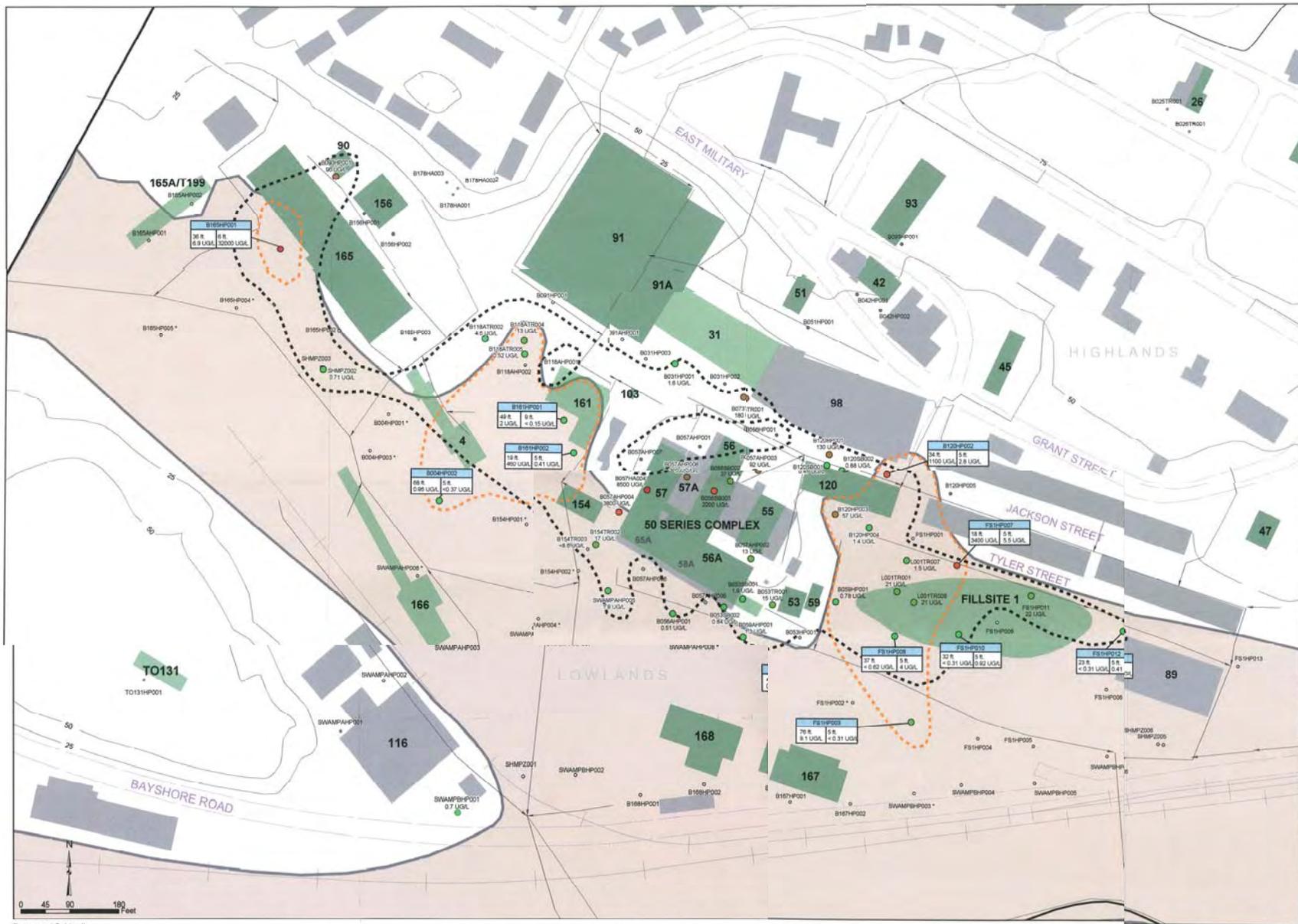
- Notes:**
- Unless otherwise noted, groundwater samples were collected at depths of < 15 ft bgs.
  - All detected results are shown, including older data.
  - Plumes delineated to the ESL of 640 UGL.
  - \* Denotes locations with no detectable concentration at shallow and deep groundwater.

**Plate 1**  
**Diesel Fuel Detected in Groundwater**

SITE: **Benicia Arsenal, Benicia, California**

PROJECT: 24785 DATE: 4/7/2005

**BROWN AND CALDWELL**

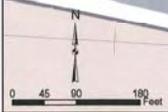


**Legend**

- Sample Locations
- Detections
  - 0 - 5 UG/L
  - 5 - 50 UG/L
  - 50 - 500 UG/L
  - 500 - 5000 UG/L
  - 5000 UG/L and above
- Non-Detections
- Dry - no groundwater
- Wells
- Area I boundary
- Railroad
- Roads
- Storm Drains (1958) - arrows indicate direction of flow
- Elevation Contours (100ft.)
- Elevation Contours (25ft.)
- Lowland/Highland Boundary
- Delineation of TCE in shallow groundwater (< 15 feet bgs)
- Delineation of TCE in deeper groundwater (> 15 feet bgs)
- Lowlands
- PA Sites (Existing buildings)
- PA Sites (Former building or site)
- Buildings

| Sample Location  |                  |
|------------------|------------------|
| Depth (ft. bgs.) | Depth (ft. bgs.) |
| Value            | Value            |

- Notes:
- 1- Unless otherwise noted, groundwater samples were collected at depths of < 15 ft bgs.
  - 2 - All detected results are shown, including older data.
  - 3 - Plumes delineated to non-detect
  - 4 - \* Denotes locations with NO detectable concentration at shallow and deep groundwater.



Brown and Caldwell  
 Filepath S:/benicia\_expanded/Plate 3 cis12DCE.mxd

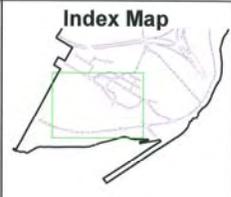
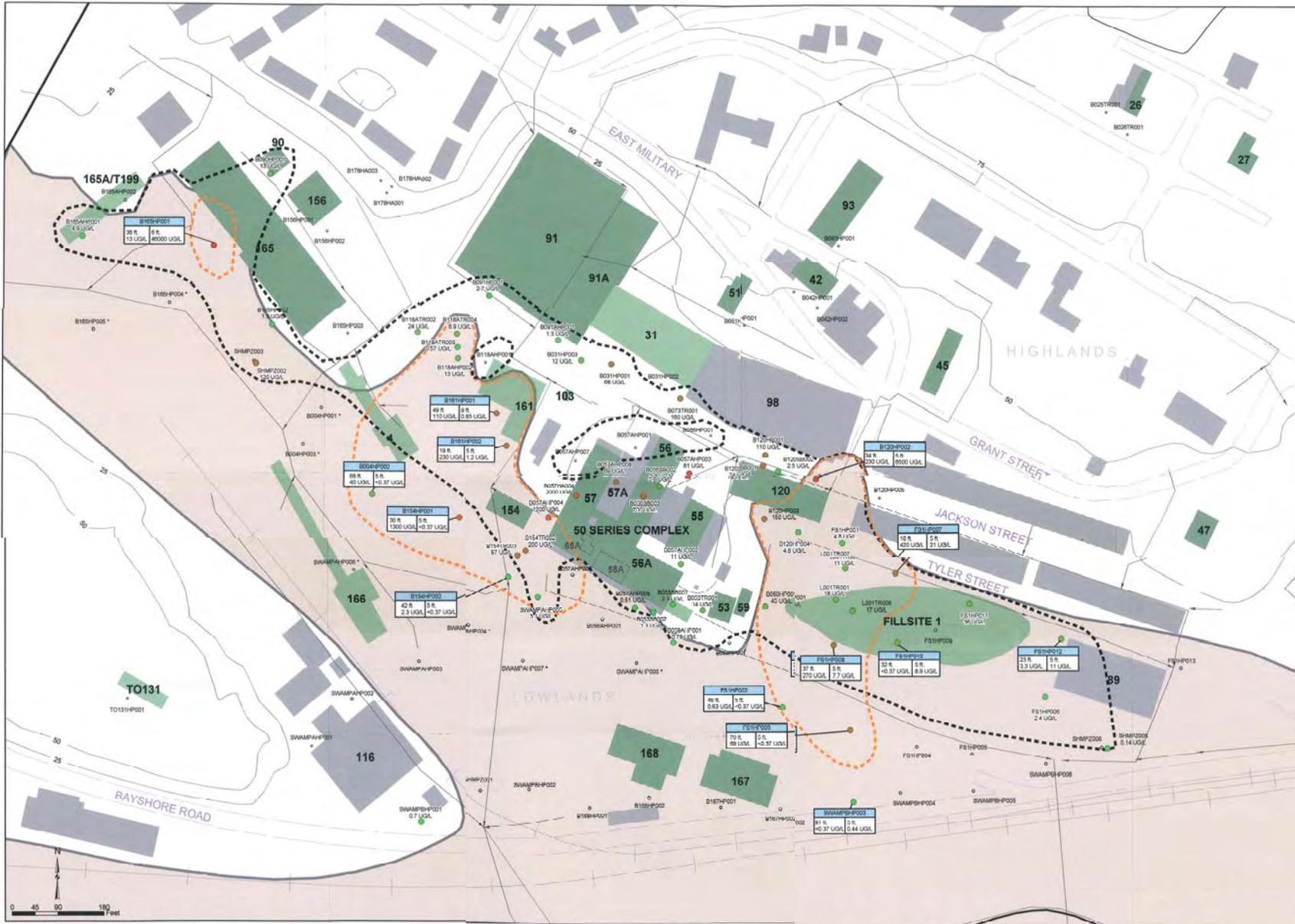
**Plate 2**

**Trichloroethene  
 Detected in Groundwater**

SITE: **Benicia Arsenal, Benicia, California**

PROJECT: 24785 DATE: 4/12/2005

**BROWN AND CALDWELL**



**Legend**

**Sample Locations**

**Detections**

- 0 - 5 UG/L
- 5 - 50 UG/L
- 50 - 500 UG/L
- 500 UG/L and above

○ Non-Detections

○ Dry - no groundwater

⊕ Wells

— Area I boundary

— Railroad

— Roads

— Storm Drains (1956) - arrows indicate direction of flow

— Elevation Contours (100ft.)

— Elevation Contours (20ft.)

— Lowland/Highland Boundary

--- Delineation of cis-1,2-DCE in shallow groundwater (< 15 feet bgs)

--- Delineation of cis-1,2-DCE in deeper groundwater (> 15 feet bgs)

▭ Lowlands

▭ PA Sites (Existing buildings)

▭ PA Sites (Former building or site)

▭ Buildings

| Sample Location  |                  |
|------------------|------------------|
| Depth (ft. bgs.) | Depth (ft. bgs.) |
| Value            | Value            |

- Notes:**
- 1- Unless otherwise noted, groundwater samplers were collected at depths of < 15 ft. bgs.
  - 2 - All detected results are shown, including older data.
  - 3 - Plumes delineated to non-detect
  - 4 - \* Denotes locations with NO detectable concentration at shallow and deep groundwater.

**Plate 3**

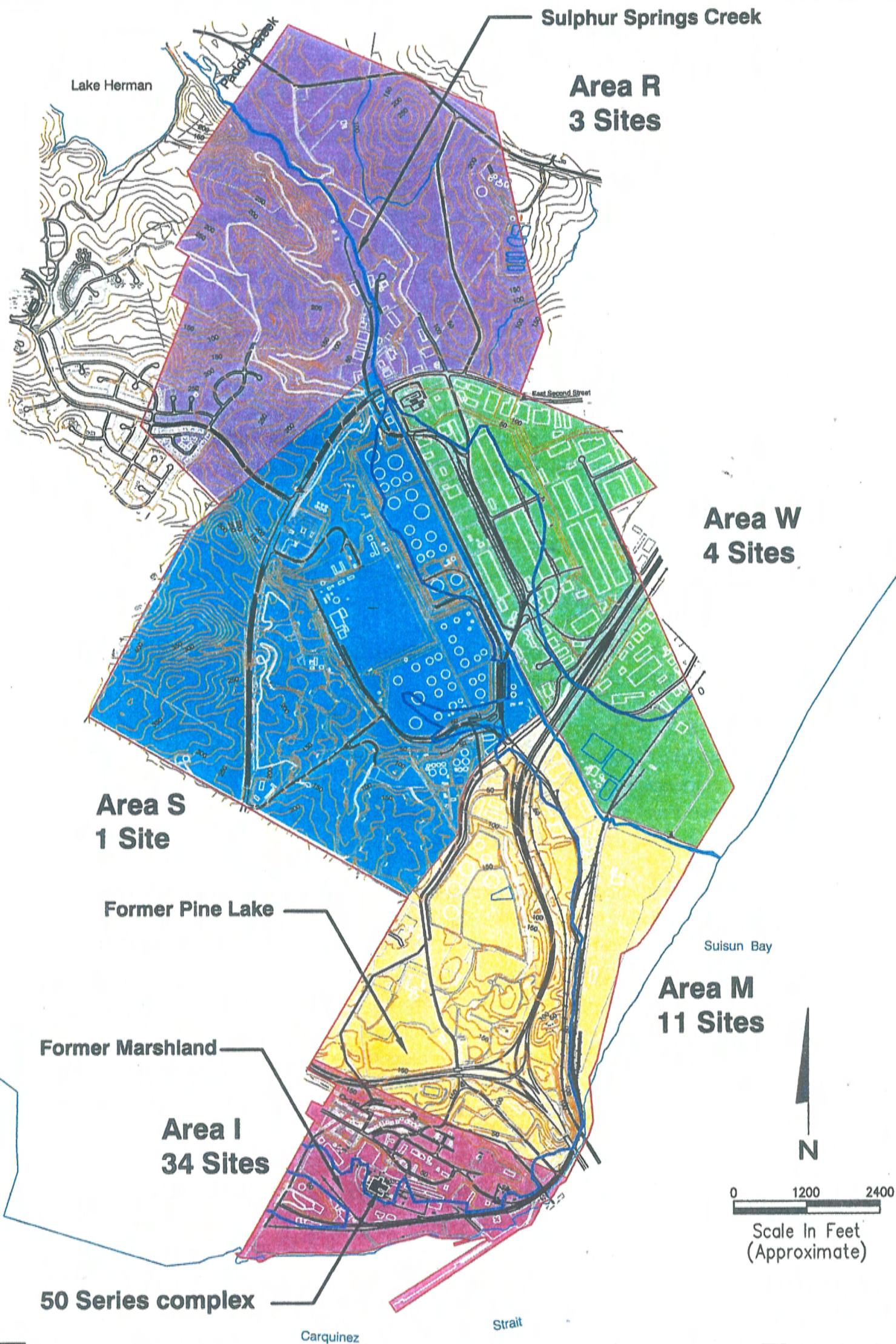
**cis-1,2 Dichloroethene**  
**Detected in Groundwater**

SITE:  
**Benicia Arsenal, Benicia, California**

PROJECT:  
24785

DATE:  
4/7/2005

**BROWN AND CALDWELL**



**Figure 1-2**  
**Areas of Arsenal**  
 Expanded Site Inspection Report  
 Former Benicia Arsenal

Source of Thickness of Bay Mud in Lowlands is Edward Schwafel Engineers, 1969