PUBLIC NOTICE

Former Zacky Farms
1111 Navy Drive Stockton, San Joaquin County

Proposed No Further Action Determination

PUBLIC COMMENT PERIOD: 16 November 2026 through 16 December 2026

PUBLIC NOTICE:
The Central Valley Regional Water Quality Control Board (Central Valley Water Board or Board) invites public comment on a request for No Further Action from OneLink, LLC (OneLink) as property owner of accessor parcel number (APN) 163-260-07 which was once occupied by a distribution warehouse formerly owned and operated by Zacky Farms (Site).

CASE SUMMARY:

The Site is a 15.17-acre industrial property that is currently being used as a commercial distribution warehouse. The Site was owned and operated by Zacky Farms from 1995 to 2018 for meat packaging and distribution. Historical operations also included a non-hazardous wastewater pond on the northeastern corner of the property that has since been decommissioned. Environmental investigations completed between 2018 and 2025 identified volatile organic compounds (VOCs) in soil vapor beneath the warehouse building. A former leaking underground storage tank (LUST) case associated with previous on-Site fuel storage was investigated and closed by San Joaquin County in 2002.

In 2018 and 2019, soil vapor investigations identified tetrachloroethene (PCE), trichloroethene (TCE), carbon tetrachloride, chloroform, benzene, ethylbenzene, xylenes, and dichlorodifluoromethane beneath the warehouse at concentrations that exceed their respective commercial environmental screening levels (ESL). The highest chlorinated solvent concentrations were detected near the western property boundary, downgradient of an adjacent former printed circuit board manufacturing facility undergoing separate investigation by the Department of Toxic Substances Control (DTSC), suggesting an off-site source may have contributed to the observed impacts. In 2019 and 2025, indoor air monitoring results detected PCE and TCE consistently below commercial indoor air screening levels. In December 2025, benzene was detected above the commercial ESL in all indoor and outdoor air samples, while carbon tetrachloride exceeded residential ESLs in both indoor and outdoor air and chloroform

exceeded the residential ESL in indoor air. Because these compounds were also present in outdoor ambient air at comparable concentrations, it is not clear that the indoor air concentrations are due to sub slab concentrations rather than influence from ambient air conditions.

In 2017, groundwater sampling identified concentrations of total petroleum hydrocarbons as diesel (TPH-d) at 1,200 micrograms per liter (µg/L) near the former fuel storage area. In June 2018, one grab groundwater sample was collected and was non detect for VOCs. Groundwater is approximately 13 feet below ground surface and the nearest water supply well is located about 1,100 feet northeast of the Site.

Therefore, Board staff find the extent of contamination has been adequately characterized and residual impacts do not pose a significant threat to water quality under current land use conditions. To mitigate risk to human health, Site closure will be conditional upon recording of a Land Use Covenant restricting land use to its current commercial/industrial use. The Site is anticipated to remain an industrial distribution warehouse for the foreseeable future.

ADDITIONAL INFORMATION:

Historical reports are available on the State Water Resources Control Board GeoTracker website at http://geotracker.waterboards.ca.gov/ for Former Zacky Farms at (https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000022492)

Scan the QR code to view the Geotracker webpage for this Site.

HOW DO I PARTICIPATE?

You may have questions or comments. If so, please contact the project manager, Isabella Hagopian, at the Central Valley Water Board. Comments on the planned regulatory closure of this Site should be submitted by **16 December 2026**.

Isabella Hagopian

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Figure 1. Site Location Map

